

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期：2/1/2025

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姓名：

CHAN KA MAN

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

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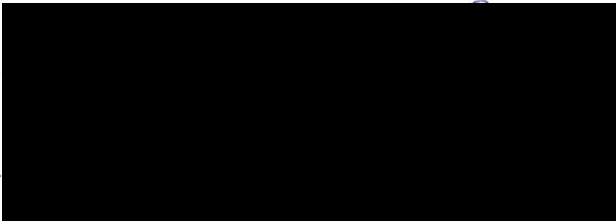
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姓名 :

Jason Hu Su To

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姓名：

鄧肇文

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姓名：

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姓名：

BENJAMIN TANG

(選一) 香港身分證/護照

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姓名：

林書言

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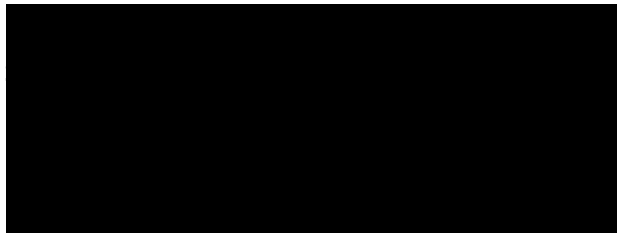
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姓名：

陳嘉政

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



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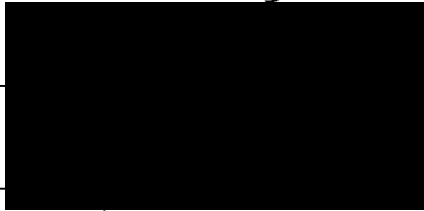
關於薄扶林 OZP No.S/H10/22 的進一步陳述

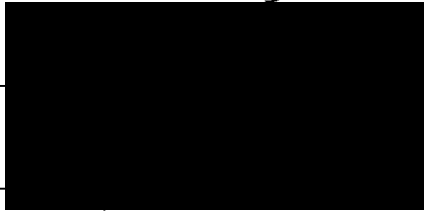
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姓名：TANG SIU MAN BENJAMIN

(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：MUK MEI KING CHRISTINA

(選一) 香港身分證/護照

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姓名 :

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姓名：

Ho Koon Man

(選一) 香港身分證/護照：



電子郵件/電話：(可選)

\_\_\_\_\_

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姓名：

鄭為樺

(選一) 香港身分證/護照：

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姓名 :

Tsang Shai Bun

(選一) 香港身分證/護照 :

電子郵件/電話 : (可選)

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日期：2/1/2025

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- (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：

Hik Wai Wan

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

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3 JAN 2025

Town Planning  
Board

堅決反對港大破爛薄扶林的綠化帶，反環保，  
而行之，是劣行，是橫行霸道！

Submission Number:  
TPB/R/S/H10/22-F-S1816

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期 : 2/1/2025

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

姓名 :

Rily Cheung

(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](mailto: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。





北約大學城有一大塊的土地可以開發，集中在一處發展，不是更好！為什麼一定要死頂着薄扶林這塊僅有的綠化地，又砍伐2,250棵以上的難得罕貴的樹林，這是極度破壞綠化，是反其道而行之，是劣行，是逆行！破壞薄扶林一舉愈來愈缺少的綠化地。一句話，港大去北約大學城發展，拓展港大國際創新中心GIC最為合適，又降低成本。

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期：2/1/2025

Submission Number:  
TPB/R/S/H10/22-F-S1817

- (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。
- (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) 我非常不同意規畫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：

Peter Lok,

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

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3 JAN 2025  
Town Planning Board

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

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 21/12/2025

- (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: Cham King See

(circle one) HKID / Passport: \_\_\_\_\_

Email / telephone : (optional) \_\_\_\_\_



Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto:tpbpd@pland.gov.hk)

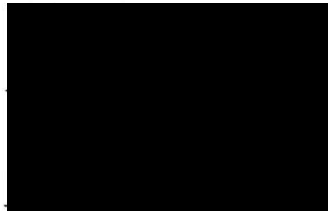
Date: 21/1/2025

- (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: Lui Wai Hei

(circle one) HKID / Passport:



Email / telephone : (optional)

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto:tpbpd@pland.gov.hk)

Date:

= 2 JAN 2025.

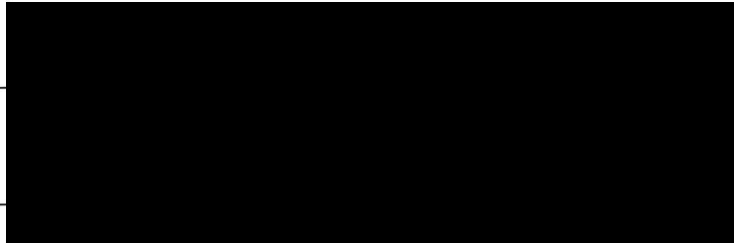
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

(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](mailto: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.*

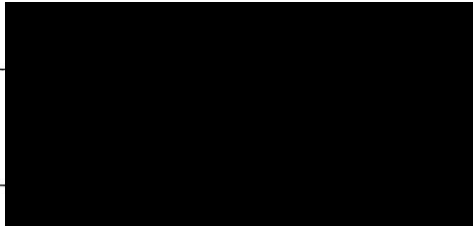


(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition 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: FUNG CHING YEE

(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](mailto: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: Hon wai man Catherine

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto: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: LAM SILK YAM

(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](mailto:tpbpd@pland.gov.hk)

Date: Jan 11, 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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- (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: Brillantes Marilyn Blaza

(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](mailto:tpbpd@pland.gov.hk)

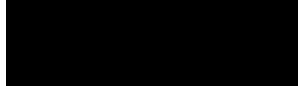
Date: 31.12.2024

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

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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19/25c

Submission Number:  
TPB/R/S/H10/22-F-S1826

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

To: tpbpd@pland.gov.hk

Date: Jan 2, 2025

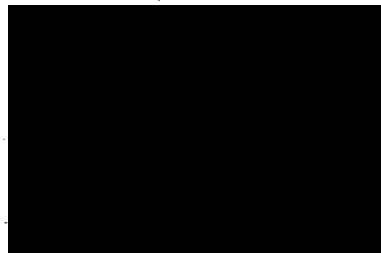
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Name: Rosario D. Feniza

(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](mailto:tpbpd@pland.gov.hk)

Date: Jan. 2, 2025

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Name: <sup>Min-Yi</sup> Isabella ^ Tan

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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

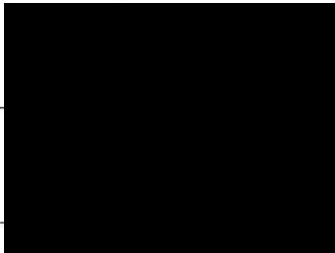
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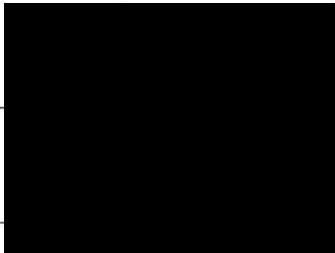
Date: 2/1 / 2025

- (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: Lui Cheuk Lam

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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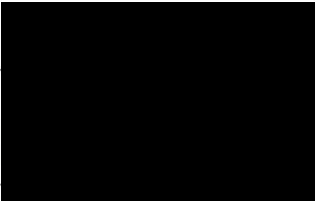
2/1/2025

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Name: Lui Siu Fung

(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](mailto:tpbpd@pland.gov.hk)

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

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

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

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

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

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

*every year*  
*Anty Ho*  
(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.

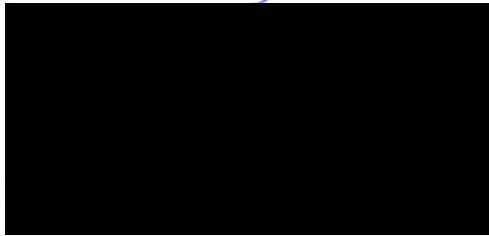
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(8) Please consider each resident of Bagin Villa's views seriously.

Name: HAU, Timothy Doe-Kwong

(circle one) HKID / Passport:

Email / telephone : (optional)



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

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto: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.*
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Name: LAM YUK LIN ELIZA

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

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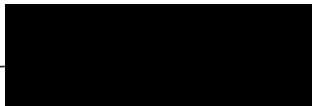
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 2 JAN 2025

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Name: CHUI TONY KA TUNG

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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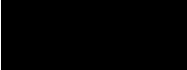
Date: 1/1/2025

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Name: SONZAGA, VANESSA JOY CANILLO

(circle one) HKID / Passport:  \_\_\_\_\_

Email / telephone : (optional) \_\_\_\_\_

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To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 1/1/2025

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Name: LEUNG WING SEE MIRANDA

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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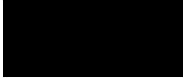
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Name: Tang Ji Wei

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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Date: 1/1/2025

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Name: Aaron Tang

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or by post to 15/F North Point Government Offices, 333 Jaya Road, North Point, Hong Kong.



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

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 01/01/2025

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

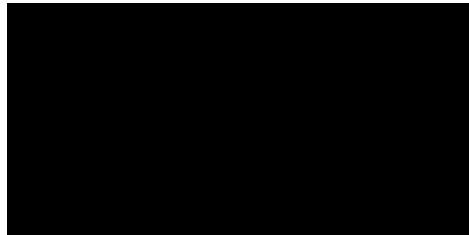


(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition 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: Adonación Eranista

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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**

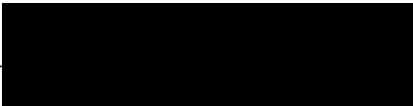
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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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- (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: Ho Hang

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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



21/130

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

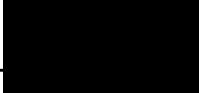
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 21/1/2025

- (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.*

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Name: HO SHU CHAN

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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



21/5A

Submission Number:  
TPB/R/S/H10/22-F-S1840

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

To: [tpbpd@pland.gov.hk](mailto: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: Siu Wai Kwan

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

Email / telephone : (optional) \_\_\_\_\_

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



2/1/2025

Submission Number:  
TPB/R/S/H10/22-F-S1841

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

To: [tpbpd@pland.gov.hk](mailto: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: MARY NG

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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



21/21C

Submission Number:  
TPB/R/S/H10/22-F-S1842

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

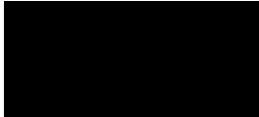
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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.*

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Name: TSE CHUN ON

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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



21/190

Submission Number:  
TPB/R/S/H10/22-F-S1843

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

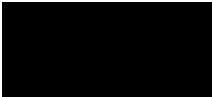
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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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- (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: MAK PUI MAN

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or by post to 15/F North Point Government Offices, 333 Jaya Road, North Point, Hong Kong.



21/192

Submission Number:  
TPB/R/S/H10/22-F-S1844

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

To: [tpbpd@pland.gov.hk](mailto: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: MAK YUK KUAN

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

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



21/19c

Submission Number:  
TPB/R/S/H10/22-F-S1845

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

To: [tpbpd@pland.gov.hk](mailto: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: CHAN YUK SIM

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbd@pland.gov.hk](mailto:tpbd@pland.gov.hk) or by post to 15/F North Point Government Offices, 333 Javan Road, North Point, Hong Kong.



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

To: [tpbpd@pland.gov.hk](mailto: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 Mei Sun

(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](mailto:tpbpd@pland.gov.hk)

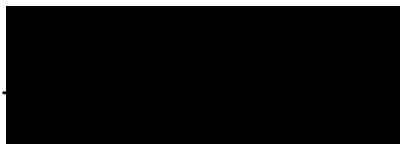
Date: 2/1/2025

- (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: Ignat Fath Lee

(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](mailto:tpbpd@pland.gov.hk)

Date: 2/1/2025

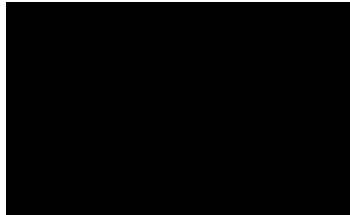
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- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

HL/ke

(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: MARILYN *Frank* CORMINAL *Paul*

(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](mailto:tpbpd@pland.gov.hk)

Date: 2/1/2025

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2/1/25



(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: Virginia Buen

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

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

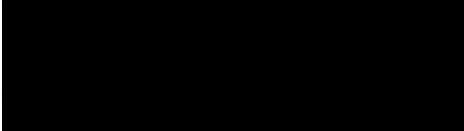
To: *tpbpd@pland.gov.hk*

Date: *2/1/2025*

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Name: LAM PEI LAYNE

(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](mailto:tpbpd@pland.gov.hk)

Date: 2/1/2025

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Name: LAN WING YAN

(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: CHOW BILIC HA

(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: LAU MING CHIU

(circle one) HKID / Passport:



Email / telephone : (optional) \_\_\_\_\_

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

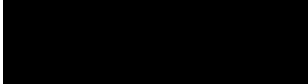
To: tpbpd@pland.gov.hk

Date: 2/1/2025

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Name: Winnie Lau

(circle one) HKID Passport: 

Email / telephone : (optional) ba

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19/21A

Submission Number:  
TPB/R/S/H10/22-F-S1855

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

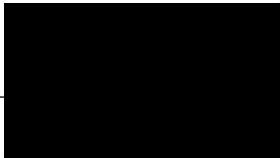
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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.*
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Name: DEVI SUSIANI

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

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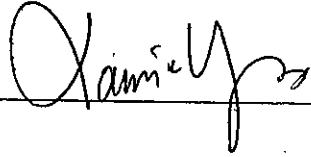
To: tpbpd@pland.gov.hk

Date: 2/1/2025

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Name: \_\_\_\_\_



(circle one) HKID / ~~Passport~~ \_\_\_\_\_

Email / ~~telephone~~ (optional) \_\_\_\_\_

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To: tpbpd@pland.gov.hk

Date: 2/11/2025

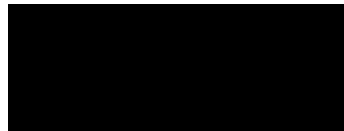
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Name: Lam Yin Shun

(circle one) HKID / Passport:



Email / telephone : (optional) \_\_\_\_\_

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Name: LAM KIT MING

(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

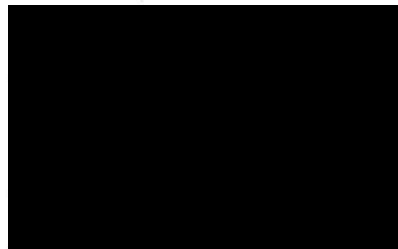
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Name: MUK MEI KING CHRISTINA

(circle one) HKID / Passport:

Email / telephone : (optional)



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21/12/25

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

To: tpbpd@pland.gov.hk

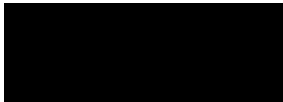
Date: 2/1/2025

Submission Number: TPB/R/S/H10/22-F-S1861
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Name: ZENAIDA A. ALAGAO

(circle one)  HKID /  Passport: 

Email / telephone : (optional) \_\_\_\_\_

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To: tpbpd@pland.gov.hk

Date: 2/1/2025

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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 SHAM KEUNG

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



Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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.
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Name: Wong Wing Sam

(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: JIM SAU HAR JOSEPHINE

(circle one) HKID / ~~Passport~~



Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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: 29.12.2024

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

(circle one) HKID / Passport 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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

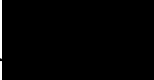
Date: January 2, 2024

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

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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-S1867**

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 14:48:39  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Further Representation on Pokfulam OZP No.S/H10/22  
**Attachment:** Further Representation on Pokfulam OZP No.SH1022  
Page1.pdf; Further Representation on Pokfulam OZP  
No.SH1022 Page2.pdf

Sent from my iPad

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

To: tpbpd@pland.gov.hk

Date: 3 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.
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- (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 KWOK YIN ANDREW

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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-S1868**

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 15:41:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation on Pokfulam OZP No.S/H10/22  
**Attachment:** 20250103\_153814.jpg

Dear Sir/Madam,

Please find attached doc on the subject matter for your perusal.

Regards  
Louisa Lui

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

To: [tpbpd@pland.gov.hk](mailto: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.
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- (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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- (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.

*The Green Belt Zone must be kept.*

Name: LUI SHUK KING, LOUISA

(circle one) HKID / Paperport

Email / telephone : (optional)

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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-S1869

From: [REDACTED]  
Sent: 2025-01-03 星期五 16:11:16  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Opposition and Demand for explanation on Pokfulam OZP No. S/H10/22

Dear sir/madam,

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

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

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

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

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

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

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

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

Regards

Lam Chi Kuen  
[REDACTED]

Sent from my phone

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/H10/22-F-S1870

From: [REDACTED]  
Sent: 2025-01-03 星期五 16:15:50  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Opposition and demand for explanation on Pokfulam OZP No. S/H10/22

Dear sir/madam,

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

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

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

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

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

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

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

Regards

Chan Cheuk Yu Vivian  
[REDACTED]

Sent from my phone



From: [REDACTED]  
Sent: 2025-01-03 星期五 16:45:04  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Objection Relating to Proposed Amendments to Plan No.S/H10/22

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

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

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

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Name: Yat Quan Tan

HKID / Passport: [REDACTED]

**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 16:43:24  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Terry Wong <terrywong828@yahoo.com>  
**Subject:** Further Representation  
**Attachment:** Further Representation.pdf

To: Town Planning Board

Dear Sir/Madam,

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

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

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

Thank you for your attention to this matter.

**Yours faithfully,**

**So Suet Lai**  
[REDACTED]

# Objection Report

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

**Date:** December 28, 2024

**To:** Town Planning Board (TPB)

**Attn:** Chairperson and Members

**CC:** Chief Executive, Hong Kong SAR

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

Dear Sir/Madam:

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

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

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

## Executive Summary

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

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

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

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

## **1 Introduction**

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

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

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

## **2 Background and Site Analysis**

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

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

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

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

### **3 Overview of the Development Proposal**

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

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

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

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

### **4 Grounds for Objection**

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

#### **4.1 Preservation of Green Belt Land**

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

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

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

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

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

#### **4.2 Misalignment with Strategic Development Goals**

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

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

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

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

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

#### **4.3 Climate Resilience and Environmental Impact**

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

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

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

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

#### **4.4 Traffic Congestion and Infrastructure Constraints**

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



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

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

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

#### **4.5 Community Consensus and Public Engagement**

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

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

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

#### **4.6 Legal Precedents and Judicial Risks**

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

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

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

#### **4.7 Protection of Pok Fu Lam’s Unique Character**

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

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

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

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

#### **4.8 Economic Inefficiency and Public Resource Waste**

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

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

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

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

#### **4.9 Alternative Development Sites**

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

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

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

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

#### **4.10 Impact on Public Health and Safety**

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

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

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

#### **4.11 Public Consultation and Accountability**

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

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

#### **4.12 Risk of Precedent – Erosion of Green Belt Protections**

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

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

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

#### **4.13 Steep Topography and Developmental Unsuitability**

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

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

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

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

#### 4.14 Traffic Congestion and Infrastructure Overload

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

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

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

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

#### 4.15 Biodiversity and Ecological Integrity

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

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

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

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

#### **4.16 Misalignment with Government Development Strategy**

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

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

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

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

#### **4.17 HKU's Lack of Transparent Public Consultation**

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

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

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

#### **4.18 Environmental and Geotechnical Concerns – Landslide and Flooding Risks**

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

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

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

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

#### **4.19 Misleading Economic and Social Benefits – Overstated Gains**

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



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

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

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

#### **4.20 Violation of Established Planning Principles - The Role of Green Belts in Urban Resilience**

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

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

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

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

## **5 Recommendations & Conclusion**

### **Recommendations to the Town Planning Board:**

1. **Retain the Existing Green Belt Designation** – Reaffirm the long-standing presumption against development in the Item A site to preserve Pok Fu Lam's natural landscape, biodiversity, and ecological resilience.
2. **Reject the Rezoning to "Undetermined" (U)** – Recognize that shifting to "Undetermined" introduces ambiguity, reduces public oversight, and lowers the bar for development approvals.
3. **Strengthen Community Engagement** – Require HKU to conduct **genuine, transparent public consultations** that prioritize local concerns and foster inclusive dialogue.
4. **Advocate for Alternative Sites** – Encourage HKU to pursue development within the Northern Metropolis or other suitable zones, aligning with Hong Kong's strategic objectives for innovation and technology.
5. **Mandate Comprehensive Environmental and Traffic Impact Assessments** – Insist on **rigorous environmental, geotechnical, and traffic assessments** that accurately reflect the full scope of potential disruptions to the community.

### **Conclusion:**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Follow-Up Request**

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

#### **1. Formal Acknowledgment:**

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

#### **2. Clarification of Next Steps:**

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

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

**3. Request for Engagement:**

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

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

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

**Closing Statement:**

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

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

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

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**Submission Number:**  
TPB/R/S/H10/22-F-S1873

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 16:47:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** STC Pok Fu Lam OZP S/H10/22  
**Attachment:** STC Pok Fu Lam OZP.pdf

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

To: [tpbpd@pland.gov.hk](mailto: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: Sandra Collins-de Lange

(circle one) HKID / Passport:

Email / telephone : (optional)

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



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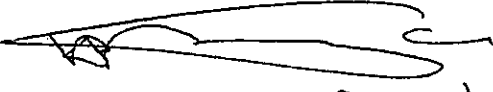
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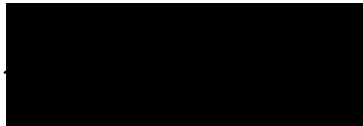
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Name:   
DE LANGE Daniel Donald

(circle one) HKID Passport:



Email / telephone : (optional) \_\_\_\_\_

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**Sent:**

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**To:**

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**Subject:**

DL Pok Fu Lam OZP S/H10/22

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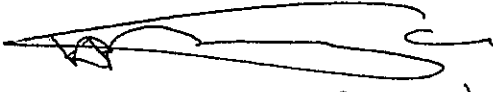
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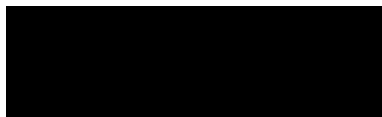
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- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed 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:   
DE LANGE Daniel Donald

(circle one) HKID Passport:



Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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-S1875

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 17:33:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representative on Pokfulam OZP No.S/H10/22

To whom it may concern,

Please see my signed attached statement below regarding the captioned representation.

Regards,  
Phillip Saran

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

To: tpbpd@pland.gov.hk

Date: 02/01/2025

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

(Circle one) (HKID) Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbnd@pland.gov.hk](mailto:tpbnd@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

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 16:40:30  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 4 Further Representations on Pokfulam OZP No.S/H10/22  
**Attachment:** Further Representation on Pokfulam OZP S H10 22 DEK.pdf; 3  
Further Representations on Pokfulam OZP S H10 22.pdf

Dear TPB,

I am submitting 4 Further Representations on Pokfulam OZP No.S/H10/22.

Regards

--  
Donald Knapp

Submission Number:  
TPB/R/S/H10/22-F-S1876

Submission Number:  
TPB/R/S/H10/22-F-S1877

Submission Number:  
TPB/R/S/H10/22-F-S1878

Submission Number:  
TPB/R/S/H10/22-F-S1879

To: Town Planning Board

[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

**Further Representation from Donad Edward Knapp to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22**

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

I hereby submit this further representation, 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.

Other items are noted below.

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

- 1.1. The Town Planning Ordinance requires the Board to give due consideration to every representation which has been made in respect of the proposed change to the zonings on the Outline zoning plan under consideration.
- 1.2. Under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance the Board must decide whether or not :-
  - (a) to propose amendment to the plan in the manner proposed in the representation; or
  - (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.
- 1.3. The Board decided to rezone the area identified as Item A to Undetermined, a “(U)” zoning.
- 1.4. No representation proposed that the plan be amended to include such an Undetermined, “(U)”, zoning for Item A, and hence subparagraph “a” is not relevant to the consideration which the Board made. It should be noted that the Planning Department, who had proposed such a zoning, cannot be considered to have made a representation under the Ordinance, and in any event that proposal was made after 22 May 2024, the closing date for the receipt of representations.
- 1.5. Under subparagraph “b” the Board has the authority to decide whether to propose an amendment to the plan in another manner which would meet the representation under consideration by the Board. The important wording in this subparagraph is “meet the representation”.
- 1.6. As noted above, the proposal that Item A be zoned as “(U)” was a proposal by the Planning Department who are not a “representer”.
- 1.7. No representer proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A and hence, under subparagraph “b”, there was no representation which could be considered to being met by a zoning of Undetermined, “(U)”.
- 1.8. The TPB Ordinance, neither under paragraph 6B(8) or any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet a representation. Had this been the intention the wording of paragraph 6B(8) would have been different.
- 1.9. The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, “U”, from the existing approved zoning of GB and RC(6).
- 1.10. The Board’s appropriate decision, under paragraph 6B(8), should have been not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).
- 1.11. Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.

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

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

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

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

was therefore to decide under paragraph 6B(8) subpara (b) whether, in their view, there was another zoning which would meet a representation; a representation made to the Town Planning Board before the due date of 22 May 2024. If not then their only option was to reject the proposed rezoning.

- 2.8. The decisions noted in the minutes of the meeting on 29 November make no reference to paragraph 6B(8) and hence it is not clear on what authority the Board was exercising in coming to the decision which the Board made. The decision is silent on which representation, if any, is met by the proposed zoning of Item A as “(U)”, Undecided. Hence it can only be reasonably concluded that no representation (as made by 22 May 2024) would be met.
- 2.9. Paragraph 37 of the minutes of the meeting on 29 November notes supportive views, but does not expand to identify which, if any, views support a zoning of “(U)”. Since none of the representations, made by the due date of 22 May 2024, made any reference to an Undetermined zoning the Board is not in a position to determine whether they supported such a zoning. These supportive views would appear to be in respect of HKU developing a Global Innovation Centre as opposed to the matter for the Board, namely the zoning of the land, Item A.
- 2.10. The same minutes earlier include, in paragraph 6(ww) under Way Forward, that “PlanD recommended amending the draft OZP by rezoning the Item A Site from “OU (Global Innovation Centre)” to “U” to **partially meet some adverse representations**”. (My emphasis). There is no minuted suggestion that PlanD felt that the zoning would “meet the representation” of any one of the representers.
- 2.11. Paragraph 38 of the same minutes notes “The Board decided to partially meet R55 (part), R206 (part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659, and to propose amendments to the draft OZP by rezoning the Item A Site from “OU (Global Innovation Centre)” to “U””.
- 2.12. The minutes do not state how their decision will “partially meet” the stated representations, or which part would be met. Neither do the minutes state whether this decision is made under the Ordinance’s paragraph 6B(8) subpara (b) or not. However, the Ordinance, neither under paragraph 6B(8) nor any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet the representation. Had this been the intention the wording of paragraph 6B(8) would have been different.
- 2.13. The decision includes a partial meeting of the representation R259. It is not clear how this representation could have been partially met. The representation was clearly against the zoning of Item A to “OU” and sought that it be retained as currently zoned on the approved plan as GB or RC(6) as appropriate. The representation made no reference to a zoning of “U” Undetermined as there was no suggestion of such a zoning when the draft plan was submitted for public comments. During the hearing the representer clearly stated that he was against the “U” zoning which had been proposed since the closing date for the receipt of representations on 22 May 2024.

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



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

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

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

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

#### 4. Green Belt

- 4.1. The minutes of the meeting on 4 November, at paragraph 57, record representer R3250 as stating the "The Town Planning Board Guidelines for 'Application for Development within a Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) promulgated in 1991 clearly stated that there was a general presumption against development (excluding redevelopment) and planning applications would only be considered under exceptional circumstances and should be justified by very strong planning grounds. There was a legitimate expectation that the Board would adhere to its publicly stated planning intention and guidelines. The development of the Centre at the Item A Site did not fulfil the strong planning grounds required for development, as outlined in the OZP since 1986 and in TPB PG-No.10 in 1991"
- 4.2. The response from the planning department that the conditions to be satisfied for the rezoning of Green Belt land is different for an amendment to an OZP and for a Section 16 application defies all logic of planning. The procedures for effecting such a change, as set out in the TPB ordinance may be different, but the fundamental planning considerations which need to be addressed are the same. This was clarified by the Chair in that the general presumption against development was applicable to all "GB" zones across all OZPs. She indicated the strong justification provided where areas of GB had been rezoned, but failed to add that no such strong justification had been provided for this rezoning. She also failed to clarify that these areas of Green Belt, rezoned for public housing, were on the fringes of large areas of land zoned as Green Belt, whereas this rezoning is to remove this status from a very substantial part of this currently approved zoned Green Belt area. She failed to explain that no alternative sites had been properly considered, as confirmed by the proponent HKU. Thus, there was no overriding justification for this rezoning.
- 4.3. The minutes, subparagraph (c), include "Recent government policies, including those from 2023 regarding the green belt development as well as the gazettal of the STT OZP in 2024, indicated that the 2021 policy of granting the Item A Site to HKU for a global I&T centre was outdated". I suggest that the wording of this minute is incorrect as the 2021 Policy Address only "reserved" in principle a 4 hectare site of Green Belt (not about 4.2 hectares of Green Belt plus a further about 0.5 hectares of land zoned as RC(6) as Item A). The land has NOT been granted as HKU would like to believe. It was only reserved in principle to allow HKU to consider its use, undertake all necessary studies AND consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ballpark costs and construction 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 HKU' GIC facility at Pok Fu Lam. This is consistent with elsewhere in the Policy Address which emphasised the development of the Northern Metropolis for such facilitates, in accordance with Central Government Policy.
- 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 both the minutes of the meetings on both 4 and 5 November (Para 74 and Para 11 respectively), the Chairperson stated that a zoning of Item A to "U", Undetermined, was to allow time for HKU to review and adjust its development plan. The minutes continue with "If the revised development scheme was considered acceptable to the Government, PlanD would identify an appropriate zoning for HKU to take forward the revised scheme. Subject to the Board's agreement to the proposed change from "U" to the appropriate zoning, the rezoning would then have to go through another round of statutory planning procedures in accordance with the Ordinance, during which members of the public would have the opportunity again to submit written representations and attend hearings to express their views to the Board directly".
- 10.2. The inference of the statement by representers is that the procedure to be followed for the subsequent change of zoning would be through Sections 5 and 6 of the Ordinance, and not Section 16.
- 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.

Other points:

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

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.

Any development that HKU undertakes qualifies as for the general welfare of the community and with modern construction methods virtually all building challenges can be overcome, at a cost. Starting with the Medical Research Building (Y/H10/13) this now makes all Green Belt in Pok Fu Lam available for HKU's use.

Given that the GIC will look to attract international, mainland and HKU researchers, I wish that the parties that would allocate a parcel of land for the GIC in the Northern Metropolis (NM) and get going on it. It would be a jewel within the NM. This would contribute to getting the NM off the ground and successful.

During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was seriously flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced. If the NM is not workable, I note that a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

I acknowledge that the TPB has heard concerns from the public and their interaction has been most professional. I will continue to feel strongly about my concerns until they are addressed.

Donald Edward KNAPP



Submission Number:  
TPB/R/S/H10/22-F-S1876

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

To: tpbpd@pland.gov.hk

Date: 2025/Jan/03

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

If the Board was exercising its right under Section 6B(8) of the Town Planning Ordinance, I can't find a representation that proposed an amendment to zone the land to (U) Undetermined, thus no representation has been met by this decision. I hope the Board could clarify the legal basis/authority for its decision to have the use of land changed to Undetermined.

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

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

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

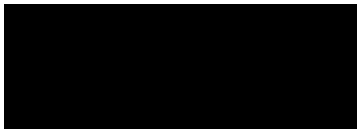
During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was seriously flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

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

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: Misi Tang



Submission Number:  
TPB/R/S/H10/22-F-51877

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

To: tpbpd@pland.gov.hk

Date: 2025/Jan/03

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

If the Board was exercising its right under Section 6B(8) of the Town Planning Ordinance, I can't find a representation that proposed an amendment to zone the land to (U) Undetermined, thus no representation has been met by this decision. I hope the Board could clarify the legal basis/authority for its decision to have the use of land changed to Undetermined.

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

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

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

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

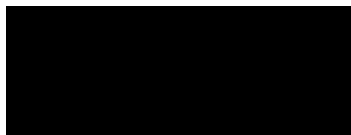


As Hong Kong faces a HK\$100 billion (structural and ongoing) deficit, it is unacceptable for a publicly owned educational facility to be engaging in unnecessary white elephant construction in a wholly inappropriate and vastly more costly location.

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: Joanne Emily Tang



Submission Number:  
TPB/R/S/H10/22-F-S1878

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

To: tpbpd@pland.gov.hk

Date: 2025/Jan/03

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

If the Board was exercising its right under Section 6B(8) of the Town Planning Ordinance, I can't find a representation that proposed an amendment to zone the land to (U) Undetermined, thus no representation has been met by this decision. I hope the Board could clarify the legal basis/authority for its decision to have the use of land changed to Undetermined.

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

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

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

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

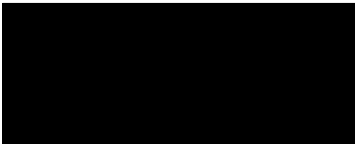
As Hong Kong faces a HK\$100 billion (structural and ongoing) deficit, it is unacceptable for a publicly owned educational facility to be engaging in unnecessary white elephant construction in a wholly inappropriate and vastly more costly location.

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: Rayyun Stanley Knapp

**Submission Number:**  
**TPB/R/S/H10/22-F-S1879**



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/H10/22-F-S1880

Submission Number:  
TPB/R/S/H10/22-F-S1881

**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 16:44:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation on Pokfulam OZP No. S/H10/22  
**Attachment:** 20250103164044516.pdf; 20250103164104585.pdf

To Whom It May Concern

Please see attached further representation from 2 persons on the captioned OZP amendment.

Thank you.

Regards,

Kwok Ching Him

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

To: tpbpd@pland.gov.hk

Date: 3/1/2025

- (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.



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

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Date: 3/1/2025

- (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.*





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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 15:03:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representations x 6 (PFL OZP No.S/H10/22 Item A)  
**Attachment:** Further Representations x6.pdf

To : Town Planning Board

Please see the attached 6 number of Further Representations, thank you .

**Submission Number:**  
TPB/R/S/H10/22-F-S1882

**Submission Number:**  
TPB/R/S/H10/22-F-S1883

**Submission Number:**  
TPB/R/S/H10/22-F-S1884

**Submission Number:**  
TPB/R/S/H10/22-F-S1885

**Submission Number:**  
TPB/R/S/H10/22-F-S1886

**Submission Number:**  
TPB/R/S/H10/22-F-S1887

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name:                     KWOK LUK TING                    

Submission Number:  
TPB/R/S/H10/22-F-S1882

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto:tpbpd@pland.gov.hk)

日期：

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

姓名：

KWOK YU CHIN

Submission Number:  
TPB/R/S/H10/22-F-S1883

(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](mailto: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](mailto:tpbpd@pland.gov.hk)

日期：

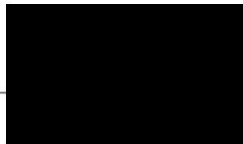
- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包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

姓名：

LAM YZUNG PUI

Submission Number:  
TPB/R/S/H10/22-F-51884

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

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

To: tpbpd@pland.gov.hk

Date:

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

(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: Benosa Jennifer Atupon

Submission Number:  
TPB/R/S/H10/22-F-S1885

(circle one) (1) HKID / Passport: [REDACTED]

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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](mailto:tpbpd@pland.gov.hk)

日期：

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

姓名：

Ho Mzi Wai Wen

Submission Number:  
TPB/R/S/H10/22-F-S1886

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



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

To: tpbpd@pland.gov.hk

Date:

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

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

Submission Number:  
TPB/R/S/H10/22-F-S1887

Name:           KWOK TAI SHUN          

(circle one) HKID Passport:                     

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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-S1890

就圖則的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Plan**

參考編號

Reference Number:

250103-092227-64206

提交限期

Deadline for submission:

03/01/2025

提交日期及時間

Date and time of submission:

03/01/2025 09:22:27

「進一步申述人」全名

Full Name of "Further Representer":

先生 Mr. Tan, Nicholas Tsung Yuan

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的圖則

Plan to which the further representation relates:

S/H10/22

進一步申述詳情

Details of the Further Representation:

相關的建議修訂 <b>Related Proposed            Amendments</b>	你支持還是反對有關事項? <b>Are you            supporting or            opposing the            subject            matter?</b>	理由 <b>Reasons</b>
Zoning of Green Belt to Undetermined	反對 Oppose	Changes to land zoning are requested by Representatives. No Representer requested the re-zoning from Green Belt ("GB") to Undetermined ("U"). The decision by Town Planning Board ("TPB") to unilaterally change the zoning from GB to U is therefore ultra vires and unlawful. The zoning of GB must remain unchanged until such time that a Representer actually requests a change from GB to U.

Submission Number:  
TPB/R/S/H10/22-F-S1891

就圖則的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Plan**

參考編號

250103-104416-67115

Reference Number:

提交限期

03/01/2025

Deadline for submission:

提交日期及時間

03/01/2025 10:44:16

Date and time of submission:

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. Derek Chung

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的圖則

Plan to which the further representation relates:

S/H10/22

進一步申述詳情

Details of the Further Representation:

<p>相關的建議修訂 Related Proposed Amendments</p>	<p>你支持還是反對有關事項? Are you supporting or opposing the subject matter?</p>	<p>理由 Reasons</p>
<p>Amendment U</p>	<p>反對 Oppose</p>	<p>I oppose to the plan as amended as it will result in the destruction of tress. In addition the plan is wasteful as it includes residential towers, restaurants and other features that are not core to the Global Innovation Centre. There are also more suitable sites in Hong Kong SAR.</p>

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 23:26:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation on Pokfulam OZP No.S/H10/22

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Date: 3 January 2025

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

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

1.  
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.

2.  
Hong Kong is facing a HK\$100 billion deficit for the 2024-25 financial year. This is the third successive deficit that Hong Kong is experiencing.

The proposed "Site" in question is deeply flawed with limited access, bad infrastructure and extreme slopes. All these factors will dramatically increase the construction time and cost of construction. Estimates are between two and three times more expensive than a level site with good infrastructure.

Moreover, by HKU's own admission, much of the proposed GIC is unnecessary and excessive construction. This includes virtually the entire Phase 1 (1.7ha) that is comprised of residential, restaurants, cafeterias and parking. These white elephant, vanity projects have no place in Hong Kong's current fiscally prudent situation.

As such, it is incumbent upon HKU as a public educational institution to look for alternative more appropriate sites which inter alia, can save the construction costs which are likely to be funded by public money.

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

3.1 The Guidelines provide, inter alia:

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

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

(m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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**3.2 Alternative sites are indeed available in Pokfulam and other locations.** During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced. If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned “Residential” comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

3.3 I disagree that the wholesale removal of all the existing 2,250 trees in a mature GB area is being considered when a perfectly sized and located alternative site is immediately available and has not been considered at all.

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

Name: Isabella Juliette Jacqueline DE ' EB



Date: 3 January 2025

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 22:23:58  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation opposes the TPB's amendment to "U" of the Site

1. Further Representation opposes the TPB's amendment to "U" of the Site

I, Cecilia Xiu Ying The, oppose the TPB's amendment of the zoning of the 4.72ha GB and RC(6) site designated for the proposed GIC by HKU in Pok Fu Lam (the Site) from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(GIC)") to "Undertermined ("U") in the interim, in order to allow HKU to review and resubmit its proposal.

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

2.1 Under Section 6B(8) of the Town Planning Ordinance, it is provided that after considering any representation under the section, the Board must decide whether or not –

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

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

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

3.1 The Guidelines provide, inter alia:

- a. There is a general presumption against development in a "Green Belt ("GB") zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential **and that no alternative sites are available;**
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of

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existing natural vegetation, affect the existing landscape, or cause any adverse visual impact on the surrounding environment;

(m) Any proposed development on a slope or hillside should not adversely affect slope stability.

3.2 HKU by their own admission on record have stated that they did not investigate any alternative sites in Pokfulam or elsewhere in Hong Kong.

3.3 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.

3.4 The HKU GIC proposal involves extensive clearance of existing natural vegetation of the GB site. As such, the RC(6) site (which is already zoned for residential development) should be considered first before any re zoning of GB takes place.

3.5 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, cafeterias and vast open spaces. If just Phase 1 (1.7ha and almost entirely comprised of Residential, Restaurants, Cafeterias and Carparks) is excluded, the size and scope of the proposed HKU GIC can easily be accommodated within the existing Residential RC(6) site.

#### 4. Snowballing HK\$100 billion budget deficit

4.1 As Hong Kong faces its third successive deficit estimated at a HK\$100 billion for 2024-25, our Government is scrambling to identify new revenue streams **and also ways to rein in expenditure.**

4.2 The proposed “Site” in Pokfulam is hugely problematic due to the slopes and difficult access which will impact on construction time, and most importantly, construction cost. Construction costs are estimated to be at least two to three times the cost of more accessible and flat sites with more suitable infrastructure. HKU should look for alternative, more appropriate sites which can substantially reduce the construction costs.

4.3 As Hong Kong is evolving into a period of stricter, more responsible fiscal control, the era of vanity and white elephant construction projects is over. By their own admission, HKU have conceded that the proposed GIC is excessive and contains many unnecessary structures. HKU has therefore undertaken to reduce the size and scale of the proposed GIC. The TPB’s amendment involving the entire, original site of 4.7ha is therefore by implication, also excessive and unnecessary and should not proceed until the actual required site size is clear.

For the above reasons, I oppose the zoning of the Site to “U”. It should be rezoned back to its original Green Belt (4.2ha) and RC(6) (.51ha) zoning in accordance with



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the majority of representations made and in accordance with Section 6B(8) of the Town Planning Ordinance.

Name: Ms Cecilia Xiu Ying The

[Redacted]

Date: 3 January 2025

[Redacted]

“

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 21:51:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation on Pokfulam OZP No.S/H10/22

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

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

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

1.1 The Guidelines provide, inter alia:

- a. There is a general presumption against development in a “Green Belt (“GB”) zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential **and that no alternative sites are available;**
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

1.2 HKU’s proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to “U”, when HKU applies to zone the “U” Site to “Other Specified Uses” annotated “OU(GIC)”, it does not have to satisfy the requirements in the Guidelines. By zoning the Site to “U” in the interim, the TPB in effect allows HKU to bypass the Guidelines.

1.3 Alternative sites are indeed available in Pokfulam and other locations (see point 2 below for specifics).

1.4 As such, the proposal to rezone Item A should be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

**2. The designated area of 4.7ha is too large and alternative, more suitable sites are available**

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

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

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

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

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

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

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

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

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

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

2.10 As such, the proposal to rezone Item A should be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

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

3.1 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.

3.2 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.

3.3 The proposal that Item A be zoned as "(U)" was a proposal by the Planning Department who are not a "representer". None of the representations on record proposed that the plan be amended to

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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)”.

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

3.5 The proposal to rezone Item A should therefore be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC (6)

#### **4. Hong Kong’s HK\$100 billion deficit**

4.1 Hong Kong’s deficit is about HK\$100 billion in the 2024-25 financial year. This is the third successive deficit. Government is scrambling to find solutions to boost income and to rein in expenses.

4.2 It is widely acknowledged that Hong Kong can no longer afford vanity or white elephant projects that are excessive in size and design; that provide services and facilities that are already in oversupply and thus unnecessary, and that are poorly located and thus more costly to construct.

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

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

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

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

Name: Thierry Georges DE ‘ EB

[Redacted]

Date: 3 January 2025

[Redacted]

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 21:45:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 關於薄扶林 OZP No.S/H10/22 的進一步陳述

從我的 iPhone 傳送

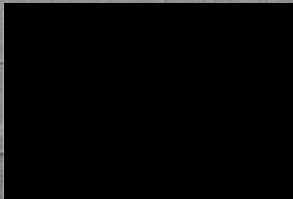
關於薄扶林 OZP No.S/H10/22 的進一步陳述

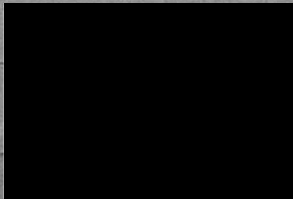
致 : [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期 :

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

姓名： TANG YUK HENG

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

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 21:40:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 關於薄扶林 OZP No.S/H10/22 的進一步陳述

從我的 iPhone 傳送

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期：

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
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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：

鄧鴻生

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



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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 18:31:24  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Further Representation on Pokfulam OZP No. S/H10/22

Dear

Please find reasons of objections attached.

Thank you.

Kwan Yan La

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

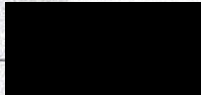
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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: KWAN YAN LAI

(circle one) HKID / Passport: 

Email / telephone : (optional) \_\_\_\_\_

Submit your further representation by email to [tpbpd@pland.gov.hk](mailto: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

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**From:** [REDACTED]  
**Sent:** 2025-01-03 星期五 21:32:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 關於薄扶林 OZP No.S/H10/22 的進一步陳述

從我的 iPhone 傳送


關於薄扶林 OZP No.S/H10/22 的進一步陳述


致 : [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

日期 :

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
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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： MOK YEE LING

(選一) 香港身分證/護照： 

電子郵件/電話：(可選) 

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

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

To: tpbpd@pland.gov.hk

Date: 31 Dec 2024

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

- (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: Ip Chi Him Jimmy

(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: 31 DEC 2024

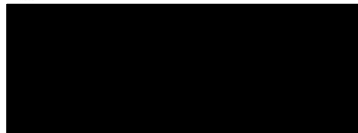
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

(circle one) HKID / Passport:



Email / telephone : (optional) \_\_\_\_\_

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