

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


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

Date: 1-1-2025

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

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

Name: Chung Lan Chun

(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.**



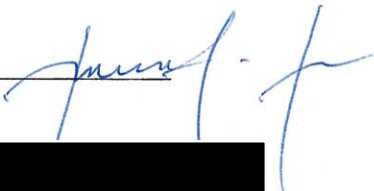
***Further Representation on Pokfulam OZP No.S/H10/22***


To: *tpbpd@pland.gov.hk*


Date:

- (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.*

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Name: FRANK H. FU 

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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<b>Submission Number:</b> <b>TPB/R/S/H10/22-F-S1903</b>
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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:**

250103-151713-17196

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 15:17:13

「進一步申述人」全名

**Full Name of "Further Representer":**

先生 Mr. XU ZHIGANG

「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>
S/H10/22	反對 Oppose	香港大学无序扩张，校长张翔好大喜功，项目选址及规模没有科学论证，毁坏绿化带，浪费公帑，滋扰居民

Submission Number:  
TPB/R/S/H10/22-F-S1904

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:**

250103-151923-47425

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 15:19:23

「進一步申述人」全名

**Full Name of "Further Representer":**

女士 Ms. SHEN TONG

「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>S/H10/22</p>	<p>反對 Oppose</p>	<p>香港大学无序扩张，校长张翔好大喜功，项目选址及规模没有科学论证，毁坏绿化带，浪费公帑，滋扰居民</p>

Submission Number: TPB/R/S/H10/22-F-S1905
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## 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:**

250103-181018-40337

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 18:10:18

「進一步申述人」全名

公司 Company Island South Property Management

**Full Name of "Further Representer":**Limited

「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 Related Proposed Amendments	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reasons
Item A		<p>As the management of Bel-Air, we would like to express our concerns regarding the proposed amendment to rezone the site for the Global Innovation Centre ("GIC") to a "Undetermined" ("U") zone. During the TPB hearing on 5 November 2024, it became evident that HKU will reconsider the selection of the site for this development. We believe that the proposed zoning of Item A to "U" is premature and raises several concerns that require careful consideration.</p> <p>Firstly, we are concerned about the lack of a clear rationale for rezoning item A to "U". TPB's decision to rezone item A to "U" appears have no legal basis under Section 6B(8) of the Town Planning Ordinance, as no representor has specifically requested this rezoning.</p>



Secondly, we believe that the proposed GIC development, as currently envisioned, is overly ambitious and includes unnecessary structures. The inclusion of residential units, restaurants, and vast open spaces within the GIC proposal significantly increases scale and impact of development. We urge the HKU to reconsider the scope of the project and focus on a more streamlined and efficient design that minimizes the environmental and infrastructural burden on the surrounding community.

Thirdly, we are deeply concerned about the potential impact of the GIC development on the already congested traffic conditions in the Pok Fu Lam area. The recent traffic arrangements along Victoria Road for the Wah Fu redevelopment project serve as a stark reminder of the potential pitfalls of inadequate planning. The severe congestion that ensued, which led to the suspension of traffic arrangement measures by the CEDD on the very day they were implemented, highlights a glaring oversight.

We believe that any future development, including the GIC, must undergo a meticulous and comprehensive traffic assessment to avoid repeating such failures. The anticipated influx of construction vehicles and additional visitors would place further strain on an already overburdened road network and public transport services in the Southern District. This situation may compel residents to rely more on private vehicles, creating a vicious cycle of worsening traffic conditions.

Fourthly, we are troubled by the apparent lack of consultation with the nearby community, including Bel-Air residents. The absence of a genuine dialogue raises serious questions about the commitment to addressing local needs and priorities. It is imperative that community engagement is prioritized to ensure that any development reflects the concerns and aspirations of those who will be



most affected.

Finally, we believe that the Planning Department should prioritize the use of existing "Residential" zoned land in the Pok Fu Lam area before considering the rezoning of green belt ("GB") land. A perfectly sized and located RC6 area, comprising 2.5hs, is located alongside the GB and should be considered first before any rezoning of GB takes place. In light of these considerations, we strongly urge the TPB to reconsider the proposed amendment. It is crucial that any development align with the needs and priorities of the local community, and that comprehensive traffic management and mitigate measures are put in place to address the cumulative impact of this and other developments in the area.

We believe that a more thorough and collaborative approach is necessary to ensure that the GIC development is truly beneficial to the community and does not negatively impact the quality of life for residents of Bel-Air and the surrounding area.