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Representation to Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/23 - Representer: The University of Hong Kong
22/12/2022 11:18

From: Bella Fan [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



Kennedy Town & Mount Davis Outline Zone_Representer_22dec22.pdf S6_S_H1 23_HKU (Dec2022).pdf

Dear Sir,

Attached please find our duly completed Form S6 and the representation statement by the University of Hong Kong for your further processing.

Kindly contact the undersigned at tel no. [REDACTED] or via email for any follow up actions.

Regards,

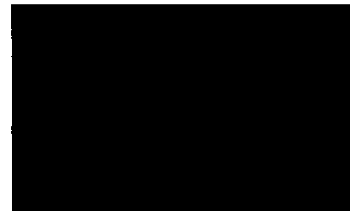
Bella FAN
Assistant Director



THE UNIVERSITY OF HONG KONG



潘巍教授
署理行政及財務副校長
Professor Wei Pan
Acting Executive Vice-President (Administration and Finance)



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

22 December 2022

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

Dear Sir/Madam,

Representation to Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/23

Representor: The University of Hong Kong

The University of Hong Kong ('HKU') is in support of the Draft Kennedy Town & Mount Davis Outline Zoning Plan (No. S/H1/23) as gazetted by the Town Planning Board on 18 November 2022, in particular, the revision of building height restriction for a portion of the "Government, Institution or Community" ("G/IC") zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.

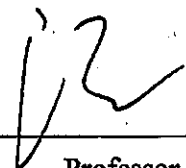
Reasons for the Representation

1. With HKU's continuous development, the number of students and staff using the campus increased significantly over the past decade, but campus expansion is confined by geographical constraints and saturated surroundings. HKU needs to optimise the development potential of its land resources to cope with the rising demand. The existing building height restrictions of the G/IC zone cannot optimize the development potential to meet the increasing needs of the University's increasing teaching, learning, research and academic conferences.

2. The Pokfield Campus at the junction of Pok Fu Lam Road and Pokfield Road will be a contemporary academic-residential-culture and sports complex. It is a key component of the University's strategic development – built for the 21st century and designed to synergise with Hong Kong's future economy and vibrant society. The existing Flora Ho Sports Centre at the G/IC site concerned will be converted into an academic complex and conference centre, and support continuous development in higher education and HKU's mission to benefit humanity and the world with knowledge and innovation.
3. The new campus will provide much-needed teaching, learning, research and conference facilities to support academic activities, as well as improve the community and benefit the neighborhood through improved public space and accessibility. The development aspires to improve the area's walkability, provide safe and comfortable pedestrian paths and enhance the streetscape of public spaces through landscaping design.
4. Responding to feedback from the community about increased traffic and pedestrian flow, planned enhancements such as new pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield Road, the footpath widening at the junction of Pokfield Road/Smithfield, new bus lay-bys at Pok Fu Lam Road would improve the pedestrian and traffic circulation in the area.
5. To address concerns over airflow and visual impact, separation between the buildings and the building orientation/alignment has been incorporated into the planning and design to enhance air and visual permeability. The design has taken into full consideration public comments concerning air ventilation and permeability. Furthermore, members of the public may use walking paths and green spaces around the podium level.

Conclusion

6. The revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD will facilitate the redevelopment that will meet the needs of higher education and will bring a positive impact to the streetscape and accessibility of the site. With the above justification, the HKU strongly supports the amendments shown on the draft Kennedy Town & Mount Davis OZP No. S/H1/23.



Professor Wei PAN
Acting Executive Vice-President
(Administration and Finance)

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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 Publication of Representations, Comments on 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 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.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」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.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters 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。

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/Organisation* 先生/女士/公司/機構*)

The University of Hong Kong

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 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)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)
與申述相關的草圖（請註明草圖名稱及編號）

Draft Kennedy Town & Mount Davis
Outline Zoning Plan No. S/H1/23

* 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 (Continued) (use separate sheet if necessary)[#]
申述詳情(續)(如有需要,請另頁說明)[#]

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 Representation Statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] 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 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

TPB/R/S/H1/23-

2

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

221222-141322-83761

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

22/12/2022 14:13:22

「申述人」全名

Full Name of "Representer":

女士 Ms. Helen Ho Mei Sum

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

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		alent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-
3

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number: 221222-145627-18347

提交限期

Deadline for submission: 18/01/2023

提交日期及時間

Date and time of submission: 22/12/2022 14:56:27

「申述人」全名

Full Name of "Representer": 先生 Mr. Andrew Tse

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/H1/23-

4

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number: 221222-141559-66743

提交限期

Deadline for submission: 18/01/2023

提交日期及時間

Date and time of submission: 22/12/2022 14:15:59

「申述人」全名

Full Name of "Representer": 女士 Ms. NG TING

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the re-development by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

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	alent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/H1/23-

5

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

221222-145938-00971

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

22/12/2022 14:59:38

「申述人」全名

Full Name of "Representer":

女士 Ms. Lam Wai Yin Michelle

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-
6

就草圖作出申述
Representation Relating to Draft Plan

參考編號**Reference Number:** 221228-122316-93173**提交限期****Deadline for submission:** 18/01/2023**提交日期及時間****Date and time of submission:** 28/12/2022 12:23:16.**「申述人」全名****Full Name of "Representer":** 女士 Ms. Choy Pui Ying**「獲授權代理人」全名****Full Name of "Authorized Agent" :****與申述相關的草圖****Draft plan to which the representation relates:** S/H1/23**申述的性質及理由****Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-

7

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

221230-193836-37023

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

30/12/2022 19:38:36

「申述人」全名

Full Name of "Representer":

女士 Ms. Yan Tung LAU

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education.</p>

	on development and grow Hong Kong's talent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-

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就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230105-165448-18681

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

05/01/2023 16:54:48

「申述人」全名

Full Name of "Representer":

女士 Ms. Cheung Fung Yee Sara

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

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Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

TPB/R/S/H1/23-

9

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230105-160826-07232

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

05/01/2023 16:08:26

「申述人」全名

Full Name of "Representer":

女士 Ms. Rashida Suffiad

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

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Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

		alent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

參考編號
Reference Number: 230106-174801-15090

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 06/01/2023 17:48:01

「申述人」全名
Full Name of "Representer": 女士 Ms. Cheng Hoi Yan

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD. The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the re-development by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's talent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/H1/23-

11

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number: 230111-123110-13957

提交限期

Deadline for submission: 18/01/2023

提交日期及時間

Date and time of submission: 11/01/2023 12:31:10

「申述人」全名

Full Name of "Representer": 女士 Ms. SIU WAI HAN

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will</p>

019

	bring a positive impact on higher education development and grow Hong Kong's talent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-

12

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number: 230111-144107-65403

提交限期

Deadline for submission: 18/01/2023

提交日期及時間

Date and time of submission: 11/01/2023 14:41:07

「申述人」全名

Full Name of "Representer": 女士 Ms. Liang Ka Yan Karen

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the redevelopment by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's t</p>

020

	alent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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參考編號
Reference Number: 230111-185030-31521

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 18:50:30

「申述人」全名
Full Name of "Representer": 女士 Ms. Ng Cheuk Yiu

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD. The Pokfield Campus will be the new iconic hub supporting HKU's growth in the 21st century, optimising the development potential at the G/IC zone concerned will be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students.</p> <p>The revision of BHR will facilitate the re-development by providing additional state-of-the-art and versatile space for academic use, and help HKU meet the increasing demand for teaching and learning, research, and conference activities. As the number of students at the HKU as well as academic exchange activities are expected to increase, the draft plan S/H1/23 will bring a positive impact on higher education development and grow Hong Kong's talent pool. I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favourably.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

Representation Relating to Draft Plan

參考編號
Reference Number: 230111-170213-50375

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 17:02:13

「申述人」全名
Full Name of "Representer": 先生 Mr. king yu yeung

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155m PD.</p> <p>The Town Planning Board should consider the merits of the Pokfield Campus development in enhancing the overall ambience, accessibility and green streetscape of the Pokfield Road and Pokfulam Road junction, and potential benefits to the visitors and residents in the vicinity.</p> <p>I support the proposed widening of the Pokfield Road and Smithfield Road junction, bus lay-by at Pokfulam Road will help facilitate vehicle traffic flow in the area.</p> <p>The provision of escalator and walking paths will improve the walkability of the Pokfield Road area which is surrounded by steep slope and narrow pedestrian path. Provision of elevator, ramps and escalators near the redevelopment site will provide a safer route uphill/downhill for senior citizens and those with special needs.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

就草圖作出申述**Representation Relating to Draft Plan**

TPB/R/S/H1/23-

15

參考編號

Reference Number:

230111-172323-15670

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

11/01/2023 17:23:23

「申述人」全名

Full Name of "Representer":

女士 Ms. Hui King Ni

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The Town Planning Board should consider the merits of the Pokfield Campus development in enhancing the overall ambience, accessibility and green streetscape of the Pokfield Road and Pokfulam Road junction, and potential benefits to the visitors and residents in the vicinity.</p> <p>I support the proposed widening of the Pokfield Road and Smithfield Road junction, bus lay-by at Pokfulam Road will help facilitate vehicle traffic flow in the area.</p> <p>The provision of escalator and walking paths will improve the walkability of the Pokfield Road area which is surrounded by steep slope and narrow pedestrian path. Provision of elevator, ramps and escalators near the redevelopment site will provide a safer route uphill/downhill for senior citizens and those with special needs.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

026

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230106-175938-15047

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

06/01/2023 17:59:38

「申述人」全名

Full Name of "Representer":

先生 Mr. Tse Hon Tung Anthony

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>As a nearby resident, I would like to support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The draft plan, as a part of the entire development, will widen the Pokfield Road and Pokfulam Road junction, improving the traffic conditions of the nearby area. Also, the elevators, escalators, moving walkways and parking equipment will enhance the accessibility and walkability around the area. Slopes and stairs have always been one of the shortcomings and perks of living in the area – the draft plan and the development will help to bring ease to our daily commute.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

參考編號
Reference Number: 230111-173053-64867

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 17:30:53

「申述人」全名
Full Name of "Representer": 先生 Mr. To Hon Yeung

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
item A	支持 Support	<p>As a nearby resident, I would like to support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The draft plan, as a part of the entire development, will widen the Pokfield Road and Pokfulam Road junction, improving the traffic conditions of the nearby area. Also, the elevators, escalators, moving walkways and parking equipment will enhance the accessibility and walkability around the area. Slopes and stairs have always been one of the shortcomings and perks of living in the area – the draft plan and the development will help to bring ease to our daily commute.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

參考編號
Reference Number: 230109-111936-91969.

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 09/01/2023 11:19:36

「申述人」全名
Full Name of "Representer": 女士 Ms. Fong Man Ling

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I write to support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>I strongly believe that the HKU is a place that nurtures elites and the aforementioned development is a necessary for HKU's mission to educate local talents that will continue to contribute to the society.</p> <p>This expanded campus space will meet the growing needs of students. Upon closer academic connections with the Greater Bay Area, the new campus built on this site will provide the grounds and equipment to facilitate such exchanges. The draft plan would attract valuable talents to HKU and allow HKU to stay competitive as a top university globally.</p> <p>Therefore, I support the Draft Plan No. S/H1/23.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

014

參考編號
Reference Number: 230111-182926-11543

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 18:29:26

「申述人」全名
Full Name of "Representer": 先生 Mr. YANG CHUN YIN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I write to support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>I strongly believe that the HKU is a place that nurtures elites and the aforementioned development is a necessary for HKU's mission to educate local talents that will continue to contribute to the society.</p> <p>This expanded campus space will meet the growing needs of students. Upon closer academic connections with the Greater Bay Area, the new campus built on this site will provide the grounds and equipment to facilitate such exchanges. The draft plan would attract valuable talents to HKU and allow HKU to stay competitive as a top university globally.</p> <p>Therefore, I support the Draft Plan No. S/H1/23.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

參考編號
Reference Number: 230109-113455-82617

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 09/01/2023 11:34:55

「申述人」全名
Full Name of "Representer": 女士 Ms. Poon Ching Chloe

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I would like to show my support on Draft Plan No. S/H1/23, i.e the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>As an alumnus of the HKU, the new draft plan gives us a great edge for our business school – and it will also attract foreign students/ scholars to join the university. In face of the fierce competition among different major cities in Asia, having a top business school would only be of benefit to the university and to the society.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

017

參考編號
Reference Number: 230111-183230-77631

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 18:32:30

「申述人」全名
Full Name of "Representer": 女士 Ms. Lau Lok-Lam

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I would love to voice my support on Draft Plan No. S/H1/23, i.e the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>As an alumnus of the HKU, the new draft plan gives us a great edge for our business school – and it will also attract foreign students/ scholars to join the university. In face of the fierce competition among different major cities in Asia, having a top business school would only be of benefit to the university and to the society.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

參考編號
Reference Number: 230111-183816-82895

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 18:38:16

「申述人」全名
Full Name of "Representer": 女士 Ms. 吳偉婷

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
ItemA	支持 Support	<p>I would love to voice my support on Draft Plan No. S/H1/23, i.e the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>As an alumnus of the HKU, the new draft plan gives us a great edge for our business school – and it will also attract foreign students/ scholars to join the university. In face of the fierce competition among different major cities in Asia, having a top business school would only be of benefit to the university and to the society.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

TPB/R/S/H1/23-
23

就草圖作出申述
Representation Relating to Draft Plan

參考編號
Reference Number: 221230-183050-68836

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 30/12/2022 18:30:50

「申述人」全名
Full Name of "Representer": 女士 Ms. Wong Kin Fan

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>In terms of an optimal way to maximize the utilization of an allocated space, developing a building horizontally is only to be expected. Hong Kong's Hillside Architecture is always second to none. The Pokfield Road Campus is expected to be a magnificent starchitect built adjacent to (or nearby) mountain slope.</p> <p>In comparison with the Flora Ho Sports Centre Complex, the Pokfield Campus tends to be advantageous to staff and students, let alone residents. Instead of the single purpose of sport activities, the multipurpose rendered by the Pokfield Campus turns out to be far more comprehensive. For example, the bridges, serving as hub, linking to different areas and buildings, would be to the best interest of the public. Rather than reserving or maintaining of a low-storey building like the Flora Ho</p>

	<p>Sports Centre, I am more than happy to look forward to seeing a high-storey university campus with cutting-edge technology.</p> <p>I hope the TPB will approve Draft Plan No. S/H1/23 and consider it favorably. Otherwise, there is not an optimization of use of space.</p>
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/H1/23-
24

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230105-151115-49977

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

05/01/2023 15:11:15

「申述人」全名

Full Name of "Representer":

女士 Ms. Stephanie Diane Chow

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I am moving to Kennedy Town very soon - and as a nearby resident, I would like to support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The draft plan, as a part of the entire development, will widen the Pokfield Road and Pokfulam Road junction, improving the traffic conditions of the nearby area. Also, the elevators, escalators, moving walkways and parking equipment will enhance the accessibility and walkability around the area. Slopes and stairs have always been one of the shortcomings and perks of living in the area – the draft plan and the development will help to bring ease to our daily commute.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

參考編號
Reference Number: 230109-112127-46993

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 09/01/2023 11:21:27

「申述人」全名
Full Name of "Representer": 女士 Ms. KA MAN SZE

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
ITEM A	支持 Support	<p>I fully support Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155 mPD.</p> <p>As the borders are re-opening and COVID-19 is being less of a concern, we can foresee that economic activities will gradually groom and become better. The campus development will be an asset of HKU in the future.</p> <p>As a parent in Hong Kong, it is natural for us to hope for the best learning environment of my child - and having a world-class university with advanced facilities is, undoubtedly, one of great prerequisites of keeping on par with other top universities around the world. This draft plan is indeed crucial to realise the vision.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

015

參考編號
Reference Number: 230109-112217-96143

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 09/01/2023 11:22:17

「申述人」全名
Full Name of "Representer": 女士 Ms. WONG CHOR KIU MICHELLE

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
ITEM A	支持 Support	<p>The Town Planning Board should consider the advantages of the Pokfield Campus development in enhancing the accessibility of the Pokfield Road and Pokfulam Road junction, and potential benefits to the visitors and residents in the district.</p> <p>I support the proposed widening of the Pokfield Road and Smithfield Road junction, bus lay-by at Pokfulam Road will help facilitate vehicle traffic flow in the area.</p> <p>The provision of escalator and walking paths will improve the walkability of the Pokfield Road area which is surrounded by steep slope and narrow pedestrian path. Provision of elevator, ramps and escalators near the redevelopment site will provide a safer route uphill/downhill for senior citizens and those with special needs.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

016

參考編號
Reference Number: 230109-114514-87535

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 09/01/2023 11:45:14

「申述人」全名
Full Name of "Representer": 先生 Mr. TANG WAI CHUNG

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	I support Draft Plan No. S/H1/23. The provision of escalator and walking paths will improve the walkability of the Pokfield Road area which is surrounded by steep slope and narrow pedestrian path. Provision of elevator, ramps and escalators near the redevelopment site will provide a safer route uphill/downhill for senior citizens and those with special needs

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

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參考編號
Reference Number: 230111-170815-18118

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 17:08:15

「申述人」全名
Full Name of "Representer": 先生 Mr. yeung hei

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	As the alumni of HKU, I support the development as the new campus is crucial for hku future expansion.

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

--

Representation Relating to Draft Plan

參考編號
Reference Number: 230111-171106-99165

提交限期
Deadline for submission: 18/01/2023

提交日期及時間
Date and time of submission: 11/01/2023 17:11:06

「申述人」全名
Full Name of "Representer": 女士 Ms. Hung Ching Yan

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的草圖
Draft plan to which the representation relates: S/H1/23

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	<p>I live in the neighbourhood and I would like to support the Draft Plan No. S/H1/23, i.e. the revision of building height restriction for a portion of the G/IC zone at the junction of Pokfulam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.</p> <p>The plan will widen the Pokfield Road and Pokfulam Road junction, improving the traffic conditions of the nearby area. Also, the elevators, escalators, moving walkways and parking equipment will enhance the accessibility and walkability around the area. This will benefit our daily commute in long run.</p>

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

--

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230111-171417-41565

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

11/01/2023 17:14:17

「申述人」全名

Full Name of "Representer":

女士 Ms. Kwok Wing Yan

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
A	支持 Support	I support the proposed widening of the Pokfield Road and Smithfield Road junction, bus lay-by at Pokfulam Road will help facilitate vehicle traffic flow in the area.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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AMENDMENT TO KENNEDY TOWN & MOUNT DAVIS OZP NO. S/H1/22

18/01/2023 12:53

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

AMENDMENT TO KENNEDY TOWN & MOUNT DAVIS OZP NO. S/H1/22

Dear TPB Members,

Item A – Revision of BHR for a portion of the “G/IC” zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.

Strong objections to a project that will result in a mega wall development that will radically change the landscape. HKU has embarked on a frenzy of expansion that is totally out of line with reality. Its management is now focused on property development instead of the provision of quality education and support for its students and the community.

All indications are that there will be fewer people of student age both here in HK and on the mainland for the coming decades. In addition international students will be very wary of attending an institution in a society where civic freedoms are being incrementally eliminated.

In addition it is ignoring the directions from the central government that there is better integration between Hong Kong and the mainland and the need to promote the concept of GBA. This would be achieved by developing an annex to the university close to the border that would be much more convenient for student and professor exchange.

The Flora Ho Sports Centre provides an important service with regard to the provision of an holistic and all round education to HKU students as well as its location a low rise breathing space for the community.

The Flora Ho Sports Centre situated near the Main Campus on Pokfulam Road has one large sports hall with 9 badminton courts, multi-purpose sports rooms, fitness centre, table tennis room and squash courts. Also available are a 25m outdoor swimming pool and a fitness and weight training room.

The Institute of Human Performance (IHP) offers non-academic sport and recreation programmes, health and fitness and competitive sport programmes. The Institute employs qualified staff to manage the University's sports facilities and promote physical activity through Sport and Recreation Programmes called Uni-Sports and Uni-Adventure. These programmes are offered during Semesters I and II and during the summer months. The programmes aim to provide opportunities to participate in leisure-time activities and to develop life-long physical

activity skills

But now the focus on encouraging these skills is to be downgraded as the sport and recreation facilities are to be consigned to left over spaces. This would certainly impact the quality and quantity of these facilities and diminish the role sports and team work play in the molding of lateral thinking and well-rounded graduates.

According to the paper: *The new academic buildings proposed at IL 7704 RP will serve the existing students and staffs of Faculty of Business and Economics ("FBE"). Considering there would be generally **no change in numbers of FBE students and staff of HKU** after completion of the Proposed Development, the overall traffic conditions (from local district perspective) associated with the Proposed Development are expected to be similar to the existing traffic conditions.*

So if there is to be no increase in the number of students and staff then clearly there is no need for additional facilities. Instead better use should be made of existing facilities. With more courses being offered online there will be reduced need for physical premises to accommodate students and classrooms can be converted to multi-function uses.

Trees

Cannot find an updated Tree Report but the data provided for Sect 12 application was shocking in its revelations. Trees that would be protected if they were on public land are to be chopped. **Of the 403 trees on the site only 35 would be retained.**

The 125 compensatory replanting will be the usual flowery landscape variety that can be relied on to never grow more than a certain height. **It appears that there is no compensatory planting for the remaining 250.** This from a university that should be at the forefront in reducing carbon footprint and tackling climate change.

In addition the Pokfield Road Sitting Out Area **to be eliminated** and Applicant will re-provide a POS of similar size **ON A PIECE OF GOVERNMENT LAND IN PROXIMITY**. So in other words the university is effectively taking over a public facility and the compensatory replacement will come from reserve community land. The compensation in this instance is green wash in the shape of a 'sunken garden' that from the images will clearly be nothing more than a series of concrete steps adorned with planters and green roofs.

Public Access to facilities

That ship has sailed. *Proposed escalator will be open to public operation hours of university.* We know how this works. At any time the management can close down access as the universities have frequently done in recent years. Ditto with the fake open spaces. Access to our universities is no longer free and open. **The public is strongly discouraged from entering university compounds.**

Further increase in height of Sports Centre. This is followed by a lot of waffle about amending BHR in terms of mPD **to provide a more stringent control** that is both risible and a distraction when the proposed amendments are multiple times the

height of existing buildings.

Additional floor of parking. While class rooms are to be buried UNDER the parking. Only in Hong Kong would class rooms be buried 3 floors underground with ZERO natural light and ventilation. But long gone are the days when the welfare of the students was of any concern at HKU.

The relocation of sports facilities under cover flies in the face of the opinions of experts that in view of the increasing health risks there is urgent need for students to spend more time outdoors in order to soak up more Vitamin D.

In addition the quality of life in the student village will be negatively impact by the erection of a high wall in front of the premises. No data provided with regard to impact on ventilation and penetration of natural light to the residential premises.

Proposed maximum building height of 155mPD at Sub-area (C) of the proposed "G/IC(2)" zone being compatible with the existing and planned building height profile where high-rise residential developments and planned student hostel expansion are in the vicinity of IL7704 RP

ALL THE MORE REASON TO RETAIN SOME LOW RISE FOR VISUAL RELIEF AND VENTILATION

GIC developments, especially the low-rise and low density ones, also serve as "breathing space" The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this instance Green Belt.

Enhanced Connectivity – Access can be blocked at any time at the whims of the management. Walking around the periphery does not reduce the time to get to MTR.

Reserving openings for future footbridge connection between Centennial Campus, St. John's College and IL7704 RP to strengthen the connectivity and walk-ability of the area .

Another excuse to cover public roads while people will in fact nip across the road at grade.

Then the hyperbole "Dynamic building form to enhance visual interest, complement the site context, and create a timeless landmark development"

Are they kidding, check out the visuals. Another concrete and glass wall effect. Moreover Block C stuck like glue to Block A, what is the combined length as it appears to exceed the 60mt guideline.

Members must consider this plan in tandem with a number of other plans put forward by HKU to develop both GIC and Green Belt.

THE CUMULATIVE EFFECT OF HKU'S PLANS WOULD DEVASTATE THE DISTRICT

The paper mentions the aspirations of HKU.

They are definitely not compatible with those of the community. Objections to Y/H1/2 all relevant.

Mary Mulivhill

From: [REDACTED]
Sent: Friday, April 8, 2022 2:00 AM
To: tpbpd <tpbpd@pland.gov.hk>
Subject: Re: Y/H1/2 HKU Pok Fu Lam / Pokfield Road GIC

Dear TPB Members,

The provision of additional material only underlines the mega wall development that will radically change the landscape.

The Tree Report is shocking in its revelations. Trees that would be protected if they were on public land are to be chopped. **Of the 403 trees on the site only 35 would be retained.** Hopefully members will take some time to scroll through the images and evaluate the loss to the community.

The 125 compensatory replanting will be the usual flowery landscape variety that can be relied on to never grow more than a certain height.

In addition the Pokfield Road Sitting Out Area **to be eliminated** and Applicant will re-provide a POS of similar size **ON A PIECE OF GOVERNMENT LAND IN PROXIMITY**. So in other words the university is effectively taking over a public facility and the compensatory replacement will come from reserve community land. Cannot find an indication as to where this is located and its current use, but certainly a matter of concern. Members questions please.

High quality open space and landscape avenue . Give over, this is nothing more than some paving and planters. It certainly cannot recompense for the loss of hundreds of trees and the flora and fauna they support.

Stepped podium floors can create external green terraces to enhance the visual quality. Again what a load of bullshit. Take away 400 trees and give back a few potted plants on a concrete wall.

Proposed escalator will be open to public operation hours of university. We know how this works. At any time the management can close down access as the universities have frequently done in recent years.

Further increase in height of Sports Centre. This is followed by a lot of waffle about amending BHR in terms of mPD **to provide a more stringent control** that is both risible and a distraction when the proposed amendments are multiple times the height of existing buildings.

Additional floor of parking. **While class rooms are to be buried UNDER the parking.** Only in Hong Kong would class rooms be buried 3 floors underground with ZERO natural light and ventilation. But long gone are the days when the welfare of the students was of any concern at HKU.

Once again, our universities should be constructing any additional facilities close to the border to facilitate integration

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 17 September 2021 11:57 PM CST
Subject: Y/H1/2 HKU Pok Fu Lam / Pokfield Road GIC

Y/H1/2

Inland Lot No. 7704 RP (Part) (Nos. 109, 111 & 113 Pok Fu Lam Road and Nos. 13, 15, 17, 19 & 21 Pokfield Road, Hong Kong

Site area : About 22,170sq.m

Zoning : "GIC", "Green Belt" and area shown as 'Road'

Proposed Amendment : Rezone to "GIC (2)" 155mPD / 84 Vehicle Parking (increased to 113)

Dear TPB Members,

Strong objections and comments made 26 Feb attached relevant.

HKU has embarked on a frenzy of development that is totally out of line with reality. Its management is now focused on property development instead of the provision of quality education and support for its students.

While we are waiting for the recent Census data to be released, all

indications are that there will be fewer people of student age both here in HK and on the mainland for the coming decades. In addition international students will be very wary of attending an institution in a society where civic freedoms are being incrementally eliminated.

*The Proposed Redevelopment will redevelop the existing sports and recreational facilities of HKU at IL7704 RP, including the existing **Flora Ho Sports Centre**, the recently demolished **Lindsay Ride Sports Centre and Stanley Smith Swimming Pool** within the "G/IC" zone, as well as the existing **Pokfield Road Residences of HKU** within the "R(B)" zone, into a new academic complex with **re-provision of the existing sports and recreational facilities** and staff quarters whilst retaining the existing **Jockey Club Student Village II** within the "G/IC" zone.*

NOTE NO MENTION THAT MOST OF THE FACILITIES WILL BE RELOCATED INDOORS. THIS IS CONTRARY TO THE ADVICE OF EXPERTS WITH REGARD TO THE MANY BENEFITS OF EXERCISING IN THE OPEN AIR. THE WELFARE OF STUDENTS IS CLEARLY SECONDARY TO PROPERTY DEVELOPMENT

*The Proposed Redevelopment consists of 5 new blocks (namely an academic tower abutting Pok Fu Lam Road, a low-rise academic building, a sports centre and **two blocks of staff quarters**), with a total Gross Floor Area (GFA) of about 146,200m² and a varying building height profile ranging from 4-storey high to **155mPD**.*

HK UNIVERSITIES ARE SETTING UP FACILITIES ON THE MAINLAND SO ONE HAS TO QUESTION WHY ADDITIONAL STAFF ACCOMMODATION WOULD BE REQUIRED WHEN PERSONNEL WILL BE BASED OVER THE BORDER.

Sub-area (A) will accommodate the proposed 4-storey academic building (excluding 6 levels of basement storeys) and the proposed 4-storey sports centre (excluding 1 level of basement storey) which will conform to the statutory OZP building height restriction of the current "G/IC" zone. The building height restriction of Sub-area (A) will be the same as the existing restriction of 4 storeys under the current "G/IC" zone.

SO THE GFA IS ACTUALLY GREATER THAN STATED AS THE BASEMENTS ARE EXCLUDED FROM THE CALCULATION

*Sub-area (B) will include the existing **Jockey Club Student Village II** to be retained. The existing development at Sub-area (B) conforms to the existing OZP building height restriction of not more than 135mPD under the current "G/IC" zone. The building height restriction of Sub-area (B) will remain unchanged.*

NO MENTION THAT THE QUALITY OF THE STUDENT VILLAGE WILL BE GREATLY DIMINISHED WHEN A HIGH WALL IS ERECTED IN FRONT

*Sub-area (C) will accommodate the proposed academic tower with a maximum building height restriction of 155mPD which **would exceed the existing restriction of 4 storeys under the current "G/IC" zone.** An amendment to the maximum building restriction from 4 storeys to 155mPD is therefore proposed at Sub-area (C) under this application.*

THIS STATEMENT IS MISLEADING AS IT DOES NOT MENTION BY HOW MANY MULTIPLES THE HEIGHT IS TO BE INCREASED,

IT ALSO IGNORES THE FACT THAT GIC ZONING IS NOT ONLY INTENDED TO PROVIDE COMMUNITY FACILITIES BUT ALSO TO ENSURE A MORE LIVABLE ENVIRONMENT

GIC developments, especially the low-rise and low density ones, also serve as "breathing space"

The scale and intensity of the proposed development should be in keeping with that of the adjacent area. IN THIS INSTANCE GREEN BELT

*High-quality open space provision within the Site for the enjoyment of HKU students and staff and **the public**, including the proposed sunken garden at the junction of Pok Fu Lam Road and Pokfield Road to **improve the public realm** and the landscaped terrace along Pokfield Road to provide green space*

SERIOUSLY??? THE PUBLIC WILL NOT BE ALLOWED TO ACCESS UNIVERSITY GROUNDS AND FACILITIES GOING FORWARD. IN ADDITION THE IMAGES INDICATE THAT MOST OF THE GREEN COVERAGE WILL BE STRIPPED SO THE OS IS NOTHING MORE THAN PAVED TERRACES

*Various landscaping arrangements, including planters, **vertical greens and edge plantings**, to achieve multi-level greening and enhance the visual quality of the Site*

INDEED AS ALL GREENERY IS TO BE STRIPPED FROM THE SITE AND THE ONLY NOD TO NATURE WILL BE ORNAMENTAL TREES ACTING AS A BARRIER TO KEEP THE PUBLIC OUT

Reserving openings for future footbridge connection between Centennial

Campus, St. John's College and IL7704 RP to strengthen the connectivity and walk-ability of the area

ANOTHER EXCUSE TO COVER OUR ROADS WITH CEMENT WHILE PEOPLE JUST NIP ACROSS AT GRADE

*Enhancing the connectivity across IL7704 RP by the provision of a **landscaped terrace** abutting Pokfield Road and a **landscaped avenue** abutting the western boundary*

MORE CONCRETE

*Proposed maximum building height of 155mPD at Sub-area (C) of the proposed "G/IC(2)" zone **being compatible with the existing and planned building height profile where high-rise residential developments and planned student hostel expansion are in the vicinity of IL7704 RP***

ALL THE MORE REASON TO RETAIN SOME LOW RISE FOR VISUAL RELIEF AND VENTILATION

*Innovative building design to enhance visual interest, complement the site context, and create a **timeless landmark development***

WHO WRITES THIS STUFF, IT'S A NONDESCRIPT HIGH RISE TOWER, PERIOD

ENHANCED CONNECTIVIETY – Walking around the periphery does not reduce the time to get to MTR

Members must consider this application must be considered in tandem with Y/H10/13

Government Land to the East of 3 Sassoon Road, Pok Fu Lam

THE CUMULATIVE EFFECT OF HKU'S PLANS WOULD DEVASTATE THE DISTRICT

The paper mentions the **aspirations of HKU**

They are definitely not compatible with those of the community.

Mary Mulivhill

From: [REDACTED]
To: [REDACTED]
Sent: Saturday, May 29, 2021 2:53:25 AM
Subject: Re: Consultation for the Proposed Lease Modification The Flora Ho Sports Centre

Dear Ms. Yu,

I appear to have overlooked this message.

I maintain my objection.

Moreover I am astonished to note in the media yesterday that HKU is already inviting tenders for the project although the consultation process has not been concluded.

How can this be permitted/

Regards

Mary

From: [REDACTED]
To: [REDACTED]
Sent: Tuesday, March 30, 2021 11:55:04 AM
Subject: Re: Consultation for the Proposed Lease Modification The Flora Ho Sports Centre

Dear Mary Mulvihill,

I refer to your email dated 26.2.2021 regarding the consultation of the captioned lease modification.

2. We have conveyed your objection to the Applicant who has provided a response below for your consideration.

"The proposed rezoning application in relation to building height relaxation of the site where Flora Ho Sports Centre is situated is not the subject matter in the current lease modification, but a separate application for Amendment of Plan under s. 12A of Town Planning Ordinance will be submitted by HKU in due course.

HKU Sports facilities provision has been comprehensively reviewed and series of improvement works are proposed to meet the expectations from students, staffs and alumni on requirements for sports facilities.

The Pokfield Road Campus development, alongside with other campus extension project in the next 5 years, is the University's strategic development to support innovation and entrepreneurship, collaboratuibs and cross-disciplinary pursuits that will accelerate the growth of HKU into the future and beyond. Education Bureau has already advised their policy support for the proposed lease modification in view of the Uni versity's spatial necessity for academic development and future expansion."

3. Grateful if you could advise whether your objection would be withdrawn. Your reply by 9.4.2021 is much appreciated. Thanks a lot.

Regards,
Doris Yu
ES/SD1
DLO/HKW&S, LandsD
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Date: 26/02/2021 20:56
Subject: Consultation for the Proposed Lease Modification The Flora Ho Sports Centre

Dear Sirs,

To : District Office / Central & Western

Lands Department Information Note for Consultation for the Proposed Lease Modification

LandsD's file reference: 17/1743/57 MOD

Dear Sirs,

Strong objections to the proposed rezoning of The Flora Ho Sports Centre. This GIC facility provides an important service with regard to the provision of an holistic and all round education to HKU students as well as its location a low rise breathing space for the community..

The Flora Ho Sports Centre that situated near the Main Campus on Pokfulam Road has one large sports hall with 9 badminton courts, multi-purpose sports rooms, fitness centre, table tennis room and squash courts. Also available are a 25m outdoor swimming pool and a fitness and weight training room.

*The Institute of Human Performance (IHP) offers non-academic sport and recreation programmes, health and fitness and competitive sport programmes. The Institute employs qualified staff to manage the University's sports facilities and promote physical activity through Sport and Recreation Programmes called Uni-Sports and Uni-Adventure. These programmes are offered during Semesters I and II and during the summer months. The programmes aim to provide opportunities to participate in leisure-time activities and **to develop life-long physical activity skills** .*

The very sparse information provided in the consultation document indicates that the intention is to develop the current low rise building into high rise towers on a podium and to slot in the sport and recreation facilities into the left over spaces. This would certainly impact the quality and quantity of these facilities and diminish the role sports and team work play in the molding of lateral thinking and well rounded graduates. No indication on number of trees to be felled and flora and fauna impacted.

According to the paper : *The new academic buildings proposed at IL 7704 RP will serve the existing students and staffs of Faculty of Business and Economics ("FBE"). Considering **there would be generally no change in numbers of FBE students and staff of HKU after completion of the Proposed Development**, the overall traffic conditions (from local district perspective) associated with the Proposed Development are expected to be similar to the existing traffic conditions.*

So if there is to be no increase in the number of students and staff then clearly

there is no need for additional facilities. Instead better use should be made of existing facilities. With more courses being offered online there will be reduced need for physical premises to accommodate students and classrooms can be converted to multi-function uses.

With regards to accommodation, there are already two large facilities under construction

A/H10/94 Approved 16 Aug 2019
Rural Building Lot No. 925, High West, Pok Fu Lam
Site area : About 29,740m² Gross site area : About 21,698m²
Zoning : "Res (Group C)" and "Green Belt"
Applied Development : 2 x 20 storey blocks / 968 Units / 10 Vehicle Parking

A/H15/268 Approved 18 March 2016
Government Land at Police School Road adjacent to SIS, Wong Chuk Hang
Site area : Government Land of about 4,361m²
Zoning : "GIC"
Applied Use : HKU Student Hostel 1,224 Student Rooms / 33 Staff Suites / 15 Vehicle Parking

This at a time that there is an exodus of students from Hong Kong.

< /span>

25 Jan 2021 HONG KONG -- ***Hong Kong recorded a decline in its population last year for the first time in 17 years, as the city logged more deaths than births due to the coronavirus pandemic, a persistently low birthrate and an increase in emigration in light of a new national security law. The financial hub's population fell to 7.47 million in 2020, a 0.6% decrease from a year earlier, the Census and Statistics Department said on Thursday in its annual population report.***

The long term population data shows that the number of young people is in decline while the number of elderly is increasing. The young will eventually represent less than 10% of the population

<https://www.statistics.gov.hk/pub/B1120015082020XXXXB0100.pdf>

< span lang=EN-US style='font-family:"Arial",sans-serif;color:#2F2F2F'>The policy of encouraging students to experience life on the mainland will further reduce the need for campus facilities in Hong Kong. HKU already has a large campus in Shenzhen.

There is also need to question the statement:

*Yellow • provision of recreational and **academic facilities** for students of the University of Hong Kong **or other students** as may be authorized by the University of Hong Kong*

Let us not forget the saga of the HKU Centennial College that failed to enroll enough students and was closed down.

<https://www.scmp.com/news/hong-kong/education-community/article/1941570/lo>

[ss-making-hong-kong-college-rebrands-liberal](#)

Falling birth rates and a reduction in the number of younger folk does not justify further development of the campus. GIC developments, especially the low-rise and low density ones, serve as "breathing space" within a high-rise and high-density environment. HKU has already built a number of wall effect towers. The function of the GIC should be retained in order to provide relief not only to the university itself but also to the surrounding residential developments.

There is no justification to support amendments to the lease conditions.</ span>

Mary Mulvihill



TPB/R/S/H1/23-

32

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230118-112025-23688

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

18/01/2023 11:20:25

「申述人」全名

Full Name of "Representer":

女士 Ms. Melanie Ann Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	反對 Oppose	The current height restriction for this GI C site at 4 storeys is consistent with the surroundings at this busy junction of Pokfulam Road and Pokfield Road, which should be kept to a lowrise structure to maintain sight lines and open GIC space, as well as preserve the existing major airpaths to allow penetration of wind inland. This application is yet another land grab by a university with no desire to strike a balance between the public interest in maintaining the local character of the neighborhood.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

033

TPB/R/S/H1/23-

33

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

230118-112219-38127

提交限期

Deadline for submission:

18/01/2023

提交日期及時間

Date and time of submission:

18/01/2023 11:22:19

「申述人」全名

Full Name of "Representer":

先生 Mr. John Douglas Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/23

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	反對 Oppose	The current height restriction for this GIC site at 4 storeys is consistent with the surroundings at this busy junction of Pokfulam Road and Pokfield Road, which should be kept to a lowrise structure to maintain sight lines and open GIC space, as well as preserve the existing major airpaths to allow penetration of wind inland. This application is yet another land grab by a university with no desire to strike a balance to meet the public's interest in maintaining the local character of the neighborhood.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

034