

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/TM/42-S1

tpbpd/PLAND

寄件者: WONG Chiu Lung Dennis (OCDM) [REDACTED]
寄件日期: 2026年09月16日星期三 11:43
收件者: tpbpd/PLAND
副本: WONG Chiu Lung Dennis (OCDM)
主旨: Representation in Support of Draft Tuen Mun OZP No. S/TM/42 - Proposed
Amendment Item A1
附件: Tuen Mun OZP representation to TPB - LU OCDM.pdf
類別: Internet Email

Representation Number:

TPB/R/S/TM/42-R1

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by the Office of Campus Development and Management of Lingnan University in support of the draft Tuen Mun OZP No. S/TM/42 – proposed amendment item A1.

Should you have any questions, please feel free to contact the undersigned.

Best regards,

Dennis Wong

Director of Campus Development and Management
Lingnan University
[REDACTED]



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。

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*)

Office of Campus Development and Management of Lingnan 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*)

(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 Tuen Mun OZP No. S/TM/42
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 [^]
Draft Tuen Mun OZP No. S/TM/42 - Proposed Amendment Item A1	☒ support 支持 ☐ oppose 反對	Please refer to the attached letter
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ 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

Our Ref.: CDM/L/0141/26-27

16 September 2026

By Email (tpbpd@pland.gov.hk)

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

Dear Sir/Madam,

**Representation in Support of Amendment Item A1 of Draft Tuen Mun Outline Zoning
Plan No. S/TM/42 – Lingnan University Campus Expansion Plan**

The Office of Campus Development and Management at Lingnan University fully supports the proposed amendment item A1 to the Draft Tuen Mun Outline Zoning Plan No. S/TM/42 regarding our Campus Expansion Plan.

In line with national policies and government initiatives to build Hong Kong into an international education hub, Lingnan University continues to expand its academic and research programs. Beyond our strong foundation in the arts and humanities, we are actively developing programs in data science, artificial intelligence, and interdisciplinary fields, while supporting the "Study in Hong Kong" brand.

Lingnan University has achieved excellent results in the latest global rankings, reflecting its sustained institutional progress. In the Times Higher Education (THE) Sustainability Impact Rankings 2026, the University entered the global top 100, ranking 63rd. It also ranked 84th in the THE Asia University Rankings and climbed more than 120 places to 581st in the QS World University Rankings 2027.

Student enrolment has grown significantly in recent years. As Director of Campus Development and Management, it is observed that existing campus space can no longer meet the demand generated by this increase. To sustain this momentum and accommodate rising student numbers, additional campus space and facilities are significantly required. The proposed expansion is essential for the following reasons:-

1. Relieving Spatial Constraints: Existing teaching rooms, laboratories, and study areas are running at full capacity. Additional floor space is urgently needed for academic and research activities.
2. Optimizing Existing Land: Developing within our current site boundary makes the best use of developed land. Our proposed expansion plan does not involve any existing green belt area.
3. Supporting District Growth: Bringing more students and researchers will add vitality to the Tuen Mun community and foster closer educational synergy with the Northern Metropolis.

This expansion is critical to resolving our space shortages and sustaining Lingnan University's educational mission. We urge the Town Planning Board to approve Proposed Amendment Item A1 under Draft OZP No. S/TM/42.

Thank you for your consideration.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Dennis Wong Chiu Lung', with a stylized, flowing script.

Dennis Wong Chiu Lung
Director of Campus Development and Management
Office of Campus Development and Management
Lingnan University

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: KIANG Ngai Sze Karen (OCDM) [REDACTED]
寄件日期: 2026年09月17日星期四 15:58
收件者: tpbpd/PLAND
副本: KIANG Ngai Sze Karen (OCDM)
主旨: Representation in Support of Draft Tuen Mun OZP No. S/TM/42 - Proposed Amendment Item A1
附件: Tuen Mun OZP representation to TPB-LU-OCDM-2.pdf
類別: Internet Email

Dear Town Planning Board Secretariat,

Please find attached my Form No. S6 and representation letter submitted in support of the draft Tuen Mun OZP No. S/TM/42 – proposed amendment item A1.

Should you have any questions, please feel free to contact the undersigned.

With best regards,

Karen Kiang

Senior Project Manager (Campus Development)
Office of Campus Development and Management
[REDACTED]



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。

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*) Office of Campus Development and Management of Lingnan 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*) (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)

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 [^]
Draft Tuen Mun OZP No. S/TM/42 - Proposed Amendment Item A	☒ support 支持 ☐ oppose 反對	Please refer to the attached letter
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ 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

Our Ref.: CDM/CD/L0030/26-27

17 September 2026

By Email (tpbpd@pland.gov.hk)

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

Dear Sir/ Madam,

Representation in support of Amendment Item A1 of the
Draft Tuen Mun Outline Zoning Plan No. S/TM/42

The Tuen Mun campus of Lingnan University (LU) was established in 1995, initially serving fewer than 1,000 students. Over the past three decades, the student population has grown significantly. However, the current height restrictions as stipulated in the Outline Zoning Plan (OZP) have constrained the University's ability to develop and expand its facilities to meet this growth.

The proposed relaxation of these height restrictions is both urgent and necessary. Thoughtful campus development, incorporating buildings of varying building heights will foster a more dynamic and conducive learning environment while respecting the architectural integrity of the existing core structures (i.e. Wing On Plaza and the nearby LU Main Building which are of historical significance, reflecting Lingnan architectural style). This approach will preserve the University's tradition and identity while accommodating future needs.

Various technical assessments were also conducted to ascertain that the proposal will not give rise to insurmountable adverse impacts. Opportunity is also taken to enhance the pedestrian connectivity through the proposed footbridge extension with the existing footbridge network.

Amending the Tuen Mun OZP is essential to support the increasing student population and aligns with the Government's "Study in Hong Kong" initiative, which aims to enhance Hong Kong's reputation as an international academic hub. In light of the general support obtained from previous consultations and engagements with the Tuen Mun District Council, Tuen Mun Rural Committee, Rural and New Town Planning Committee, and LU's exhibition, I therefore express my strong support for the Draft Tuen Mun Outline Zoning Plan No. S/TM/42.

Thank you for your consideration.

Yours sincerely,



Karen Kiang Ngai Sze
Senior Project Manager (Campus Development)
Office of Campus Development and Management
Lingnan University

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/TM/42-S2

tpbpd/PLAND

寄件者: WONG Chiu Lung Dennis (OCDM) [REDACTED]
寄件日期: 2026年09月16日星期三 11:46
收件者: tpbpd/PLAND
副本: SUEN Phoebe (PO); WONG Chiu Lung Dennis (OCDM)
主旨: Representation in Support of Draft Tuen Mun OZP No. S/TM/42 - Proposed Amendment Item A1
附件: Tuen Mun OZP representation to TPB - LU VPadm.pdf
類別: Internet Email

Representation Number:
TPB/R/S/TM/42-R2

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by the Vice-President (Administration) of Lingnan University in support of the draft Tuen Mun OZP No. S/TM/42 – proposed amendment item A1.

Should you have any questions, please feel free to contact the undersigned.

Best regards,

Dennis Wong

Director of Campus Development and Management
Lingnan University
[REDACTED]



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。

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*) Vice-President (Administration) of Lingnan 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*) (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 Tuen Mun OZP No. S/TM/42	
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 [^]
Draft Tuen Mun OZP No. S/TM/42 - Proposed Amendment Item A1	☒ support 支持 ☐ oppose 反對	Please refer to the attached letter
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ 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

陳志民先生
副校長(行政)
Mr. CHAN Chi Man Ernest
Vice-President (Administration)

By Email (tpbpd@pland.gov.hk)

3 September 2026

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

Dear Sir/Madam,

Representation in Support of Draft Tuen Mun Outline Zoning Plan No. S/TM/42
Proposed Amendment Item A (Lingnan University Campus Expansion Plan)

I am writing on behalf of Lingnan University to express our wholehearted support for Proposed Amendment Item A under the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/42 to facilitate the Lingnan University Campus Expansion Plan.

In strategic alignment with the National 15th Five-Year Plan and the HKSAR Government's policy vision, Lingnan University is committed to developing high-calibre talent across conventional and emerging domains. While upholding our heritage of excellence in the arts and humanities, we have expanded into artificial intelligence, data science, and interdisciplinary innovation. Our institution is dedicated to fostering high-level cross-cultural exchanges, academic partnerships, and research collaboration among local, Mainland, and international communities.

The proposed campus expansion is a vital infrastructure enabler for realizing the Government's objective of establishing Hong Kong as an international post-secondary education hub and elevating the "Study in Hong Kong" brand. In recent years, Lingnan has achieved unprecedented institutional momentum and global recognition:

- **Rising Academic Standing & Selectivity:** Demonstrating increasing student appeal and academic excellence, our undergraduate admission quality continues to scale new heights, underscored by our mean JUPAS admission scores achieving the highest percentage increase among all UGC-funded universities.
- **Global Ranking Leaps:** In the Times Higher Education (THE) Sustainability Impact Rankings 2026, Lingnan placed within the global Top 100 for the first time, ranking 63rd

worldwide. Furthermore, the University debuted at 84th in the THE Asia University Rankings and surged over 120 places to 581st in the QS World University Rankings 2027—the largest upward leap in our recent history.

To sustain this growth trajectory as a leading research-oriented liberal arts university comprehensive in arts and sciences in the digital era, adequate physical space is necessary. The expansion will provide academic, research, and collaborative facilities essential to accommodate our growing cohort of non-local and postgraduate scholars, support cutting-edge academic initiatives, and recruit world-class academic talent.

Strategically, optimizing and expanding within our existing campus footprint represents a highly sustainable, land-efficient, and cost-effective approach. It seamlessly leverages established campus infrastructure, reinforces functional integration, and enhances accessibility while minimizing the need for greenfield site allocation.

This expansion will generate substantial socio-economic vitality for the Tuen Mun District by attracting top-tier scholars and professionals. It also positions Lingnan to create robust academic and technological synergy with the forthcoming Northern Metropolis University Town, anchoring our role as a vital intellectual engine in the region.

The Lingnan University Campus Expansion Plan is integral to fulfilling our mission to advance post-secondary education excellence and global innovation in Hong Kong. We respectfully urge the Town Planning Board to endorse the proposed amendment.

Thank you for your consideration of our representation.

Yours faithfully,



Ernest Chan Chi Man
Vice-President (Administration)
Office of the President
Lingnan University

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/TM/42-S3

tpbpd/PLAND

Representation Number:

TPB/R/S/TM/42-R3

寄件者:

寄件日期:

2026年09月17日星期四 12:07

收件者:

tpbpd/PLAND

主旨:

AMENDMENTS TO TUEN MUN OZP NO. S/TM/41

類別:

Internet Email

AMENDMENTS TO TUEN MUN OZP NO. S/TM/41

Dear TPB Members,

Item A1 – about 11.44 ha. Revision to BHR for “GIC” zones of two sites currently occupied by the Main Campus and Multi Purpose Outdoor Sports Ground of the Li’ngnan University in Area 52. Increase from 1/4/10 storeys to 120mPD.

HK has embarked on a programme of expanding all our universities without any consideration being taken as to whether the current model is appropriate for an A1 driven future. The layout is essentially more of the same old same old combination of class rooms, recreational facilities and dorms.

Like Work from Home, universities as a whole will not require a mandatory physical presence in the future. Instead, higher education is permanently shifting toward a hybrid, “always-on” model where physical attendance is an optional feature but the HK model is based on the existing format that may no longer be popular in coming years.

That students live or congregate on campus is desirable from the perspective of their social growth and integration, but this may not be compatible with a tech driven society. The commercial rewards of attracting more students to the territory has not taken into consideration the fast-evolving changes in society.

Main Campus currently 25mPD to 66mPD

“The Indoor Sports Complex, swimming pool, Lau Chung Him Building, President’s Lodge and its adjoining hill knolls would be redeveloped into six new research/academic buildings with BHs ranging from about 52.4mPD to 119.7mPD (or 8 to 22 storeys).”

Sports Ground 23mPD

“The existing multipurpose outdoor sports ground and Wofoo Joseph Lee Student Activity Centre would be redeveloped into three academic/amenities/living quarters buildings providing about 4,000 bed spaces for student accommodation with BHs of about 43.8mPD to 116.3mPD (or 7 to 26 storeys) centered around a two-storey (or about 30.8mPD) new sports complex, a sports ground sitting atop an indoor swimming pool and a sports centre.”

STRONG OBJECTIONS

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

While a significant increase in students is proposed, *“LU estimates that its total student enrolment would be increased from about 8,000 at present to about 10,000 by 2028/2029 and the total enrolment is anticipated to reach almost 20,000 in 2038/39”*, there is an equally significant decrease in the provision of both sports facilities and open space.

The Main Campus would effectively lose all its sports facilities and around 50% of its OS. Moreover, the remaining OS near the Main Building would be surrounded by significant wall effect.

The proposed Sports Centre has a reduced footprint and will also be boxed in by wall effect. This is contrary to the pledges to expand sports and other facilities to promote student wellness and sports excellence. Outdoor facilities boost physical health, relieve stress, and build mental resilience. Running, cycling, and team sports strengthen the heart and improve blood circulation. Outdoor training helps the body make vitamin D, which builds strong bones and boosts immunity and fresh air and physical exertion help students fall asleep faster and rest more.

There is no comparison provided on the current GFA of Sports facilities and Open Space per head and the ratio under the proposed plans. The planned increase in student numbers is 2.5% but the provision of both facilities will be decreased not increased. This is certainly not satisfactory.

The Visual Impact is extensive, Many of the current views of the ridge lines will be wiped out. Viewpoint 4 is particularly problematic. Members should take into consideration that if the plan is approved it will be followed over the years by Sec 16 applications to relax the BHR. Protecting ridgeline views is essential to preserve a city's natural landscape, maintain visual connections with nature, and safeguard unique skylines and landmarks.

Members should push for regulations for NT similar to those that protect HKI and Kowloon ridgelines before any more landmark views that are anchors for society are obliterated.

Item A2 – about 0.04 ha . Rezoning of a strip of land being part of the Main Campus of the Lingnan University from “Res (Group B) 16” to **“G/IC”** with BHR 120mPD.

Incorporating a strip of land (about 0.09 ha) along Beneville into Main Campus

Item A3 – about 0.04 ha. Rezoning of a strip of land being part of a residential development to the north of the Main Campus of the Lingnan University from “G/IC” to “R(B)16” with BHR 106mPD..

Part of Beneville development.

Item A4 – about 0.02 ha. Rezoning of a strip of land to the northwest of the MPOSG of the Lingnan University from “Res (Group C)” to **“G/IC”** with BHR 120mPD.

Incorporating into North Campus.

A2 – A4 MUSICAL CHAIRS

Item A5 – about 0.04 ha. Revision to the BHR for a strip of land to the east of Lam Tei Raw Water Pumping Station Staff Quarters in the “G/IC” zone.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
Increase BHR from 1 to 2 storeys.

Item A6 – about 0.04 ha. Revision to the BHR for a site to the north of Fu Tei Road in the “G/IC” zone.

Adjustment to rationalise the related BHR to reflect the existing BH of 10 storeys for the whole RCHE site. Completed in 2020.

A5 – A6 HOUSEKEEPING

Item B1 – about 0.18ha. Rezoning of a strip of land to the east of Tuen Mun River Channel in Area 16 from “Open Space” to “G/IC”.

To incorporate into ‘GIC’ zone planned as 3-storey Proposed Sports Ground with Open Space and PVP.

Item B2 – about 5.6ha. Deletion of the BHR for the southern portion of “G/IC” zone to the west of Hoi Wong Road in Area 16.

STRONG OBJECTIONS. BHR IS CURRENTLY 3-STOREYS. DELETING THE BHR WOULD ALLOW A MULTI-STOREY DEVELOPMENT. SPORTS FACILITIES SHOULD BE DESIGNED LIKE KAI TAK, LOW RISE AND WITH PENETRATION OF NATURAL LIGHT TO THE FACILITIES.

THE INTENTION IS OBVIOUSLY TO USE THE SITE FOR A DEVELOPMENT LIKE THAT AT THE URA FLOWER MARKET DEVELOPMENT WHEREBY ALL AT GRADE FACILITIES ARE EXCISED AND THE SPORTS FACILITIES ARE PROVIDED ON THE PODIUM OF HIGH-RISE RESIDENTIAL TOWERS. THE HONEST PROCESS WOULD BE TO USE THE OZP TO REZONE TO THE TRUE INTENTION.

MOREOVER WHY REDEVELOP VICTORIA PARK TENNIS COURT DEPRIVING THE COMMUNITY OF FACILITIES FOR A NUMBER OF YEARS AND NO DOUBT REQUIRING FURTHER INCURSION INTO THAT PARK AND MORE FELLING OF TREES.

NEW SPORTS FACILITIES SHOULD BE CONSTRUCTED IN NT WHERE THERE IS A DEARTH OF FACILITIES OF AN INTERNATIONAL STANDARD DESPITE PLANS TO GREATLY INCREASE THE POPULATION. WHY ARE SPORTS GROUNDS STILL BEING PLANNED FOR HKI AND KOWLOON WHEN THEY SHOULD BE UP NORTH?

THIS “GIC’ WITH A PLANNING INTENTION OF SPORTS GROUND WOULD BE AN APPROPRIATE AND EASY TO RESUME LOCATION FOR THE PROPOSED FACILITY.

16 Sept 2026: ***“Hong Kong will explore redeveloping the Victoria Park Tennis Centre Court and its ancillary facilities into an iconic, all-weather and multi-purpose venue to host larger-scale sports events and performances, Chief Executive John Lee Ka-chiu said in his Policy Address.”***

Item C – about 0.34 ha. Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “VTD”.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

STRONG OBJECTIONS TO ANY INCREASE IN 'V' ZONE. THE SITE SHOULD BE ZONED 'OS' OR "GIC TO PROVIDE COMMUNITY FACILITIES FOR RESIDENTS. NET HOUSES SHOULD NOT HAVE BEEN APPROVED FOR THIS STRIP AS IT IS QUITE CLEAR THAT THE VILLAGERS HAVE BEEN ABUSING THEIR DING RIGHTS, NOTE THE 'OPULENT VILLA' AND 'HANLIN COURT' DEVELOPMENTS NEARBY.

Item D1 – about 2.64 ha. Rezoning of a site in Area 55 from "CDA") to "R(B)" with stipulation of BH restriction.

To reflect the completed residential development Grand Jete completed in 2024, maximum PR of 1.3, a maximum site coverage of 30% and a maximum BH of 78mPD.

Item D2 – about 37m. Rezoning of some strips of land in Area 55 from "CDA" to "R(B)" with BHR

To rationalize the boundaries of "The Carmel". 10 stories.

Item D3 – about 0.04 ha. Rezoning of a site in Area 55 from "CDA" to "G/IC".

Re-provisioning site for a public refuse collection point and public convenience which were affected by the residential development Grand Jete to reflect their as-built conditions

Item D4 – about 0.51 ha. Rezoning of two strips of land currently occupied by Castle Peak Road – Tai Lam from "CDA" and "R(B)" to areas shown as 'Road'.

To reflect the existing alignment of the road.

D1 – D3 HOUSEKEEPING

Amendments to the Notes of the Plan

Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Col 2 of the Notes of individual zones or (b) as provided in paragraph (8) of the covering Notes in relation to areas zoned "Site of Special Scientific Interest".

STRONG OBJECTIONS. USE OF DRONES SHOULD BE STRICTLY CONTAINED. ALLOWING PEOPLE WHO ARE TOO LAZY TO WALK TO THE NEAREST OUTLET TO HAVE ITEMS DELIVERED BY DRONE WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS.

SCHOOLS ARE ANOTHER AREA OF CONCERN. HAVING DRONES HOVERING WITHIN RANGE OF HOMES STRIPS CITIZENS OF THEIR RIGHT TO PRIVACY AND THE ENJOYMENT OF THEIR OWN HOME.

MORE STARTLING IS THAT IN A JURISDICTION OBSESSED WITH NS THAT THE MANY WAYS IN WHICH DRONES COULD BE USED AND ABUSED ARE COMPLETELY IGNORED.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Re drones, HK is completely out of line with the mainland where issues including NS have become a concern.

<https://www.scmp.com/news/china/politics/article/3363535/china-halts-drone-shows-across-country-airspace-controls-tighten>

<https://www.thestandard.com.hk/china/article/329687/Mainland-drone-market-cools-as-drone-regulations-to-be-tightened-more-than-ever>

Because business operators and legislators are pushing the low altitude economy the government here is ignoring all the potential issues, including public security.

Members have a duty to raise issues that are being overlooked by govt depts.

Rushing to accommodate the latest fad without due diligence and consultation always ends in disaster as has been the case over the years.

(c) Incorporation of 'Government Use (not elsewhere specified)' under Col 1 of Schedule I of the Notes for "Other Specified Uses" annotated "Business" ("OU(B)") zone; corresponding deletion of 'Government Use (Police Report Centre, Post Office only)' under Col 1 and 'Government Use (not elsewhere specified)' under Col 2 of Schedule I of the Notes for "OU(B)" zone.

STRONG OBJECTIONS AS THIS ALLOWS THE ADMINISTRATION TO INSTALL ANY OPERATION OF ITS CHOICE INTO A DEVELOPMENT WITHOUT ANY OVERSIGHT AS TO WHETHER THE OCCUPANTS AND THE COMMUNITY APPROVE.

The presentation of the data should be simplified. I have to wade through pages of data to identify the core issues. Lots of repetition, obfuscation and complicated sentence structures. The streamlining process reduced the role of the community in the process while ignoring the need to refine and clarify the presentation of materials.

Mary Mulvihill