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| | Date Received 收到日期 | |

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

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

Federation of The Hong Kong Polytechnic University Alumni Associations (FHKPUAA)

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

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

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

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

* Delete as appropriate 請刪去不適用者

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

| 3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要,請另頁說明)# | | |
|---|--|--|
| The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號) | | Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 |
| Nature of and reasons for the representation 申述的性質及理由 | | |
| Subject matters 有關事項 [ⓐ] | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由 [^] |
| Amendment Item A | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | Please refer to attached letter of representation. |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。 | | |

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

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

at the appropriate box 請在適當的方格內加上 號



FEDERATION OF
THE HONG KONG POLYTECHNIC UNIVERSITY
ALUMNI ASSOCIATIONS LTD

香港理工大學校友會聯會有限公司

M1504, 15/F Li Ka Shing Tower,
The Hong Kong Polytechnic University,
Hung Hom Kowloon Hong Kong
香港九龍紅磡香港理工大學
李嘉誠樓 15 樓 M1504 室
Tel: (852) 2766 5123
Email: fhkpuaa@polyu.edu.hk

14 March 2025

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

Dear Sir/ Madam,

Representation to Draft Tsim Sha Tsui Outline Zoning Plan ("Draft OZP") No. S/K1/29
Representer: Federation of The Hong Kong Polytechnic University Alumni Associations
(FHKPUAA)

As an alumnus, I am writing on behalf of The Federation of The Hong Kong Polytechnic University Alumni Associations (FHKPUAA) to express our support for the Draft Tsim Sha Tsui Outline Zoning Plan ("Draft OZP") No. S/K1/29, gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance ("TPO").

From its humble beginnings as a Government Trade School, PolyU has evolved into a leading institution, gaining university status by continuously addressing the needs of Hong Kong, the Nation and the World. In light of the rapid developments in technology and artificial intelligence, the University has been offering new programmes in research, technology, and innovation ecosystems, all of which inevitably requires larger facilities and increased space.

To support these advancements, I believe that the University requires dedicated research centres, specialised laboratories, multi-functional classrooms, and innovation hubs. These spaces are essential for maintaining the University's as well as Hong Kong's competitive edge and fulfilling our mission as a pioneering educational hub.

I hope you have had the opportunity to explore the University's Hybrid Immersive Virtual Environment (HiVE), recognised as the world's first large-scale fully immersive hybrid classroom. This space showcased the University's dedication to creating advanced learning environment and has had a significant impact on students' virtual learning experiences. In my capacity as the President of FHKPUAA, I have been told by fellow alumni that they have benefited from visualising abstract concepts in HiVE and exploring the limitless possibilities of the digital world. As an alumnus, I am proud to be part of a University that imparts knowledge to future generations in such a forward-thinking and visionary way.

I believe the rapid advancements in the University's new and state-of-the-art programmes led to a significant increase in space demands, particularly regarding area, headroom, and floor loading requirements. This demand is particularly more acute now than it was in 2008, when the Building Height Restriction was imposed in the approved Tsim Sha Tsui Outline Zoning Plan. I have observed that leading and top universities around the world successfully incorporate a mix of historic and modern buildings, including taller structures, within their campus. I hope the University will not be restricted from expanding and enhancing its space to become an elite, world-class institution.

As an alumnus, I hope the height restrictions could be relaxed to enable PolyU to enhance its educational and research capabilities, which would only be beneficial to the broader community and reinforce Hong Kong's position as a global education hub.

Thank you for your attention to this important matter. We hope for your favourable consideration of our support for the Draft OZP.

Best regards,



Ir YAU Kwok Fai
President of FHKPUAA

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Submission Number:

TPB/R/S/K1/29-S003

From: Lam, Margaret [CDO] [REDACTED]
Sent: 2025-03-17 星期一 16:15:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Representation Number:

TPB/R/S/K1/29-R002

Subject: Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 (Support Amendment Item A)
Attachment: Standard Form & Representation Letter to TPB - SAO (Horace Mui).pdf

Dear **Town Planning Board Secretariat**,

Please find the attached duly completed Form No. S6 and the letter of representation prepared by the Student Affairs Office of The Hong Kong Polytechnic University in support for the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, specifically on item A, as gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance, for your further processing.

Should you have any questions on the captioned submission, please feel free to contact the undersigned at [REDACTED]

Thanks!

Regards

Margaret LAM

Associate Director of Campus Development

Campus Development Office

The Hong Kong Polytechnic University

Tel: [REDACTED]



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

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

Student Affairs Office of The Hong Kong Polytechnic University

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

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

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

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* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要,請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則(請註明圖則名稱及編號)

Draft Tsim Sha Tsui Outline Zoning Plan
No. S/K1/29

Nature of and reasons for the representation 申述的性質及理由

| Subject matters 有關事項@ | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由^ |
|-----------------------|--|--|
| Amendment Item A | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | Please refer to the attached letter of representation. |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

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若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

at the appropriate box 請在適當的方格內加上 號



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

STUDENT AFFAIRS OFFICE
學生事務處

By Email (tpbpd@pland.gov.hk)

17 March 2025

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

Dear Sir/ Madam,

Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29
Representer: Student Affairs Office of The Hong Kong Polytechnic University

I am writing on behalf of the Student Affairs Office of The Hong Kong Polytechnic University (PolyU) to express our full support for the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, specifically on item A, regarding the proposed amendment to the building height restriction for the "Government, Institution or Community" (G/IC) zone at our main campus. This amendment is crucial for facilitating PolyU's ongoing and continuing educational development and enhancing our ability to serve both the community and our student population.

Since its establishment in 1937 as a Government Trade school, PolyU has been a cornerstone of higher education in Hong Kong, committed to fostering academic excellence and innovation to serve Hong Kong, the Nation, and the World. As we strive to meet the growing demands of our students, staff and facilities, expanding our physical infrastructure is imperative. The proposed height increases from 45 metres above Principal Datum (mPD) to 90mPD will enable us to develop larger, specialised facilities essential for our educational programmes and research initiatives. This expansion aligns with our strategic goals and supports the Government's vision of positioning Hong Kong as an international hub for post-secondary education, health and medical innovation, as well as an international innovation and technology centre.

The need for additional space is underscored by our recent advancements, including the establishment of the Department of Data Science and Artificial Intelligence as well as the Faculty of Computer and Mathematical Sciences, and the planned launch of a Master of Science programme in the Low-Altitude Economy (LAE). These initiatives require innovative and interactive learning environments with large space and high headroom that can accommodate advanced technologies and collaborative research. Current floorspaces and facilities within the main campus can barely able to cater for all these requirements.

Hung Hom Kowloon Hong Kong
香港九龍紅磡
E polyu@polyu.edu.hk T (852) 2768 5111 F (852) 2764 3374
www.polyu.edu.hk

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THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

STUDENT AFFAIRS OFFICE
學生事務處

The new top floor of the Library building, launched in 2022, has provided a modern, student-centred space that fosters a learning community and has become one of our most popular spots in the campus. This demonstrates the demand for diverse types of spaces that align with current pedagogy needs and increasing number of students. Besides, our students are also looking forward to more modern laboratories with higher headroom and state-of-the-art equipment to facilitate their learning and research projects. This amendment to the building height restriction will enable PolyU to enhance its educational offerings and better prepare our students for future challenges.

Furthermore, the redevelopment of our main campus is essential for addressing the significant space shortages we currently face. Recent attempts to secure alternative locations for expansion have not yielded results, making it critical to maximise the potential of our existing site. In addition to adequate floor space to support various University activities, a quality campus environment and communal open space are vital for enriching students' campus life. For instance, the newly unveiled University Square seamlessly blends nature and architecture, serving as an oasis of serenity amidst the bustling surroundings and becoming a landmark of the campus. Relaxing the building height limit will allow the University to incorporate quality open communal campus spaces while meeting space demands. Therefore, the proposed amendment to the building height restriction will not only alleviate our immediate space constraints but also position PolyU to contribute more effectively to the local community and broader regional development goals. This decision will significantly enhance PolyU's ability to foster innovation and meet the educational needs of our diverse student body.

Thank you for considering our representation. We look forward to your positive response.

Sincerely,

Ir Professor MUI Kwok Wai, Horace
Interim Dean of Students
Student Affairs Office
The Hong Kong Polytechnic University

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Submission Number:

TPB/R/S/K1/29-S004

From: Wong, W T [DP] [REDACTED]
Sent: 2025-03-17 星期一 16:41:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Wong, W T [REDACTED]
Subject: Representation to draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 (Support Item A)
Attachment: S6x1x_PolyU_DP_Submission_20250317.pdf; Representation to Draft Tsim Sha Tsui Outline Zoning Plan_DP_20250317.pdf

Representation Number:

TPB/R/S/K1/29-R003

Dear Town Planning Board Secretariat,

Please find attached representation submission prepared in support to Item A, draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 as gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance ("TPO"), for your further processing.

Best Regards,

Prof. WT Wong

Office of the Deputy President and Provost

The Hong Kong Polytechnic University



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- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
中述必須於指定的圖則展期屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關中述的文件(備有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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|---|
| 1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」) |
| Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Prof. Wing-tak WONG Office of Deputy President and Provost of the Hong Kong Polytechnic University (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名) |

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| 2. Authorized Agent (if applicable) 獲授權代理人(如適用) |
| Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Not applicable (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名) |

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)[#]申述詳情(如有需要, 請另頁說明)[#]

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則(請註明圖則名稱及編號)

Draft Tsim Sha Tsui OZP No. S/K1/29

Nature of and reasons for the representation 申述的性質及理由

| Subject matters 有關事項 [@] | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由 ^A |
|-----------------------------------|--|--|
| Amendment Item A | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | Please refer to attached representation letter |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

at the appropriate box 請在適當的方格內加上 號

By Email (tpbpd@pland.gov.hk)

17 March 2025

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

Dear Sir/ Madam,

Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29
Representer: Deputy President and Provost of The Hong Kong Polytechnic University

We are in support of the Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 gazetted on 17 January 2025 (“Draft OZP”), under Section 6(1) of the Town Planning Ordinance (“TPO”), specifically on item A - Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University at 11 Yuk Choi Road, Tsim Sha Tsui.

Following are the grounds and justifications of this representation:

Growing Space Demands for University Advancement and Development

1. The Hong Kong Polytechnic University (PolyU), established in 1937 as a Government Trade School and granted full University status in 1994, has made significant strides in education and research. Ranked 57th in the QS World University Rankings 2025, with seven subjects in global top 30, PolyU is dedicated to becoming an innovative, world-class University committed to excellence in education, research, and knowledge transfer for the benefit of Hong Kong, the nation, and the world.
2. PolyU fully embraces the initiatives outlined in the 2024 Policy Address, which positions Hong Kong as an international hub for post-secondary education and health and medical innovation, and an international innovation and technology centre. The establishment of the Department of Data Science and Artificial Intelligence (AI) in July 2024 as well as the Faculty of Computer and Mathematical Sciences in January this year reflects this commitment to nurture talents equipped with innovative minds. Additionally, PolyU is enhancing its undergraduate programmes to meet societal needs in areas such as Architectural Studies, Intelligent Robotics Engineering, Human Nutrition and Health, Media Content and Game Design, and AI for Language Science. All these initiatives necessitate large and specialised spaces, including design studios, laboratories, and incubation hubs for interactive learning and advanced technology.

3. To align with the Government's goal of promoting the low-altitude economy (LAE) as a growth engine for new quality productive forces, PolyU has established a LAE Research Centre and is going to launch a Master of Science programme in LAE next year. These initiatives will require larger spaces with high headroom for simulation and research, contributing to smart city development.
4. PolyU also provide funding supports for research development and aims to achieve significant societal impact through world-leading research. The PolyU Academy for Interdisciplinary Research (PAIR), the largest research platform in the Greater Bay Area, encompasses 19 Research Institutes and Research Centres focused on mission-driven interdisciplinary research and impactful innovation, including smart cities and advanced manufacturing, new energy development, AI, mental health, and deep space exploration. PAIR will also expand into cutting-edge fields such as quantum computing.
5. The University actively promotes research commercialisation and the growth of start-ups and spin-offs in collaboration with industry partners, creating a growing demand for co-working spaces and entrepreneurial hubs to nurture innovation. This environment empowers the next generation of entrepreneurs and inventors to bring their ideas to life.
6. As the only local University contributing to the nation's space missions, PolyU has developed sophisticated instruments and identified potential landing regions for missions to the Moon and Mars. The University has developed a smart railway condition monitoring technology that has been deployed in various locations throughout the nation's high-speed rail network, in addition to its contributions to space. The Smart Railway Research Laboratory, which houses the rail and train mock-up simulation, needs considerable headroom and large space.
7. Furthermore, PolyU aspires to be a leader in bridging the gap between the demands of the aviation and aerospace industries and the cutting-edge research and development in these fields. The Aviation Engineering Laboratory supports courses and research on aerodynamics, propulsion, unmanned aerial vehicles (UAV) control and robotics, emphasising the need for ample laboratory space. Additionally, PolyU integrates advanced educational technologies like generative AI and virtual / augmented reality (VR/AR), necessitating substantial space for future interactive classrooms and innovative research in collaborative robotics.
8. To address our growing academic and research demands, the University has been pursuing various opportunities for space injection. These efforts include searching for suitable land for campus extension, redeploying or optimising the use of existing premises, and planning for redevelopment projects within the campus area. Despite ongoing projects, including the campus extension at Ho Man Tin slope and preparations for the Hung Hom Bay Campus redeployment, the University continues to face a significant space shortage to accommodate the increasing student population and diversity. Recent attempts to secure suitable nearby sites or vacated school premises

have been unsuccessful. While the University is actively considering bids for land resources at UniTown in the Northern Metropolis (as announced in the Chief Executive's Policy Address 2024), this process is expected to be lengthy and uncertain, potentially insufficient to meet current space demands. Therefore, this proposed development will enable the University to pursue her strategic development to create societal impact for the mankind.

Importance of the OZP Amendment

9. In view of the above, it is essential for PolyU to consider redevelopment within our Hung Hom main campus in the considerably short to medium term. Relaxing the building height restriction is crucial to support the current and further development of the University by allowing the creation of more floor areas with adequate headroom and suitable space quality. Furthermore, this change will enable the University to create a more dynamic campus environment that harmonises our characteristic red brick buildings with modern tall structures, while maintaining openness at the podium level. Recognising the growing demand for vertical expansion to accommodate increasing student populations and modern educational facilities, the University advocates for a balanced approach that respects the city's skyline and historical character while facilitating necessary development. Simultaneously, the University remains committed to community well-being by ensuring adequate considerations on quality open spaces for our students and staff, green features, sustainable design and stakeholder engagement. This dual focus underscores the University's dedication to meeting its own institutional needs while positively contributing to the broader urban environment and the community.

Conclusion

With the above justifications, we strongly support the Draft Tsim Sha Tsui Outline Zoning Plan ("Draft OZP") No. S/K1/29.



Professor Wing-tak Wong
Deputy President and Provost
The Hong Kong Polytechnic University

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Submission Number:
TPB/R/S/K1/29-S005

From: Lam, Margaret [CDO] [REDACTED]
Sent: 2025-03-17 星期一 19:30:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Representation Number:
TPB/R/S/K1/29-R004

Subject: Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 (Support Amendment Item A)

Attachment: Standard Form & Representation Letter to TPB - CDO (Ben).pdf

Dear **Town Planning Board Secretariat**,

Please find the attached duly completed Form No. S6 and the letter of representation prepared by the Campus Development Office of The Hong Kong Polytechnic University in support for the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, specifically on item A, as gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance, for your further processing.

Should you have any questions on the captioned submission, please feel free to contact the undersigned at [REDACTED]

Thanks!

Regards

Margaret LAM

Associate Director of Campus Development

Campus Development Office

The Hong Kong Polytechnic University

Tel: [REDACTED]



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| <p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>Campus Development Office of The Polytechnic University of Hong Kong</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)</p> |
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| <p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)</p> |
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* Delete as appropriate 請刪去不適用者

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

| 3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要, 請另頁說明)# | | |
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| The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號) | | Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 |
| Nature of and reasons for the representation 申述的性質及理由 | | |
| Subject matters 有關事項@ | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由^ |
| Amendment Item A | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | Please refer to the attached letter of representation. |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 | | |

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

at the appropriate box 請在適當的方格內加上 號



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

CAMPUS DEVELOPMENT OFFICE
校園發展處

17 March 2025

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

By Email (tpbpd@pland.gov.hk)

Dear Sir/ Madam,

Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29
Representer: Campus Development Office of The Hong Kong Polytechnic University

We are in support of the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance (“TPO”), specifically on item A - Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University (PolyU) at 11 Yuk Choi Road, Tsim Sha Tsui.

Following are the grounds and justifications of this representation:

The Main Campus in Hung Hom Requires Comprehensive Redevelopment Plan to Support PolyU’s Academic Excellence and Innovation

1. ***Longstanding Legacy and Commitment to Excellence*** - PolyU is one of the longest established tertiary educational institutions in Hong Kong since its inception in 1937 (over 80 years), from its beginnings as a Government Trade School to becoming a full-fledged university in 1994. For over eight decades, PolyU has strived to live up to the guiding principle which reflected in the holistic education, which nurtures students to become socially responsible professionals and leaders with a strong sense of national pride and a global perspective, as well as in the passion of the scholars and scientists to address society’s most pressing challenges through impactful research and embracing a strong culture of knowledge transfer and entrepreneurship.
2. ***International Recognition and Strategic Growth*** - Over the years, the University has made remarkable strides in education and research, as evidenced by being ranked 57th in the QS World University Rankings 2025. In light of such achievements, PolyU’s new Strategic Plan encompasses enhanced Vision and Mission statements that reflect our ongoing progress and commitment to excellence. In particular, its enhanced Vision is to be an innovative, world-class university that pursues excellent in education, research and knowledge transfer for the benefit of Hong Kong, the Nation and the World.



3. ***Supporting Government Policies Priorities for Innovation and Talent Development*** - PolyU embraces the initiatives announced in the 2024 Policy Address, which aim to position Hong Kong as an international hub for post-secondary education and health and medical innovation, and an international innovation and technology (I&T) centre. The University supports for the Committee on Education, Technology, and Talents, which aims to promote Hong Kong as an international hub for high-calibre talents. PolyU is dedicated to recruiting top academics and researchers and innovating its curriculum to prepare students for emerging technologies. The recent establishment of the Department of Data Science and Artificial Intelligence (AI) and the Faculty of Computer and Mathematical Sciences reflect this commitment. Moreover, PolyU is keen on developing / enhancing our undergraduate programme offerings to nurture professionals in areas of unmet societal needs including Architectural Studies, Intelligent Robotics Engineering, Human Nutrition and Health, Media Content and Game Design, and AI for Language Science. All these require large and specialized spaces such as design studios, laboratories and incubation hubs for interactive learning, simulation, motion-capture system, soundproof environments, high-end computing systems and etc.
4. ***Research Expansion in the Low-Altitude Economy (LAE)*** - To support the Government's initiative to promote the LAE as a growth engine for new quality productive forces, PolyU has established a LAE Research Centre to explore viable solutions for developing this sector in Hong Kong, supporting smart city development. Additionally, the University plans to launch a new Master of Science programme in LAE in coming academic year to nurture talent for future industrial development. These initiatives demand larger space and volume with high headroom for simulation and research in support of the LAE research and technology.
5. ***Strengthening Hong Kong in Research and Innovation*** - PolyU also supports the Government's plan to increase research funding and investment in innovation and technology. The University is dedicated to pursuing world-leading research to generate significant societal impact. The PolyU Academy for Interdisciplinary Research (PAIR), which is the largest research platform of its kind in the Greater Bay Area, has been established. PAIR currently comprises 19 Research Institutes and Research Centres to conduct mission-driven interdisciplinary research and impactful innovation in areas of socioeconomic importance such as smart cities, carbon-neutral development, new energy development, artificial intelligence, advanced manufacturing, mental health, and deep space exploration. PAIR will be further strengthened by expanding into other cutting-edge fields such as quantum computing and cell therapy engineering.
6. ***Driving Entrepreneurship and Start-Up Growth*** - The University actively participates in the Government's initiatives to bring its research innovations to the market and nurture impactful start-ups and spin-offs in partnership with leading industry players and investors. It is anticipated that there will be high demand for co-working space, makerspace and entrepreneurial hub with a vibrant ecosystem to empower start-ups and to help entrepreneurs achieve success. A collaborative platform could be created to inspire the next generation of entrepreneurs, inventors and engineers to pursue their creative passions and bring their entrepreneurial ideas to life.



7. ***Contributions to Nation and Global Space Missions*** - PolyU is also the only local university to have made important contributions to the Nation's space missions, including missions to the Moon and to Mars, through the development of sophisticated technological instruments and identifying possible landing regions. Beyond space contributions, the University has developed a smart railway condition monitoring technology which has been installed in several parts of the Nation's high-speed rail network. The Smart Railway Research Laboratory, which contains the rail and train mock-up simulation, needs considerable headroom and large space.
8. ***Research in Aviation and Aerospace*** - Additionally, PolyU strives to play a leading role to bridge the innovative research and development in the field of aviation and aeronautical with the needs and demand of the aviation and aerospace industry. The close collaboration with the industry, together with the excellent facilities and staff expertise, enable the sustainable growth and competitiveness of our various stakeholders including students and industrial partners. The Aviation Engineering Laboratory is dedicated to teaching related demonstration for aerodynamics, propulsion, and flight control systems courses, and research and development projects on advanced unmanned aerial vehicles (UAV) control, robotic technologies, and indoor navigation. The lab is equipped with flight simulator and large UAV testing area for advanced indoor navigation and robotic control research, further reinforcing the need for ample laboratory space to support these high-tech initiatives.
9. ***Advancements in AI and Robotics Technologies*** - Furthermore, PolyU encourages a blend of active engagement and in-depth educational experiences by integrating advanced educational technologies, such as generative AI, virtual/augmented reality (VR/AR) and robotics. These multimodal approaches are designed to create an immersive and stimulating educational experience. The University has pioneered the Hybrid Immersive Virtual Environment (HiVE). Renowned as the world's first large-scale fully immersive hybrid classroom, the HiVE represents a ground-breaking development in the field of educational technology. Moving forward, PolyU anticipated that there will be high demand of space for future-generation interactive classrooms, fully immersive technology platform (e.g. Cave Automatic Virtual Environment (CAVE)), as well as other advanced educational infrastructure for practical and collaborative learning. These platforms require large volume of space which will create an immersive environment to help students visualise abstract concepts and experience the limitless possibilities of the digital world.
10. Besides, large volume of laboratories equipped with advanced robotic arms, robots, automatic guided vehicles, drones, as well as machine learning kits related to AI robotics and Industry 4.0. allow educators, students and researchers to explore various aspects of the emerging field of collaborative robotics, including application development, component fabrication, control system design, autonomous system development, and intelligent and AI algorithm design for robots.
11. ***Growing Educational Demands*** - Further to the above, the new offerings and courses at the University in research, technology, education and innovation ecosystems inevitably requires significant larger facilities and space demand. Dedicated research centres, specialized laboratories, multi-functional classrooms, innovation hubs, etc. are essential to support and ensuring the University remains competitive.



Challenges in Campus Expansion and Land Acquisition

12. To meet its growing academic and research needs as illustrated above, the University has been actively pursuing various space injection opportunities. These efforts include searching for suitable land lot for campus extension development, redeploying or optimising the use of existing campus premises and planning for and implementing different redevelopment projects within the campus area, etc.
13. However, development at unoccupied land would involve planning applications of rezoning under Section 12A and/or minor relaxation of Building Height Restriction under Section 16 (S16), both development projects of Phase 8 and campus extension at Ho Man Tin slope had taken years for the process.
14. Despite on-going projects/efforts, such as the campus extension at Ho Man Tin slope and the preparation for Hung Hom Bay Campus redeployment, the University still faces a significant space shortage. Recent attempts to secure suitable nearby sites or vacated school premises have been unsuccessful. While the University is determined to bid for land at the UniTown in the Northern Metropolis (as announced in the Chief Executive Policy Address 2024), this process is expected to be lengthy and uncertain, which may not address current space demands.

The Relaxed Building Height Restriction Helps Lessen the Difficulties of Future Redevelopment within the Main Campus

15. Therefore, redeveloping the main campus in Hung Hom is an inevitable step for PolyU. Strategic campus planning and development plays a crucial role to realize the University's vision and mission through creation of state-of-the-art facilities and spaces to support the current development and future growth as well as maintaining the spatial quality of the campus environment and communal open spaces to ensure redevelopment compatible to the surrounding environment. This revision to the building height restriction from 45mPD to 90mPD at our main campus offers the opportunity and flexibility for the University to ensure the feasibility of redevelopment of taller building heights and allow appropriate open spaces at early planning stage with consideration of the entire campus as a whole, as well as the ability to adapt to upcoming development and changes with adjustment to planning and strategy from time to time.
16. The relaxed building height restriction would very much help to lessen the pressure at the planning stage of the campus development. Given that each S16 Planning Application is considered by Town Planning Board (TPB) on a case-by-case basis, this introduces considerable uncertainty into the campus redevelopment programme. Firstly, PolyU is required to allocate additional (and often duplicative) resources specifically for the S16 Planning Application. This requirement may create inefficiencies and unnecessary delays in the redevelopment process. Secondly, in order to safeguard the best interests of the resources spent at this prolonged development process and considering that this could be the final planning approval granted, it is always essential to maximise the development potential in the proposed S16 scheme covering that specific building or group of individual tower(s). However, this approach often leads to piecemeal redevelopment, resulted in fragmented and uncoordinated campus planning.

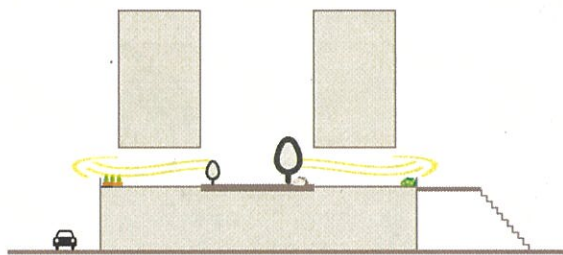


17. In contrary, the relaxed building height restriction provides certainty and flexibility to the future redevelopments within the campus. Once having the confidence in planning the overall campus redevelopment, PolyU can then worry less about maximising efficiency and intensity and focus more on the building design.

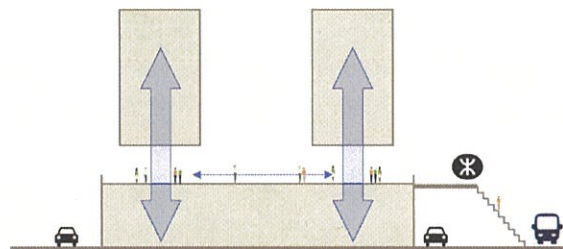
Development & Redevelopment Planning of PolyU Main Campus

18. Corresponding to the revision to building height restriction on the Draft Tsim Sha Tsui OZP, PolyU is considering short-term to long-term redevelopment within main campus based on factors such as the age and condition of the existing buildings, density of the relevant building cluster, location and adjacency of functions, as well as the compatibility to the surrounding areas. The following featured characteristics of existing Hung Hom main campus will be remained and enhanced as the fundamental of campus planning, with short-term to long-term redevelopment planned around that.

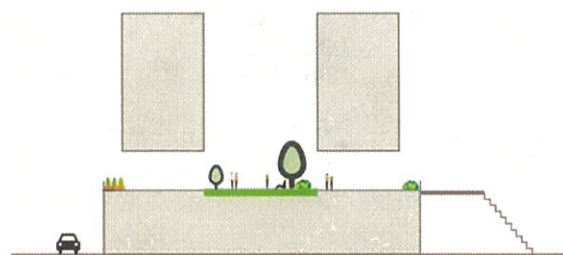
- Permeable Communal Podium Deck



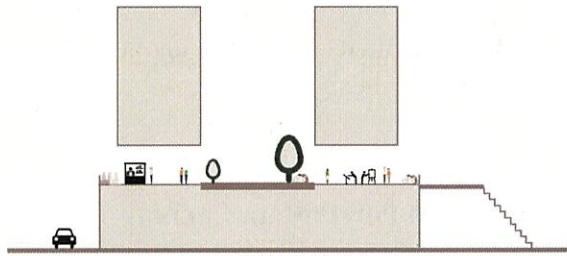
A. Ventilated podium with greenery for leisure activities



B. Main podium level as a major access ground of the campus free from vehicular traffic



C. Central courtyard for community's enjoyment



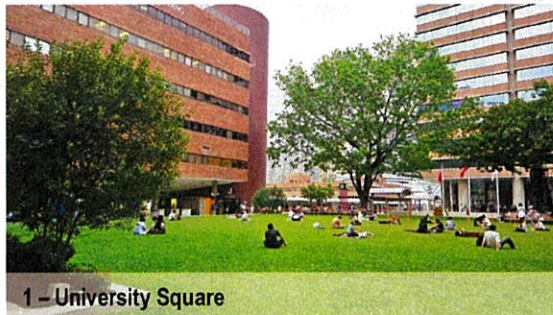
D. Sheltered open-air areas for different types of activities

- Quality Communal Open Spaces/ Breathing Space

4 – Block X Open Ground



3 – Chan Sui Kau and Chan Lam Moon Chun Square (Logo Square)



1 – University Square



2 – Lawn in Front of House of Innovation

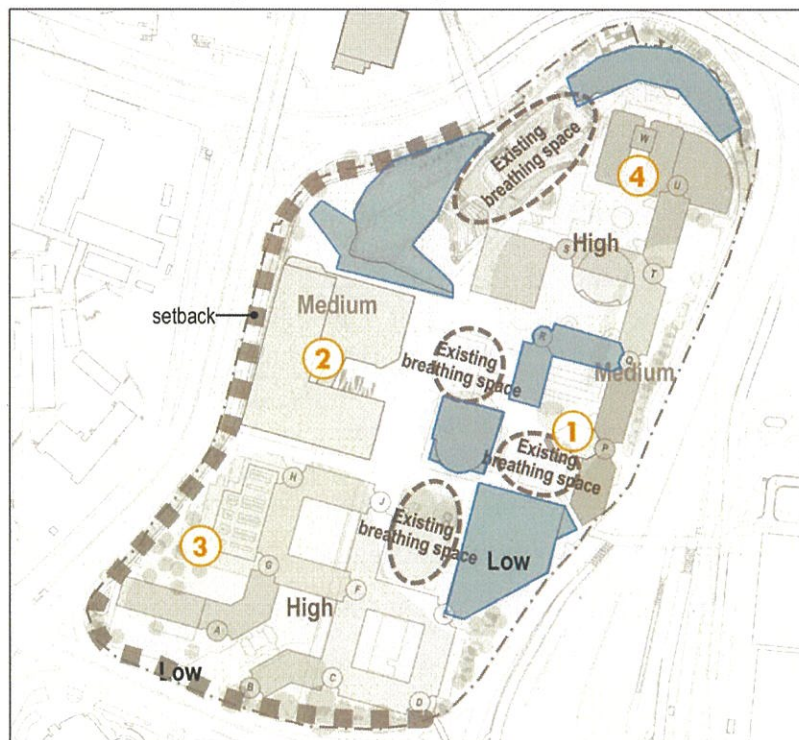


- Respect to the Signature Red Brick Architectural Style



Tall and modern style buildings in good harmony and with signature red brick architectural style

19. Redevelopment within existing campus as a developed site require detailed consideration of existing environments and decanting arrangement and shall be carried out in phases. Further to the above featured characteristics, a preliminary idea of redevelopment from short-term to long-term is being considered based on the conceptual zoning plan, which is derived considering the surrounding areas. Below is the diagram showing campus layout with indication of the recently completed buildings/extension to be retained in the foreseeable future, and the sequence of development zone.



• Recently completed buildings/ extension to be retained

Zone numbered 1 is the location of the existing 1-storey House of Innovation at a strategic location of the main campus. As the current building is only 1-storey high with limited decanting arrangement required, this is considered to be redeveloped as a short-term measure to support the University's advancement in research and innovation. Zone numbered 2 is the location of existing Blocks VA& VS next to the Jockey Club Innovation



Tower (JCIT), which has been planned to be redeveloped for healthcare related disciplines as well as re-provision of the students and sports facilities, commencement of this project is subject to funding availability and approval. The massing of these two phases are being reviewed in view of the revised building height restriction in the draft OZP for more efficient of land use and creation of quality campus space. Zone numbered 3 with a relatively low building density is considered to be longer term redevelopment as an advanced technology complex to accommodate similar functions to our existing Industrial Centre located at zone numbered 4 with more advanced facilities as well as relevant academic and research activities. After completion of redevelopment at zone 3, redevelopment at zone 4 could be enabled. The actual implementation timeline shall be subject to funding availability.

Implementation Programme

20. For any future redevelopment projects, the University will submit capital works project proposal under the annual UGC Capital Programme for seeking funding from the Government. In considering the capital proposals of the universities, UGC will consider the merits of the proposals from the education policy perspectives while Architectural Services Department (ArchSD) will act as the Technical Adviser to UGC in respect of the acceptability of the proposal. The capital proposal will be processed under the prescribed mechanism outlined in UGC Notes on Procedures. During the process, Project Definition Statement and Technical Feasibility Statement should be submitted for approval by Education Bureau (EDB) and Development Bureau (DEVB) in accordance with the requirements as set out in the relevant Financial Circular issued by the Government. The Project Definition Statement serves to provide justification and define the scope of each proposed capital works project. On the other hand, the Technical Feasibility Statement, which should be compiled in accordance with the checklist issued by the Technical Advisor, serves to confirm the technical feasibility of each proposed project on a prima facie basis. As stipulated in the related Financial Circular, advice from various Government Departments such as Lands Department, Geotechnical Engineering Office, Government Property Agency, Environmental Protection Department, Antiquities and Monuments Office, Transport Department shall be sought.
21. In view of the above, there will be relevant procedures to safeguard the suitability of the design on future development of the University.

Conclusion and Summary

22. The critical space shortage at PolyU necessitates immediate and effective measures. Redevelopment within the Hung Hom main campus and optimizing land use is the most practical and readily adoptable solution to meet current space demands and accommodate future growth.
23. PolyU is committed to creating a green built environment, as well as a sustainable and low-carbon campus. With a maximum height of 45mPD, upon redevelopment, new buildings will need to maximise their footprint/site coverage in order to accommodate the required



GFA/NOFA. This can only be achieved at the expense of the provision of open and green spaces. On the contrary, if buildings can go taller under a more lenient Building Height Restriction, new buildings can be more slender and able to free up more permeable space and free zone for green design as well as students and staff to enjoy. The relaxation in building height restriction is crucial to support the current and further development of the University for a better campus environment.

24. With the above justifications, we strongly support the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29.

Ir Ben Lau
Associate Vice President (Campus Development and Facilities) &
Director of Campus Development
The Hong Kong Polytechnic University

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K1/29-S006

From: Lam, Margaret [CDO] [REDACTED]
Sent: 2025-03-17 星期一 20:28:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 (Support Amendment Item A)
Attachment: Standard Form & Representation Letter to TPB - Margaret.pdf

Representation Number:
TPB/R/S/K1/29-R005

Dear **Town Planning Board Secretariat**,

I have duly completed Form No. S6 and the letter of representation in support for the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, specifically on item A, as gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance. They are hereby attached for your further processing.

Should you have any questions on the captioned submission, please feel free to contact me at 3400 3059.

Thanks!

Regards

Lam Yui Yim

Associate Director of Campus Development

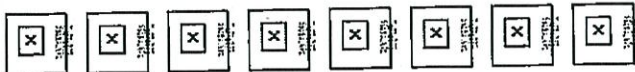
Campus Development Office

The Hong Kong Polytechnic University

Tel: [REDACTED]



www.polyu.edu.hk



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

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

| |
|--|
| <p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p style="text-align: center;">LAM Yui Yim</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)</p> |
|--|

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

* Delete as appropriate 請刪去不適用者

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

| 3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)* | | |
|--|--|--|
| The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號) | | Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 |
| Nature of and reasons for the representation 申述的性質及理由 | | |
| Subject matters 有關事項 [ⓐ] | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由 [Ⓐ] |
| Amendment Item A | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | Please refer to the attached letter of representation. |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| | <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | |
| Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 | | |

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

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

at the appropriate box 請在適當的方格內加上 號



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學
CAMPUS DEVELOPMENT OFFICE
校園發展處

17 March 2025

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

By Email (tpbpd@pland.gov.hk)

Dear Sir/ Madam,

Representation to Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29

I am in support of the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29, gazetted on 17 January 2025, under Section 6(1) of the Town Planning Ordinance (“TPO”), specifically on item A - Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University at 11 Yuk Choi Road, Tsim Sha Tsui.

Following are the grounds and justifications of this representation:

Needs and Challenges in Campus Development

1. PolyU strives to provide a holistic learning experience that nurtures socially responsible professionals, and leaders with a strong sense of national pride and a global perspective. Its goal is to cultivate and encourage individuals to contribute to the long-term development of Hong Kong, the Nation, and the world. PolyU’s commitment to providing students with world-class education is reflected in our ranking as one of the world’s top 100 universities, according to prestigious organisations, including the QS World University Rankings, Times Higher Education and U.S. News & World Report.
2. With the University’s recent development and advancements, there is an increasing demand for excellent facilities, quality research and teaching spaces. As a staff member of PolyU, I appreciate the well-designed and thoughtfully planned open spaces connecting different buildings on the main campus. I have witnessed the University’s effort to balance the need for additional spaces to support teaching and research activities, while also creating and maintaining communal spaces for the community.



3. With my experience in project management at PolyU, relaxing building height restrictions is an effective way to address the University's rapid growing space demands. In the past, Section 16 Planning Applications had to be submitted to the Town Planning Board for consideration on a case-by-case basis. This lengthy process required significant resources, creating hurdles for campus planning. To ensure the judicious use of resources and recognising that this may be the final planning approval obtained, the University inevitably needs to consider larger building volumes in localised area. However, this approach can inadvertently lead to piecemeal redevelopment, resulting in a fragmented and uncoordinated campus layout.

4. The relaxed building height restrictions under this amendment would alleviate the pressure at the planning stage. It would provide certainty and flexibility for redevelopments within the campus, allowing for better alignment with the needs of the University and the society. I believe this move will enhance better utilisation of land resources in the city centre without compromising the spatial quality of the campus and the surrounding area.

With the above considerations, I strongly support the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29.

Lam Yui Yim
Associate Director of Campus Development
The Hong Kong Polytechnic University

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/K1/29-S007

參考編號

Reference Number:

250317-164240-85663

Representation Number:

TPB/R/S/K1/29-R006

提交限期

Deadline for submission:

17/03/2025

提交日期及時間

Date and time of submission:

17/03/2025 16:42:40

「申述人」全名

Full Name of "Representer":

女士 Ms. SETO PUI KWAN

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K1/29

申述詳情

Details of the Representation:

| <p>有關事項 Subject Matters</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 Reason</p> |
|---|--|--|
| <p>Item A – Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University at 11 Yuk Choi Road, Tsim Sha Tsui.</p> | <p>支持 Support</p> | <p>As a staff member of The Hong Kong Polytechnic University (PolyU), I support the revision to the building height restriction in the Draft Tsim Sha Tsui OZP for the following reasons:</p> <ol style="list-style-type: none"> 1. Space Constraints: Our campus is currently facing a significant lack of space, which poses constraints to providing state-of-the-art facilities for teaching, research, and student activities. Relaxing height restrictions will allow us to address this challenge by building upwards, thereby creating much-needed additional space. 2. Efficient Land Use: By allowing taller buildings, we can make better use of our limited land resources. This will enable us to accommodate more facilities and services within the same footprint, supporting the university's growth and development. 3. Preservation of Open Spaces: Building |

| | |
|--|--|
| | <p>upwards instead of outwards will help us maintain and improve the quality of open spaces on campus. This is not only beneficial for the PolyU community but also for the wider neighborhood, as it preserves green areas and promotes a more pleasant and sustainable environment.</p> <p>4. Planning Flexibility: The relaxation of height restrictions will provide us with greater flexibility in planning future developments. This will enable us to respond more effectively to evolving educational needs and technological advancements, ensuring that our campus remains fit for purpose.</p> <p>5. Resource Savings: A more flexible planning framework will save resources that would otherwise be spent on case-by-case planning applications. This will allow funding to be used on core academic and research priorities instead.</p> <p>In conclusion, I believe that the amendment of the Outline Zoning Plan to relax building height restrictions is a necessary step to support continued growth and success of the PolyU as a tertiary institution. It will enable us to make more efficient use of our land resources, preserve valuable open spaces, and respond more effectively to the evolving needs of our community.</p> |
|--|--|

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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

PROPOSED AMENDMENTS TO THE APPR
OZP NO. S/K1/28

Representation Number:
TPB/R/S/K1/29-R007

PROPOSED AMENDMENTS TO THE APPROVED TSIM SHA TSUI OZP NO. S/K1/28

Dear TPB Members,

Item A: (about 8.8 ha) (Plan 1) Amending the BHR of the "G/IC" site at the PolyU main campus at 11 Yuk Choi Road from 45mPD to 90Mpd

STRONGEST OBJECTIONS PARTICULARLY AS THIS IS A STRAIGHT TO OZP AMENDMENT THAT HAS BYPASSED THE S.12 ROUTE.

Approval would effectively turn PolyU into Fortress U, a compound with restricted entrance surrounded by a 90mt high wall. The objective is clearly to pave the way for a massive reconstruction of the southern part of the campus.

*BHRs) were imposed on the Tsim Sha Tsui OZP No. S/K1/23 1 The main campus is situated within Kowloon Inland Lot No. 9853 RP&Ext, **on which a strip of land abutting Chatham Road North and Chatham Road South along the western boundary of the campus is designated as amenity area for public enjoyment under lease which is zoned "Open Space" on the OZP in 2008 to prevent excessively tall buildings.***

But since then:

*PolyU has already sought **three planning permissions** under section 16 of the Town Planning Ordinance for minor relaxation of BHR of 45mPD for permitted 'Educational Institution' use including the completed Jockey Club **Innovation Tower (BH of 63.3mPD)** under application No. A/K1/218*

*The planned redevelopment of **Blocks VA/VS (BH of 67.5mPD)** and*

***Blocks U/W (BH of 59.6mPD)** under applications No. A/K1/266 and 268*

And now instead of an incremental step by step reaching for the heavens, the aim is to be granted carte blanche to redevelop the remaining blocks to a uniform 90mts, Despite statements to the contrary, the image of the impact on the view from the railway station underlines the reality. There is no mention that there would be any conditions imposed in the OZP with regard to a stepped formula.

*PolyU considers that the proposed BHR of 90mPD would provide greater design flexibility for further implementation of green and sustainable building design with better architectural design merits, **higher air and visual permeability, and more greenery and open space.***

MEMBERS SHOULD TAKE A LONG HARD LOOK AT THE IMPLICATIONS. SEE DRAWING 5. THE OPEN SPACE WITHIN THE CAMPUS WOULD BE EFFECTIVELY SURROUNDED BY HIGH WALLS. VENTILATION MAINLY COMES FROM SW AND EAST

AND WOULD BE BLOCKED BY THE WALL EFFECT. WHAT IS CONVENIENTLY SIDELINED IN THE APPLICATION IS THE FACT THE ORIGINAL BHR IS IN RECOGNITION OF THE UNIQUE LOCATION OF POLYU, RIGHT BY THE CROSS-HARBOUR TUNNEL. THE CUMULATION OF TOXINS FROM THE OFTEN -CONGESTED TUNNEL ENTRANCE AND EXITS MUST BE DISPERSED. WITH THE TRANSFORMATION OF POLY U PERIPHERY INTO A LONG WALL EFFECT THERE WOULD BE SIGNIFICANT NEGATIVE IMPACT ON AIR QUALITY. IN ADDITION, THE PLANNED REDEVELOPMENT OF THE MTR FACILITIES WILL INTRODUCE ADDITIONAL IMPEDIMENTS TO AIR FLOW. ANY DECISION WITH REGARD TO POLYU SHOULD BE TAKEN IN TANDEM WITH THE MTR MASTER PLAN FOR ITS FOOTPRINT.

But of course the usual MITIGATIONS are trotted out: *"These measures include retaining the existing amenity area along western boundary of the campus, building separations, permeable communal podium deck, voids beneath buildings, open/breathing space and distinctive red brick architectural style."*

THEN WE GET THE CONTRADICTIONS:

PolyU also proposes adopting the concept of stepped BH profile comprising high zone of about 70mPD to 90mPD, medium zone of about 45mPD to 70mPD and low zone with BH below 45mPD for future development and redevelopment projects within the main campus in order to respect the general BH profile of the area and achieve better urban design attributes.

HOWEVER, THE BLANKET INCREASE IN BHR WOULD EFFECTIVLY PERMIT THE REDEVELOPMENT OF ALL THE OLDER LOW-RISE BUILDINGS TO 90MTS.

MOREOVER, AT A LOCATION CLOSE TO THE HARBOUR, STEPPED DESIGN MEANS LOWER BUILDINGS CLOSER TO THE WATER RISING GRADUALLY TOWARDS THE HINTERLAND.

And then there is the astonishing statement:

"based on the assumption of a 10% increase in the total number of students and staff, i.e. 34,650 individuals, by 2030"

AND BEYOND 2030??? ARE WE TO BELIEVE THAT A WHAT IS EFFECTIVELY A MORE THAN DOUBLING OF THE BHR OF THE SOUTHERN SECTION OF THE CAMPUS WOULD RESULT IN SUCH A MINOR INCREASE IN HEAD COUNT?

THERE IS NO INDICATION AS TO WHAT THE EVENTUAL INTAKE AIM IS.

And this brings us to the issue of the impact on the local community and services.

Note: YTM DC "Their concerns on the potential traffic, visual and air ventilation impacts on the surrounding areas arising from the proposal **were briefly addressed** in the DC meeting.

BRIEFLY, AS IN BRUSHED OFF. AND FOR SURE NONE OF THE DC WILL BOTHER TAKING THE MATTER FURTHER BY PARTICIPATING IN THE OZP

Apart from the above, the main issues with this OZP are not what is included BUT WHAT IS MISSING.

There has been no OZP amendment for TST for more than a decade yet while we often hear from DPO during meetings that OZP consultation is an opportunity is taken to address shortcomings in the current scenario, this is not the case here.

FAILURE TO ADDRESS THE CONSTRAINTS IMPOSED ON THE DISTRICT BY THE BLANKET COMMERCIAL ZONING SOUTH OF AUSTIN ROAD

That TST will be another CBD is a ship that sailed long ago. Clearly commercial activity is now focussed on West Kowloon and the areas close to the Express Rail.. This is compounded by the significant drop in demand for commercial premises.

The opportunity should have been taken to rezone parts of the district, say the streets north of Kimberley Road as a beginning, to a form of 'OU' that would permit redevelopment to Residential. There are a number of older commercial buildings that could be easily refitted to provide additional residential units in a district that has all the facilities conducive to such use.

Even new commercial buildings are having difficulties finding tenants, One Hart Avenue was originally advertising for tenants but now the entire building is up for sale. Another commercial building, twice the GFA, is being constructed just behind it on Cameron Road, and there are other towers nearing completion further along Cameron, on Granville and on Kimberly. They will face the same issue of weak demand. Even on Nathan Road, No 200 completed over 6 months ago has to date only leased out the ground floor shop.

That recent applications for "OU" developments on the "C" zones of both TST and Jordan indicate that the market favours more residential in the district.

HKPSG DATA

OBJECT ALSO TO THE FAILURE TO INCLUDE THE HKPSG TABLES IN THE CONSULTATION. AN INCREASE IN INTAKE AT POLYU DOES IMPACT SERVICES IN THE DISTRICT AS STUDENTS WANT TO LIVE CLOSE TO CAMPUS. AND IN VIEW OF THE PROFOUND CHANGES IN OUR SOCIETY IN RECENT YEARS, THE HKPSG TABLES PROVIDE DATA FOR REFERENCE.

The OZP also provides the opportunity to object to the manner in which PolyU has appropriated the ***"strip of land abutting Chatham Road North and Chatham Road South along the western boundary of the campus is designated as amenity area for public enjoyment"***

The blurb in the planning statement infers that PolyU is doing the community a favour by retaining this OS. However this strip of land does not belong to PolyU, it is in fact a component of the Government Land included in Local Open Space provision for the district. Its integrity has already been impacted by the planned ingress/egress on Chatham Road South A/K1/266.

As for 'amenity area for public enjoyment', Poly U has surrounded this public open space with strong fencing and barriers. The entrance gates are permanently closed off. I previously proposed that it be rezoned as 'GB' as it serves no recreational purpose whatsoever. Its designation as 'OS' is a ploy to improve the 'LOS' data for the district. While TST has an abundance of 'DOS', the community suffers from a lack of local recreational facilities.

Proposed Amendments to the Notes of the OZP

8.2 The "OU(Ferry Terminal)" zone is currently occupied by the **Hong Kong China Ferry Terminal**. It is a Government property managed by the Marine Department and commercial uses are subject to approval by the Government.

To provide flexibility for provision of supporting uses within the terminal, it is proposed to include 'Shop and Services' and 'Eating Place' as always permitted uses under Col 1; and move 'Government Use' from Column 2, which requires planning permission, to Col 1.

WHAT GOVERNMENT USE IS PROPOSED? MEMBERS CANNOT RUBBER STAMP PROVISIONS THAT ARE NOT SUPPORTED BY FACTS

The "OU(Kowloon Point Piers)" zone is currently occupied by the **Star Ferry Pier**. It is a Government property governed by a Franchise Agreement granted under the Ferry Services Ordinance (Cap. 104) and approval by the Government is required for granting concession for commercial use in the pier. Under the current Remark (1) of "OU(Kowloon Point Piers)" zone, **kiosks not greater than 10m2 each in area and not more than 10 in number for uses as retail shop** and service trades are considered as ancillary to 'Pier' use. 'Eating Place' and 'Shop and Services' are Col 2 uses, which require planning permission from the Board.

In view of the significance of the **Star Ferry Pier** and the aforesaid Government approval mechanism of the commercial use in the pier, it is proposed to **delete the development restriction** under Remark (1) and revise 'Shop and Services' and 'Eating Place' as Col 1 uses to provide flexibility for provision of supporting facilities.

STRONGEST OBJECTIONS. STAR FERRY PIER SHOULD BE GRADED

This is the only remaining pier with the original design. It is a major tourist attraction and is an ICON to the local population. For years the community has objected to plans to redevelop the pier. This amendment would allow radical changes to the current structure and undermine its historical and cultural significance. The current structure cannot support significant commercial activity so the outcome would be its demolition and conversion into another FAKE period facility like the HK pier or a weird looking edifice like the Wanchai Pier.

GOVT OFFICIALS ARE CONTINUALLY HARPING ON ABOUT ATTRACTING MORE TOURISTS, PROVIDING AN AUTHENTIC HONG KONG EXPERIENCE WHILE AT THE SAME TIME COMING UP WITH PLANS LIKE THIS THAT EFFECTIVELY WIPE OUT WELL LOVED LOCAL LANDMARKS.

MEMBERS SHOULD REMEMBER THE STRONG EMOTIONS THE DESTRUCTION OF QUEEN'S PIER IGNITED WITHIN THE COMMUNITY. TST STAR FERRY IS INTRIABLY INTERTWINED IN THE COLLECTIVE MEMORY.

The "OU(Pier)" zone is occupied by the **Kowloon Permanent Pier No. 7** owned by the Hong Kong and Kowloon Wharf and Godown Company Limited under the Government lease since 1964. The subject site extends from the existing shopping centre (i.e. Harbour City) and is currently used as a temporary public vehicle park under STT.

*Under the current Remark (1) of the "OU(Pier)" zone, kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to 'Pier' use. To provide flexibility for provision of ancillary uses within the subject site **upon potential redevelopment from temporary public vehicle park to pier use**, it is proposed to revise the Remark so that kiosks or premises **not in excess of a maximum total non-domestic GFA of 100m²** for uses as 'Shop and Services' and 'Eating Place' are also considered as ancillary to pier use.*

STRONG OBJECTIONS. SO WHAT ARE THE PLANS? REDEVELOPMENT OF THE PIER TO ACCOMMODATE CRUISE LINERS WOULD ENTAIL FILLING IN PART OF THE HARBOUR AND IS IN BREACH OF THE HARBOUR PROTECTION ORDINANCE. THE CURRENT PIER IS NARROW AND WOULD NOT SUPPORT SUCH LARGE COMMERCIAL FACILITIES.

Mary Mulvihill

