

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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

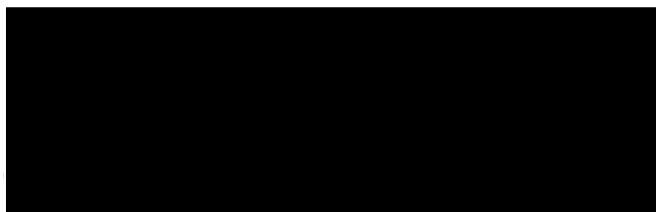
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Name: Wong Chak Wai

(circle one) HKID / Passport:

Email / telephone : (optional)



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Name: TAN NAP WONG SAMMY

(circle one) (HKID) Passport: 

Email / telephone : (optional) _____



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

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Name: CARA MAE CHAN

(circle one) HKID / Passport: 

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Name: CHAN KIN LUNG

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Name: OLIVE PALANGYO BAGUISTA

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Name: CHENG SZE FUNG

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) _____

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

Name: Lan Hong Chiu Alfred

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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



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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

- (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.
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Name: CHOW CHING MAN

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

Email / telephone : (optional) _____

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

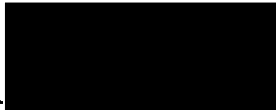
To: tpbpd@pland.gov.hk

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.
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Name: TSE KIT YING

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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


To: tpbpd@pland.gov.hk

Date: 2/1/2025

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
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Name: ROHAYATI

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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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.
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Name: SAFITRI

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) _____

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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.
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Name: CHENG TSZ YING

(circle one) HKID Passport: 

Email / telephone : (optional) _____

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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.
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Name: CHENG YUEN CHING

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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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.
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Name: CHENG YI TUNG

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) _____

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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.
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Name: KHOTRIYAH

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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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.
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Name: YU TSZ LING HELEN

(circle one) (HKID) / Passport: 

Email / telephone : (optional) _____

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


To: tpbpd@pland.gov.hk

Date: 2/1/2025

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Name: SY LAI LI

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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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.
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Name: YU KA WAN

(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

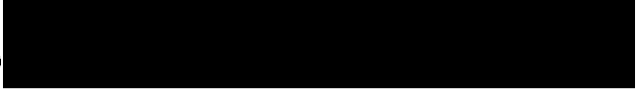
致：tpbpcl@pland.gov.hk

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、瑪麗醫院重建和紫碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：WONG SIK WAI JOYCE

(選一) 香港身分證 / 護照：

電子郵件 / 電話：(可選) 



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。
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姓名：LEUNG MAN YEE

(選一) 香港身分證 護照：[REDACTED]

電子郵件/電話：(可選) [REDACTED]



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpcl@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。
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- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃 GB 區之前，應先考慮位於 GB 旁邊的一個面積和位置完美的 RC6 區域，該 RC6 區域已劃為「住宅」區，面積為 2.5 公頃。
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姓名：WONG SIK YU MERILYN

(選一) 香港身分證 / 護照：

電子郵件 / 電話：(可選)

RECEIVED

- 2 JAN 2025

Town Planning Board

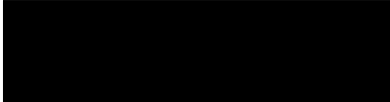
關於薄扶林 OZP No.S/H10/22 的進一步陳述


致 : tpbpcd@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。
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姓名 : WONG KWOK KIT

(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。

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpcd@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。
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姓名 :

劉子瑜

(選一) 香港身分證/護照 :

電子郵件/電話 : (可選)



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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: Kung Chau Wah

(circle one) HKID / Passport: —

Email / telephone : (optional) —

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



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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

- (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.*
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Name: Lau Ho Chun Jay

(circle one) HKID / Passport: —

Email / telephone : (optional) —

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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.*
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Name: CALIBUSO, REMYLYN T.

(circle one) HKID / Passport:

Email / telephone : (optional)

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

To: tpbpd@pland.gov.hk

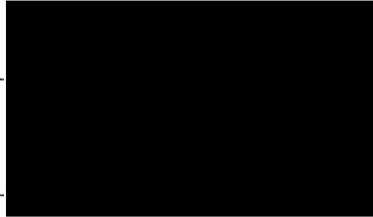
Date: 2/1/2025

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

(circle one) HKID / Passport:



Email / telephone : (optional)

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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.*
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Name: SAMUEL KIM YUI LAU

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

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Name: Wong Wing Chee Jacqueline

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) [REDACTED]

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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

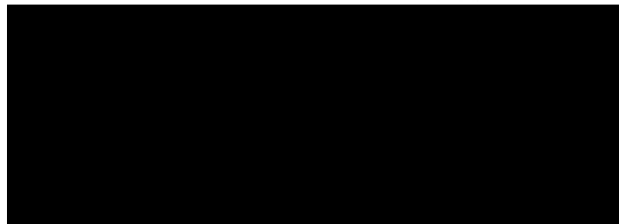
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
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- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

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

Name: Wong Long Hei Adrian

(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

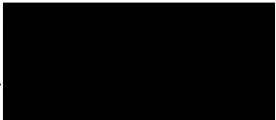
To: tpbpd@pland.gov.hk

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: PANG Yuk-chee

(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 : 2/1/2025

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代​​表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規畫署認為薄扶林地區最合適，則在重新規劃 GB 區之前，應先考慮位於 GB 旁邊的一個面積和位置完美的 RC6 區域，該 RC6 區域已劃為「住宅」區，面積為 2.5 公頃。
- (6) 由於香港面臨 1,000 億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
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姓名 :

LAU YIN YU LISA

(選一) 香港身分證/護照 :

電子郵件/電話 : (可選)




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。
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姓名 : LEUNG HIGI YAN CRYSTAL

(選一) 香港身分證/護照 : 

電子郵件/電話 : (可選) 



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpcd@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 :

TANG PO 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 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。

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 30.12.24

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
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- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學GIC的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃GB區之前，應先考慮位於GB旁邊的一個面積和位置完美的RC6區域，該RC6區域已劃為「住宅」區，面積為2.5公頃。
- (6) 由於香港面臨1,000億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
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姓名 :

江香城

(選一) 香港身分證/護照:

電子郵件/電話:(可選)



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

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

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

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：20-12-24

- (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。
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姓名：YAMINI

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30-12-24

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姓名：LEE CHING TIM

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) [REDACTED]



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22/20

Submission Number:
TPB/R/S/H10/22-F-S1447

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

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姓名： 林美富

(選一) 香港身分證/護照：
[Redacted]

電子郵件/電話：(可選)
[Redacted]



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

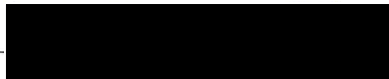
日期：30/12/2024

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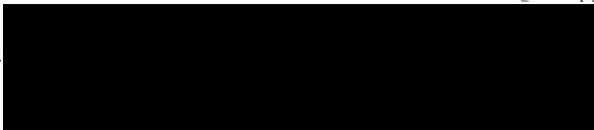
姓名：

Adolf Ho

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 12月30日 2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
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姓名：

吳靄雯

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：12月30日 2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
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姓名：吳 雨 潔

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____

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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：12月30日2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
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姓名：張 惠 芳

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____

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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：12月30日2024

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姓名：吳桂東

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 30.12.24

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶 (GB)，直至提出修訂建議供考慮。
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姓名 :

Fanh Chan Yu Andy

(選一) 香港身分證/護照 :



電子郵件/電話 : (可選)



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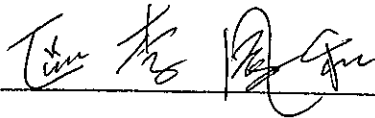
關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

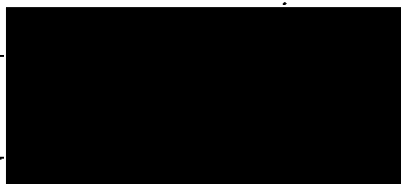
日期 : 2022-29

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姓名：



(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30-12-24

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姓名：

Kan Mung Lai Anne

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



Submission Number:
TPB/R/S/H10/22-F-S1456

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：20-12-20

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶 (GB)，直至提出修訂建議供考慮。
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姓名：

Alysse Yiu

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30-12-22

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姓名：

TRISSIE YIU

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30-12-22

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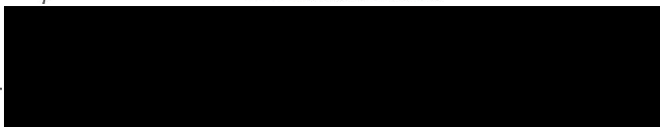
姓名：

CHIN HOI YUN RAKEN

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

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姓名：

Quention Yiu

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

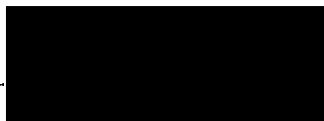
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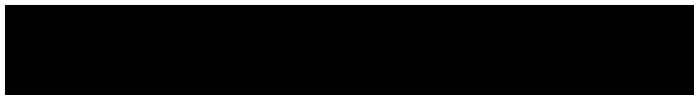
姓名：

Yeung Yee Ha

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 30-12-24

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姓名：

姚永健

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

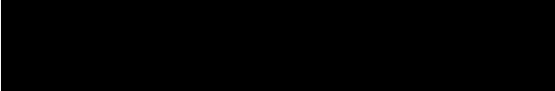
致 : tpbpd@pland.gov.hk

日期 : 30-12-24

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姓名 : Lee Ho Yan

(選一) 香港身分證/護照 : 

電子郵件/電話 : (可選) 

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關於薄扶林 OZP No.S/H10/22 的進一步陳述

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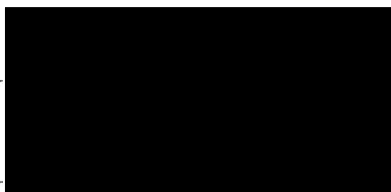
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姓名：

LAM SING CHEE MARGARET

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30-12-24

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姓名：

冼太

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

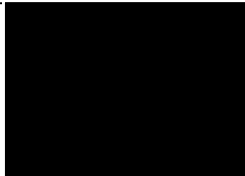
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姓名：

Lau chin ha

(選一) 香港身分證/護照



電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 20-12-24

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姓名 : NG YIM CHING

(選一) 香港身分證/護照 :

電子郵件/電話 : (可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

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日期：30-12-24

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姓名： NG YUK HAY

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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22/1/22

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

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姓名：

姚世明

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 30.12.24

- (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。
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- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃GB區之前，應先考慮位於GB旁邊的一個面積和位置完美的RC6區域，該RC6區域已劃為「住宅」區，面積為2.5公頃。
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姓名： TEUNG SIN YING

(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 : 30-12-24

- (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。
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如遷入於附近的住宅用地，
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姓名 : LEUNG PUZ HANG PHILIP

(選一) 香港身分證/護照 : 

電子郵件/電話 : (可選) 



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

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
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- (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。
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姓名：LEUNG CHI LING TIFFANY

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

- (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。
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姓名：Ng Kar Fai Pamela

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

- (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。
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姓名：LEUNG CHUNG YIN

(選一) 香港身分證/護照：

電子郵件/電話：(可選) _____



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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: ANG IRENE LI RONEY

(circle one) HKID / Passport:

Email / telephone : (optional)

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



21/15C

Submission Number:
TPB/R/S/H10/22-F-S1475

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.

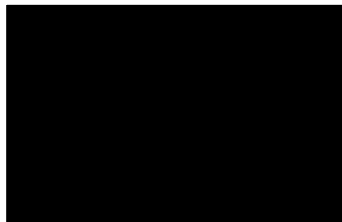
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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Name: JUVY M. ELPEDES

(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.*
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M/C

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Name: ARNOLD 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.**



B24/13D

Submission Number:
TPB/R/S/H10/22-F-S1477

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

To: tpbpd@pland.gov.hk

Date: 30/12/2024

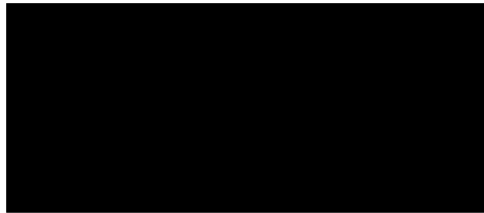
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

(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.



B24/130

Submission Number:
TPB/R/S/H10/22-F-S1478

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: TSENG YEE PAUL

(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 23:50:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22

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

Date: 3 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, restaurants and vast open spaces. If excluded, the size and scope of the proposed HKU GIC and be substantially reduced.
5. If the Pok Ful Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB taking 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 development 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: Chor Kwong CHAN
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy



Urgent Return receipt Expand Group Restricted Prevent Copy

From:

Sent:

To:

Subject:

Attachment:

[REDACTED]
2025-01-02 星期四 23:09:37

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

Pokfulam opposition - Christopher Yu

1000006930.jpg; 1000006931.jpg


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

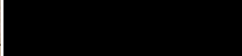
To: *tpbpd@pland.gov.hk*

Date: *Jan 2, 2025*

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

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

Name: YU, CHRISTOPHER KIN LEUNG 

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@plaud.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-S1481

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 23:08:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam opposition
Attachment: 1000006929.jpg; 1000006928.jpg

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

To: tpbpd@pland.gov.hk

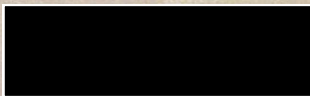
Date: Jan 2, 2025

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

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

Name: YU, KATRINA LUCY WING YAN

(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-S1482

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 23:04:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP No.SH1022.pdf

Dear Sir/ Madam,

Please find attached the captioned.

Best regards,
Gilbert

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

To: *tpbpd@pland.gov.hk*

Date: *2 Jan 2025*

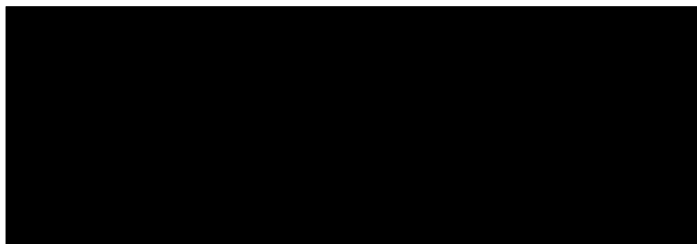
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: CHAN GILBERT KA SHING

(circle one) HKID / Passport:

Email / telephone . (optional)



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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1483

From: [REDACTED]
Sent: 2025-01-02 星期四 23:04:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No. S/H10/22

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbnd@pland.gov.hk

日期 : Jan 2, 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、瑪麗醫院重建和改寫港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾，擬議中的薄扶林 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：

Stella Fok Siu Yin

(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意見提交至 tpbnd@pland.gov.hk 或親身前往香港中環皇后大道中 388 號土地規劃署 15 樓。

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1484

From: [REDACTED]
Sent: 2025-01-02 星期四 22:30:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP No.SH1022.pdf

Objection to the latest determination by the TPB. Pls see the enclosed signed objection letter.

Regards,
Joyce

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

To: tpbpd@pland.gov.hk

Date: 2 Jan, 2025

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

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

Name: Chan Wing Yan

(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-S1485

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

To the Town Planning Board,

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

Regards,
Erin

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

To: tpbpd@pland.gov.hk

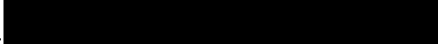
Date:

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

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

Name: Yeh Erin Jian Yien

(circle one) HKID / Passport: 

Email / telephone : (optional): 

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

From: [REDACTED]
Sent: 2025-01-02 星期四 21:27:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: email to Town Planning Board

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

To: tpbpd@pland.gov.hk

Date: 2 January, 2025

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

I can't find a representation that proposed an amendment to zone the land to (U) Undetermined, thus no representation has been met by this decision.

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

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

If the Pokfulam area is deemed most suitable by the Planning Department, I note that a perfectly size and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

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

Urgent Return receipt Expand Group Restricted Prevent Copy

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

I strongly disagree with the false Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable.

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

Name: Wong Koot Yin Ernest



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 20:50:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to Pokfulam Global Innovation Centre
Attachment: Scan02012025.pdf

To whom it may concern,

Please see attached.

Kind regards,

Eugenia

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

To: tpbpd@pland.gov.hk

Date: 1 JANUARY 2025

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

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

Name: EUGENIA WAN

(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 20:37:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP
Attachment: Further Representation on Pokfulam OZP.docx

Dear Sir/Madam,

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

Thanks and regards,
Trisha Yeh Tsui

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


To: tpbpd@pland.gov.hk

Date: Jan 2, 2025

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

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

Name: Trisha Tsui Yeh

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 20:07:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection of zoning of Pokfulam for construction of the HKU
Global Innovation Centre
Attachment: Objection to the zoning.pdf

Dear Sir/Madam,

Attached is my further Representation on Pokfulam OZP No.S/H10/22 for your perusal.

Yours faithfully,
Dr WONG Hon Kit

To: tpbpd@pland.gov.hk

Dear Sir/Madam,

2024/12/30

Ref: Pokfulam OZP No.S/H10/22

I am a resident of the Upper Baguio Villa, 555 Victoria Road, Pokfulam, Hong Kong.

I strongly object the proposed zoning for building the HKU Global Innovation Centre (HKU GIC), which may become a white elephant. Building such a large project on the steep slope will certainly impose immense risk for the residents of the Baguio Villa and the traffic on the Victoria Road!

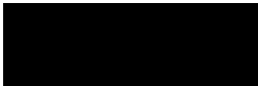
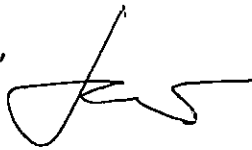
A land slide occurred on 8 May 1992 at Baguio Villa had killed two residents. A land slide had again occurred between the Sassoon Road and the Independent Schools Foundation School in Cyberport this year during a typhoon attack. Luckily there was no casualty this time.

In 1972 a large land slide occurred at Po Shan Road and Kotewall Road causing 67 deaths and 19 persons injured. The student hostels of the University of Hong Kong (HKU) were damaged at the same time.

The Town Planning Board should learn from these tragedies and ban the proposed plan of HKU building the HKU GIC there. **The project is for research and not for teaching, there is no need for it to be built on the dangerous slope oblivious of the inevitable immense risk thus caused. HKU should consider locating the project in the New Territories or Lamma Island. The proposed site should be reverted back to Green Belt (GB) zone forever.**

Yours faithfully,

WONG Hon Kit



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

To: tpbpd@pland.gov.hk

Date: 2024/12/30

- (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 HON 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.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 18:46:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation from Ronald Taylor to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

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

I hereby submit this further representation, as a member of the GIC Public Representation Group, in respect of the zoning of Item A. This further representation is in opposition to the proposed amendment to the Plan and the reasons are set out below under 9 headings, together with the remedy to remove the opposition.

Under a further heading, heading 10, I submit that the proposed Explanatory Statement to accompany the Plan in the form as proposed by the Board requires amendment to comply with the assurances given by the Chair during the hearings of the representation.

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

- 1.1. The Town Planning Ordinance requires the Board to give due consideration to every representation which has been made in respect of the proposed change to the zonings on the Outline zoning plan under consideration.
- 1.2. Under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance the Board must decide whether or not :-
 - (a) to propose amendment to the plan in the manner proposed in the representation; or
 - (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.
- 1.3. The Board decided to rezone the area identified as Item A to Undetermined, a “(U)” zoning and stated that this zoning partially met a number of representations. The Boards did not state that the zoning met any representation.
- 1.4. No representation proposed that the plan be amended to include such an Undetermined, “(U)”, zoning for Item A, and hence subparagraph “a” is not relevant to the consideration which the Board made. It should be noted that the Planning Department, who had proposed such a zoning, cannot be considered to have made a representation under the Ordinance, and in any event that proposal was made after 22 May 2024, the closing date for the receipt of representations.
- 1.5. Under subparagraph “b” the Board has the authority to decide whether to propose an amendment to the plan in another manner which would meet the representation under consideration by the Board. The important wording in this subparagraph is “meet the representation”.
- 1.6. As noted above, the proposal that Item A be zoned as “(U)” was a proposal by the Planning Department who are not a “representer”.
- 1.7. No representer proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A and hence, under subparagraph “b”, there was no representation which could be considered to being met by a zoning of Undetermined, “(U)”.

- 1.8. The TPB Ordinance neither under paragraph 6B(8) 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 a representation. Had this been the intention the wording of paragraph 6B(8) would have been different.
- 1.9. The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, “U”, from the existing approved zoning of GB and RC(6).
- 1.10. The Board’s appropriate decision, under paragraph 6B(8), should have been not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).
- 1.11. Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.
- 1.12. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

2. The Board’s Statutory Duty in Decision Making

- 2.1. We must take the minutes of the meeting on 29 November as an accurate and complete minute of the meeting. While not a criticism, but as a statement of fact, the minutes do not describe the process of the decision making that the Board conducted in arriving at their decision.
- 2.2. The matter for the Board to decide, under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance, was (inter alia) whether or not to approve the rezoning of Item A, which comprised about 4.2 ha of GB and about 0.5 ha of RC(6) land on the currently approved plan for Pok Fu Lam to “OU” (Other uses for a Hong Kong University Global Innovation Centre). If not, was there another zoning which would meet a representer who had submitted a representation to the Board? This representation, to be a valid representation, would have had to be made before the due date of 22 May 2024?
- 2.3. The proponent for the rezoning to “OU”, the Hong Kong University, had issued a press release on 3 October stating that “After carefully considering the public views collected, HKU has decided to take some time to strategically amend the development plan of the GIC, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders’ opinions as much as practicable”.
- 2.4. The proponent confirmed this intention and expanded on the considerations that it would be taking, including looking at alternative sites, during the Board’s hearings by the representers.
- 2.5. On the same day as HKU issued its press release, the Government issued its own press release which included “The Government welcomes and agrees for the HKU, as the project proponent, to proceed as proposed in the press release to first review its proposed development to suitably revise its development scale and layout in order to specifically respond to stakeholders’ views on environment, transport, visual, and other aspects. The HKU should also enhance its communication with the community and maintain positive interactions with stakeholders, in particular to explain the site

- selection of Pok Fu Lam as the site and how the proposed development would benefit the neighborhood. The Government would continue to provide appropriate support for the project”.
- 2.6. The Government press release also included “This is to enable the HKU to review and revise its development plan **and to consult the community first, before the PlanD proposes to the TPB appropriate land use zoning** and the development parameters based on a revised proposal as agreed by concerned government bureaux/departments”. (My emphasis).
- 2.7. Given these two press releases and confirmations as such at the Board’s hearings, the Board could not reasonably have decided, under paragraph 6(8)B subpara (a) to recommend a rezoning of Item A to “OU” for the HKU’s Global Innovation Centre. The Board’s next option was therefore to decide under paragraph 6B(8) subpara (b) whether, in their view, there was another zoning which would meet a representation; a representation made to the Town Planning Board before the due date of 22 May 2024. If not then their only option was to reject the proposed rezoning.
- 2.8. The decisions noted in the minutes of the meeting on 29 November make no reference to paragraph 6B(8) and hence it is not clear on what authority the Board was exercising in coming to the decision which the Board made. The decision is silent on which representation, if any, is met by the proposed zoning of Item A as “(U)”, Undecided. Hence it can only be reasonably concluded that no representation (as made by 22 May 2024) would be met.
- 2.9. Paragraph 37 of the minutes of the meeting on 29 November notes supportive views, but does not expand to identify which, if any, views support a zoning of “(U)”. Since none of the representations, made by the due date of 22 May 2024, made any reference to an Undetermined zoning, the Board is not in a position to determine whether they supported such a zoning. These supportive views would appear to be in respect of HKU developing a Global Innovation Centre as opposed to the matter for the Board, namely the zoning of the land, Item A.
- 2.10. The same minutes earlier include, in paragraph 6(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**”. (My emphasis). There is no minuted suggestion that PlanD felt that the zoning would “meet the representation” of any one of the representers.
- 2.11. Paragraph 38 of the same minutes notes “The Board decided to partially meet R55 (part), R206 (part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659, and to propose amendments to the draft OZP by rezoning the Item A Site from “OU (Global Innovation Centre)” to “U””.
- 2.12. The minutes do not state how their decision will “partially meet” the stated representations, or which part would be met. Neither do the minutes state whether this decision is made under the Ordinance’s paragraph 6B(8) subpara (b) or not. However, the Ordinance, neither under paragraph 6B(8) nor any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet the representation. Had this been the intention the wording of paragraph 6B(8) would have been different.
- 2.13. The decision includes a partial meeting of the representation R259. It is not clear how this representation could have been partially met. The representation was clearly against the zoning of Item A to “OU” and sought that it be retained as currently zoned on the approved plan as GB or RC(6) as appropriate. The representation made no reference to a zoning of “U” Undetermined as there was no suggestion of such a zoning when the draft plan was submitted for public comments. During the hearing the representer clearly stated that he was against the “U” zoning which had been proposed since the closing date for the receipt of representations on 22 May 2024.

-
- 2.14. The representer did state in his representation and at the hearing that he supported HKU developing a Global Innovation Centre, but not on the land referenced as Item A. This support was not a matter for the Board's consideration; their consideration was solely for the appropriate zoning of the land in question, Item A.
- 2.15. The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, "U", from the existing approved zoning of GB and RC(6). The Board's appropriate decision, under the Ordinance's para 6B(8), was not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).
- 2.16. Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.
- 2.17. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

3. Agreement between Government and the Hong Kong University

- 3.1. The two press releases of 3 October, one from the HKU and one from the Hong Kong Government, suggest an agreement between the two bodies which could be regarded as undue influence on the statutory planning process for the proposed rezoning of an area on the Pok Fu Lam OZP. These agreements would not appear to have been disclosed to the Town Planning Board members.
- 3.2. Para 18(b) of the Meeting minutes for 1 November notes that representer R261 made the point that "the Board was an independent statutory decision-making body which had a responsibility to take into account a wide range of relevant matters within the ambit of town planning but not irrelevant matters. Consideration of policy objectives was only a matter of peripheral importance and the Board should assess the likely planning impact of the proposal. The Board should exercise its independent planning judgement on the suitability of the Item A Site for the development of the Centre, taking into consideration other sites zoned for similar purposes on the STT OZP and the Hung Shui Kiu and Ha Tsuen OZP, which would be more suitable for the proposed use and could be made available for the proposed development in a short time".
- 3.3. The lack of transparency of agreements between the Government and the Hong Kong University, and the minutes of the meetings, clearly suggest that the Town Planning Board failed to reasonably exercise its independent planning judgement. In particular they agreed to remove the GB zoning for Item A in spite of the lack of following the given process to demonstrate strong planning grounds for development in the area and confirmation that other viable sites were not available. It is relevant to note that HKU had indicated that alternative sites outside of the Pok Fu Lam area had not been considered.
- 3.4. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

4. Green Belt

- 4.1. The minutes of the meeting on 4 November, at paragraph 57, record presenter R3250 as stating the “The Town Planning Board Guidelines for ‘Application for Development within a Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) promulgated in 1991 clearly stated that there was a general presumption against development (excluding redevelopment) and planning applications would only be considered under exceptional circumstances and should be justified by very strong planning grounds. There was a legitimate expectation that the Board would adhere to its publicly stated planning intention and guidelines. The development of the Centre at the Item A Site did not fulfil the strong planning grounds required for development, as outlined in the OZP since 1986 and in TPB PG-No.10 in 1991”
- 4.2. The response from the planning department that the conditions to be satisfied for the rezoning of Green Belt land is different for an amendment to an OZP and for a Section 16 application defies all logic of planning. The procedures for effecting such a change, as set out in the TPB ordinance may be different, but the fundamental planning considerations which need to be addressed are the same. This was clarified by the Chair in that the general presumption against development was applicable to all “GB” zones across all OZPs. She indicated the strong justification provided where areas of GB had been rezoned, but failed to add that no such strong justification had been provided for this rezoning. She also failed to clarify that these areas of Green Belt, rezoned for public housing, were on the fringes of large areas of land zoned as Green Belt, whereas this rezoning is to remove this status from a very substantial part of this currently approved zoned Green Belt area. She failed to explain that no alternative sites had been properly considered, as confirmed by the proponent HKU. Thus, there was no overriding justification for this rezoning.
- 4.3. The minutes, subparagraph (c), include “Recent government policies, including those from 2023 regarding the green belt development as well as the gazettal of the STT OZP in 2024, indicated that the 2021 policy of granting the Item A Site to HKU for a global I&T centre was outdated”. I suggest that the wording of this minute is incorrect as the 2021 Policy Address only “reserved” in principle a 4 hectare site of Green Belt (not about 4.2 hectares of Green Belt plus a further about 0.5 hectares of land zoned as RC(6) as Item A). The land has NOT been granted as HKU would like to believe. It was only reserved in principle to allow HKU to consider its use, undertake all necessary studies AND consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ballpark costs and construction programme have not been undertaken nor was the required consultation undertaken.
- 4.4. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

5. Misleading or incomplete advice given to the Board

Misleading earlier uses of Undetermined zoning

- 5.1. Para 45 of the meeting on 1/11/24 includes the response from Ms Janet K.K. Cheung, DPO/HK, PlanD that designating a site as “U” zone on OZPs was not uncommon when the planning intention for a site was uncertain or while awaiting completion of a study or infrastructure facilities was misleading. Previous uses of the “U” zoning had been to areas where there was no current zoning, or the current land use did not comply with the current zoning. In such cases a zoning was required to be shown on a plan to enable the approval of the plan to move forward. This is not the case with the Pok Fu Lam OZP where the current approved zoning of GB is totally compatible and appropriate to its

current use. Rezoning of the area of concern to "U" from "GB" does create a precedent which should have been made aware to the Board by Plan D.

- 5.2. It is believed that PlanD were referring in particular to the "U" zoning for the land released by the Fanling Golf Course when mentioning that designating a site as "U" zone on OZPs was not uncommon. There are a number of similarities between this area and Item A on the Pok Fu Lam OZP, particularly in respect of the procedures leading up to the gazetting of the draft OZP; no doubt PlanD are carefully studying the JR judgment, which quashed the TPB decision for the Fanling site, and they will, as a result, reconsider their recommendation for the "U" zoning of Item A.

Current approved zoning not yet changed hence no "reversion" to remain

- 5.3. The Press Release issued on 29 November notes representers' concerns and lists seven key concerns for the HKU to address if they wish the Board to reconsider the rezoning of the land currently zoned on the approved OZP as Green Belt. The Press Release later includes a paragraph which exemplifies a misunderstanding that PlanD and the Chair of the hearings have expounded; namely "In view of the above, the TPB considered it inappropriate to revert the zoning of the Site to "Green Belt", maintain the "OU (Global Innovation Centre)" zoning, or propose other specific zoning before the HKU's submission of a revised proposal". (My emphasis).
- 5.4. The approved zoning of "the Site" remains as Green Belt until such time the Chief Executive approves an amended Plan. The zoning to OU was only a "proposed" zoning shown on a "draft" Plan; the approved zoning was, and still is, GB (Green Belt). If the Board had decided not to propose an amendment to the plan, an option under Section 6B(8) of the Town Planning Ordinance, any amendment which had been proposed would become void and the area would continue to be Green Belt. It would not be a reversion but simply a continuation of the currently approved zoning.

The Pok Fu Lam Moratorium and Excessive Development

- 5.5. Para 67 of the minutes of the hearing meeting on 4 November include "Ms Janet K.K. Cheung, DPO/HK, PlanD explained that the Pok Fu Lam Moratorium (PFLM) was an administrative measure aimed at limiting excessive development in the Pok Fu Lam area for traffic management reasons". Is this not in itself a reason for rejecting the proposal as, without any doubt, the proposal from the HKU is an "excessive development"? It seeks a plot ratio of 4.72 for non-residential uses in a residential area where the plot ratio is limited to 3.0.
- 5.6. The Board should have recognized the HKU's proposal as an excessive development which would not meet the criteria of the administrative measure for a partial lifting of the PFLM. A material fact for their consideration of the appropriate planning parameters for the area for inclusion on the OZP.

Conclusion

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

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

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

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

- 6.2. Minutes of the meeting on 29 November, in para, 6 (d), state “In view of the latest developments, it was considered inappropriate to maintain the “OU(Global Innovation Centre)” zoning or propose other specific zoning before HKU’s submission of a revised proposal. Thus, PlanD recommended to rezone the Item A Site to “Undetermined” (“U”) in the interim, serving as a stopgap arrangement pending HKU’s completion of the review”.
- 6.3. While PlanD considered it inappropriate to maintain the OU zoning, there is no minuted reason why an interim zoning was required, as opposed to the current approved zoning remaining until HKU had completed their strategic amendment to their development plan of the Centre.
- 6.4. Nowhere in the minutes is the “gap” to be “stopped” defined, but this can be taken as the gap between ‘what it is necessary for the Board to properly consider the proposed rezoning to “OU”, Other Uses for the GIC’, and ‘what the HKU had been able to justify through their work on the project’. Similarly, nowhere in the minutes is it explained how the proposed measures will stop this gap, other than to obviate the need for HKU to follow all the procedures necessary for the Board to adequately consider the use of Green Belt Land for other purposes.
- 6.5. The minutes, and in particular paragraph 11 of the meeting on 5 November and paragraph 33 (a) of the minutes of 29 November, are silent on any reasoning why a stopgap rezoning is preferable to the simpler alternative of rejecting the proposed changes to “OU” (Other Uses). The rejection of the proposed rezoning would be simpler and more reasonable, especially as the proponent has given an undertaking to reconsider their proposal. This reconsideration, minuted in paragraph 25 of the meeting on 5 November, included an undertaking “not to rule out any possible options of locating the Centre to another site”. This was repeated in the minutes of the meeting on 29 November when the Vice-Chairperson noted, as recorded in paragraph 30, that “HKU should consider alternative locations in Pok Fu Lam”. With a relocation to another site the proposed stopgap measure would be redundant requiring a rezoning of Item A back to GB and RC(6).
- 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 past 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 stating that there is a general presumption against development in areas zoned as “GB”. The proposed zoning to “U” removes the requirements that applications for developments in areas currently zoned as GB would only be considered under exceptional circumstances and should be justified by very strong planning grounds. These included justifications that there were no other feasible options.

- 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 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 reasonably 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. 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).

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

7. Programme and Costs

- 7.1. Representer R3320 presented to the Board a professional assessment of the cost and time required to construct the formation for the facility, based upon the proposals provided by the proponent, HKU. His presentation is minuted in para 16 of the 5/11/24 minutes.
- 7.2. The response from the proponent, para 29 (a) of the minutes of 5/11/24, was that "As the Centre was at preliminary planning and design stage, the estimated construction costs and time were not available at the current stage".
- 7.3. The proponent stated that the site formation works would account for about 5% of the total construction cost. He was clearly basing his figures on previous projects which were not on steep and inaccessible slopes.
- 7.4. This, in itself, demonstrated a fundamental misunderstanding of the construction viability of the project, and hence the project as whole. It is irresponsible for a body to proceed, as HKU has done, to seek a rezoning of land without a proper estimate of the construction costs and an indicative programme. Representer R3320 had clearly shown that this was possible based on the details made available to the public.
- 7.5. The failure of HKU to have this critical information, which it is appreciated will need to be updated and revised as the planning and design proceeds, defies any credibility to decisions made by the HKU Council.
- 7.6. The lack of the costs and programme information from HKU suggests doubts in other responses to the Board from the proponent. While Board members will have appreciated this, there is no indication that this has influenced the Board's decisions on the appropriateness of the zoning.

- 7.7. The Board should have recognized this shortcoming and not proceeded with, what the Chair called, a stopgap measure. Proceeding with a stopgap measure is additionally inappropriate as paragraph 25 in the meeting minutes of 5/11/24 include “Mr Chan Yu Sum Sam, R143, said that HKU would not rule out any possible options” for the Centre.
- 7.8. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

8. Policy Statements

- 8.1. The HKU have based their justification for the rezoning of land in Pok Fu Lam on the then Chief Executive’s 2021 Policy Address. If such Policy Addresses provide direction to the Board for their considerations, then the more recent policy addresses by our current Chief Executive must carry greater direction to the Board.
- 8.2. A number of representers referred to these policies and in particular the 2023 Policy Address which included “As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan to further use the “Green Belt” areas for large-scale development”. The Policy Address can only be reasonable interpreted that there would not be green belt land for the HKU’s GIC facility at Pok Fu Lam. This is consistent with elsewhere in the Policy Address which emphasised the development of the Northern Metropolis for such facilitates, in accordance with Central Government Policy.
- 8.3. The Board’s decision on 19 July, in overruling objections to the San Tin Technopole Outline Zoning Plan, included “to take forward the national strategy to develop Hong Kong into an international I&T Centre, the “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”) zones under the STT OZP seeks to create a critical mass to foster I&T advancement, meet the increasing demand of land for I&T development and deepen the I&T collaboration with the Mainland and the world”. Such a decision was consistent with the 2023 Policy Address but it would be inconsistent, four months later, to frustrate that desired critical mass by accepting that HKU’s GIC facility should be outside of this I&T area.
- 8.4. Paragraph 29 in the minutes of the meeting on 29 November notes a member’s question on whether the Board was obliged to follow the policy direction of the 2021 PA and accept HKU’s proposal. The Chairperson said that the “Board with its statutory functions was fully entitled to consider the rezoning proposal independently and professionally”, but she did not mention the 2023 Policy Address, mentioned by representers, with the resulting inconsistencies of the Board’s own decisions.
- 8.5. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

9. The Board’s Statutory Duty

- 9.1. The number and strength of the Representations, both written and orally given at the hearings, were sufficient for the Board to determine that it would be unreasonable for them to decide to propose that the zoning of Item A should be OU, “Other Uses”, for the HKU’s Global Innovations Centre.

- 9.2. The Board's statutory duties include setting the development parameters and to zone accordingly, thus requiring the Board to decide on the appropriate development parameters for the area of Item A. Their statutory duty could not be reasonably fulfilled by deciding on an "undetermined" zoning as this failed to set appropriate parameters.
- 9.3. The Board might like to consider paragraph 28(2) of the recent High Court Judgement (HCAL 1258/2023 by the Hon Coleman J) "traditional administrative law principles include that a decision-maker exercising a statutory power must ask himself the right question and take reasonable steps to acquaint himself with the relevant information to enable him to answer it correctly".
- 9.4. If the Board did not feel that they were in a position to set appropriate parameters for Item A, their only option was to decide not to propose an amendment to the plan, TPB Ordinance Section 6B(8). In so doing the zoning on the plan would remain as on the currently approved plan as GB and RC(6).
- 9.5. **Proposed amendment:** The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

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

- 10.1. In the minutes of the meetings on both 4 and 5 November (Para 74 and Para 11 respectively), the Chairperson stated that a zoning of Item A to "U", Undetermined, was to allow time for HKU to review and adjust its development plan. The minutes continue with "If the revised development scheme was considered acceptable to the Government, PlanD would identify an appropriate zoning for HKU to take forward the revised scheme. Subject to the Board's agreement to the proposed change from "U" to the appropriate zoning, the rezoning would then have to go through another round of statutory planning procedures in accordance with the Ordinance, during which members of the public would have the opportunity again to submit written representations and attend hearings to express their views to the Board directly".
- 10.2. The inference of the statement as understood by representers is that the procedure to be followed for the subsequent change of zoning would be through Sections 5 and 6 of the Ordinance, and not Section 16.
- 10.3. The Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 issued on 13 December includes "In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require planning permission from the Town Planning Board".
- 10.4. Paragraph (7) specifies :-
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding

- works on service reservoir) and such other public works co-ordinated or implemented by Government; and
- (c) maintenance or repair of watercourse and grave.

10.5. While other uses, such as the Global Innovation Centre, would require permission of the Town Planning Board, the inference of “planning permission from the Town Planning Board” could be by a Section 16 application and not through Sections 5 and 6 as the statement by the Chairperson has been understood to be the case.

10.6. **Proposed amendment:** The Notes to the Plan to be amended to stipulate that any permission sought from the Town Planning Board for the area identified as Item A shall by means of a change to the OZP via Sections 5 and 6 of the Town Planning Ordinance.

Ronald Duxbury TAYLOR

HKID: TAYLOR, Ronald Duxbury – [REDACTED]

By e-mail to tpbpd@pland.gov.hk

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 17:30:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Outline Zoning Plan No. S/H10/22 of Pok Fu Lam (Further submission)

Dear Town Planning Board members,

Regarding the amendment to the Draft Outline Zoning Plan No. S/H10/22 of Pok Fu Lam Area 10 of the Hong Kong Island Planning Area, I am grateful to the Town Planning Board for taking into account the numerous objections to the construction of the HKU Global Innovation Center (GIC) in the green belt and a press release was issued on 29 November 2024 indicating that the land concerned would be re-assigned from "Other Specified Uses" designating for "HKU Global Innovation Center" to U "Undetermined", and has given another opportunity for the public to give feedback on the latest decision of the Town Planning Board. It is hoped that the Town Planning Board will reconsider the use of this area and incorporate the following points:

1. There are around 2,250 trees in the concerned section. No matter what species these trees are and whether they are registered or not, those trees have the value of natural greening. Moreover, these trees are precious natural resources of the so-called "Lam – meaning forest" in Pok Fu Lam. Therefore, we **strongly urged the Town Planning Board to re-designate the land of "Item A" as a Green Belt (G) to ensure protection of these trees in the long term**, instead of just planning the zone as "U" or "OU" as originally proposed.

2. Many residents of this district wrote to the Town Planning Board in May this year, expressing their strong opposition to the scope, area and height of the Global Innovation Center (GIC) proposed by the University of Hong Kong. The proposed GIC will extend extremely close to residential areas (including Upper Baguio Villa), and will involve cutting down a large number of trees, significantly reducing the ecological and green areas of Pok Fu Lam. We hope that board members will take the following into consideration when deciding whether to approve GIC construction plan:

2.1 Victoria Road has always been a tree-friendly "scenic drive" of Pok Fu Lam. It is a detour, narrow and winding two-lane road built along the hill with relatively uncrowded low density residential buildings. If such a huge GIC is built, it will destroy the green belt, replace the hill/forest side of the road and this unique "scenic drive" in Pok Fu Lam. The green area with more than 2,000 natural wild trees cannot be replaced by 800 artificially planted trees with huge constructions. Green forests are the hallmark of Pok Fu Lam, just like the harbour is an important characteristic of Aberdeen. **Protecting the existing green belt has pivotal meaning for preserving the hallmark of Pok Fu Lam.**

2.2 **Whether the GIC can only be built in this green area, whether it requires such a large area of green area, and whether it requires cutting down a large number of trees to build it.** In the briefing held by the University of Hong Kong on May 13, 2024 (hereinafter referred to as the briefing), the person in charge of the University of Hong Kong repeatedly said that the natural wild trees now will not be as good as the new trees they will plant in the future GIC. This argument and logic really denigrates the ecology of nature's wild trees, which are used to weed out the weak and retain the strong under the principle of survival of the fittest. **If it is definitely better to cut down the trees in nature and replant them,**

should we cut down all the trees in nature and replace them with those artificially planted trees instead?

2.3 **Does the innovation center have to be so close to residential areas?** The proposed plan does not reserve enough buffer areas with the same height as the existing green space, which can be said to be extremely disturbing to residents. The person in charge of the University of Hong Kong kept saying that their design is so green and so integrated with nature, but the fact is that they were just lying in order to package an extremely poor design (which is environmentally-unfriendly; high-cost and unnecessary).

2.4 The HKU GIC proposal has included a large number of buildings not directly related to teaching, such as residences, restaurants and large areas of open space. In order to respect the rights of nearby residents to protect their current quality of life, the GIC of **the University of Hong Kong should adopt the principle of building the "Minimal – only those absolutely necessary", that is, delete any construction that have no direct teaching purposes, while utilizing a "Maximum approach to benefit nearby residents"**. "Maximum" refers to a plan that ensures a broad buffer space (area and height), facilitates the passage of residents, and ensures unimpeded traffic.

2.5 The large buildings already erected by the University of Hong Kong in this area often make the pedestrian roads extremely narrow, which has significantly increased risks to road safety. It has also made nearby residents very annoying, affecting people's livelihood and their happiness. For example, the public space of the newly built buildings on Sassoon Road, especially the pedestrian roads, are very narrow, and the design of traffic safety (including pedestrian and vehicular roads) is poor, which brings many potential dangers and must be corrected as soon as possible. And these hassles and risks should not be repeated in building new constructions in the future.

2.6 At present, there are record high government deficits and vacancy of private offices in Hong Kong, it is really unwise for the Board to approve the construction of a large infrastructure like GIC while destroying a green belt. HKU should consider using other innovative, low-cost, economy-benefiting methods and areas to develop the GIC.

Sincere gratitude to Board members for your time and attention on the matters. Wish you all a happy new year with good health and fortune.

Shum

The present email and the following personal information are provided for the submission of the present feedback to the Town Planning Board only. Please keep them confidential and not for public sharing.

Shum Hau Yan



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 17:23:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: OZP No.SH1022.pdf

Please find attached for your reference.

Regards,
So Wing Shing

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: So WING SKING

(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-S1493

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1494

From: [REDACTED]
Sent: 2025-01-02 星期四 19:36:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP_2 documents
Attachment: Pokfulam OZP Lai.pdf; Pokfulam OZP Yang.pdf



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Sent from my iPhone

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

To: tpbpd@pland.gov.hk

Date:

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

...../2

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

Name: LAI, Chloe Chung Yan

Submission Number:
TPB/R/S/H10/22-F-S1494

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

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

To: tpbpd@pland.gov.hk

Date:

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

...../2

(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: YANG, CHIA SHAN

Submission Number:
TPB/R/S/H10/22-F-S1493

(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：

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

姓名：

S W L I

(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-S1496

From: [REDACTED]
Sent: 2025-01-03 星期五 13:03:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22- Further Representation

Dear Sir or Madam,

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

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

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

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

Yours faithfully,

Cynthia Chan

Masterplan Limited
[REDACTED]

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

3 January 2025
By Email

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

Dear Sir/ Madam,

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

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

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

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

Yours faithfully,



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

Encl.
cc. Client (By Email)



EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED

心光盲人院暨學校

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

Tel 電話: 3159 5400 Fax 傳真: 2817 4355

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

傲澤社群
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
郁德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

30 December 2024

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

Dear Sir/Madam,

Authorisation Letter

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

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

Yours faithfully,



Dr. Alice Yuk, BBS, JP
Chief Executive Officer

The Ebenezer School and Home for the Visually Impaired Limited

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope School 心光恩望學校

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

Ebenezer Child Care Centre
心光幼兒中心

Ebenezer Care & Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



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

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

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

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

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

**1. Person Making this Further Representation (known as "Further Representer" hereafter)
提出此宗進一步申述的人士 (下稱「進一步申述人」)**

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

The Ebenezer School and Home for the Visually Impaired Limited

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

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

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

Masterplan Limited

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

* Delete as appropriate 請刪去不適用者

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

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

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

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

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

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

at the appropriate box 請在適當的方格內加上 號

Further Representation

To

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

Submitted by

The Ebenezer School and Home for the Visually Impaired Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

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

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

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

The Proposed Amendments to which the Further Representation Relates

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

I. Proposed Amendment to Matters shown on the Plan

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

II. Proposed Amendments to the Notes of the Plan

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

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

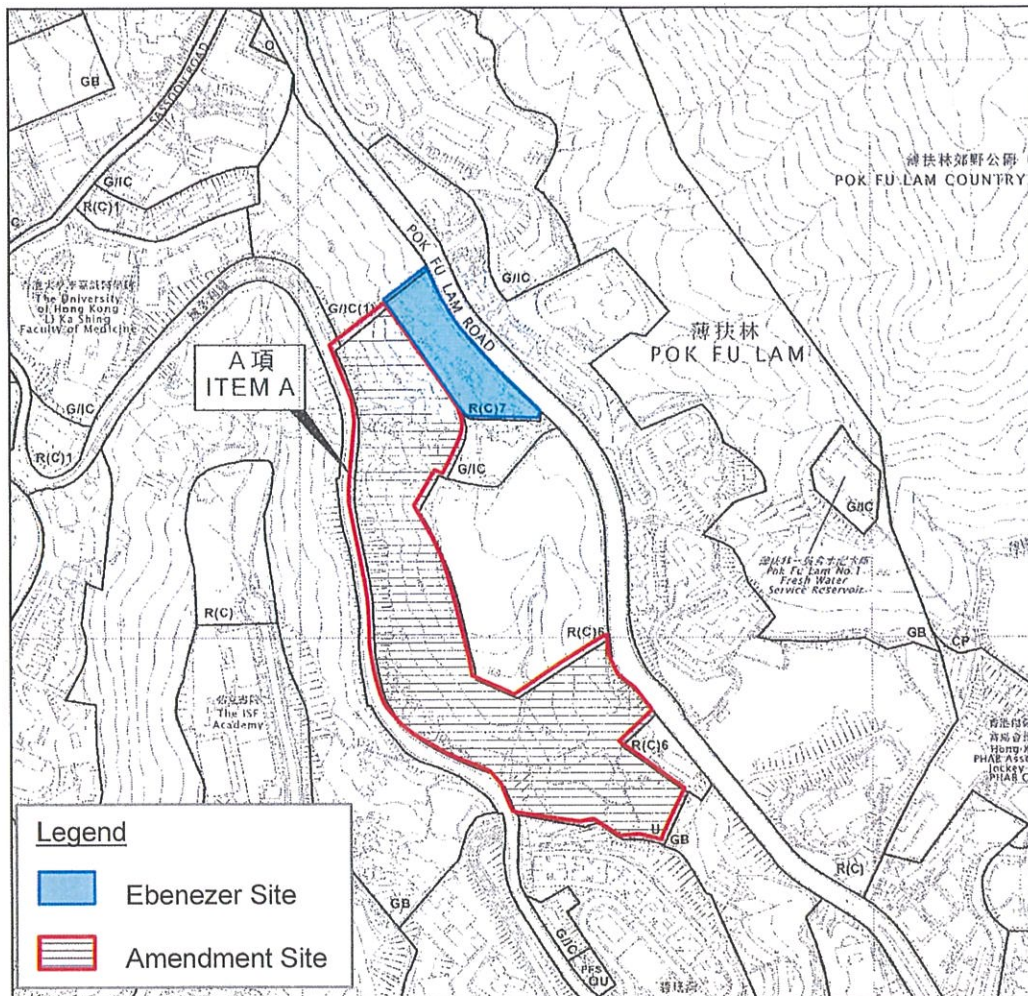


Figure 1 Location Plan showing the property owned by the Further Representative (Ebenezer Site) and the Site of Proposed Amendment Item A (Amendment Site) (Base image source: Planning Department Plan No. R/S/H10/22 – A1)

The Nature of the Further Representation

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

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

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

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

Reasons for the Further Representation

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

Misinformation Presented to the TPB Members During the Deliberation Session

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

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

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

and in paragraph 30, the Vice-chairperson said:

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

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

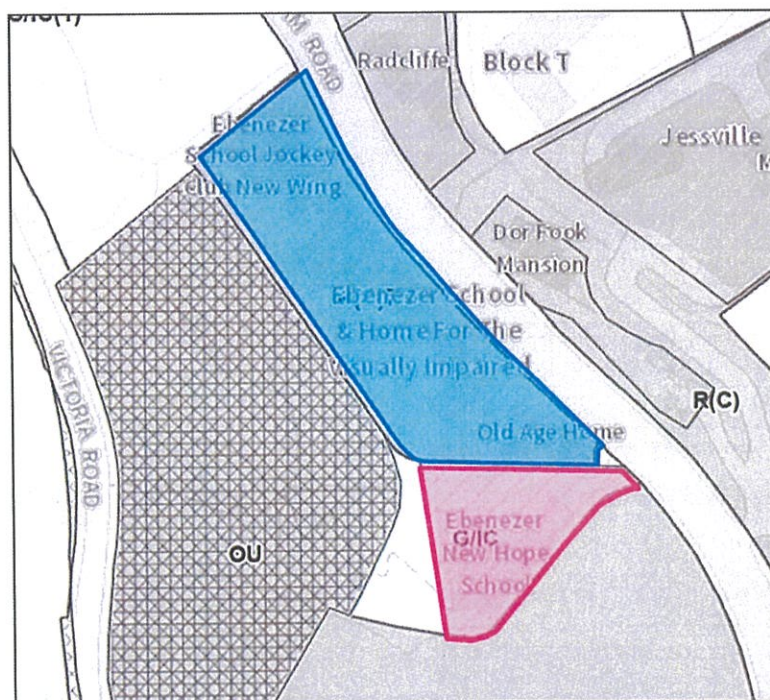


Figure 2 Following the relocation of existing services, the site of Ebenezer New Hope School (ENHS site) will continue to be occupied by Ebenezer and will provide additional services to the visually impaired community.

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

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

"Undetermined" Zone is Inappropriate and Unnecessary

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

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

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

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

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

and

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

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

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

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

Revert to the Original Zoning

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

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

Identified Alternative Site in the San Tin Technopole OZP

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

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

Copying is not Valid

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

Irrational Decision Making

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

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

Undetermined Zone is Vague and Irrational

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

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

Alternative Sites for HKU GIC Development

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

Other Technical Issues Raised by Representers and TPB Members

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

Specific Concerns for Ebenezer

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

Public Engagement

- 31 The consultation approach that HKU has adopted so far was considered *"ineffective"* by a Member of the TPB. Many representatives including Ebenezer, have also expressed similar dissatisfaction with HKU's lack of communication and community engagement for the HKU GIC development. With reference to paragraph 26 of the Minutes of the deliberation session, Members generally considered that:
- "there was room for improvement in HKU's public consultation and community engagement efforts..."*
- The consultation exercise should commence at an early stage and adopt a two-way and bottom-up approach to address various concerns raised by stakeholders, including local residents, the Ebenezer and green groups...*
- HKU should also engage in continuous discussions with the Ebenezer regarding the design constraints and approaches to minimise noise impacts on its students with visual impairment.*
32. The TPB's concern for Ebenezer is appreciated, and it is agreed that HKU should engage in continuous discussions with Ebenezer to minimise impacts on the visually impaired people should the development proceed at this site. Similarly, this should be reflected in the ES relating to the "U" zone as amended in **Appendix 3**. However, given the degree of difference between what HKU want to do and how the Ebenezer must operate, it is considered difficult that an acceptable compromise can be achieved

Proposed Amendments to the Plan

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

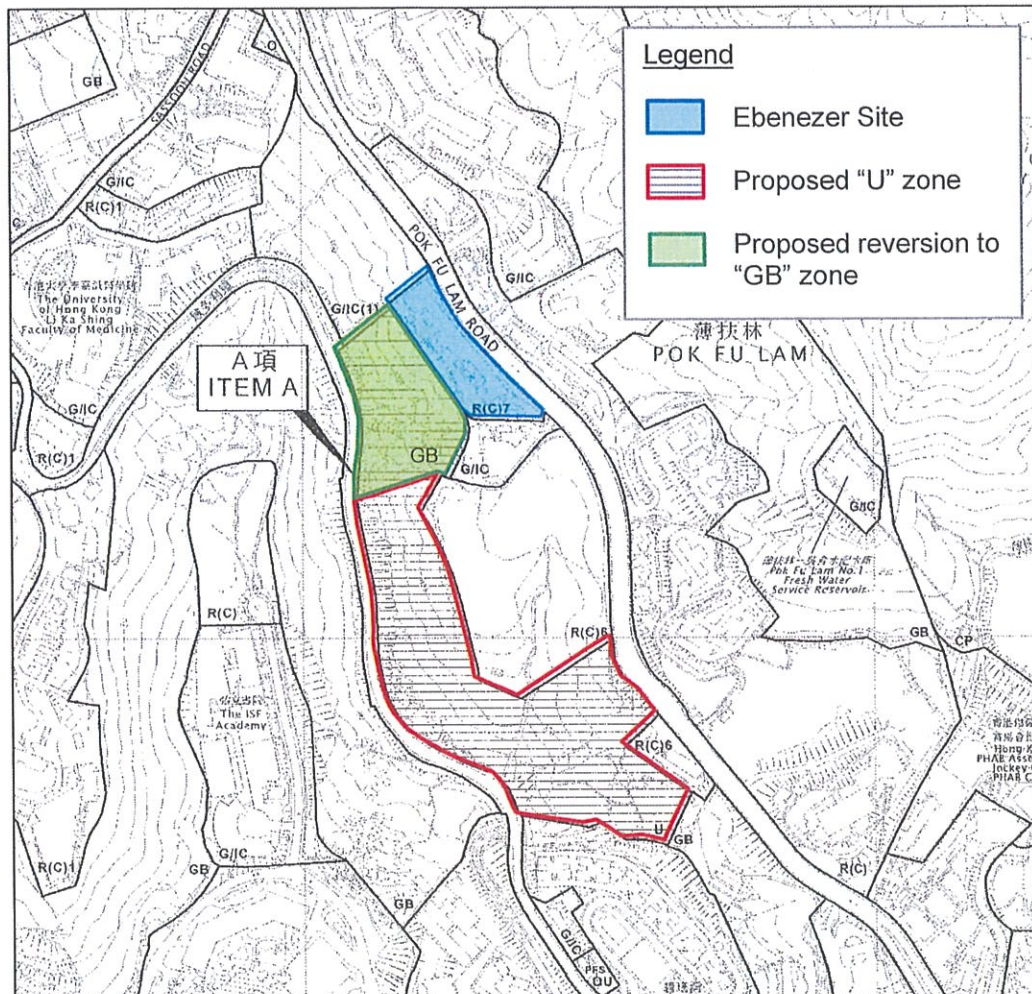


Figure 3 Proposed amendment to plan – to revert a small portion of the Amendment Site to "GB" zone and retain the remaining portion as "U" zone

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

Conclusion

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

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

January 2025
Masterplan Limited

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

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

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

Amendment Item A

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

Appendix 2 “Undetermined Zone” Proposed Explanatory Statement

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

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

Appendix 3 : Proposed Alternative Wording of the Explanatory Statement

7.9 Undetermined "U"

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



EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED

心光盲人院暨學校

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

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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

30 December 2024

Patron 贊助人

Mrs Janet Lee
李林麗輝女士

Chairman 主席

Mr Timothy Lam Jr
林棟權先生

Masterplan Limited

Room 3516B China Merchants Tower

Deputy Chairman 副主席

Mr Michael Scales
施米高先生

Shun Tak Centre

200 Connaught Road Central

Hon Secretary 義務秘書

Ms Grace Chen
陳鳳麟女士

Hong Kong

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

Dear Sir/Madam,

Authorisation Letter

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

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
梁承敬女士

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
郁德芬博士

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

Yours faithfully,



Dr. Alice Yuk, BBS, JP

Chief Executive Officer

The Ebenezer School and Home for the Visually Impaired Limited

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope
School 心光恩望學校

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

Ebenezer Child
Care Centre
心光幼兒中心

Ebenezer Care &
Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



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

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

3 January 2025
By Email

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

Dear Sir/ Madam,

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

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

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

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

Yours faithfully,



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

Encl.
cc. Client (By Email)



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

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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>The Ebenezer School and Home for the Visually Impaired Limited</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>Masterplan Limited</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」

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

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

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

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

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

at the appropriate box 請在適當的方格內加上 號

Further Representation

To

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

Submitted by

The Ebenezer School and Home for the Visually Impaired Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

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

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

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

The Proposed Amendments to which the Further Representation Relates

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

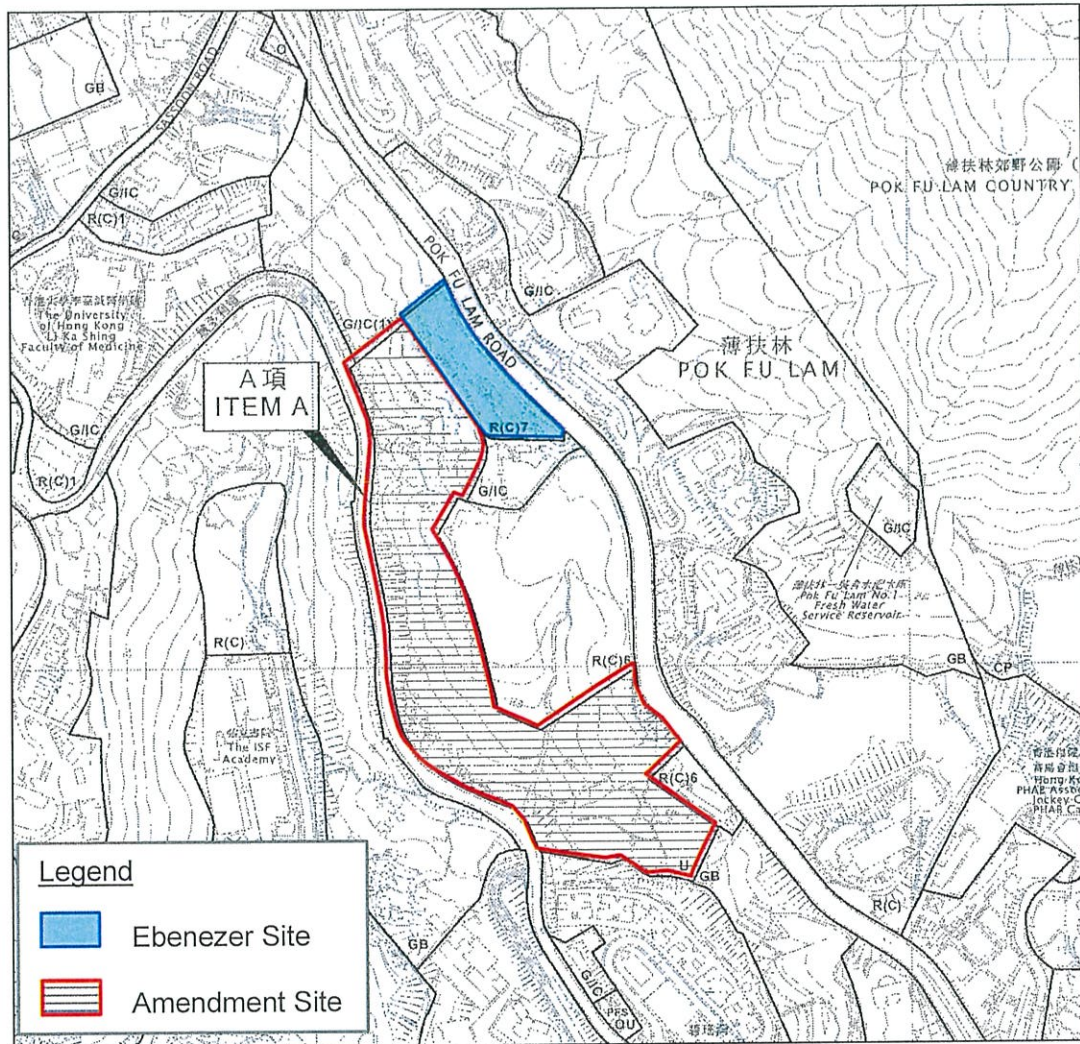


Figure 1 Location Plan showing the property owned by the Further Representative (Ebenezer Site) and the Site of Proposed Amendment Item A (Amendment Site) (Base image source: Planning Department Plan No. R/S/H10/22 – A1)

The Nature of the Further Representation

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

6. Accordingly, Ebenezer opposes the proposed revision to the covering Notes to incorporate development restrictions for “U” which is indicated as Proposed Amendment II(a).

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

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

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

Reasons for the Further Representation

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

Misinformation Presented to the TPB Members During the Deliberation Session

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

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

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

and in paragraph 30, the Vice-chairperson said:

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

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

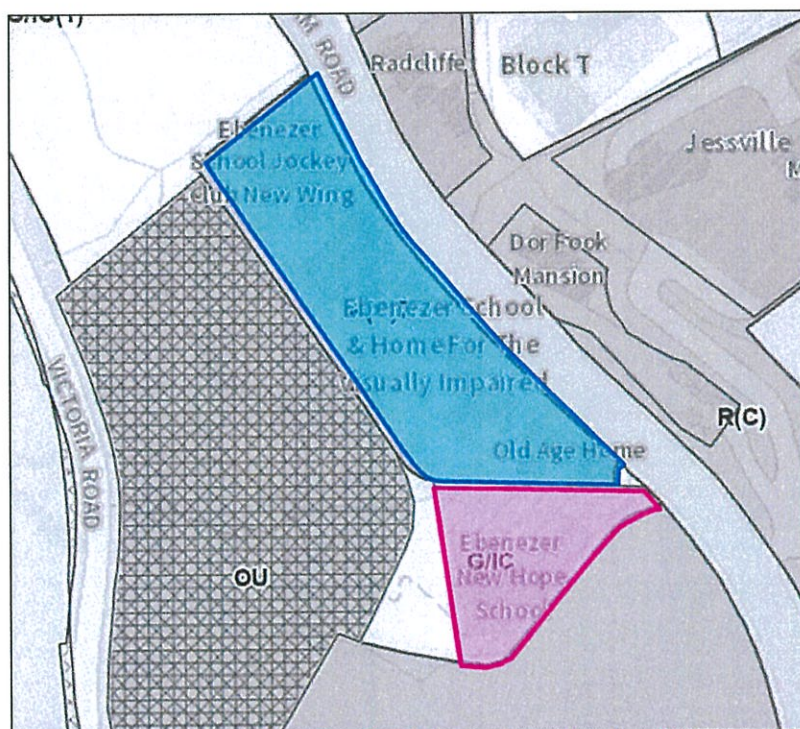


Figure 2 Following the relocation of existing services, the site of Ebenezer New Hope School (ENHS site) will continue to be occupied by Ebenezer and will provide additional services to the visually impaired community.

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

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

"Undetermined" Zone is Inappropriate and Unnecessary

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

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

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

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

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

and

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

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

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

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

Revert to the Original Zoning

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

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

Identified Alternative Site in the San Tin Technopole OZP

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

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

Copying is not Valid

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

Irrational Decision Making

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

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

Undetermined Zone is Vague and Irrational

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

Alternative Sites for HKU GIC Development

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

Other Technical Issues Raised by Representers and TPB Members

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

Specific Concerns for Ebenezer

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

Public Engagement

- 31 The consultation approach that HKU has adopted so far was considered *"ineffective"* by a Member of the TPB. Many representatives including Ebenezer, have also expressed similar dissatisfaction with HKU's lack of communication and community engagement for the HKU GIC development. With reference to paragraph 26 of the Minutes of the deliberation session, Members generally considered that:
- "there was room for improvement in HKU's public consultation and community engagement efforts..."*
- The consultation exercise should commence at an early stage and adopt a two-way and bottom-up approach to address various concerns raised by stakeholders, including local residents, the Ebenezer and green groups..."*
- HKU should also engage in continuous discussions with the Ebenezer regarding the design constraints and approaches to minimise noise impacts on its students with visual impairment.*
32. The TPB's concern for Ebenezer is appreciated, and it is agreed that HKU should engage in continuous discussions with Ebenezer to minimise impacts on the visually impaired people should the development proceed at this site. Similarly, this should be reflected in the ES relating to the "U" zone as amended in **Appendix 3**. However, given the degree of difference between what HKU want to do and how the Ebenezer must operate, it is considered difficult that an acceptable compromise can be achieved

Proposed Amendments to the Plan

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

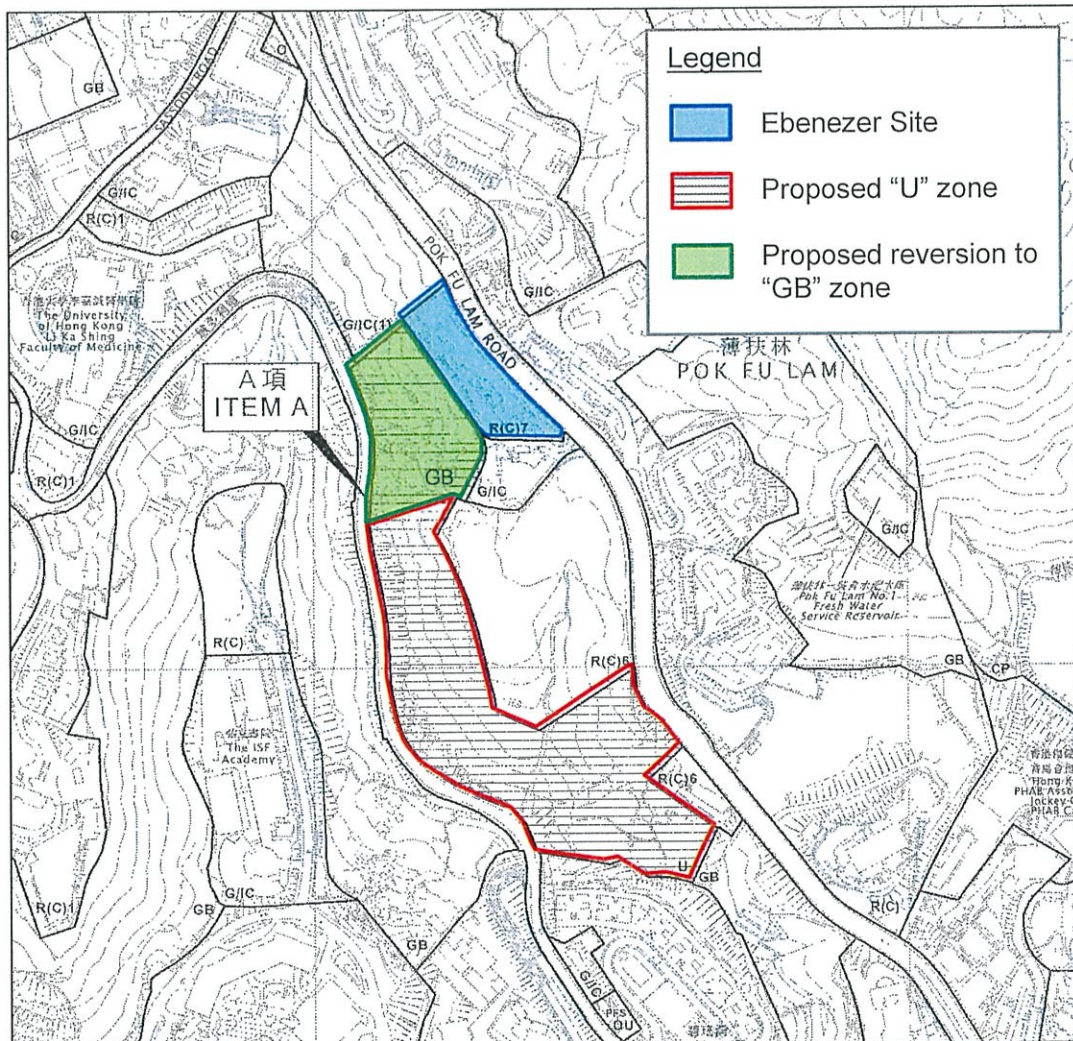


Figure 3 Proposed amendment to plan – to revert a small portion of the Amendment Site to “GB” zone and retain the remaining portion as “U” zone

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

Conclusion

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

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

January 2025
Masterplan Limited

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

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

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

Amendment Item A

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

Appendix 2 “Undetermined Zone” Proposed Explanatory Statement

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

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

Appendix 3 : Proposed Alternative Wording of the Explanatory Statement

7.9 Undetermined "U"

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-03 星期五 03:49:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OZP
NO. S/H10/22 Further Representations

PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OZP NO. S/H10/22 Further Representations

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

Dear TPB Members,

STRONGEST OBJECTIONS

Question the legality of the statement “rezoning the Amendment Item A Site from “Other Specified Uses” annotated “Global Innovation Centre” to “Undetermined”” when the former did not go through due process culminating in approval by the CE in Council and was therefore effectively notional in nature.

“ITIB affirms that the Centre aligns with the policy goals to enhance Hong Kong's status as an international innovation and technology (I&T) hub”

So the board has abandoned its duty to consider the plan on its merits and put priority on **ITIB that played no active role in the process**

“the proposed use at the Amendment Item A Site is not incompatible with the surrounding”

The most prominent and visible land use in the district is in fact a very large low rise cemetery.

“reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces”

Not only is the site is larger than that mentioned in the Policy Address, **the meetings proved that it is excessive to the actual 'needs' of the project.** Set back and green spaces underline this and it is clear that the larger site is nothing more than an excuse to justify the PR of the project.

It is quite clear that there is no intention to reduce the size of the site to be allocated to HKU despite it being proved far larger than that required to provide the desired facility,

In addition, while TPB essentially agreed and accepted the issues outstanding, there is the permissibility for S16 application but without any building height restriction or development restrictions. This sidesteps the need to properly address the concerns of both TPB members and the community.

The change in proposed zoning at the last minute rendered the original consultation invalid.

Urgent Return receipt Expand Group Restricted Prevent Copy

That PlanD is so clearly supporting the interests of HKU despite strong public opposition, the costly technical issues that were not addressed and revelations that HKU is already in possession of a number of properties that are not being utilized and are more than adequate to address many of the proposed uses at the site, is in violation of the spirit of the Town Planning Ordinance.

The original Green Belt zoning must be reinstated and if HKU comes up with a modified plan then a fresh OZP amendment exercise can be conducted.

Mary Mulvihill



Urgent Return receipt Expand Group Restricted Prevent Copy

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

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

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

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

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

Regards,

Bella FAN

Assistant Director of Estates

[REDACTED]

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Email

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

Dear Sir/Madam,

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

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

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

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

Yours Sincerely,



Fan Mei Mary

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	Date Received 收到日期	

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<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*) Fan Mei Mary</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>
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<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

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

[#] If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

[@] Please specify the amendment item number provided in the Schedule of Amendments.

請註明在修訂項目附表內的修訂項目編號。

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

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

at the appropriate box 請在適當的方格內加上 號

Urgent Return receipt Expand Group Restricted Prevent Copy

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

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

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

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

Regards,

Bella FAN

Assistant Director of Estates

[REDACTED]

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

THE UNIVERSITY OF HONG KONG

香 港



大 學

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

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

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

Jan 3, 2025

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

Dear Sir/Madam,

Further Representation to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
Representer: The University of Hong Kong

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

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

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

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

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

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

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Xiang Zhang', written in a cursive style.

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

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請註明在修訂項目附表內的修訂項目編號。

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at the appropriate box 請在適當的方格內加上 號

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**1. Person Making this Further Representation (known as "Further Representer" hereafter)
提出此宗進一步申述的人士（下稱「進一步申述人」）**

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

Goreway Limited

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

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

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

Masterplan Limited

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* Delete as appropriate 請刪去不適用者

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

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

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

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

[^] Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。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

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

3 January 2025

By Hand

Dear Sir,

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

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

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

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

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

Yours faithfully,



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

Enc
cc Client



GOREWAY LIMITED

(Continued in BVI with limited liability)

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

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

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

30 December 2024

Dear Sir or Madam,

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

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

Yours faithfully,

For and on behalf of

GOREWAY LIMITED



.....
Director(s)/Secretary

Yik Chok Man

Director

FY/epcl

Further Representation

To

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

Submitted by

Goreway Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

1. Introduction

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

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

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

I. Proposed Amendment to Matters shown on the Plan

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

II. Proposed Amendments to the Notes of the Plan

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

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

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

3. The Nature of and Reasons for the Further Representation

3.1 The nature for the Further Representation

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

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

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

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

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

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

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

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

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

.....

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

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

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

- 3.2.2 There is also a complete lack of certainty that a technically feasible design scheme of the Global Innovation Centre that meets the HKU's needs would be able to meet the planning considerations such as building height, density, bulk, setback area and green spaces, as mentioned in reason (c) of the TPB decision. This is particularly the case when the Global Innovation Centre is a niche use supposedly with such special requirements as floor plate size, head room thereby building height, GFA for viability. It is possible that such significant adjustment may not be practicable, and a suitable compromised scheme may not be achievable.
- 3.3 The "U" zoning pre-empts the protection of the public views and visual amenity obtained from Pok Fu Lam Road
- 3.3.1 It is important to preserve the public views and visual amenity obtained from Pok Fu Lam Road. This is pursuant to the planning principles established in para. 5.2 of the ES of the Draft Plan relating to the planning intention of the Planning Scheme Area protecting the public views and amenity and general character of Pok Fu Lam Road. It also relates to Chapter 11 of Hong Kong Planning Standards and Guidelines relating to the gradation of building height at hillsides, as elaborated in the original Representation No.260.
- 3.3.2 The Further Representer continues to have legitimate expectations based on the fact that para. 5 of the ES remains unchanged and protection of public views from Pok Fu Lam Road is an important planning principle. Therefore, any future development at the Amendment Site should not adversely affect the existing public view shed obtained from Pok Fu Lam Road, with distanced open views across the Amendment Site, and across the adjoining "R(C)6" Site where the 137mPD building height restriction also remains unchanged. The TPB members have also accepted and validated this issue, as shown in the relevant paragraphs of the Meeting Minutes quoted in para. 3.2.1 above.
- 3.3.3 However, there is no certainty that a revised Global Innovation Centre proposal for consideration of the relevant Government departments would adequately assess and mitigate the potential visual impact, for the following reasons:
- i. The original proposal is not considered to have suitably addressed the potential impact on Pok Fu Lam Road. Yet the Government departmental comments considered it not incompatible with the surrounding medium-rise residential uses, with several developments already exceeding the level of Pok Fu Lam Road, and generally in line with the existing stepped building height profile descending towards the sea. The Chief Town Planner/ Urban Design and Landscape of the Planning Department had no adverse comment on the Visual Impact Assessment submitted by HKU, even though it did not include the fundamentally relevant public viewpoint of concern from Pok Fu Lam Road. The statement from the TPB Secretary that viewpoints identified in the Visual Impact Assessment, which covered Pok Fu Lam Road

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

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

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

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

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

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

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

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

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

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

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

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

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

4. The Amendments Proposed to the Revised Draft Plan

4.1 Outline of the proposed amendments

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

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

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

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

- 4.3 Delete the provision for permissible development under Section 16 application
- 4.3.1 Should the proposed amendment to revert to the original zoning discussed in para. 4.2 above not be supported by the TPB, the provision in para. 9 of the covering Notes permitting development in the “U” zone through Section 16 to the TPB is proposed to be deleted. With this, the ES is proposed to be amended, to indicate no development is permissible without another round of OZP amendment as a precondition, this is except the respective uses under Column 1 and 2 of the “Green Belt” zoning.
- 4.4 Impose 137mPD building height restriction or less (including roof top structures, and without minor relaxation clause), and the requirement for Layout Plan and Visual Impact Assessment submission in Section 16 application.
- 4.4.1 Should the proposed amendment in para. 4.2 or 4.3 above not be supported by the TPB, 137mPD building height restriction or less (including roof top structures, and without minor relaxation clause) for the future development at “U” should be stipulated on the Plan and in the Notes of the OZP (and the ES be amended as appropriate).
- 4.4.2 It is also proposed that a requirement under the Section 16 application be introduced, for a Layout Plan addressing the disposition of buildings within the proposed development and a Visual Impact Assessment including a viewpoint on Pok Fu Lam Road across the Amendment Site addressing the ES of the OZP to be submitted to the TPB for approval.

5. Conclusion

- 5.1 The proposed Global Innovation Centre at the Amendment Site is yet to prove to the TPB that a suitable siting and design scheme could be achieved. The significantly adverse impact on the existing public views and visual amenity at Pok Fu Lam Road protected under the ES of the OZP indicates that the proposed amendment is not suitable for this purpose.
- 5.2 The proposed “U” zoning does not properly address these concerns, but prematurely indicates the suitability of the proposed Global Innovation Centre at Amendment Site. Worse, it permits its development in the form of its original design scheme prior to the HKU’s review and findings.
- 5.3 The TPB’s decision to amend the zone to “U” is considered unable to discharge its duty to ascertain the potential impact of the development of the Amendment Site and to genuinely respond to the Representations.
- 5.4 The TPB’s favourable consideration of this Further Representation is sought, in accepting the reasons for the concerns on the “U” zoning and the proposed amendments in relation to Amendment Item A of the revised Draft Plan.

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

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

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

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