

TPB Paper No. 9585  
For consideration by the  
Town Planning Board  
on 10.3.2014

**CONSIDERATION OF REPRESENTATIONS AND COMMENTS  
IN RESPECT OF THE DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN NO. S/K18/17**

Subject of Representations	Representers	Commenters
<p><b><u>Amendment Item A</u></b> Rezoning of the southern portion of the former Lee Wai Lee (LWL) Campus of Hong Kong Institution of Vocational Education at Renfrew Road from “Government, Institution or Community(9)” (“G/IC(9)”) to “Residential (Group B)” (“R(B)”)</p>	<p><b><u>Total : 25,847</u></b>  <b><u>Support (11)</u></b> <i>Individuals:</i> <b>R1 to R7, R6738, R6861, R8315 and R8322</b>  <b><u>Providing Views (2)</u></b> <i>Individuals:</i> <b>R1192 and R2375</b>  <b><u>Oppose (25,834)</u></b> <i>LegCo members:</i> <b>R9:</b> Hon Lam Tai Fai (<b>Annex II-1</b>) <b>R10:</b> Hon Yip Kin Yuen (<b>Annex II-2</b>) <b>R11:</b> Hon Wong Pik Wan (<b>Annex II-3</b>) <b>R12:</b> Hon Chan Ka Lok Kenneth (<b>Annex II-4</b>) <b>R7860:</b> Hon Claudia Mo (<b>Annex II-4a</b>) <i>Kowloon City District Council members:</i> <b>R13:</b> Mr. Siu Leong Sing (<b>Annex II-5</b>) <b>R14:</b> Mr. Ho Hin Ming (<b>Annex II-6</b>) <i>Political parties and concern groups</i> <b>R15:</b> Civic Party (<b>Annex II-7</b>) <b>R16-18:</b> Members of Liberal Party (<b>Annexes II-8 to II-10</b>) <b>R19:</b> Hong Kong Teachers’ Union (<b>Annex II-11</b>) <b>R20:</b> HK重建關注組(<b>Annex II-12</b>) <b>R21:</b> Designing Hong Kong Limited (<b>Annex II-13</b>) <b>R22:</b> Green Sense (<b>Annex II-14</b>) <b>R24:</b> HK Kowloon City Industry and Commerce Association Ltd. (<b>Annex II-15</b>)</p>	<p><b><u>Total : 2,980</u></b>  <b><u>Comment on supportive representation(s) (4):</u></b> <b>C4:</b> Hong Kong Baptist University (HKBU) (<b>Annex III-1</b>) <b>C8, C9 and C10 (individuals)</b>  <b><u>Support representation(s) objecting to Item A (2,973):</u></b> <i>LegCo member:</i> <b>C15:</b> Hon Albert Chan Wai-yip (<b>Annex III-2</b>) <i>Concern groups:</i> <b>C16:</b> HKBU Postgraduate Association (<b>Annex III-3</b>) <b>C17:</b> 香港九龍城工商業聯會有限公司(<b>Annex III-4</b>) <b>C12:</b> Mary Rose School (<b>Annex III-5</b>)  <i>Individuals:</i> <b>C1, C8, C10, C11, C13, C14, C18 to C2981</b> (except C2038 which was withdrawn)  <b><u>Provide views not supporting Item A (5):</u></b> <b>C3:</b>Lung Tong Area Committee (<b>Annex III-6</b>): <b>C5:</b> HKBU School of Business (<b>Annex III-7</b>) <b>C2, C6 and C7 (individuals)</b></p>

Subject of Representations	Representers	Commenters
	<b>R25 to R43 and R1506</b> HKBU, its staff/ affiliated associations/ alumni/ ex-teachers/ ex-staff ( <b>Annexes II-16 to II-35</b> )  <i>Individuals/Other organizations:</i> <b>Remaining 25,798 representations</b> (samples of some standard letters/ emails ( <b>Annexes II-36 to 40</b> ))	
<b><u>Amendment Item B</u></b> Rezoning of a site at Dumbarton Road covering the western part of the Bethel Bible Seminary (the BBS-west site) from “G/IC(3)” to “Residential (Group C)9” (“R(C)9”)	<b><u>Support (total : 1)</u></b> <i>Individual:</i> <b>R5</b> <b><u>Oppose (total : 1)</u></b> <i>Individual:</i> <b>R8</b>	<b><u>Total : 1</u></b> <b>C1</b> (individual) <i>support the representation objecting to Item B</i>
<b><u>Amendment Item C</u></b> Rezoning of a site at Dumbarton Road covering the eastern part of the Bethel Bible Seminary (the BBS-east site) from “G/IC(3)” to “G/IC(12)”	<b><u>Support (total : 1)</u></b> <i>Individual:</i> <b>R5</b>	

Note: A CD-ROM containing names of all representers and commenters<sup>1</sup> as well as submissions of all representations and comments is enclosed at **Annex X**. [for TPB Members only] All other annexes and plans could be found at the link to Town Planning Board (TPB)’s website provided to representers and commenters.

## 1. **Introduction**

- 1.1 On 15.2.2013, the draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments is at **Annex I**. The amendments involve the following items (**Plan H-1**):

Item A - Rezoning of the southern portion of the LWL Site (the Site) (about 0.88ha) from “G/IC(9)” to “R(B)”

<sup>1</sup> The names of all representers and commenters can be found at the TPB’s website at [http://www.info.gov.hk/tpb/en/plan\\_making/S\\_K18\\_17.html](http://www.info.gov.hk/tpb/en/plan_making/S_K18_17.html)



- Item B - Rezoning of the BBS-west site (about 0.2ha) from “G/IC(3)” to “R(C)9”  
Item C - Rezoning of the BBS-east site (about 0.2ha) from “G/IC(3)” to “G/IC(12)”

- 1.2 During the two-month exhibition period, a total of 25,884 representations were received. On 21.5.2013, the representations were published for 3 weeks for public comments. A total of 2,981 comments were received. However, 33 representers subsequently wrote to the Town Planning Board (the Board) withdrawing their representations or indicating that they had not submitted the representations and 2 representations were duplicated. In addition, one (**R6618**) (**Annex II-41**) is related to Item A but does not indicate support or objection nor providing any views, and two (**R15008** and **R15038**) (**Annexes II-42 and II-43**) are related to the military site at Central but not to the Kowloon Tong OZP. Subject to the Board’s agreement, these 3 representations should be regarded as invalid. The total number of valid representations should be 25,847. Besides, one comment was subsequently withdrawn. The total number of valid comments is 2,980.
- 1.3 On 24.1.2014, the Board agreed to consider all the representations and comments itself collectively.
- 1.4 This Paper is to provide the Board with information for the consideration of the representations and comments. **Part 1** of this paper covers the representations and comments in relation to Amendment Item A and **Part 2** covers the representations and comment in relation to Amendment Items B and C.
- 1.5 The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.
- 1.6 On 20.12.2013, the draft Kowloon Tong OZP No. S/K18/18 incorporating amendments to rezone a site occupied by the Kowloon International Baptist Church at 300 Junction Road from “G/IC(2)” to “G/IC(13)” was exhibited for public inspection under section 7 of the Ordinance. The zonings and development restrictions of the representation sites, i.e. the Site, the BBS-west site and the BBS-east site, covered by this Paper remain unchanged on OZP No. S/K18/18.

## **PART 1 – Amendment Item A : Rezoning the Site from “G/IC(9)” to “R(B)” (Plans H-2 to H-5)**

### **2. Background**

- 2.1 In order to tackle the pressing housing problems in Hong Kong, the Chief Executive announced on 30.8.2012 a package of short and medium terms measures to expedite the supply of subsidised and private housing units. One of the measures is to convert the use of 36 “G/IC” and Government sites, which are considered suitable for residential uses after review by the Planning Department (PlanD), to meet the pressing demand for housing land. The Site at Renfrew Road, Kowloon Tong (**Plan H-2**) is one of these sites.

- 2.2 The Site (about 0.88 hectare), then zoned “G/IC(9)”, is a piece of Government land and was part of the former LWL campus site of the Hong Kong Institute of Vocational Education (IVE). In 2011, the LWL IVE was relocated to Tseung Kwan O. The Education Bureau (EDB) had confirmed that the northern portion of the LWL site (LWL-north site) (about 0.64ha) (**Plan H-3**) would be retained for higher educational use by the Hong Kong Baptist University (HKBU) whereas the Site (about 0.88ha), i.e. the southern portion of the LWL site, could be returned to Government for other uses.
- 2.3 PlanD had conducted a review of the requirement of GIC land. Based on the planned population for the area (including the proposed “R(B)” zone at the Site) as well as GIC provision in the area at that time, it was considered not necessary to reserve the Site for provision of local GIC facilities. With regard to other GIC facilities, relevant Government departments consulted confirmed that the Site was not required for other GIC uses. Besides, adequate land was reserved for open space use.
- 2.4 The Site is located at the street block mainly occupied by the medium-rise and medium-density buildings of HKBU. The two HKBU hostel buildings behind the Site and the HKBU Communication and Visual Arts Building to its south are 62m (19 storeys) and 50m (11 storeys) tall respectively (**Plan H-4**), where the residential and GIC buildings across Renfrew Road are mainly low-rise of 12m to 22m (4 to 6 storeys). The Site is considered suitable for residential use. Having examined the development potential of the Site, the building height profile and development densities for the area, the Site was proposed to be rezoned to “R(B)” subject to a maximum building height of 50m and plot ratio of 4.5 to help meet the acute housing demand. The proposed parameters are considered broadly compatible with the planned stepped height profile on the two sides of Renfrew Road and plot ratios of the surrounding buildings, ranging from 3.1 to 5.8 (**Plan H-4**), in the area. In addition, as confirmed by concerned departments, the proposed residential development is acceptable from traffic, environmental, visual and air ventilation points of view and would not overload the existing infrastructure.

*MPC’s considerations*

- 2.5 On 21.12.2012, the Metro Planning Committee (MPC) considered the proposed amendments to OZP No. S/K18/16. MPC decided to defer the consideration of the proposed amendment to the Site pending the provision of more information on EDB’s policy in assessing the expansion needs of HKBU and its justifications to release the Site for other uses. Extract of the minutes of the MPC meeting is at **Annex IVa**.
- 2.6 On 25.1.2013, MPC further considered the proposed amendment to the OZP in respect of the Site with the attendance of representatives of EDB, the Food and Health Bureau (FHB), University Grants Committee (UGC) and PlanD at the meeting. A number of submissions from the office of Hon. Wong Yuk Man, President & Vice-Chancellor of HKBU, Staff Representative and Court of HKBU, HKBU Student Union and HKBU Century Club Limited objecting to the proposed rezoning were submitted to and considered by MPC. Members agreed that the proposed amendment should be exhibited under section 5 of the Ordinance so that

stakeholders and members of the general public would have an opportunity to submit representations to the Board as provided for under the Ordinance, and their views could be heard by the full Board before the Board decided on the appropriate zoning for the Site. Extract of the minutes of the MPC meeting is at **Annex IVb**. On 15.2.2013, the draft Kowloon Tong OZP No. S/K18/17, incorporating the above amendment, was exhibited under section 5 of the Ordinance.

#### *LegCo Case Conference*

- 2.7 On 11.12.2012, a Legislative Council (LegCo) case conference was held to discuss a complaint on hostel shortfall of HKBU. At the case conference, the LegCo members present unanimously raised objection to rezoning the Site for residential use. They urged the Government to proactively and fully consult stakeholders (including the neighbouring UGC-funded institutions) on the rezoning proposal, with a view to balancing the interests and needs of relevant parties.

### **3. Consultation after exhibition of the draft OZP in relation to Item A**

#### *KCDC HIC*

- 3.1 The Housing and Infrastructure Committee of the Kowloon City District Council (KCDC HIC) was consulted on the Amendment Items on 7.3.2013 (extract of the meeting minutes is at **Annex Va**). All members unanimously objected to the rezoning of the Site (**Amendment Item A**) and supported continue the use of the Site for education use or other GIC uses. The main views/concerns of KCDC HIC members are summarized as follows:
- (a) The Site should be retained as “G/IC(9)” zone for public good as land for higher education was not enough, and Kowloon Tong district was in need of elderly and community facilities. The Government should consider other proposals including subsidized housing, youth hostel, community facilities and student hostels, and should not use the Site for luxury housing as it could not resolve the housing shortage in Hong Kong.
  - (b) Residential development would create burden on the existing traffic capacity and was incompatible with the fire station and student hostels nearby as the noise generated by these uses would affect future residents.
  - (c) Government should discuss with HKBU on the feasibility of developing private Chinese medicine hospital (CMH) at the Site.
  - (d) Government should widely consult all stakeholders, including residents, students/staff of HKBU in a fair and open manner and should not include the Site in the Land Sale Programme (LSP) before consulting the KCDC and the Board.
- 3.2 The main responses by the Government (including representatives of the Development Bureau (DEVB), EDB, FHB and PlanD) at the meeting are summarized as follows:

- (a) There were sufficient GIC facilities in the area and the Site was considered suitable to be rezoned for residential purpose to meet the housing needs of the community. No adverse environmental and traffic impacts were anticipated.
  - (b) If HKBU fully utilized the LWL-north site already reserved to them, it would be able to fully meet its outstanding requirements under the existing policy. There was then no established policy to provide Government land for the development of a private CMH.
  - (c) The Social Welfare Department would be consulted again on the needs of welfare facilities in the area. Government would consolidate comments from KCDC for consideration of Board.
  - (d) Inclusion of the Site in LSP was an established Government practice to provide the market with information about anticipated land supply in the coming year. The Site would only be put up for sale after completion of the necessary statutory planning and other processes.
- 3.3 On 7.11.2013, HIC discussed the matter again and reiterated their objection to rezoning the Site to “R(B)” (extract of meeting minutes is at **Annex Vb**). On 27.11.2013, the Secretary of the Board received a letter from HIC (**Annex Vc**) relaying Members’ objection to the rezoning and retaining the Site as “G/IC(9)” zone.

*LegCo Panel on Education*

- 3.4 The Panel discussed the rezoning of the Site at its meetings on 11.3.2013 and 10.6.2013 (extracts of meeting minutes are at **Annex Vd and Annex Ve**). The Panel passed a motion on 11.3.2013 opposing Government’s changing of the educational use of the Site and including the Site in the LSP for the construction of medium-density luxury residential units, and urging the Government to retain the Site for “G/IC” use. Their main views/concerns are summarised as follows:
- (a) Government should adopt a long-term vision on the planning and development of universities. EDB should demonstrate support for the development of the tertiary education sector by striving to retain the Site for education use.
  - (b) As revealed in the vast majority of representations received by the Board, the community's view was very clear. In proposing to rezone the Site, the Administration had failed to accurately gauge the prevailing public opinions on the matter.
  - (c) As luxury residential properties could hardly address the housing needs of the community, consideration might be given to building public rental housing or Home Ownership Scheme flats on the Site.

- (d) The Administration had bypassed the proper town planning procedures by including the Site in the LSP before the Board's consideration of the representations.
- (e) The Administration should take action to address the need for CMH in Hong Kong. CMH could facilitate the teaching and conduct of researches on Chinese medicine. However, there was no CMH in Hong Kong and clinical internship opportunities could only be found in the Mainland.

3.5 The main responses by the Government (including representatives of DEVB, EDB and FHB) are summarized as follows:

- (a) The Administration and UGC supported HKBU and other UGC-funded institutions in their campus development on a fair and consistent basis in accordance with well-established policies.
- (b) After careful assessment, the Administration considered the Site not required for higher education purpose or other GIC purpose, and suitable to be rezoned for medium-density residential development to optimise the use of land and meet the housing need of the community. On the future use of the Site, the Board had yet to consider the representations and comments on the rezoning proposal and complete the statutory process.
- (c) Inclusion of the Site in LSP was an established Government practice to provide the market with information about anticipated land supply. The Site would only be put up for sale after completion of the necessary processes.
- (d) Medical facilities for the general public and proposal to set up a hospital should first and foremost be considered from the perspectives of healthcare and community needs. The issue of Chinese medicine in-patient service was being studied by the Chinese Medicine Development Committee (CMDC). CMH proposed by HKBU was a self-financed project not eligible for UGC funding and there was then no established policy to provide government land for development of a private CMH. There was also no requirement that the hospital must be within or close to the university campus.

#### **4. The Representations in relation to Item A**

##### **4.1 Subject of Representations (Plan H-1)**

The 25,847 valid representations are all related to Item A, of which, 11 representations (**R1 to R7, R6738, R6861, R8315, R8322**) submitted by individuals support Item A. Two representations (**R1192 and R2375**) provide comments on Item A. The remaining 25,834 representations oppose Item A. They are submitted by five LegCo Members (Hon Lam Tai Fai (**R9**), Hon Yip Kin Yuen (**R10**), Hon Wong Pik Wan (**R11**), Hon Chan Ka Lok Kenneth (**R12**) and Hon Claudia Mo (**R7860**)) (**Annexes II-1 to 4a**), two KCDC members (Mr. Siu Leong Sing (**R13**) and Mr. Ho Hin Ming (**R14**)) (**Annexes II-5 & 6**), HKBU (**R25**) (**Annex II-16**) and its staff, affiliated associations, students, alumni and ex-staff, concern groups, different organizations and

individuals. Many of them are submitted in similar emails/letters and the samples are attached at **Annexes II-36 to 40**. A full set of the representations and comments are saved in the CD-ROM attached at **Annex X** for Members' reference. A set of hard copy is also deposited at the Secretariat of the Board for Members' inspection.

#### 4.2 Major Grounds of Representations on Item A

##### ***Supportive Representations***

4.2.1 The major grounds of the 11 supportive representations (**Annex VIa**) are summarized below:

- (a) The rezoning of the Site for residential use can help meet the urgent need for residential land even to a small extent. The proposed flat provision in Kowloon Tong could stabilize the property price and rent. If possible, it is better to rezone the Site to "Residential (Group A)" ("R(A)").
- (b) HKBU's facilities are adequate. The shortage of student dormitory is due to their enrolment of too many students from the Mainland.
- (c) The proposed CMH is not necessary to be built at the Site which is valuable. The Tsim Sha Tsui District Kai Fong Welfare Association site is a favourable site for a Chinese medicine teaching hospital (CMTH). There is no need for HKBU to have its own CMTH.

##### ***Representations Providing Comments***

4.2.2 Two representations provide comments on the amendment. **R1192** objects to giving the Site to HKBU and opines that there is no need for HKBU to use the Site, and its campus has already been expanded. **R2375** is of the view that the Site should not be given to HKBU for building a CMH.

##### ***Adverse Representations***

4.2.3 The major grounds of the 25,834 adverse representations and PlanD's responses are in **Annexes VIb and VIc** and summarised below:

##### ***Loss of land for GIC facilities***

- (a) There is limited GIC land but a lot of alternatives for residential use in other locations. The rezoning would be an irreversible loss to the community. The Site should be used for other appropriate uses to benefit more people such as community centre, educational, medical and social welfare facilities as well as recreational use or park. Residential use could only benefit a small number of people.
- (b) The original "G/IC" zoning of the Site is to serve as a buffer in the residential area to avoid excessive density. The "R(B)" rezoning violates the original intention.

*Educational/Higher educational use*

- (c) Education is important to the next generation and future development of Hong Kong and will contribute greatly to building up the knowledge base society. It can benefit more people and should be accorded with priority than other uses like economic development and luxury housing. The authority should not sacrifice long-term educational need for short-term economic benefit.
- (d) There is a shortage of land for educational/higher educational purposes. According to Government statistics, the shortage amounts to 80,000m<sup>2</sup> net operational floor area for the eight UGC-funded institutions. Besides, student hostel places of tertiary education institutions are inadequate.
- (e) The Site is surrounded by university campus and is in close proximity to two universities. It is more suitable for higher educational use.

*HKBU expansion needs*

- (f) The HKBU campus (around 5.4 ha) is the smallest among the eight UGC-funded institutions. It has not been allocated additional land for developing necessary facilities for the implementation of the 3-3-4 academic reform and has to build new facilities on campus or construct additional floors on existing buildings. HKBU campus is already congested to the point of saturation.
- (g) The Site can be most efficiently used by allocating it to HKBU for its long-term development. The Site is surrounded on three sides by HKBU buildings and is geographically an integral part of HKBU. The expansion of HKBU into the Site will consolidate the University's activities in one location and allow HKBU to provide a better environment, much-needed facilities and increased activity space for the students. The Site is important for HKBU's long-term development. It is extremely difficult for HKBU to find land nearby to expand in the future.
- (h) Student hostel places in HKBU are inadequate. The Government said that the LWL-north site is adequate to meet their need under the exiting educational policy. This reflects the short-sightedness of the Government, ignoring the long-term development of higher education. Living in a student hostel is part of university life. Those off-campus hostels cannot help students to enjoy life on campus and require additional cost to students. The Site should be used for construction of student hostel.
- (i) HKBU has been liaising with the Government over future use of the Site for several years. HKBU has neither indicated to the Government nor come to any agreement with the Government that HKBU requires only half of the land and is ready to withdraw its request for the whole LWL site. HKBU should be given a fair opportunity to apply for use of the whole LWL site.

*CMH/CMTH and/or other medical facilities*

- (j) Chinese medicine is effective in treating chronic and refractory diseases. Given the aging population in Hong Kong, the need for Chinese medicine is imminent. Without a CMTH, there would not be a systematic Chinese medicine education. A CMTH can provide venue for clinical training, facilitate clinical research, and contribute to the advancement, standardization and modernization of Chinese medicine, integration of Chinese and western medicine and professionalization of the Chinese medicine industry. Without in-patient service, the development of Chinese medicine, especially treatment for emergency and critical illness, is limited.
- (k) A CMTH should best be located at the Site which is adjacent to the Chinese Medicine Building of HKBU as this will enhance the effectiveness of the treatment. Teaching hospital of renowned Chinese medicine universities are built near their campus. Besides, HKBU has been reputable for the Chinese medicine discipline. Building a CMH by HKBU on the Site would enhance the development of Chinese medicine and public health to the benefits of patients.
- (l) A CMTH will enable Chinese medicine students to conduct their internships in Hong Kong. Chinese medicine students currently have to do internship in the Mainland. The medical system of the Mainland is different from that of Hong Kong, and what students learnt in the Mainland cannot be all applied to Hong Kong. This creates many problems. A CMTH can support not only HKBU, but also Chinese medicine students from other institutions.

*Proposed residential use*

- (m) The development of luxury flats fails to address the society's urgent need for smaller flats. There are a lot of flats/luxury flats in Kowloon Tong. There is objection to luxury housing which adds little to the real economy. If the Site is to be used for residential purpose, it should be for development of public housing to resolve grass root housing problem.
- (n) The Site is not suitable for residential use which is not compatible with the surrounding educational use. Future residents on the Site will complain against noise from the nearby student hostels, while residential use will adversely affect the educational environment.
- (o) The proposed luxury housing will generate additional traffic, creating air and noise pollution which would adversely affect the general environment of the area. There is insufficient supply of community services for future residents and this would add pressure on the facilities nearby.
- (p) There is a need for a comprehensive plan to address the housing problem rather than ad hoc projects on scattered small sites.



### *Public consultation*

- (q) There is inadequate consultation. The Government has ignored public views. Transparency of the public consultation process should be enhanced. The Government should consult stakeholders including HKBU and its students and consider their views.
- (r) It is misleading to the public and procedurally wrong to include the Site in the LSP while the public consultation on the rezoning is still underway.

### *Others*

- (s) There are other points or views in the representations, e.g. objection to developer hegemony; suggestion of using other sites for residential development such as the nearby military site, private recreational sites and vacant Government land; concern on luxury housing would raise property price, etc. These points and PlanD's responses are summarized under point H in **Annex VIb**.

## 4.3 Representers' Proposals

- (a) A total of 24,406 representers propose that the Site should be reverted to "G/IC(9)"/ "G/IC" zone or reserved for GIC uses.
- (b) Many of the representers also suggest that the Site should be reserved for HKBU for educational use and/or a CMTH; for development of a CMH/CMTH; and/or for development of other GIC facilities, e.g. recreational facilities, social welfare facilities, elderly facilities, etc.

## 5. Comments on Representations in relation to Item A

- 5.1 The 2,980 valid comments on representations are submitted by a LegCo Member (Hon Albert Chan Wai-yip, **C15**) (**Annex III-2**), HKBU (**C4**) (**Annex III-1**) and its affiliated association, Lung Tong Area Committee (**C3**) (**Annex III-6**), concern groups and individuals. All of them support the representations objecting to Item A, raise objection to the rezoning of the Site for residential use and/or suggest retention of the "G/IC(9)" zoning for the Site. All the submissions are saved in the CD-ROM attached in **Annex X** for Members' information. The major grounds of the comments and PlanD's responses are at **Annex VII**, which are similar to those raised by the adverse representations. Among them, 257 support the representations that object to Item A without providing reason, while 2,720 are mainly for reasons that they object to using educational land for luxury housing, the Site should be offered to HKBU for development, including academic facilities, student hostel and/or CMTH. **C12** (**Annex III-5**) submitted by a nearby school supports **R25** submitted by HKBU on grounds that rezoning of the Site for residential use would have adverse impact on noise, air quality, natural lighting and air ventilation and would increase risk of traffic accidents due to increase in traffic flow. The commenter supports retaining the Site as "G/IC(9)".

- 5.2 Four commenters provide views on the supportive representations (with 2 of which also support the representations that object to Item A). They mainly support HKBU and consider that the Site would not help address the housing problem. C4 submitted by HKBU (**Annex III-1**) provides an analysis of the adverse representations on Item A submitted to the Board.

## **6. Planning Considerations and Assessment in relation to Item A**

### **6.1 The Site and Its Surrounding Areas (Plans H-3 to H-5)**

- 6.1.1 The buildings on the LWL campus site are currently being used by HKBU and Hong Kong Polytechnic University on a temporary basis until end of 2014 to meet the contingency need during the initial stage of implementation of the new academic structure. The Site abuts the buildings of HKBU on two sides. The 11-storey (50m) HKBU Communication and Visual Arts Building are located to its immediate south, and the 19-storey (62m) HKBU Student Residence Halls and Kowloon Tong Fire Station are to its immediate east.
- 6.1.2 To the northeast and further north of the Site are the HKBU Baptist University Road campus and Renfrew Road campus with most buildings ranging from 10 (41m) to 13 storeys (64m). The Kowloon Tong military camp, two elderly homes and a school are located to the west of the Site across Renfrew Road. To the further west and south of the Site lies the low-rise (with building height of about 4 storeys) and low-density residential developments of the Kowloon Tsai area which is zoned “R(C)4” on the OZP. The Kowloon Tsai Park is located to the further southeast across Hereford Road.

### **6.2 Land Administration**

The Site is a piece of Government land.

### **6.3 Planning Intention**

The “R(B)” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The zone is restricted to a maximum plot ratio of 4.5 and a maximum building height of 50m, to be measured from the mean level of Renfrew Road.

### **6.4 Responses to Grounds of Representations and Representers’ Proposals in relation to Item A**

#### ***Supportive Representations***

- 6.4.1 The views of the 11 supportive representations supporting the “R(B)” zoning are noted. However, as elaborated in paragraphs 6.4.4(c) and (d) below, the Site is proposed to be reverted to “G/IC(9)” zone.

- 6.4.2 On the suggestion for HKBU to develop a CMTH at the Tsim Sha Tsui District Kai Fong Welfare Association site, it is noted that HKBU have indicated that they would no longer pursue the proposal to develop a CMTH at that site. For responses to other points, please see **Annex VIa**.

***Representations Providing Comments***

- 6.4.3 In respect of the representers' view that the Site should not be given to HKBU, it needs to be clarified that the Board's role is to consider the appropriate zoning of the Site. The Board has no mandate to decide on the granting of the Site to a particular party for a specific GIC use. Whether the Site should be granted to HKBU or not falls outside the ambit of the Board. This is a land allocation issue to be considered by the Government under the prevailing land and education policy.

***Adverse Representations***

- 6.4.4 The responses to the grounds of adverse representations are as follows:

General

- (a) As set out in the background in paragraph 2 above, in considering the rezoning proposal, the MPC had noted the views expressed by HKBU and other stakeholders on retaining the Site for GIC uses or for long-term development of HKBU. Taking into account PlanD's assessment on the provision of GIC facilities in the area at that time and EDB's confirmation that the Site is beyond the requirement of HKBU, and the fact that residential use is not incompatible with the surrounding uses of the Site and would not generate adverse impact on various technical aspects, MPC agreed to exhibit the rezoning amendment to provide a statutory channel for the stakeholders and general public to submit their views to the full Board for consideration.
- (b) Concerned bureaux/departments have been further consulted on the representations and comments and their latest assessments on the matter particularly in respect of any updated requirement for reserving the Site for GIC uses. The consolidated assessments are set out below.

Responses to Grounds of Representations in relation to Item A

*Loss of land for GIC facilities*

- (c) As set out in paragraph 2 above, there was no need to reserve the Site for GIC or open space use at the time when MPC considered the rezoning proposal in late 2012/early 2013. Due to the pressing need for housing land and that residential development is not incompatible with the surrounding uses of the Site, the Site was proposed to be rezoned to "R(B)". In processing the representations to this amendment item, PlanD has re-assessed the demand for GIC facilities in consultation with

concerned bureaux/departments, though there is generally no shortage in planned major GIC facilities and open space in Kowloon Tong area (**Annex VIII**). Upon re-assessment, EDB indicates that, during recent rounds of consultation, different quarters of the community have requested the Administration to strengthen support for special education development. In this respect, EDB has decided to carefully study the feasibility of using the Site for special school development.

- (d) While residential use is considered suitable at the Site from land use compatibility viewpoint, in view of the latest response of EDB and the clear support of the local community and the general public for retaining the Site for GIC use, it is proposed that the Site be retained for GIC use and reverted to its original zoning of “G/IC(9)”. A wide range of GIC uses including special school (or other educational, community and medical facilities as suggested by some representers) is always permitted within the “G/IC(9)” zone, and can be accommodated under the permitted building height of 13 storeys for the zone. However, whether the Site should be reserved for special school or other educational uses, or other permitted uses under “G/IC(9)” zone should be determined by EDB or the Government with reference to its policy priority. This is a matter outside the purview of the Board.

*Educational/Higher educational /HKBU expansion need*

- (e) In respect of the need for land for higher education use, EDB reiterates that the Administration and the UGC have all along been supporting UGC-funded institutions in the development of publicly-funded academic facilities and student hostels in accordance with well-established policies and calculation criteria. To cater for the outstanding demand, EDB is in discussion with some of the institutions with a shortfall of hostels and academic facilities, with a view to exploring the feasibility of constructing hostels or academic facilities in various places in Hong Kong. For HKBU, EDB has decided to reserve the northern part of the LWL site for higher education use and reaffirms its commitment to meet all of HKBU’s outstanding requirements for publicly-funded academic space and student hostel places under the prevailing policies and calculation criteria. In response to the view that the site area of HKBU is the smallest among all funded higher education institutions, EDB advises that different institutions have varying geographical conditions (such as proportion of usable land within campus, geographical locations, development parameters of the respective lots, topology of campus buildings, etc), and it is not appropriate to make a simplistic comparison of site area among different institutions. The Site is currently a piece of Government land and has never been included within HKBU’s campus area. The Government has no policy to allocate a piece of Government land to an individual institution simply because it is next to the institution.

*CMH/CMTH and other medical facilities*

- (f) FHB advises that the Government has all along been committed to promoting the development of Chinese medicine in Hong Kong. The CMDC established in February 2013 has been studying, among other issues, the development of a CMH in Hong Kong. As announced by the Chief Executive in his 2014 Policy Address, the Government has, after considering the CMDC's recommendation, decided to reserve a site in Tseung Kwan O to set up a CMH. At this stage, the Government will focus on working with CMDC to carry out studies on the feasible mode of operation and regulatory details for CMH at the reserved site in Tseung Kwan O. For that purpose, the Hospital Authority (HA) in collaboration with selected HA Chinese Medicine Centres for Training and Research, would conduct a pilot on integrated Chinese and Western medicine services for in-patients with selected illness type at some of the HA hospitals.
- (g) With regard to the proposal of setting up a CMTH on the Site by HKBU, EDB is of the views that three UGC-funded institutions currently offering Chinese medicine programmes at undergraduate and postgraduate levels have already established arrangements for students of these programmes to take their clinical training in local Chinese medicine clinics or in the Mainland. CMTH is not an academic facility eligible for funding under the prevailing policy. In line with the prevailing policy, land is not directly allocated to individual institutions for self-financing operation. FHB considers that it is not a must to have the teaching hospitals within or close to the university campus. Given that a CMH is a medical facility that primarily serves the general public, any proposal to set up such a CMH should first and foremost be considered from the perspectives of healthcare and community needs.
- (h) For other medical facilities, as far as Kowloon region is concerned, the Government has reserved a site in the Kai Tak Development Area for hospital use and is actively planning the construction of a new acute hospital in the Area which will provide clinical services of major specialties, including accident and emergency services. The Government is also taking forward a number of hospital redevelopment/expansion/refurbishment projects in the Kowloon region with the aim of increasing the service capacity to meet the community's demand. Currently, the Government has no plan to reserve additional sites in Kowloon for hospital use; and will continue to closely monitor the demand and supply of healthcare services in the Kowloon region and review the need for reserving additional sites for the purpose. As for public general outpatient clinic services, the Government has reserved a site in the Kowloon City District to cater for the long-term community needs of the district, including outpatient clinic services, and will continue to closely monitor the service demand in the Kowloon City District.

*Public consultation*

- (i) The publication of the amendment under section 5 of the Ordinance is a statutory public consultation procedure. On 25.1.2013, the MPC decided to exhibit the rezoning amendment to provide a statutory channel for the stakeholders and general public to submit their views to the full Board for consideration. During the 2 months plan publication period, KCDC was consulted and the concerned stakeholders including HKBU, local community and the general public were provided with opportunity to submit representations to the Board for consideration. All the representations and comments received are submitted to the Board for consideration, and the representers and commenters are allowed opportunity to attend and to be heard by the Board.
- (j) According to DEVB, it is the established practice of the Government to include all anticipated Government sites that are expected to become available in a certain year, including those which are pending completion of various processes and town planning procedures, into that year's LSP. This could provide clear information about the anticipated land supply to the market so that the market could be prepared. The concerned sites would only be put up for sale after completion of the necessary processes (in this case, the completion of the statutory planning process). In view of the Administration's intention of retaining the Site for GIC uses, the Site has been taken out from the LSP for 2014/15.

*Proposed Residential Use*

- (k) Some representers consider that the Site is not suitable for residential use. As mentioned in paragraph 2.4 above, the proposed residential use is considered congruent with the nearby developments and is acceptable from visual, air ventilation, traffic and environmental aspects. There are also enough planned GIC facilities and open space to serve the planned population for the area.
- (l) There are also objections to luxury housing and suggestion for using the Site for public/subsidized housing. To meet the needs of different sectors of the community, land will be reserved for development of public housing and private housing of different development density at various locations with due regard to the condition and surrounding environment of the respective sites. Public housing development, which is normally with a higher development intensity, is considered not compatible with the low to medium density environment in the area.

*Others*

- (m) Other responses to the adverse representations on Item A are at **Annex VIb** for Members' reference.

### Responses to Representers' Proposals in relation to Item A

- 6.4.5 Regarding the proposals of most of the representers to revert the Site to "G/IC(9)" or "G/IC" zone, based on the consideration set out above, PlanD supports reverting the zoning of the Site to "G/IC(9)".
- 6.4.6 With regard to the various proposals of the representers to reserve the Site for educational/higher educational, community, CMH/CMTH/medical or other specific GIC uses, these uses are permitted under the proposed "G/IC(9)" zone. As a general principle, the role of the Board is to consider the appropriate zoning of the Site taking into account various factors such as land use compatibility, traffic, environmental, visual, air ventilation impacts and other infrastructural consideration as well as public views. Land allocation of the "G/IC" site for a particular user falls outside the ambit of the Board and should be considered by the Government with reference to its policy priority.

### 6.5 Responses to Grounds of Comments on Item A

The grounds of the comments on Item A are generally similar to those raised in the representations. The responses to the representations on Item A in paragraphs 6.4 are relevant. Detailed responses to the comments are at **Annex VII**.

## **7. Consultation in relation to Item A**

- 7.1 The following Government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs or **Annex VIb** and **VII** where appropriate:
- (a) Secretary for Development;
  - (b) Secretary for Education;
  - (c) Secretary for Food and Health;
  - (d) Commissioner for Transport;
  - (e) Chief Town Planner/Urban Design and Landscape, PlanD;
  - (f) Director of Environmental Protection;
  - (g) Director of Fire Services;
  - (h) Director of Social Welfare; and
  - (i) District Lands Officer/Kowloon East, Lands Department.
- 7.2 The following Government departments have no comment on the representations and comments:
- (a) District Officer (Kowloon City), Home Affairs Department;
  - (b) Chief Highway Engineer/Kowloon, Highways Department;
  - (c) Chief Engineer/Mainland South, Drainage Services Department; and
  - (d) Chief Engineer/Development(2), Water Supplies Department.

## **8. Planning Department's Views in relation to Item A**

### ***Supportive Representations and Representations providing comments***

- 8.1 The supportive views of **R1 to R7, R6738, R6861, R8315, R8322** are noted. However, while the Site is considered suitable for both GIC and residential use, as explained in paragraphs 6.4.4(c) and (d) above, it is proposed that the Site be reverted to "G/IC(9)" zone to meet the latest need for GIC uses. The views provided by **R1192 and R2375** not supporting giving the Site to HKBU are noted but as elaborated in paragraph 6.4.6 above, land allocation of the "G/IC" site for a specific organization falls outside the ambit of the Board .

### ***Adverse Representations***

- 8.2 Based on the assessments in paragraph 6 above, PlanD considers that the Plan should be amended to meet/partially meet these representations by reverting the zoning of the Site from "R(B)" to "G/IC(9)" as shown on the plan in **Annex IX** and amending the Notes of the OZP as indicated in **Annex IX**. In tandem with the proposed amendment to the Plan, the Explanatory Statement should also be revised as proposed in **Annex IX**. With regard to the suggestions raised by many representers of using the Site for specific GIC facilities such as CMH, CMTH, HKBU campus, HKBU hostel, other educational or medical facilities, social welfare facilities, as mentioned in paragraph 6.4.6 above, the role of the Board is to consider the appropriate zoning for the Site. While the relevant GIC uses are always permitted in the "G/IC(9)" zone to be reverted, the allocation of the Site for a particular GIC user falls outside the purview of the Board.

## **PART 2 - Amendment Items B & C: Rezoning the BBS-east and BBS-west sites from "G/IC(3)" to "G/IC(12)" and "R(C)9"**

## **9. Background**

- 9.1 On 7.9.2012, MPC partially agreed to a s.12A application No. Y/K18/6 relating to the BBS site at 45 and 47 Grampian Road to facilitate redevelopment of the seminary.
- 9.2 To carry forward its decision, MPC agreed on 21.12.2012 the rezoning of the BBS-west site from "G/IC(3)" to "R(C)9" for low-rise residential development (**Amendment Item B**) and the BBS-east site from "G/IC(3)" to "G/IC(12)" (**Amendment Item C**) for seminary redevelopment with requirement for in-situ preservation of the existing Grade 2 building, i.e. Sun Hok Building. On 15.2.2013, the draft Kowloon Tong OZP No. S/K18/17, incorporating the above amendments, was exhibited under section 5 of the Ordinance.

## **10. Consultation on HIC of KCDC in relation to Items B and C**

The KCDC HIC was consulted on 7.3.2013 and have no adverse comment on Items B and C (extract of the meeting minutes is at **Annex Va**).



## **11. The Representations in relation to Items B and C**

### **11.1 Subject of the Representations (Plan H-1)**

**R5** submitted by an individual supports Items B and C. **R8** submitted by an individual opposes Item B.

### **11.2 Major Grounds of Representations on Items B and C**

#### ***Supportive Representation***

- (a) **R5** supports Item B on ground of supporting provision of more flats and inclusion of the “Hong Kong property for Hong Kong people” clause to the BBS-west site. **R5** considers that it is better to rezone the BBS-west site to “R(A)”, if possible.
- (b) **R5** supports Item C on ground of supporting preservation of historic building with characteristic.

#### ***Adverse Representations***

- (c) **R8** opposes Item B mainly on grounds that the scarce GIC land for public use would be reduced due to rezoning of the BBS-west site for residential use, with provision of only 44 luxury flats which cannot resolve the shortage of public housing or small flats, and there are no planning justifications to rezone the BBS-west site for residential use. The Government should compensate the loss of GIC land by rezoning a residential site for GIC use.

## **12. Comments on Representations in relation to Items B and C**

**C1** submitted by an individual supports the representation that objects to Item B.

## **13. Planning Considerations and Assessment in relation to Items B and C**

### **13.1 The BBS Site and Its Surrounding Areas (Plan H-2)**

- 13.1.1 The BBS site is located at the south-eastern periphery of Kowloon Tong near the Kowloon City area and bounded by Inverness Road to the west and Dumbarton Road to the north. It is currently occupied by the Bethel Kindergarten and Sear Rogers International School.
- 13.1.2 The BBS site is located within a street block mainly zoned “R(C)9” and surrounded by low to medium-rise/density residential developments to the north, east and south. The Munsang College is located to the BBS site’s immediate north across Dumbarton Road and the Kowloon Tsai Park is located to its immediate west across Inverness Road.

### 13.2 Land Administration

The BBS site falls within the western part of New Kowloon Inland Lot No. 1382. The Lease will expire on 30.6.2047. The proposed redevelopment for residential blocks is in breach of the existing lease conditions. The lot owner will need to apply for a lease modification for the proposed redevelopment.

### 13.3 Planning Intention

The “R(C)9” zone is intended primarily for low to medium-rise, low density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The zone is restricted to a maximum plot ratio of 3 and a maximum building height of 8 storeys. The “G/IC(12)” zone is intended primarily for the provision of institution or community facilities serving the needs of the local residents as well as the general public, with the graded historic building, Sun Hok Building of the Bethel Bible Seminary, preserved in-situ.

### 13.4 Responses to Grounds of Representations and Comment in relation to Items B and C

- 13.4.1 **R5**’s support to Items B and C is noted. Regarding **R5**’s view that it is better to rezone the BBS-west site under Item B to “R(A)”, in view of the surrounding low to medium density residential developments which are zoned “R(C)”, the current “R(C)9” zoning is considered appropriate.
- 13.4.2 For **R8** which opposes Item B on grounds of losing of GIC land and that the proposed luxury housing could not meet the housing need for small flats, the responses in paragraphs 6.4.4(c) and (d) and 6.4.4(l) above are relevant. Adequate land has been reserved in Kowloon Tong for GIC use to meet the demand in Kowloon Tong.
- 13.4.3 For comment no. **C1** which supports **R8**’s objection to Item B, the response in paragraph 13.4.2 above is relevant.

## 14. Consultation in relation to Items B and C

The following Government departments have no comment on the representations and comment:

- (a) Commissioner for Transport;
- (b) District Lands Officer/Kowloon East, Lands Department;
- (c) Director of Environmental Protection;
- (d) Chief Town Planner/Urban Design and Landscape, PlanD;
- (e) Chief Highway Engineer/Kowloon, Highways Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Engineer/Development(2), Water Supplies Department;
- (h) Executive Secretary, Antiquities and Monuments Office, Leisure and Cultural Services Department; and
- (i) District Officer (Kowloon City), Home Affairs Department.

## **15. Planning Department's Views in relation to Items B and C**

- 15.1 The supportive views of **R5** and comment of **C1** as detailed in paragraphs 11.2(a) and (b) and 12 are noted.
- 15.2 For the part of **R8** that opposes Amendment Item B, based on the assessments in paragraph 13 above and for the following reason, PlanD does not support **R8**'s representation on Item B and considers that the Plan should not be amended to meet the representation:

As there is adequate planned provision of GIC facilities to meet the need in the Kowloon Tong area, it is appropriate to rezone the BBS-west site to "R(C)9" to meet the pressing demand for housing land. The proposed "R(C)9" zoning is compatible with the surrounding low to medium density developments.

## **16. Decision Sought**

- 16.1 The Board is invited to :
- (a) agree that representations no. **R6618**, **R15008** and **R15038** as mentioned in paragraph 1.2 above are invalid; and
  - (b) give consideration to the valid representations and comments and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 16.2 Should the Board decide to propose amendment to the OZP to meet/partially meet the representations as detailed in paragraph 8.2 above, the Board is invited to agree that the proposed amendment to the draft Kowloon Tong OZP No. S/K18/18 as shown at **Annex IX**, including amendment to the plan, its Notes and Explanatory Statement, is suitable for publication for further representation in accordance with the provisions of section 6(C)2 of the Ordinance.

## **Attachments**

<b>Annex I</b>	Schedule of Amendments incorporated in the draft Kowloon Tong OZP No. S/K18/17
<b>Annex II-1 to II-40</b>	Representations made by LegCo members, KCDC members, political party, HKBU and concern groups, and samples of some representations in standard letters/emails
<b>Annex II-41 to II-43</b>	Invalid Representations
<b>Annex III-1 to III-7</b>	Comments on representations made by LegCo member, Area Committee member, HKBU and concern groups
<b>Annex IVa</b>	Extract of Minutes of meeting of MPC meeting on 21.12.2012
<b>Annex IVb</b>	Extract of Minutes of meeting of MPC meeting on 25.1.2013
<b>Annex Va</b>	Extract of Minutes of meeting of KCDC HIC on 7.3.2013
<b>Annex Vb</b>	Extract of Minutes of meeting of KCDC HIC on 7.11.2013
<b>Annex Vc</b>	Letter of KCDC HIC on 27.11.2013

<b>Annex Vd</b>	Extract of Minutes of LegCo Panel on Education on 11.3.2013
<b>Annex Ve</b>	Extract of Minutes of LegCo Panel on Education on 10.6.2013
<b>Annex VIa</b>	Summary of Supportive Representations on Amendment Item A
<b>Annex VIb</b>	Summary of Adverse Representations on Amendment Item A
<b>Annex VIc</b>	Major Points of Adverse Representations on Amendment Item A by Representation
<b>Annex VII</b>	Summary of Comments on Representations
<b>Annex VIII</b>	Demand for and Planned Provision of Major GIC Facilities and Open Space in Kowloon Tong
<b>Annex IX</b>	Proposed Amendment to the draft Kowloon Tong OZP No. S/K18/18 (including plan, Notes and Explanatory Statement)
<b>Annex X</b>	CD-ROM containing names of all representers and commenters as well as submission of all representations and comments <b>(for Members only)</b>
<b>Plan H-1</b>	Comparison of the approved Kowloon Tong OZP No. S/K18/16 and the draft OZP No. S/K18/17
<b>Plan H-2</b>	Amendments incorporated on the draft Kowloon Tong OZP No. S/K18/17
<b>Plan H-3</b>	Location Plan of the Representations sites
<b>Plan H-4</b>	Site Plan of the Site
<b>Plan H-5</b>	Site photos of the Site

**PLANNING DEPARTMENT**  
**MARCH 2014**

**SCHEDULE OF AMENDMENTS TO  
APPROVED KOWLOON TONG  
OUTLINE ZONING PLAN NO. S/K18/16  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from “Government, Institution or Community (9)” to “Residential (Group B)”.
- Item B – Rezoning of a site at the junction of Dumbarton Road and Inverness Road, covering the western part of the Bethel Bible Seminary, from “Government, Institution or Community (3)” to “Residential (Group C)9”.
- Item C – Rezoning of a site at the junction of Dumbarton Road and Grampian Road, covering the eastern part of the Bethel Bible Seminary, from “Government, Institution or Community (3)” to “Government, Institution or Community (12)”.

**II. Amendments to the Notes of the Plan**

- (a) Incorporation of a new set of Notes for the “Residential (Group B)” zone.
- (b) Incorporation of a new set of Notes for the “Government, Institution or Community (12)” zone setting out the planning intention for the in-situ preservation of the historic building within the zone.

Town Planning Board

15 February 2013

Annex II-1 of  
TPB Paper No. 9585

TPB/R/S/K18/17-9

## 就規劃申請提出意見

Comments on Planning Application

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

重要提示：意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。

Important Note: The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

S/K18/17

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請見附件。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

林大輝

15/4/2013

08269



中華人民共和國香港特別行政區政府  
Hong Kong Special Administrative Region of the People's Republic of China



立法會 LEGISLATIVE COUNCIL

林大輝議員 HON LAM TAI FAI SBS, BBS, JP

R9

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

敬啟者：

意見書  
反對前李惠利用地建豪宅

政府當局向城市規劃委員會申請把九龍塘聯福道前香港專業教育學院李惠利分校南面用地的規劃許可用途改為住宅，並就有關申請展開公眾諮詢。本人嚴正反對九龍塘分區計劃大綱草圖編號 S/K18/17—修訂項目 A 項，政府應顧及香港教育發展的需要，不應建豪宅。

由於政府突然改變土地用途，引起社會高度關注，立法會事務委員會於今年 3 月 11 日通過議案，反對政府將「前李惠利用地」撥入賣地表作興建中密度豪宅，要求政府保留該用地作「政府、機構或社區」(GIC)用途，包括作原教育用途。

高等教育用地彌足珍貴，該地一旦永久改為興建豪宅，根本不能解決本港基層的住屋問題，但卻減少了教育用地，對社會造成的損失，無法挽回。

把「前李惠利用地」建豪宅既不合情，也不合理，社會各界亦已表示反對，還望城規會慎重考慮，認真處理公眾諮詢的意見，切勿一意孤行，與社會期望背道而馳。

立法會議員  
立法會教育事務委員會主席  
林大輝

2013 年 4 月 15 日

立法會議員 全國政協委員

電話：2222 2222

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15-APR-2012 15:54





# 黃碧雲立法會議員辦事處

Office of Legislative Councilor Helena Wong Pik-wan

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓

TPB/R/S/K18/17-11

日期：2013 年 4 月 12 日

## 反對「九龍塘分區計劃大綱草圖編號 S/K18/17—修訂項目 A 項」

本人反對上述修訂項目並要求將前李惠利校舍南部的土地保留為「政府、機構或社區(9)」用途。原因如下：

- 1) 李惠利校舍三面被香港浸會大學(浸大)建築物包圍，可說地處浸大校園的一部分，政府應該依照該幅土地的規劃原意，為下一代着想，及從公眾利益角度，應以教育為先，保留該幅土地繼續用作教育用途。
- 2) 改變土地作住宅用途後不能逆轉，該地一旦永久改為興建豪宅，根本不能解決本港基層的住屋問題，又減少本已不足的教育用地，對社區和整個社會所造成的損失，無法挽回。
- 3) 浸大一直爭取政府批出該幅用地作興建學生宿舍和中醫教學醫院之用，既惠及全港市民，亦配合九龍塘大學校園區的規劃發展。這樣，既毋需經過繁複的更改土地用途程序，把握時間善用土地資源，亦比興建豪宅，更能惠及廣大市民。
- 4) 本人認同，公眾對於中醫藥服務的需求日增，建立全港首家中醫教學醫院，為中醫藥教育提供完備的臨床研究及實習設施，提升本港中醫服務，無論對病人、學生及教研人員均刻不容緩。
- 5) 本人反對政府見縫插針地追求建屋量，將這幅本可用作拓展高等教育發展的用地，永久改為屏風式豪宅用地。
- 6) 政府在更改土地用途的諮詢期間，將該地放在賣地表是誤導市民，程序上不公平。

黃碧雲

黃碧雲立法會議員(九龍西)

Address: [REDACTED]

電話(Tel): [REDACTED]

傳真(Fax): [REDACTED]

08130



立法會 Legislative Council

陳家洛議員 Hon Chan Ka Lok Kenneth



Source: TPB Paper No. 9585

TPB/R/S/K18/17-12

致：城市規劃委員會

反對更改九龍塘聯福道前香港專業教育學院  
李惠利分校土地規劃用途

政府當局擬更改九龍塘聯福道前香港專業教育學院李惠利分校南面土地的規劃用途，由「政府、機構及社區」用途改為住宅用途。近日有關建議已引起社會連串激烈的爭論，經多角度研究後，本人認為該幅土地應繼續其現有規劃用途，故特草擬此意見書，就更改上述土地的規劃用途提出嚴正反對意見。

首先，本人認為上述土地一直均運用作設置教育設施的用途，教育界亦不時反映香港需要更多土地支援教育，特別是高等教育的長遠發展，故政府當局並沒有足夠的理據減少區內的教育設施用地。整個議題的其中一個討論焦點，是我們應不應該在教育用地需求極度殷切的情況下，減少一幅多年來一直作教育用地用途的土地。

本人瞭解政府當局為着回應住宅土地的強大需求，採取多項措施物色土地興建住宅單位，但是前香港專業教育學院李惠利分校用地即使改劃作住宅用途，僅可增加數百個住宅單位，相較於 2013-2014 年度政府預計會有兩萬五千八百個住宅單位的供應量，實在是九牛一毛。政府當局實在沒有必要為着區區數百個住宅單位的土地供應，而犧牲區內乃至全港極為珍貴的教育用地。

另一方面，根據政府的建議，有關土地將會用作興建中密度住宅，意味着有關住宅項目一旦成事，極可能只是另一個九龍塘區的豪宅項目。在環境上，在前香港專業教育學院李惠利分校南面用地興建豪宅項目，與毗連的大學校園和學生宿舍並不配合。大學校園較為樸實的建築風格，與豪宅項目的較華麗的建築風格，將可能大大影響社區內的景觀，產生欠缺協調的效果。本人認為，貴委員會應審慎地從此角度作出考慮政府的申請。

根據香港浸會大學的計劃，該校將會於前香港專業教育學院李惠利分校用地的北面部份，興建學生宿舍以提供超過一千個學生宿位。總結過去不少專上院校在民居附近興建學生宿舍的經驗，若於毗連學生宿舍的地方興建民居，基於大學生的作息時間及大學的活動，居民大有可能會投訴大學對民居構成滋擾。可以預見，若上述土地興建豪宅，有關住宅項目中居民的居住環境，將不可避免地遭受影響。本人認為此情況並不利於在上述土地興建住宅。

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另一方面，社區內的交通情況亦是審議更改規劃時的重要考慮。現時鑒於前香港專業教育學院李惠利分校土地是作教育用途，來往聯福道的私家車輛並不多，亦致使聯福道的交通流量處於較低水平，大學及附近一帶的教學人員及學生主要以步行方法穿梭各校園區及使用相關行人路。一旦在聯福道增加豪宅數目，將無可避免地增加九龍塘聯福道及其他周邊道路的交通流量，特別是私家車輛的流量。本人認為 貴委員會應充份作出考慮住宅發展將對道路使用習慣和行人安全的影響，以確定更改土地用途會否令社區內的交通情況變壞。

本人十分關注政府當局把前香港專業教育學院李惠利分校用地納入 2013-2014 年度賣地計劃的做法，認為此舉是不尊重 貴委員會的做法，讓人感覺 貴委員會僅為政府當局開拓住宅用地的橡皮圖章。本人促請 貴委員會秉持獨立、專業的良好價值，充份考慮社會各持分者的意見，以香港教育事業的長遠發展為念，否決政府當局更改土地規劃用途的申請。

陳家洛

公民黨立法會議員

2013 年 4 月

TPB/R/S/K18/17-7860

## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

130410-135334-03211

## 提交限期

Deadline for submission:

15/04/2013

## 提交日期及時間

Date and time of submission:

10/04/2013 13:53:34

## 提出此宗申述的人士

Person Making This Representation:

女士 Ms. 毛孟靜

## 申述詳情

Details of the Representation :

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K18/17

## 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
修訂項目A項 (改變前李惠利 校舍土地用途)	反對 Oppose	<p>本人反對修改前李惠利校舍土地用途，並要求將其南部的土地保留為「政府、機構或社區(9)」發展用地。理由如下：</p> <p>1) 香港教育用地已經嚴重不足，政府應該為下一代着想，保留該幅土地作教育用途。</p> <p>2) 改變土地作住宅用途後不能逆轉，該地一旦用作興建豪宅，既不能解決本港基層的住屋問題，又減少本已不足的教育用地，長遠對社區和整個社會造成重大損失。</p> <p>3) 本人實在不希望政府見縫插針地追求建屋量，將這幅本可用作拓展教育發展的用地，永久改為屏風式豪宅用地。</p> <p>4) 本人認為，政府在更改土地用途的諮詢期間，將該地放在賣地表是誤導市民，程序上不公平，讓市民以為在城規會作出決定前已有定案。</p>

## 對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
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處。
- 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布申述、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索取（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」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization) 先生/夫人/小姐/女士/公司/機構 SIV LEONG SING 蕭亮聲 議員

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization) 先生/夫人/小姐/女士/公司/機構 LI CHEUK YIN 李卓賢

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	九龍塘分區規劃大綱核准圖 編號 S/K18/16 的修訂

\* Delete as appropriate  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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**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
九龍塘分區規劃大綱核准圖編號 S/K18/16 的修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附件
	<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。

@ 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 Amendments.  
 請形容圖則內與申述相關的指定事項。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 inapplicable 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



附件

蕭亮聲 九龍城區議員辦事處

Office of SIU Leong-sing, Kowloon City District Councillor

本函檔號 OUR REF : SLS-PR-20130307-HKBU

來函檔號 YOUR REF :

COPY

浸大宿位緊張 政府手段卑鄙  
首要解決浸大宿位問題 反對李惠利興建豪宅 保留教育用途

蕭亮聲認為，解決浸大學生宿位問題是首要任務，政府必須先預留充裕空間予浸大興建宿舍。而且，本港的教育用地已經極為罕有，政府無故改變土地規劃實是漠視社會需要，未有平衡各方長遠利益，尤其發展豪宅項目。

故此，蕭亮聲認為前李惠利校舍地皮應繼續保留為教育用地。而且，發展局竟在城規會諮詢階段放棄確守持平的態度，企圖僭越程序，高調宣佈該地皮將納入賣地計劃，如此漠視社會需要的卑鄙手段，實非政府應為之事，可見梁振英政府已不可救藥。

浸大確需有寬闊的校園，但校方必須有長遠規劃，誠然，近年浸大欠缺對未來發展的規劃，每次發展也是「見步行步」，並無一個詳細藍圖、強而有力的論點和精密的規劃來說服社會，浸大校方實應反思不足，讓日後浸大有更多元的空間發展。

聯絡：蕭亮聲議員 電話：[REDACTED]

2013年3月7日



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	Date Received 收到日期	

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- 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/>.  
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<b>1. Person Making This Representation (known as "Representer" hereafter)</b> 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Mr. Ho Hin Ming 何顯明 九龍城(九龍塘)區議員

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  

<b>3. Details of the Representation</b> 申述詳情	RECEIVED 2013 APR 15 P 3:01 TOWN PLANNING BOARD
Draft plan to which the representation relates 與申述相關的草圖	

\* Delete as appropriate \* 請刪去不適用者  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第 1、第 2 及第 3 部分

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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 <sup>@</sup> 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
S/K 18/17	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>反對理由：</p> <ol style="list-style-type: none"> <li>1. 部門的出發點不能成立</li> <li>2. 部門找地的選址不對</li> <li>3. 選址起住宅與周邊環境不協調</li> <li>4. 改變土地用途不切實際</li> <li>5. 漠視區內居民對社區設施的需求</li> <li>6. 對區內環境的影響</li> <li>7. 區議會的不贊成意見</li> </ol> <p>* 詳細資料請參閱附件一及二, 及圖片</p> <p>其實政府應該將該土地批出給浸會大學作為學生宿舍、綜合性中醫院及將其中一部份代為發展為社區中心附設室內運動場、長者中心及多用途設施!</p>
	<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。		

<sup>@</sup> 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 Amendments.  
 請形容圖則內與申述相關的指定事項。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 inapplicable 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

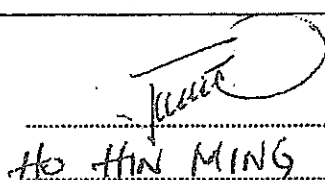
## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature  
簽署



"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 Kowloon City (Kowloon Tong) DC

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

15/4/2013

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

= 請刪去不適用者

Please fill "NA" for inapplicable 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

附件(-)

致城規會所有委員：

反對 S/K 18/17 所建議的土地改變用途的有關事項

14/04/2013

反對理由：

1. 部門的出發點不能成立－特首曾與十八區區議會正副主席們商討解決建屋土地不足的問題，內容所提的是為普羅大眾提供上車盤，而並非規劃部門所講的換樓盤！
2. 部門找地的選址不對－李惠利前工業學院的地皮座落於九龍塘的地段。根據記錄，該區的地皮呎價應介乎萬伍至兩萬多元，所以無論發展成為甚麼類型的私人住宅，都一定成為豪宅，絕對幫不到普羅大眾上車！其實部門應着眼找一些上車盤的地皮，我相信區內應該有的，就好像九龍城碼頭翔龍灣的地皮，黃大仙杏林街荒廢很久的前消防員宿舍……等等！
3. 選址起住宅與周邊環境不協調－現時的前李惠利校舍用地三面都被浸會大學的學生宿舍，教學樓及消防局所包圍，如要在此地皮上興建住宅，實對將來入住的居民不公，因已有先例證明大學宿舍與豪宅為鄰是會引起很大的衝突的，如紅磡理工大學宿舍與相鄰的半島豪庭就常出現衝突及消防局對民居的滋擾！
4. 漠視區內居民對社區設施的需求－現時的 GIC 用地已經買少見少，遺憾的是政府部門漠視民意，並未作出諮詢就一槌定音話區內並沒有社區設施的需求！其實只要在區內問一問，區內居民就會向你說，區內並沒有社區會堂、長者中心(私營除外)、室內運動場、只有一所護理安老院(私營除外)、牙科診所(見附件二)和綜合性的中醫院！
5. 改變土地用途不切實際－現政府並不是因為財赤而急需賣地救急，如果我們能保留此地皮的 GIC 性質，我們還可以有這樣的一個平台去探討將來的使用模式，但如果一旦改變了用途，我們便失去了探討的機會，並且這是不能走回頭路的！另外前李惠利地皮內有一建築物包括了禮堂、室內運動場、多用途課室及活動地方，只需略加改建就可成為社區會堂及長者中心，這可為政府節省過億元的建設費、並可舒緩區內的需要！
6. 對區內環境的影響－九龍塘是一個低密度及大量綠化的社區，其主要的作用是可作為市區中的一個市肺，如果前李惠利地皮轉為住宅用途的話，發展商一定會用盡地積此例，興建大量的住宅而令該區的人口、教育、空氣、交通和環境衛生大受影響，但如果保留為 GIC 用地，則教育及社區設施對周邊環境所帶來的影響有限！
7. 區議會的全體反對－在政府部門到區議會的房屋及基礎建設委員會諮詢的會議上，與會的十九名議員無一位議員是贊成將該地皮改變用途的，而代表發言的十三名議員大部份都是支持興建中醫院及加入社區設施，討論內容可到九龍城區議會網頁下的房屋及基礎建設委員會會議錄音及會議紀錄收聽和收看。

\*\*\*\*總括而言，政府應該將該土地批出給浸會大學作為學生宿舍、綜合性中醫院及將其中一部份要求代為發展為社區中心附設室內運動場、長者中心及多用途設施！

何顯明  
九龍城(九龍塘區)民選區議  
房屋及基礎建設委員會主席

Tel: [REDACTED] Fax: [REDACTED] email: [REDACTED]

致：九龍城區議會何顯明議員

附件(二)

我們是一群居於九龍城一帶而關心長者生活壓力的長者，組織了名為“耆英團結組”。我們長者知道世界衛生組織對牙齒的健康標準，80歲至少應有20顆能正常咀嚼食物及不鬆動的牙齒。然而我們香港的長者每天卻要面對「無牙老苦」的困擾。我們與不同區的長者組成了關注長者權益大聯盟，目的是改善長者生活。

因此，我們有以下的建議，期望主席及各九龍城區議員可以明白我們牙齒的苦況，在區議會討論我們的需要，協助我們解決「無牙老苦」的困擾。

1. 全香港18區都應設有政府牙科街症診所
2. 政府牙科街症診所應向市民提供牙科全套服務
3. 政府應向全港市民提供全面牙科教育，為長者每年提供最少一次檢查及洗牙服務

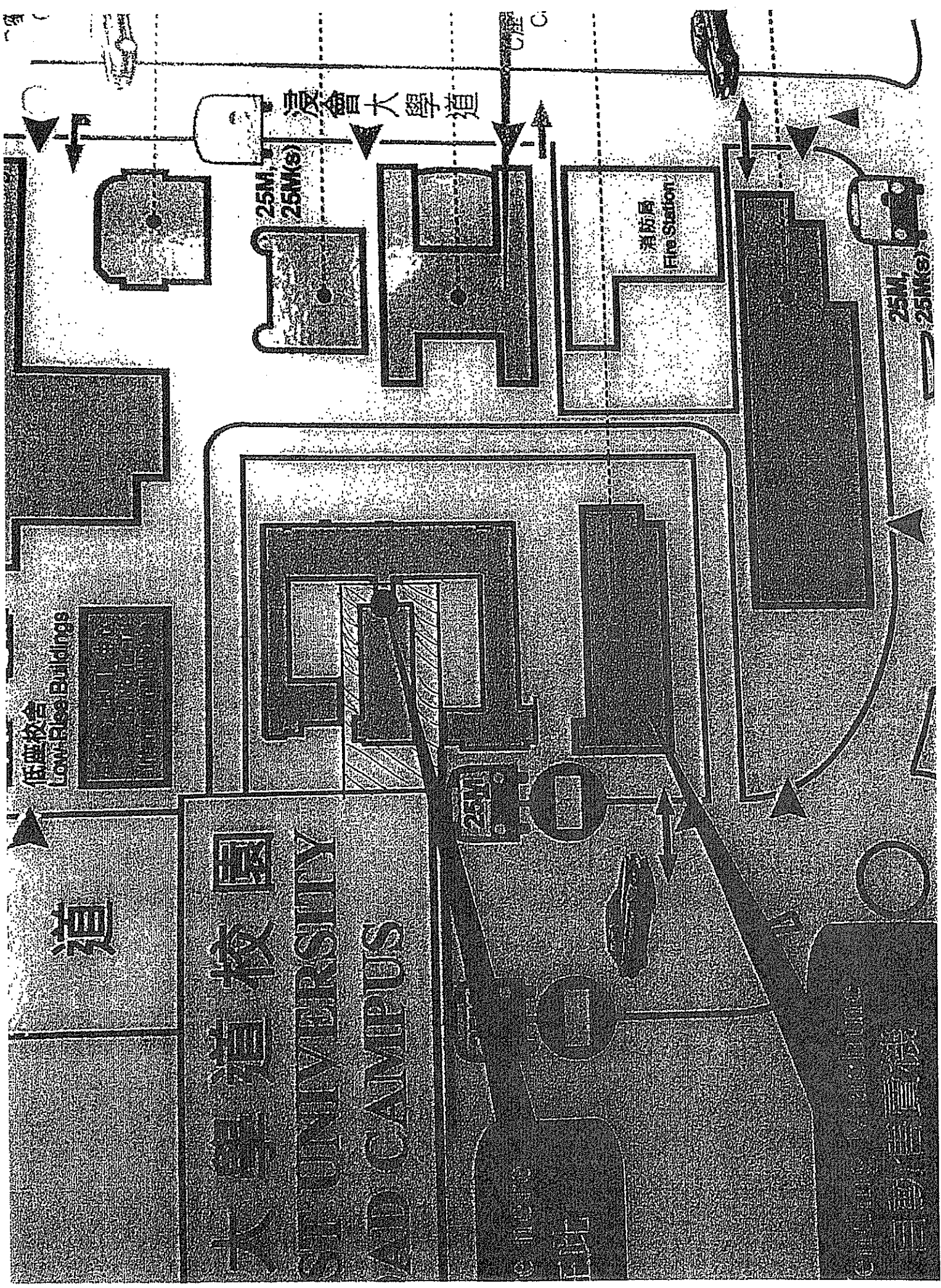
謝謝！

耆英團結組

日期：2013年3月26日

聯絡人：李碧賢女士

地址：



浸會大學道

25M  
25M(s)

消防局  
Fire Station

25M  
25M(s)

低座校舍  
Low-Rise Buildings

大學道校園  
CUHK CAMPUS

自動售賣機









## 反對 S/K18/17 修訂項目 A 及修訂項目 B 申請

TPB/R/S/K18/17-15

致城規會委員：

反對修訂項目A：把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶；及

反對修訂項目B：把在延文禮士道和東寶庭道交界的用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)」地帶。

理由如下：

## 1. 反對剝削市民的用地。

「政府、機構或社區」地帶的資源本來是屬於每個市民的，而此等「政府、機構或社區」用地的資源本來非常罕有，若將此用地改劃為住宅用途，本可被市民使用的土地便被剝削，則本港居民應有的、可以享用的設施，如醫院、學校、社區會堂、和教堂等社區設施會被削減，兩項修訂總共剝削市民的用地約有 10,880 平方米(修訂項目A(約8 810平方米)+修訂項目B(約2 070平方米))，等同削減市民的福利。

以下三點是政府祇提出牽強的理據：

- (1) 為了解決本港迫切的房屋問題，要求規劃署檢討後，把36塊「政府、機構或社區」用地改劃作住宅用途；
- (2) 修訂項目A中，除郵政局及青少年綜合服務中心外，該區已計劃闢設的政府、機構或社區設施並無短缺；和
- (3) 修訂項目A中的政府、機構或社區設施及休憩用地設施也足以應付改劃用途地帶所產生的需求。

反對政府上述理據：

- (1) 明顯項目 A「住宅(乙類)」祇提供 495 個單位和項目 B「住宅(丙類)」祇提供 44 個單位，數量少之外，亦不是針對本港迫切的房屋問題——公屋和居屋或細型單位短缺問題，而豪宅祇是少數投資者的投資工具而矣，供應少量豪宅，絲毫無解決半點房屋問題；
- (2) 政府無計劃闢設該區的政府、機構或社區設施，並不能表示無此等用地的短缺問題，事實上，浸會大學有意在此興建教學中醫院，亦是市民樂於見到本港中醫醫療和學術有提升的機會，比起改劃為住宅，更有利於市民，使更多市民受益，其實政府表面上也認同教學中醫院的必需性，但為何要奪取屬於每個市民的「政府、機構或社區」用地呢？即使要求浸會大學使用其他地區的「政府、機構或社區」，也是要奪取其他地區市民的用地；及
- (3) 相信每個市民都無法相信在同一塊土地中，當住宅用地要增加時，而公共設施（即現時所提的「政府、機構或社區」用地）是可以減少，還硬要說足以應付改劃後的需求。



## 2. 反對改劃土地祇屬長官意旨

政府祇表達：行政長官會同行政會議是行使《城市規劃條例》第 12(1)(b)(iii)條所賦予的權力，將《九龍塘分區計劃大綱核准圖編號 S/K18/16》發還城市規劃委員會以作出修訂，但沒有提供任何規劃理據，祇提出上述牽強的理據，屬於長官意旨。所以修訂此地帶為豪宅區，根本未有任何規劃意向，明顯將屬於市民可以共享的資源拱手讓予發展商和投資者；並將多數人的利益轉移極少數人的利益。

政府祇表達長官有權，但下列質疑的地方無法解答：

- (1) 若為了解決本港迫切的房屋問題，為什麼不改劃多些土地為公屋地或限尺地，偏要改劃為豪宅地？
- (2) 是否不久前《九龍塘分區計劃大綱核准圖編號 S/K18/16》所定或所分配的「政府、機構或社區」地帶與「住宅」地帶的用地比例不正確，所以要修訂？是否現在要減少「政府、機構或社區」地帶而要增加「住宅」地帶，來達至若干的規劃準則？是否「政府、機構或社區」地帶與「住宅」地帶的用地比例的規劃準則突然間有所更改？
- (3) 為什麼可以用「社會福利署署長並無要求把該用地作青少年綜合服務中心」簡單回答，便成為剝奪市民應有的「政府、機構或社區」用地的理由？為什麼沒有城規會委員質詢社會福利署署長曾否諮詢其他社福機構要覓地作青少年綜合服務中心呢？理解長官可以有地不用，但不等於民間機構有一樣的意願。同樣，更無理由：教育局局長不喜歡使用此地，也可以不理會其他辦學團體的需要，是否城規會委員也有責任質詢，為市民把關，不能讓屬於市民的用地輕易地被剝削？

## 3. 反對政府先斬後奏，修訂前將此地帶放入賣地表

政府在修訂 OZP 之前，便將此等地帶放入賣地表，簡直是先斬後奏，如同合和在皇后大道東 QRE Plaza 的改劃申請一樣，不用城規會考慮規劃的需求，便可藉米已成炊為由，強將「休憩」用地改劃為「商業」用地。

政府若確定修訂此地必須改劃為住宅，除了必須要提供足夠理據外，政府理應同時將另一些同等價值的「住宅」用地改劃為「政府、機構或社區」用地，供市民及有關的團體機構選擇，並先諮詢他們的意見，是否願意作交換，尋求共識，而並非割讓其他地區的「政府、機構或社區」用地便了事；更絕不應單方面造成既定事實，逼使城規會做橡皮圖章。

所以，強烈反對分區計劃大綱核准圖的 S/K18/17 的 A 項及 B 項改劃修訂申請！

申述人

公民黨環境及可持續發展政策支部

地址：[REDACTED]

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TPB Paper No. XXXX

Annex II-8 of  
TPB Paper No. 9585

TPB/R/S/K18/17-16

自由黨  
LIBERAL PARTY

致：規劃署  
凌嘉勤署長，JP

**李惠利地皮「未審先決」納入賣地表**  
**漠視民意 破壞城規制度**

凌署長閣下：

對於當局日前公佈 2013 年賣地表，把仍處於諮詢規劃階段，並遇上強烈反對意見的九龍塘前香港專業教育學院李惠利分校地皮，納入賣地表的舉措，自由黨深表遺憾！

近年，大部份城市規劃諮詢都遇到重大反對壓力（例如：新界東北發展、西九龍多個臨海屏風樓發展、擴建將軍澳堆填區），原因都是市民不信任城市規劃制度。現時前李惠利地皮事件，政府更「赤裸裸」忽視城規會的諮詢程序，在諮詢未完成前，便強行把地皮納入賣地表，既欠缺令人信服的更改理由，亦完全忽視浸會大學一直爭取在該幅土地上，興建中醫院的合理訴求，做法全不合理。

更何況，現時李惠利地皮，以及九龍塘軍營、浸會大學、聯校運動場和九龍仔公園一帶的「社區用地」GIC，在都市規劃原意上屬於九龍塘一帶住宅的緩衝區，以免住宅密度過高，故沒有理由違反規劃原意，把原屬專上教育用地改為住宅用地，可見政府已方寸大亂，處事的制度已蕩然無存，發展局必需撥亂反正，並收回建議！

況且，該幅土地的地理位置毗鄰浸會大學，閣下的做法不但會破壞浸會大學善用鄰近土地作教學用途而所衍生的協同效應，亦令新的住宅物業被浸會大學建築群所包圍，無論從社區發展，或城市佈局角度而言，並不協調，並會引起如理工大學宿舍與半島豪庭間相類似的紛爭。

自由黨重申反對將前李惠利校舍土地，由教育用途改為興建豪宅，與此同時，我們要求政府將該幅地皮從本年度賣地計劃內剔除，以正視聽。自由黨對當局的漠視民意，踐踏城規會諮詢程序的做法表達強烈不滿！

自由黨九龍西地區執行委員會主席何顯明

自由黨青年團主席李梓敬

2013 年 3 月 7 日

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23 Wang Tai Road, Kowloon Bay  
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[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

TPB/R/S/K18/17-17

寄件者: "markfuhk" <[REDACTED]@[REDACTED].com>  
收件者: <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
傳送日期: 15/04/2013 下午 05:10  
主旨: 反對修訂九龍塘分區大綱草圖S/K18/17 要求前李惠利校舍地皮保留教育用途  
城市規劃委員會:

反對修訂九龍塘分區大綱草圖S/K18/17  
要求前李惠利校舍地皮保留教育用途

本人對於政府提出修訂修訂九龍塘分區大綱圖（OZP），把要求前李惠利校舍地皮改劃為住宅用途，興建豪宅表示反對，理由如下：

（1）現時李惠利地皮，以及九龍塘軍營、浸會大學、聯校運動場和九龍仔公園一帶的「社區用地」（GIC），在都市規劃原意上屬於九龍塘和樂富一帶住宅的緩衝區，以免住宅密度過高。把原屬專上教育用地改建住宅，有違規劃原則；為興建豪宅而阻礙大學擴展，城規會委員不應該支持。

（2）如果九龍塘分區規劃，容許社區用地改劃為住宅，勢必做成極壞先例，引發其他社區土地改為住宅用途，現有住宅又申請加大發展密度，九龍塘的低密度區會遭到破壞。

自由黨成員  
符傳富

tpbpd@pland.gov.hk

Annex II-10 of  
TPB Paper No. 9585  
TPB/R/S/K18/17-18

寄件者: "Dominic Lee" <dominic.lee@pland.gov.hk>  
收件者: <tpbpd@pland.gov.hk>  
傳送日期: 15/04/2013 下午 05:18  
主旨: 反對修訂九龍塘分區大綱草圖S/K18/17  
城市規劃委員會:

反對修訂九龍塘分區大綱草圖S/K18/17  
要求前李惠利校舍地皮保留教育用途

本人對於政府提出修訂修訂九龍塘分區大綱圖（OZP），把要求前李惠利校舍地皮改劃為住宅用途，興建豪宅表示反對，理由如下：

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自由黨青年團主席  
李梓敬

電話：[REDACTED]

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  
(傳真號碼：2877 0245 或 2522 8426)

城市規劃委員會秘書：

反對修訂「九龍塘分區計劃大綱草圖編號 S/K18/17—修訂項目 A 項」

就特區政府已經把浸會大學鄰近前李惠利校舍南地皮，列入下年度賣地計劃作住宅用途，本人對此表示強烈不滿，原因如下：

1. 當局在該用地的發展規劃仍在諮詢階段，不但沒有確守公正持平的態度，反而企圖僭越程序，向城市規劃委員會表達官方立場，藉以施壓，將該地皮改作住宅用途，這是絕不民主的諮詢方式，完全漠視民意，必須予以強烈譴責。

2. 本港教育用地彌足珍貴，當局不應無故改變土地規劃，尤其用以發展豪宅項目，這將進一步減少本已不足的教育用地，亦無助解決本港基層的住屋問題，對社區和整體社會將造成無可挽回的損失。

為了下一代著想，也從公眾利益出發，本人反對上述修訂項目，並要求當局必須聽取民意，以普羅市民的公眾利益為依歸，將前李惠利校舍南地皮，繼續保留為教育用地。祝

鈞安！

---

姓名：香港教育專業人員協會會長馮偉華

日期：2013 年 4 月 15 日

地址或電郵：[REDACTED]

電話：[REDACTED]

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

反對《九龍塘分區計劃大綱核准圖》之 S/K18/17 九龍塘地帶改劃修訂申請

致城規會委員：

本人反對將前李惠利地帶改為住宅用途。

反對把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶的理由如下：

### 1. 反對剝削市民的用地

「政府、機構或社區」地帶的資源本來是屬於每個市民的，而此等「政府、機構或社區」地帶的資源本來就不足夠，若將此地帶改劃為住宅用途，本可被市民使用的土地便被剝削，則本港居民應有的，如醫院、學校、社區會堂、和教堂等社區設施被削減，等同市民的福利被削減。

2. 反對改劃土地並非規劃意向，而祇屬長官意旨

2. 反對改劃土地並非規劃意向，而祇屬長官意旨

行政長官會同行政會議祇是行使《城市規劃條例》第 12(1)(b)(ii)條所賦予的權力，將《九龍塘分區計劃大綱核准圖編號 S/K18/16》發還城市規劃委員會以作出修訂，但沒有提供任何規劃理據，祇屬長官意旨。所以修訂此地帶為住宅，根本是與規劃意向不符，祇是將屬於市民可以共享的資源拱手讓予發展商和投資者；並將多數人的利益轉移極少數人的利益。

3. 反對政府單方面先將此地帶放入賣地表造成既定事實  
政府想單方面將此地帶放入賣地表造成既定事實，

政府想學效合和在皇后大道東的 QRE Plaza 動作，不用考慮規劃的需求，便可以米已成炊為由，強將 Open Space「休憩用地」改劃為商業地帶。若政府確定修訂此地，必須改劃為住宅，除了要提供足夠理據外，政府理應同時將另一些同等價值的住宅地帶改劃為「政府、機構或社區」地帶，供市民選擇，是否願意以作交換，必須先諮詢市民意見，尋求共識，不要單方面造成既定事實，逼使城規會做橡皮圖章。

4. 反對在不宜居住地方興建豪宅

此地帶的三面被浸大包围，若興建住宅，則住客與學生的作息時間存在很大差異，容易受學生活動的噪音影響，環境不算是理想，所以此地帶不宜改劃為住宅地帶。

5. 支持興建教學中醫院，維持原本 OZP 的規劃意向

浸大提議興建教學中醫院，有助本港中醫醫療和學術的提升，比起改劃為住宅，更有利於市民，使更多市民受益。

本人強烈反對九龍塘分區計劃大綱核准圖編號 S/K18/16 的 S/K18/17 的 A 項改劃修訂申請！

申述人

吳彥強

HK 重建關注組主席

通訊地址：[REDACTED]  
電郵：[REDACTED]

電郵：\_\_\_\_\_

RECEIVED

2013 APR 15 P. 5:0\*

TOWN PLANNING BOARD

08279

tpbpd@pland.gov.hk

TPB/R/S/K18/17-21

寄件者: "Debby Chan" <[REDACTED]@[REDACTED].com>  
收件者: "tpbpd" <tpbpd@pland.gov.hk>; "Paul Zimmerman" <paul@[REDACTED].com>  
傳送日期: 12/04/2013 上午 11:06  
附加檔案: OZP\_S K18 17\_12 Arpil.pdf  
主旨: Re: S/K18/17

Dear Sir,

Please see our comment attached.

Best Regards,  
Debby Chan  
Designing Hong Kong Limited  
Tel: [REDACTED]  
Fax: [REDACTED]  
Mail Box: [REDACTED]g

80161

# 創建 Designing Hong Kong 香港 .com

Hong Kong, 11 April 2013

Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong.  
Fax: 2877 0245;  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sirs,

## Representation regarding the draft Outline Zoning Plan for Kowloon Tong (No. S/K18/17)

We object to the rezone the southern portion of the former Lee Wai lee campus site in Kowloon Tong from “Government, Institution or Community” use to “Residential (Group B)” on the basis that:

1. The government lacks vision in the housing supply strategy in Hong Kong. The most urgent need is for low cost housing for the grass-roots and youngster who cannot afford high rent and property prices. The Government’s proposal to develop medium-density residential properties on the former Lee Wai Lee campus site neither reflects prudent long-term planning to ease the need for low price housing.
2. The former Lee Wai Lee site is adjacent to Hong Kong Baptist University (HKBU) that has been liaising with the Government to grant the entire site to the University for its long-term development. The fragmented planning involved in dividing the site fails to make the best use of the land and capitalise on the synergies that would result from HKBU’s development of the site as a whole. We are of the view that coherent and integrated planning and design encompassing the LWL site and the main campus of HKBU would create operational efficiencies and avoid exacerbation of commuting which is non-sustainable.
3. HKBU has proposed building a Chinese medicine teaching hospital on the southern portion of the former Lee Wai Lee campus site. Chinese medicine has become increasingly popular in Hong Kong and has had proven results in treating a number of diseases, but Hong Kong lacks a hospital that could provide in-patient Chinese medicine services to people with chronic illnesses. A Chinese medicine teaching hospital operated by HKBU and located on the site would promote synergy between the hospital and HKBU’s School of Chinese Medicine as well as its Faculty of Science, facilitating both teaching and learning, treatment of patients and clinical research.
4. Granting the entire former Lee Wai Lee site to HKBU would integrate the stretch of land along Renfrew Road while rezoning the land would only serve to fragment it. In case medium-density housing are built, there is insufficient supply community services for resident. On the other hand, university hostel will bring convenience to HKBU students. We would therefore urge the members of the Town Planning Board to retain the land for “Government, Institution or Community” and consider HKBU’s constructive proposals for its future use.



# 創建 Designing Hong Kong 香港.com

Hereby we so submit our objection to this rezoning for your consideration.

Designing Hong Kong Limited  
April 2013



環保觸覺  
Green Sense

電話: [REDACTED]  
傳真: [REDACTED]  
地址: 荃灣郵政信箱 [REDACTED]

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網頁: [REDACTED]

Annex II-14 of  
TPB Paper No. 9585

Annex II-14 of  
TPB Paper No. 9585  
TPB/R/S/K18/17-22

致城規會

## 環保觸覺意見書

### 反對 S/K18/17 的 A 項

#### 前李惠利校舍應維持作政府、機構及社區用地

本會反對政府將前李惠利校舍改作住宅用途。

請政府不要借增加住宅供應為名，讓發展商興建天價豪宅為實。

是否讓浸大興建中醫院，這可繼續討論；其他的教育用途，也可以討論。但一旦改作住宅用途，這是無法逆轉的。

對於政府近日「盲搶地」的舉措，本會實在需要大力批評。

我們不想大量的綠化地、GIC 地及教育用地，被政府奪去，然後興建一般人負擔不來的豪宅。

說道理，好像對政府沒有用。面對著政府把持的城規會，城市規劃已變成政府的一言堂。

我們深信，良好的城市規劃應該與民共議，以及不應向地產商傾斜。

我們在無可選擇之下，已決定動員在城規會馬拉松式發言。

附上了多個規劃團體聯署的信念書，解釋為何需要馬拉松式發言。

我們不是想癱瘓城規會，我們是真心希望城規會能改革，我們是希望城規會能民主化。

環保觸覺

二零一三年四月十五日

附件：「千人發言撐浸大 城市規劃要民主」信念書

## 信念書

### 千人發言撐浸大 城市規劃要民主

### 反對前李惠利地皮變豪宅

面對強大的社會反對聲音，政府仍然堅持在前李惠利地皮興建豪宅。政府並快刀斬亂麻，將地皮放入賣地表。現時城規會正就政府申請改變用途展開諮詢，但我們對於城規會否決建議，實在不敢寄予厚望。

本港的城規會制度，差不多全被政府壟斷。城規會主席是發展局的常任秘書長，而轄下的「都會規劃小組委員會」及「鄉郊及新市鎮規劃小組委員會」則是規劃署署長。城規會的絕大部份決定，都是依據政府的立場。城規會尚能對私人項目把關，但對於政府的項目，實在和橡皮圖章無異。

城規會的委員由政府委任，本港實在需要有一民主成份的城規會，使城規會的決定更符合民情及民意，以及能夠向政府的建議說「不」。

我們需要大家一同在4月15日或之前向城規會遞交反對書，反對前李惠利地皮建豪宅，並在數個月後的城規會聆訊會議中發言。這次集體行動，有可能使城規會需召開數天甚至數星期的會議，但我們別無選擇，是政府將我們逼上梁山。

這刻，不同的持分者走在一起。浸大的師生及教育界的朋友，要求政府放棄在前李惠利地皮建豪宅，為的是留有足夠土地，讓高等教育持續發展；環保及規劃界的朋友，過去在數之不盡的城規會會議，就不同個案向城規會提供更佳的規劃方案，但城規會的決定往往是維持政府的立場。

說道理，好像對政府沒有作用。城規會，成為政府的橡皮圖章。在城規會馬拉松式接力發言，我們希望突顯城規制度的不合理及不民主。我們的行動，也是唯一可以拖延政府將地皮變豪宅的方法。

城市規劃應是與民共議，不是政府的一言堂。豪宅供應不是住宅供應，政府不能再混淆視聽。需要前李惠利地皮的是教育界，不是地產商！

#### 支持團體

中西區關注組 本土研究社 HK 重建關注組 公民黨 公共專業聯盟  
土地正義聯盟 香港教育專業人員協會 浸大學生會 環保觸覺

~~81111~~

香港九龍城工商業聯會有限公司  
HONG KONG KOWLOON CITY INDUSTRY AND COMMERCE ASSOCIATION LIMITED  
檔案編號: KCICA-L13-014

TPB/R/S/K18/17-24

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  
(傳真號碼: 2877 0245 或 2522 8426)  
電郵: tpbpd@pland.gov.hk)

敬啟者:

反對「九龍塘分區計劃大綱草圖編號 S/K18/17-修訂項目 A 項」

本人強烈反對上述修訂項目並要求將前李惠利校舍南部的土地還原至「政府、機構或社區 (9)」用途。有關理據如下:

- 該地段與浸大中醫藥學院及中醫診所毗連, 用於興建中醫教學醫院, 既方便浸大師生往來, 亦有利病人接受專業治療。
- 愈來愈多市民明白中醫藥對治療中風、痛症及腫瘤等慢性、難治性疾病有效, 建議在該地興建的中醫教學醫院有急切建立的需要, 以加強中醫藥的服務, 讓住院病人接受全面系統的中醫藥治療, 惠及病人及其家屬以至全港市民。
- 中醫教學醫院可讓中醫學生在香港實習, 現時中醫學生需往內地實習, 存在不少問題, 例如內地與香港醫療體制不同, 學生不能把在內地所學的全部知識和經驗 (例如中醫可用西藥和開刀) 應用在香港。
- 中醫教學醫院不單供浸大中醫藥學院使用, 也歡迎其他院校的中醫學生實習之用。



姓名: 梁 麟  
職位: 主 席  
機構: 香港九龍城工商業聯會  
地址: [REDACTED]  
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2013 年 3 月 21 日

6725



主席 梁 麟 博士 工程師 SBS, JP  
永遠名譽會長  
陳榮海 先生 BBS, JP  
永遠名譽會長暨會董  
區楚基 先生 MH, JP  
榮譽顧問  
徐耀良 先生 專員 JP  
黃蔭儀 女士 福利專員  
李永德 先生 SBS, BBS, JP  
彭鈞元 先生 SBS, CSBSM  
李慧琛 議員 JP  
梁美珍 博士 議員 JP  
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黃富榮 先生 BBS  
周振基 博士 SBS, BBS, JP  
梁智仁 教授  
陳明滋 教授  
名譽顧問  
尹志強 先生 BBS, JP  
黃龍德 博士 BBS, JP  
鍾澤林 律師 GBS, SBS, OBE, JP  
譚樹立 博士 MH  
黃耀雄 博士  
陳國超 博士 MH JP  
會長暨會董  
區妙文 博士 議員  
主席暨會董  
梁 麟 博士 MH  
副會長暨會董  
陳振雄 先生 梁振雄 先生  
羅志勤 先生 鄧子冠 先生  
李炳華 先生 盧瀚宏 先生  
陸錦儀 小姐 陳煒基 先生  
吳煒新 先生 王耀基 先生  
盧耀祥 先生 陳健平 先生  
區家智 博士 蔡嘉齡 小姐  
李厚輝 先生 唐建興 先生  
林振邦 先生 關東堅 工程師  
伍海山 先生 羅漢立 先生  
陳泉岳 先生 徐 莉 女士  
張芥子 小姐 張智芳 先生  
林 文 先生 李偉庭 先生  
副會長  
鄧曉明 議員 JP 何耀雄 先生  
王名貞 議員 JP 何逸雲 先生  
梁經海 先生 梁耀輝 先生  
黃光華 先生 MH 錢耀榮 先生  
劉國城 先生 李錦雄 先生  
李建中 先生 沈 洋 博士  
余耀祖 先生 黃頌松 先生  
馬紹鴻 先生 李永光 先生  
黃河強 先生 呂民強 先生  
張光聰 先生 張曉順 先生  
馮慶澤 先生 何煒雄 先生  
地區事務顧問  
李瑞成 先生 MH  
詹勵憲 先生 MH  
李盛白 先生 BH  
陸偉剛 先生 BH  
李幸福 博士 MH, BH  
陳天榮 先生  
王文限 博士  
顏煥仁 先生  
義務法律顧問  
鍾煒儀 律師 何靖庭 律師  
義務會計顧問  
麥宜全 會計師  
秘書長  
周劍鴻 先生  
會務秘書  
古其娟 小姐



**TOWNLAND CONSULTANTS LTD.**  
PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING, SOCIAL DEVELOPMENT, DEVELOPMENT CONSULTANCY,  
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref.: HKBU/LWLT/MAG/1  
Date: 15 April 2013

By Hand Only

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point  
HONG KONG

TPB/R/S/K18/17-25

Dear Sir

**SECTION 6(1) REPRESENTATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**OBJECTION TO AMENDMENT ITEM A  
IN RESPECT OF THE DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN NO. S/K18/17**

**FORMER CAMPUS OF THE HONG KONG INSTITUTE OF VOCATIONAL EDUCATION  
(LEE WAI LEE), RENFREW ROAD, KOWLOON TONG**

We are instructed by Baptist University of Hong Kong (the "Objector") to lodge this Objection in respect of Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the "Draft OZP") under Section 6(1) of the Town Planning Ordinance. A copy of the Authorisation Letter is attached for record.

The Objector is prepared to withdraw this Objection if the Town Planning Board ("TPB") agrees to amend the Draft OZP to revert the ex-LWL Site at Renfrew Road back to G/IC(9) use.

Please find enclosed the completed Form No. S6 together with 90 copies of the Objection Statement in support of the Objector's Proposed Amendments to the Draft OZP.

RECEIVED  
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TOWN PLANNING BOARD

08200

MAIN HONG KONG OFFICE:

Telephone: [REDACTED] Facsimile: [REDACTED]  
E-mail address: [REDACTED] Website: [REDACTED]

CHINA OFFICE (SHENZHEN):

[REDACTED]

INDIA OFFICE:

[REDACTED]

INDONESIA OFFICE:

[REDACTED]

ASSOCIATED COMPANIES:

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)  
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)  
TOWNLAND CONSULTANTS (CHENGDU) LIMITED (China)  
TOWNLAND CONSULTANTS PVT. LIMITED (India)  
PT TOWNLAND INTERNATIONAL (Indonesia)  
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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Certificate No.: CC644

城  
市  
規  
劃  
局



Our Ref.: HKBU/LWLT/MAG/1  
Date 15 April 2013

The Secretary, Town Planning Board

Should you have any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang (Direct Line: [REDACTED]), Ms Jennifer Gordon (Direct Line: [REDACTED]) or Miss Maggie Wu (Direct Line: [REDACTED]).

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

A handwritten signature in black ink, appearing to read "K. Seddon", written over a horizontal line.

Keren Seddon  
Chief Executive Officer

KRS/CT/JEN/MAG/yc

Enc

cc Client  
The Team



香港浸會大學  
HONG KONG BAPTIST UNIVERSITY

行政副校長暨秘書長  
VICE-PRESIDENT (ADMINISTRATION) & SECRETARY

李兆銓  
Andy S.C. Lee

Ref: VPAS13/0307/66  
7 March 2013

Townland Consultants Limited  
18/F, 101 King's Road  
North Point, Hong Kong

Attn.: Ms Keren Seddon

Dear Madam

**SECTION 6(1) REPRESENTATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**OBJECTION TO THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN  
NO. S/K18/17**

We hereby authorise Townland Consultants Limited (TOWNLAND) as the Planning Consultant to prepare and submit the above Representation on our behalf. TOWNLAND is hereby authorised to liaise, correspond and attend meetings with all relevant Government Departments and other bodies, as necessary, in respect of the Representation.

Yours faithfully



Andy S C Lee  
Vice-President (Administration) and Secretary

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TOWN PLANNING BOARD

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處。
- 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/tph/>.  
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布申述、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 樓及新界沙田上禾輋路 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/tph/>）。
- 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。

<b>1. Person Making This Representation (known as "Representer" hereafter)</b> 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Hong Kong Baptist University

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Townland Consultants Limited

<b>3. Details of the Representation</b> 申述詳情
Draft plan to which the representation relates 與申述相關的草圖  Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第 1、第 2 及第 3 部分



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 <sup>@</sup> 有關事項 <sup>@</sup>	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 type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the attached 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。		
Revert the zoning of the southern part of the Ex-Lee Wai Lee Campus to "Government/ Institution & Community (9)".		

<sup>@</sup> 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 Amendments.  
 請形容圖則內與申述相關的指定事項。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 inapplicable 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

Part 3 (Continued) 第3部分(續)

## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

Please refer to the attached Representation Statement

## 5. Signature 簽署

Signature  
簽署



"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

KEREN SEDDON

Chief Executive Officer

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☒ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 MRTPI, RPP

on behalf of  
代表

Townland Consultants Limited

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 15 April 2013

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

(a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and

(b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及

(b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable 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

**REPRESENTATION UNDER SECTION 6 (1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

**OBJECTION TO AMENDMENT ITEM A IN RESPECT OF THE KOWLOON TONG  
OUTLINE ZONING PLAN NO. S/K18/17**

**FORMER CAMPUS OF THE HONG KONG INSTITUTE  
OF VOCATIONAL EDUCATION (LEE WAI LEE),  
RENFREW ROAD, KOWLOON TONG**

**- Objection Statement -**



**TOWNLAND**

**TOWNLAND CONSULTANTS LIMITED**

**REPRESENTATION UNDER SECTION 6(1)  
OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

**OBJECTION TO AMENDMENT ITEM A IN RESPECT OF THE  
KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/17**

**FORMER CAMPUS OF THE HONG KONG INSTITUTE  
OF VOCATIONAL EDUCATION (LEE WAI LEE),  
RENFREW ROAD, KOWLOON TONG**

**OBJECTION STATEMENT**

---

Representer

Hong Kong Baptist University

Planning Consultant,  
and Submitting Agent

Townland Consultants Limited

File Reference: HKBU/LWLT1

For and on behalf of Townland Consultants Ltd.

Approved by : 

Position : Chief Executive Officer

Date : 15.4.2013

15 April, 2013

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Intro

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## EXECUTIVE SUMMARY

### Introduction

On the 15 February 2013 the Government gazetted the Draft Kowloon Tong OZP S/K18/17 which incorporated Amendment Item A relating to the rezoning of the southern part of the ex-LWL Campus (i.e. the "**Objection Site**" / "**ex-LWL Site**") from "Government, Institution or Community (9)" ("**G/IC(9)**") to "Residential (Group B)" ("**R(B)**") with a maximum Plot Ratio ("**PR**") of 4.5 and Building Height ("**BH**") of 50m. Hong Kong Baptist University ("**HKBU**") is objecting to the rezoning of this important G/IC site as it is required for the future needs of the University and, ultimately for Hong Kong as a whole.

The ex-LWL Site was occupied by the Hong Kong Institute of Vocational Education (IVE) (Lee Wai Lee) between 1979 and 2011. The entire ex-LWL Site (1.52 hectares (ha)) is located at Renfrew Road and bounded by HKBU's campus on three sides. The Education Bureau has stated that the southern part of the ex-LWL Site (0.88 ha) is not required for educational use according to existing educational policy and have agreed to release the site for residential development.

### Reasons for Objection

The key planning objection relates to the need to retain the southern part of the ex-LWL Site for future provision of G/IC facilities in the District, in particular the expansion plans of HKBU; and the incompatibility of the proposed zoning for the Site and its surrounding area.

The ex-LWL Site is a valuable and strategic G/IC reserve for future provision of G/IC facilities to meet the present and future needs of the community. The future needs of the education and health sectors have been highlighted as growth areas for which future land reserves will be required to accommodate new facilities. However, the Government has not fully considered providing adequate land to cater for the future land requirements of tertiary education institutions – nor other unforeseen future needs.

As prevailing educational policy only assesses spatial requirements of University Grants Committee ("**UGC**")-funded institutes on a triennium basis, the Government has failed to prove that the ex-LWL Site is no longer required to be reserved for any G/IC uses and that its redevelopment for residential use would not adversely affect the provision of G/IC facilities in the district, in particular on a long-term basis.

HKBU's future growth would be thwarted due to the lack of available land. The University has identified a number of medium and longer term proposals for the ex-LWL Site to Government, including a Chinese Medicine Teaching Hospital (**CMTH**); a Complex of Creativity and an International Exchange Centre. Retaining the ex-LWL Site in education use would allow the comprehensive planning of the Objection Site thereby maximising planning benefits and synergy. The adjacent ex-LWL Site is thus fundamental and essential for HKBU to achieve its long term Vision and for the viability of the university.

Further, the northern part of the ex-LWL Campus (0.64 ha), which has been allocated for student residence halls, is insufficient to accommodate committed plans for a 1,700 unit student hostel facility and 2,600 sq.m of teaching facilities. It is understood that the 0.64 ha allocation has been based on only 1,331 UGC-funded hostel places, ignoring the 150 hostel places to be swapped with the Tseung Kwan O Join Hostel and an additional 300 privately-funded hostel places already approved by the UGC. Thus, it has been calculated that a minimum of 0.78 ha is required to meet immediate needs.

The "R(B)" zoning of the ex-LWL Site is out-of-character and incompatible with the immediate area and results in a piecemeal and illogical zoning pattern. The development of private residential housing directly adjacent to over 3,500 student hostel spaces is considered an inappropriate use of land and a cause for potential noise and nuisance complaints from future residents due to the land use conflict.

There is need for a comprehensive planning of the ex-LWL Site, which includes both the northern part confirmed to be released to HKBU and the southern part subject of Amendment Item A. There has been premature carving up and rezoning of the ex-LWL Site without considering all the relevant facts, information and interests from stakeholders.

Kowloon City District Council Housing and Infrastructure Committee (KCDCHIC), by a full majority, did not support the Government's proposed rezoning of the ex-LWL Site from "G/IC" to "R(B)" on 7 March 2013. Further, members of the Education Panel Meeting of LegCo passed a non binding motion on the 11 March 2013 to retain the zoning of the Site as "G/IC". Clearly, the public view is not supportive of the proposed rezoning.

### Proposed Amendment to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

The proposed remedy to this Objection is to revert the Site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus (the "**ex-LWL Site**") back to "Government, Institution or Community (9) (G/IC(9)) use". Should the proposed remedy be agreed to by the TPB, this Objection will be withdrawn.

**行政摘要**  
(內文如有差異，應以英文版本為準)

## 引言

政府在 2013 年 2 月 15 日刊憲，將修訂項目 A 項有關把前李惠利校舍南部用地由「政府、機構或社區（9）」地帶改劃為「住宅（乙類）」納入在九龍塘分區大綱草圖編號 S/K18/17 內。該地塊的最高地積比率為 4.5 和最高建築物高度 50 米。香港浸會大學（「浸大」）反對把這塊重要的政府、機構或社區用地改劃，因為浸大、以至整體香港都需要這塊前李惠利校舍用地以作未來發展。

香港專業教育學院（IVE）（李惠利）於 1979 年至 2011 年之間使用該地塊。整幅前李惠利校舍用地（1.52 公頃）位於聯福道，三面被浸大校園環抱。教育局已表示根據現時教育政策，前李惠利校舍南部用地（0.88 公頃）不需要保留作教育用途，並同意將它釋出作住宅發展。

## 反對理據

主要規劃反對理據包括須要保留前李惠利校舍南部用地，以提供政府、機構或社區設施，尤其浸大的校園擴展計劃；再者，本建議改劃與周邊地區並不協調。

按現時教育政策，政府評估各大學教育資助委員會（「教資會」）資助院校的空間需要時，只以三年為基礎，所以政府未能提供有力證據證明在長遠規劃上，不需要保留前李惠利校舍用地作任何政府、機構或社區用途。政府亦未能證明重建前李惠利校舍作住宅用途，在長遠規劃上不會影響區內「政府、機構或社區」設施。

前李惠利校舍是珍貴和具策略性重要性的「政府、機構或社區」用地儲備，以滿足現時和未來的社會需要。政府曾強調教育和醫療的未來發展需要，並視之為新的經濟增長點，因此須要預留土地以興建新設施。儘管如此，政府並未充份考慮提供足夠土地，以滿足高等教育未來的土地需要，包括未預見到的需求。

由於現時缺乏可用的土地，浸大的未來發展將受到嚴重限制。事實上，浸大曾向政府提交了多個有關前李惠利校舍用地的中長期建議，包括中醫教學醫院、電影學院、創意中心、國際交流中心。保留前李惠利校舍用地作教育用途，將可對整塊用地進行綜合規劃，使之能發揮最大的規劃效益和協同效應。要一再強調的是，毗連浸大的前李惠利校舍用地對浸大制定的其長遠願景和其存在發展的空間至關重要。

此外，前李惠利校舍北面用地（0.64 公頃）已預留作學生宿舍用途，但這面積不足以容納浸大所需的 1,700 個宿位的學生宿舍和 2,600 平方米短缺的教學設施。據理解，這 0.64 公頃土地只是基於 1,331 個教資會資助宿位計算，並沒有考慮 300 個已獲教資會支持的額外私人資助宿位和 150 個與將軍澳聯合宿舍互換的宿位。經計算，最小 0.78 公頃土地才能滿足浸大即時的土地需要。

將前李惠利校舍用地改劃的「住宅（乙類）」地帶與鄰近社區的特色完全不協調，並造成零碎和不合邏輯的土地用分布。在超過 3,500 個學生宿舍宿位旁興建私人住宅發展，這安排並不盡恰當。此外，這會引起土地用途衝突，可能對未來的居民造成噪音問題和滋擾，引起投訴。

前李惠利校舍需要一個全面的規劃（包括已確定預留給浸大的北面部分和修訂項目 A 涵蓋的南面部分）。在沒有充分考慮有關事實、資料和持份者的訴求下，便把前李惠利校舍用地一分為二和改劃，做法甚為倉卒。

在 2013 年 3 月 7 日九龍城區議會房屋及基礎建設委員會會議上，大部分成員表示不支持政府將前李惠利校舍由「政府、機構或社區」用途改劃為「住宅（乙類）」。此外，立法會教育事務委員會在 2013 年 3 月 7 日的會議上，通過沒有約束力的動議，要求保留前李惠利校舍作「政府、機構或社區」用途，這已清楚顯示了公眾不支持有關擬議改劃。

## 建議修訂九龍塘分區大綱草圖編號 S/K18/17

本反對陳述建議將位於聯福道前李惠利校舍南部還原為「政府、機構或社區（9）」用途。如果建議獲城規會同意，浸大將撤回此反對陳述。



Reference : HKBU/LWLT/MAG/1  
Date : 15 April 2013

TO THE TOWN PLANNING BOARD:

SECTION 6(1) REPRESENTATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)

OBJECTION TO AMENDMENT ITEM A  
IN RESPECT OF THE DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN NO. S/K18/17

FORMER CAMPUS OF THE HONG KONG INSTITUTE OF VOCATIONAL EDUCATION  
(LEE WAI LEE), RENFREW ROAD, KOWLOON TONG  
- OBJECTION STATEMENT -

1. INTRODUCTION

1.1 Overview

1.1.1 We are instructed by Hong Kong Baptist University ("HKBU" /the "University" / the "Objector") to lodge this Objection to Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the "Draft OZP") under Section 6(1) of the Town Planning Ordinance (the "Ordinance").

1.1.2 The Draft OZP showing the amendments has been exhibited under Section 5 of the Ordinance for public inspection for a period of two months from 15 February 2013 to 15 April 2013.

1.1.3 The Objection is made with regard to:

**Amendment Item A ('the Amendment') – 'Rezoning of a Site at Renfrew Road, Covering the Southern Part of the Ex-Lee Wai Lee Campus (the "Objection Site"/"ex-LWL Site"), from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)" ("R(B)").**

The nature and reasons for the Objection are detailed in this document (the Objection Statement) and summarised below.

1.1.4 The Objection Statement will clearly demonstrate that:

- a) The Government has failed to demonstrate that the ex-LWL Site is no longer required to be reserved for any G/IC uses.
- b) The Government has failed to demonstrate that its redevelopment for residential use at the ex-LWL Site would not adversely affect the provision of G/IC facilities in the district on a long-term basis.
- c) The ex-LWL Site is a valuable and strategic G/IC reserve for future provision of G/IC facilities to meet the present and future needs of the community. The future needs of the education and health sectors have been highlighted as the growth areas for which land will be required to accommodate new facilities.
- d) The loss of the ex-LWL Site would adversely affect the provision of G/IC facilities in the district on a long-term basis. HKBU's future growth would be severely thwarted due to the lack of available land. The University has identified a number of medium and longer term proposals for the ex-LWL Site to Government, including a Chinese Medicine Teaching Hospital ("CMTH"); a Complex of Creativity and an International Exchange Centre. The adjacent ex-LWL Site is fundamental and essential for HKBU to achieve its long term vision as a university.

- e) The "R(B)" zoning of the ex-LWL site is out-of-character with the immediate area and results in a piecemeal and illogical zoning pattern. The development of private residential housing directly adjacent to over 3,500 student hostel spaces is considered an inappropriate use of land and a cause for potential noise and nuisance complaints from future residents due to the land use conflict.
- f) There is need for a comprehensive planning of the ex-LWL Site, which includes both the northern part intended to be released to HKBU and the southern part subject of Amendment Item A. There has been pre-mature carving up and rezoning of the ex-LWL Site without considering all the relevant facts, information and interests from stakeholders.

1.1.5 Notwithstanding the overriding planning objection set out above, the Objector also objects to the Government's lack of prior and ongoing stakeholder consultation on Amendment Item A, which is clearly a matter of public interest. Whilst it is understood that Amendment Item A was gazetted under Section 5 of the Ordinance "so that the public and the stakeholders could submit representations for the Board's consideration under the provisions of the Ordinance" (**Para. 74 and Para. 82 of 482<sup>nd</sup> MPC Minutes refers**), there are numerous issues at stake that require continuous and in-depth dialogue with Government Departments. Indeed, the TPB cannot properly decide the case according to its own Guidelines without being with full and balanced facts.

1.1.6 Kowloon City District Council Housing and Infrastructure Committee ("**KCDCHIC**"), by a full majority, did not support the Government's proposed rezoning of the ex-LWL Site from "G/IC" to "R(B)" on 7 March 2013. Further, members of the Education Panel Meeting of LegCo passed a non binding motion on the 11 March 2013 to retain the zoning of the Site as "G/IC". Clearly, the public view is not supportive of the proposed rezoning.

## 1.2 Proposed Remedy

1.2.1 The proposed remedy to this Objection is to revert the Site at Renfrew Road, covering the southern part (**0.88 hectares (ha)**) of the ex-Lee Wai Lee Campus (the "**ex-LWL Site**") back to "Government, Institution or Community (9) (G/IC(9)) use". Should the proposed remedy be agreed to by the TPB, this Objection will be withdrawn.

## 1.3 Structure of Objection Statement

1.3.1 Following this introductory Section of the Objection Statement, Section 2 outlines the relevant strategic planning issues for Hong Kong and the importance of reserving sites for future educational use, Section 3 sets out the statutory and non-statutory planning context and planning history in relation to the ex-LWL Site, Section 4 provides details of the site appraisal, Section 5 outlines HKBU's alternative proposals for the ex-LWL Site, Section 6 provides an overview of the Government's arguments to rezone the ex-LWL Site from "G/IC(9)" to "R(B)" and sets out the key planning arguments for the retention of the "G/IC(9)" zone for the ex-LWL Site, Section 7 sets out the key planning arguments why the ex-LWL Site should not be zoned for Residential (Group B) ("**R(B)**") use, and Section 8 provides the conclusion and recommendations.

## 2. STRATEGIC PLANNING ISSUES FOR HONG KONG

### 2.1 Strategic Planning Considerations for the Future

#### Overview

2.1.1 Hong Kong has undergone dramatic growth during the last three decades and is now considered as Asia's 'World City'. Major opportunities and changes lie ahead with the continued development and integration with the Mainland, the need to remain economically competitive and projected demographic change. Scarce land resources will make the prioritising of competing land-use demands even more complex in the future. The shortage of housing land is currently high on the Government's agenda of priority issues as is the need to promote economic development. However, strategic long-term planning is required to balance competing needs now and in the future. Remaining competitive in a globalised economy requires the commitment of Government and the necessary investment in higher education. Human capital is Hong Kong's most important asset and the education sector can make a valuable contribution through research, stimulating creativity, and maintaining a well educated work force. In 2009 the HKSAR Government identified the education sector as one of the six strategic industries (2009/2010 Policy Address, 'Breaking New Ground Together'). The Government continues to actively promote these industries and provide support for establishing Hong Kong as a 'regional educational hub'. (**Para 102 and Para 136 of 2012/213 Budget Speech refers**)

2.1.2 The following sections outline the key strategic policy documents and the important messages they convey for the future spatial development of Hong Kong and which are relevant to the zoning of the ex-LWL Site in Kowloon Tong.

### 2.2 Chief Executive's 2013 Policy Address

2.2.1 The annual 'Policy Address' identifies the major priorities and objectives of Hong Kong's Chief Executive ("CE") and Government in the coming year. The 2013 Policy Address 'Seek Change, Maintain Stability, Serve the People with Pragmatism' highlights in an opening paragraph the need for long-term planning when making land use decisions. The CE specifically highlights:

*"With the wisdom and the will to make the right choices and decisions, and **comprehensive and long-term planning for land use**, we can provide a better living and working environment for the people of Hong Kong."* (**Para 4 refers**)

2.2.2 The CE highlights economic development, housing, poverty and people's livelihood as the community's most pressing needs. Promoting economic development is identified as the primary goal of the Government. A top priority is "tackling the housing problem" (**Para 56 refers**) and "... assisting grassroots families in moving into public housing and the middle-income families in buying their own homes" (**Para 57 refers**). With regards to economic development the Government is to be "appropriately proactive" to deepen and expand industries and promote industries where Hong Kong enjoys clear advantages, such as innovation and technology (**Para 43 refers**).

#### Economic Development

2.2.3 Economic development is the driver of growth and prosperity. The Government identified six key industries (originally identified in the 2009/2010 Policy Address), where Hong Kong enjoys clear advantages - **cultural and creative industries**, medical services, **education services**, **innovation and technology**, environmental industries, and testing and certification services. These are the key areas for further advancement.

2.2.4 The Policy Address specifically recognises the important role of universities as a major cradle of innovation and technological development. The Government is committed to work with them to promote their research and development results.

- 2.2.5 The Government has specifically highlighted the role of cultural and creative industries in Hong Kong and has offered its support to the sector.

*"I will explore suitable mechanisms to give full support to Hong Kong's cultural and arts activities and promote the development of cultural and creative industries. (Para 180 refers)"*

#### Land Supply

- 2.2.6 The Government is pursuing a "multi-pronged" Land Supply Strategy with the aim of increasing the land supply over the short, medium and long-term. It aims to build up an abundant "land reserve" to meet future demand in a timely manner. The CE and the Government state that there will be difficult choices to make but have pledged to work in a pragmatic and proactive manner to deal with problems, engage with the public and rise up to challenges.

- 2.2.7 The identification and development of 36 G/IC sites (measuring 27 ha in total) for housing development is one of the Government's key short to medium term measures to increase the housing land supply. The CE highlights in the Policy Address that these sites would deliver an estimated 11,900 residential units. He has also acknowledged that the support of the community is required and that District Councils will continue to be consulted. Furthermore, he highlights that the Planning Department ("**PlanD**") will continue to review G/IC zones and other Government sites to identify more suitable land for rezoning. (**Page 23, Para 73 (i)** refers).

- 2.2.8 Unfortunately the Government has not consulted formally with the District Councils on the list of 36 G/IC Sites, therefore it is extremely difficult for District Councils to assist the Government in identifying suitable sites.

- 2.2.9 The Government's policy of putting forward G/IC sites for rezoning has been questioned by several commentators, including Peter Cookson Smith, President of the Institute of Planners and member of the new Commission on Strategic Development who highlights, "*Building a land bank is right...but we shouldn't fill every spare site with high-rises*" (SCMP, 6 March, 'Veteran Planner Can't See Point of New Border Town', Para 9 refers).

- 2.2.10 As part of the 'multi-pronged' strategy, PlanD has also identified 13 sites in the Green Belt capable of being rezoned for residential use (provision of some 23,000 units – land to be rezoned between 2017 and 2020). A further review of industrial land, with a view to increasing housing land is due to be commenced. (**Page 23 and 24, Para 73 (ii) and (iii)** refers).

- 2.2.11 The CE states that he has asked the policy Bureaux to "act decisively to optimise the use of land and, where the original intended use is not required anymore, to convert the land for housing development or other uses that meet the more pressing needs in the community as soon as possible". (**Page 25, Para (v)** refers).

- 2.2.12 In the longer term, the need to increase the land supply is being investigated through a series of projects including: the North East New Territories New Development Areas; Hung Shui Kiu New Development Area; Developing the New Territories North, Review of Deserted Agricultural Land in North District and Yuen Long; Development of Lantau Island; Reclamation on an Appropriate Scale Outside Victoria Harbour and Rock Cavern and Underground Space Development. The Financial Secretary in his 2013/2014 Budget Speech highlighted the allocation of \$4.5 billion over the next five years for studies and design work and the roll out of the land development projects e.g. relating to reclamation outside Victoria Harbour on an appropriate scale, opening up of new development areas and the development of caverns.

- 2.2.13 A new committee, the 'Steering Committee on Land Supply' comprising the heads of relevant Bureaux and Departments, will coordinate the overall plans for development and supply of land in Hong Kong. The new Committee will report to CE on a regular basis. (2013 Policy Address, '*Policy Initiatives of Development Bureau*').

- 2.2.14 It was announced in February 2013 that the ex-LWL Site has been included in the Government's 2013/2014 Land Sale Programme before the expiry of the 2 month period for the public to submit representations to the Proposed Amendment. This is considered presumptuous.

*Post Secondary Education*

- 2.2.15 The Government is actively promoting Hong Kong's aspiration of becoming a recognised regional education hub.
- 2.2.16 The 2013 Policy Address highlights that significant investment has been made in the education sector with significant success in educational attainment and international rankings. The Government expects that by 2015 over one-third of the relevant age cohort will have the opportunity to pursue degree-level education. Taking sub-degree places into account, nearly 70% of young people will have access to post-secondary education.
- 2.2.17 Attracting international students is also a key element of achieving regional hub status. The 2012/2013 Budget Speech highlighted that there were 18,000 non-local students in 2010/2011 academic year from more than 70 countries or regions in the post-secondary sector in Hong Kong. The number of non-local students had grown to 20,900 non-local in the 2011/2012 academic year, and has more than doubled since 2008/2009.<sup>1</sup>

*Healthcare*

- 2.2.18 The Policy Address highlights the rapidly aging population and the corresponding increased demand for healthcare services. The Government will introduce necessary measures to support development of healthcare services including the disposal of land for private hospitals (*Para 168 refers*).
- 2.2.19 The proportion of the population aged 65 and over is expected to rise markedly, from 13% in 2011 to 30% in 2041. The pace of population ageing is projected to accelerate in the coming 20 years with proportions reaching 19% in 2021 and then further to 26% in 2031 (*Hong Kong Population Projections 2012-2041*)<sup>2</sup>. The growing elderly population will require additional healthcare, medical, residential and social and welfare facilities to meet their needs.
- 2.2.20 The Government is to set up the Chinese Medicine Development Committee to further the development of the Chinese medicine industry.

*"Key study areas include enhancing the professional standards and status of Chinese medicine practitioners; strengthening research and development of Chinese medicine; promoting treatment with integrated Chinese and Western medicine; expanding the role of Chinese medicine practitioners and Chinese medicine in the public healthcare system; and introducing Chinese medicine in-patient services." (Para 169 refers).*

- 2.2.21 The Chinese Medicine Development Committee held its first meeting on 4 March 2013. The LC Paper No.CB (2)758/12-13(03) 'Development of Chinese Medicine in Hong Kong', March 2013, provides an update on activities and actions. The Committee agreed to explore ways to allow Chinese medicine students/graduates to have more opportunities for internship and clinical practice (Para 7 refers) and to study the establishment of Chinese medicine hospitals and measures to facilitate development of Chinese medicine in-patient services (Para 10 refers).

<sup>1</sup> Key Statistics on Post-secondary Education' for 2011/12 academic year (updated 3/1/2013)

<sup>2</sup> [http://www.censtatd.gov.hk/press\\_release/pressReleaseDetail.jsp?charsetID=1&pressRID=2990](http://www.censtatd.gov.hk/press_release/pressReleaseDetail.jsp?charsetID=1&pressRID=2990)

## 2.3 Hong Kong 2030: Planning Vision and Strategy (HK2030 Study), 2007

2.5.

2.3.1 Hong Kong's Territorial Development Strategy 'Hong Kong 2030: Planning Vision and Strategy' ('HK 2030 Study') was published in 2007. It is "a long-term planning strategy to guide future development and provision of strategic infrastructure and to help implement government policy targets in a spatial form". The overarching goal of 'sustainable development' has been adopted.

2.5.

2.3.2 The HK2030 Study highlights that the long term vision for Hong Kong is to strengthen its position as 'Asia's world city'. It sets out three broad interlocking planning directions and associated themes to be pursued:

- *Quality living environment* It specifically identifies the need to create a sense of place; the smart use of space and the built fabric (thereby not compromising the ability of future generations to meet their needs); improving the environmental quality and ensuring adequate and timely provision of housing land and supporting infrastructure;
- *Enhancing economic competitiveness; and*
- *Strengthening links with the Mainland.*

2.5

2.5

2.3.3 Of particular relevance is the Study's clear message to society to make sustainable development choices to ensure that future generations have the resources they require. Ensuring that there are sufficient land reserves to meet the changing needs of different economic sectors in the future is specifically highlighted (Para 6.3.3).

## 2.4 Sustainable Development for the 21<sup>st</sup> Century: Kowloon Density Study Review, 2003

2.4.1 The Kowloon Density Study Review (2003) was undertaken alongside the 'Review of Metroplan' to formulate an up-to-date development strategy for the Metro Area for the period up to 2016 and beyond. The report specifically highlights the issues to be considered when rezoning "under utilised Government sites", which remain entirely relevant today.

*"Government is continually seeking opportunities to make more profitable use of its land holdings and many "under-utilised" government sites have been proposed for residential use in recent years to meet housing targets. Care needs to be taken, however, to ensure that sites which might be used to reduce shortfalls in essential community facilities are not lost in this way, as opportunities to insert new facilities in the existing dense urban fabric are extremely limited." (Section 19.4.17)*

2.5

## 2.5 The Important Role of Universities

2.5.1 As highlighted in the 2013 Policy Address, universities have an important role in driving and diversifying the economy by creating a well educated work force, creating and diversifying 'Cultural and Creative Industries', and research and development.

2.6

2.6

2.5.2 The Government has set out eight education policy objectives for Hong Kong<sup>3</sup>. The most relevant issues for this report have are summarised below:

- Support the progressive increase in post-secondary education opportunities;
- Further develop Hong Kong as a regional educational hub; and
- Support the development of the self-financing post-secondary sector and promote the diversification of post-secondary education through various support schemes such as the Land Grant Scheme.

2.6

<sup>3</sup> Policy objectives are identified on the EDB website:  
<http://www.edb.gov.hk/en/edu-system/postsecondary/policy-objectives/index.html>

- 2.5.3 In 2012, universities in Hong Kong moved from a three year to a four year undergraduate curriculum under the Education Bureau's 3-3-4 reforms. This has resulted in significant investment and the provision of additional facilities.
- 2.5.4 According to the 'Key Statistics on Post-secondary Education' for 2011/12 academic year (updated 3/1/2013) there are 26 post-secondary educational institutions in Hong Kong of which 15 are degree awarding institutions. There are eight University Grants Committee ("UGC") funded institutions, including HKBU. There are 87,000 students enrolled in undergraduate courses and 46,900 students enrolled in postgraduate studies of which 20,900 were non-local students. These numbers are likely to increase, given the growing number of local children/adults in the 15-24 age cohort accessing tertiary education in Hong Kong combined with the policy support for increasing the number of international students to Hong Kong. The number of international students (majority from the Mainland) has more than doubled since 2008/2009.
- 2.5.5 The global demand for international education is expected to grow to somewhere between 3.7 to 7.2 million by 2025 (Banks et al, 2007; Chow and Marcus, 2008; OECD, 2006). It is predicted that Asia will account for 70% of the demand for international education in 2025.
- 2.5.6 The UGC Report 'Aspirations for the Higher Education System in Hong Kong, 2010' identifies strategies for the future development of the education sector. Some of the key messages outlined in the report are:
- "Hong Kong's higher education sector must look internationally in order to remain competitive" (Page 50, Para 4.3 refers);
  - "We reiterate the prediction that in fifteen years time Asia will constitute about 70% of the global demand for higher education." (Page 50, Para 4.20 refers);
  - "UGC-funded institutions should increase their efforts to provide support resources and opportunities for non-local students to integrate them better with the local student body." (Recommendation 9) and
  - "The Government, working with the institutions, should increase hostel accommodation for local and non-local students as a matter of urgency." (Recommendation 13).
- 2.5.7 It is therefore critically important for the Government to ensure that the evolution and development of tertiary institutions is encouraged and supported. The scarce availability of land in Hong Kong means that key strategic sites near existing institutions should be protected and reserved to ensure future opportunities are not lost. Sites for education are identified and reserved under the G/IC zone.
- 2.6 Summary**
- 2.6.1 This section highlights the important strategic issues facing Hong Kong and the Government's key priorities, which include promoting economic development and "tackling the housing issue". Given the scarce resource of land it is imperative that land use planning decisions made now are based on sound sustainable development principles to ensure that future generations have the resources they require.
- 2.6.2 The education sector has a strategic role to play – it is one of the six strategic industries identified by the Government. Hong Kong is growing in importance as a regional education hub and it has enormous potential to attract more international students, given the projected growth in the Asian market. A key UGC report highlights the need for Hong Kong's higher education sector to look internationally in order to remain competitive. It is therefore critically important to ensure that there are adequate long term land reserves in appropriate locations to accommodate the future growth of this dynamic sector.



- 2.6.3 The Government is to introduce necessary measures to support development of healthcare services including the disposal of land for private hospitals and has set up a Chinese Medicine Development Committee which will consider the opportunities to develop Chinese Medicine Hospital(s) in Hong Kong and explore ways to allow Chinese medicine students/graduates to have more opportunities for internship and clinical practice.
- 2.6.4 The Government's 'multi-pronged' Land Supply Strategy has identified 36 G/IC sites to be rezoned for residential as one of the short/medium term measures to address the housing land supply shortage. One of those sites is the ex-LWL Site on Renfrew Road located next to HKBU's Main Campus, the subject of this Objection.



### 3. STATUTORY PLANNING CONTEXT

#### 3.1 Statutory Planning Context

- 3.1.1 The ex-LWL Site is covered by the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the "Draft OZP") exhibited on the 15 February 2013. Under Amendment Item A of the Draft OZP, the Site is zoned from "G/IC (9)" to "R(B)" with a maximum Plot Ratio ("PR") of 4.5 and Building Height ("BH") of 50m (Figures 1-3 refers).

#### 3.2 Reasons for Rezoning

- 3.2.1 According to the MPC Paper No. 14/12 and 2/13, the reasons of the proposed rezoning are as follows (Appendices A and B refers):

a. The Site is not required for higher education use

- "Education Bureau advised that apart from the Communication and Visual Arts Building completed earlier..., HKBU has also been given approval to use...campus land for a campus development project to redevelop and construct new academic buildings to meet the needs arising from the implementation of new academic structure." (Para.4.2 of MPC Paper No. 2/13 refers);
- "Furthermore, the Administration has implemented various measures, including the provision of additional facilities to the university, to meet its requirements for academic space." (Para.4.2 of MPC Paper No. 2/13 refers);
- "EDB has decided to reserve the northern portion of the ex-Lee Wai Lee site for higher education and ancillary use...EDB is of the view that if HKBU can make the best use of the northern portion of the site, it will be able to meet all its outstanding requirements for academic facilities and publicly-funded student hostels under prevailing policies." (Para. 4.3 of MPC Paper No. 2/13 refers);

b. Location of the Chinese Medicine Teaching Hospital

- "FHB advised that it is not a must to locate the teaching hospital within or close to the university campus" (Para.5.2 of MPC Paper No. 2/13 refers); and

c. Provide residential land for meeting housing needs

- "Having examined the development potential of the returned site, it is considered that the site is suitable for residential development and zoned as "R(B)" to help meet the acute housing demand." (Para. 4.2 of MPC Paper No. 14/12 refers).

#### 3.3 Planning History

- 3.3.1 There is no history of Planning Applications or Objections on the Site.

- 3.3.2 The following table provides an overview of the key meetings and papers concerning the proposed rezoning of the ex-LWL Site since December 2012. Key extracts of the MPC Papers and Minutes are provided at **Appendix A**.

	Date	Meeting	Relevant Documents
1.	21 December 2012	480 <sup>th</sup> MPC Meeting	MPC Paper No. 14/12 Minutes of 480 <sup>th</sup> Meeting of MPC [Relevant Extracts are provided in <b>Appendix A</b> ]
2.	25 January 2013	482 <sup>nd</sup> MPC Meeting	MPC Paper No. 2/13 Minutes of 482 <sup>nd</sup> Meeting of MPC [Relevant Extracts are provided in <b>Appendix B</b> ]
3.	7 March 2013	Housing and Infrastructure Committee Meeting, Kowloon City District Council	Summary/Transcript of Meeting [ <b>Appendix H</b> ]
4.	11 March 2013	Legislative Council Panel on Education	Issue relating to the existing policy on the use of land for education purposes (LC Paper No. CB(4)460/12-13(01)) Summary/Transcript of Meeting [ <b>Appendix I</b> ]

3.3.3 At the 480th MPC Meeting, Members agreed that there was **insufficient information to address Members' concerns** on the rezoning of the ex-LWL Site (Amendment Item A) and that the issue should be deferred and EDB be invited to provide more information on its policy in assessing the expansion needs of HKBU and the justification for releasing the site for other uses.

3.3.4 At the 482<sup>nd</sup> MPC Meeting, the following was noted in the Minutes:

- After a long deliberation the Chairman put forward two options in relation to proposed Amendment Item A of the Kowloon Tong OZP (extracted from Page 35, Para 74);
  1. *"The Committee could defer making a decision on the rezoning proposal on the subject site but retain its "GIC" zoning so that HKBU or other institutions could continue their liaison with the Government on the use of the site in future, or*
  2. *The subject site could be rezoned to "R(B)" and published under Section 5 of the Ordinance to that the public and the stakeholders could submit representations for the Board's consideration under the provisions of the Ordinance";*
- The MPC Minutes record that **many Members were not convinced that the ex-LWL Site was not necessary for the GIC uses in future**, particularly in relation to HKBU's proposals, but also in relation to the needs of other institutions. (Paras 75 – 78 refer);
- The Minutes record the receipt of an email from a local group 亞洲中港民生關注組 requesting that the proposed amendment be referred to the full Board and the Development Bureau for consideration. (Page 36, Para 79 refers);
- *"A Member was concerned that the decision of the Committee to gazette the proposed amendment would give the public an impression that a final decision had been made."* (Page 37, Para 81);
- The Committee decided to gazette the proposed amendment "for public inspection", thereby allowing the views of the members of the public including stakeholders to be heard by the TPB, as provided under the Ordinance." (Page 37, Para 82); and
- The Committee thereby agreed to the proposed amendments to the approved Kowloon Tong OZP, effectively to allow wider public comment on the issue to be heard by the TPB.

- 3.3.5 HKBU believes that the decision to gazette Amendment Item A was premature given that a number of MPC Members had already expressed in the 25<sup>th</sup> January 2013 meeting that the Government's arguments were unconvincing. HKBU's concern is that without a full discussion on the options of deferment or refusal of Amendment Item A in the MPC, the direct decision to gazette Amendment Item A has seriously undermined the interests of stakeholders, in particular those of HKBU.

### 3.4 Non-Statutory Planning Context

#### *Town Planning Board Guidelines*

- 3.4.1 According to the Town Planning Board Guidelines for Application for Development/ Redevelopment within "Government, Institution or Community" Zone for Uses Other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance ("TPB PG-No.16"), **"the Board might consider rezoning the site to an appropriate zoning if the proponent could demonstrate that all the planning criteria have been met"** (Para. 1.6 of the TPB PG-No.16 refers). The relevant planning criteria are as follows:

- 2.1 (b) *in the case of an undesignated "G/IC" site, the application site is **no longer required to be reserved for any G/IC uses***
- 2.1 (c) *the proposed development/ redevelopment would not adversely affect the provision of G/IC facilities in the district **on a long-term basis**. [emphasis added]*
- 2.3 *The proposed development should be compatible in land-use terms with the G/IC uses on the site, if any, and with the surrounding areas.*
- 2.4 *The scale and intensity of the proposed development should be in keeping with that of the adjacent area.*
- 2.5 *The scale and design of the proposed development should have regard to the character and massing of the building in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area.*
- 2.8 *The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby.*

#### *Hong Kong Planning Standards and Guidelines (HKPSG), September 2011*

- 3.4.2 Land in urban areas is very scarce and land zoned for G/IC uses is therefore very precious to ensure that the future needs of society are adequately provided for. The Hong Kong Planning Standards and Guidelines (HKPSG) provides general guidelines for ensuring that adequate land is reserved to facilitate social and economic development and provide appropriate public facilities to meet the present and future needs of the community. The list of community facilities highlighted in HKPSG contains amongst others, education, medical and health, arts venues, community halls and social welfare facilities. HKPSG provides a population based formula for the adequate provision of these services. For local services this is calculated at the OZP level, with more strategic facilities assessed on a wider District basis. **The HKPSG does not provide standards or guidelines for universities as these facilities and their locational requirements are subject to separate investigations.**

3.4.3 Some G/IC sites are identified for specific uses, whereas others (including the ex-LWL Site) are zoned G/IC to *"cater for unforeseen future demands and for which no specific G/IC uses have been designated for the time being"*. (TPB PG-No.16, Section 1.1 refers)<sup>4</sup>

### **3.5 Key Planning Issues**

3.5.1 The following planning issues should be considered when determining whether a G/IC Site should be rezoned to other uses:

- Whether there is no long-term need for G/IC uses on the Site;
- Whether rezoning a G/IC site will affect future provision of G/IC facilities in the District;
- Whether the proposed residential zoning for the Site is compatible with its surrounding area in terms of land use, scale and development intensity; and
- Whether the proposed zoning will cause environmental impact to the surrounding area and whether it will be susceptible to adverse environmental impacts from pollution sources nearby.

3.5.2 In the following Sections, the above issues will be discussed in detail to demonstrate why the ex-LWL Site should be retained for G/IC uses and why residential use is not appropriate in this area.

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<sup>4</sup> Town Planning Board Guidelines (TPB PG-No. 16) for Application for Development/ Redevelopment Within "Government, Institution or Community" Zone for Uses Other than Government, Institution or Community Uses Under Section 16 of the Town Planning Ordinance. January 1999, section 1.1.

**SCHEDULE OF AMENDMENTS TO  
APPROVED KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/16  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from “Government, Institution or Community (9)” to “Residential (Group B)”.
- Item B – Rezoning of a site at the junction of Dumbarton Road and Inverness Road, covering the western part of the Bethel Bible Seminary, from “Government, Institution or Community (3)” to “Residential (Group C)9”.
- Item C – Rezoning of a site at the junction of Dumbarton Road and Grampian Road, covering the eastern part of the Bethel Bible Seminary, from “Government, Institution or Community (3)” to “Government, Institution or Community (12)”.

**II. Amendments to the Notes of the Plan**

- (a) Incorporation of a new set of Notes for the “Residential (Group B)” zone.
- (b) Incorporation of a new set of Notes for the “Government, Institution or Community (12)” zone setting out the planning intention for the in-situ preservation of the historic building within the zone.

Town Planning Board

15 February 2013

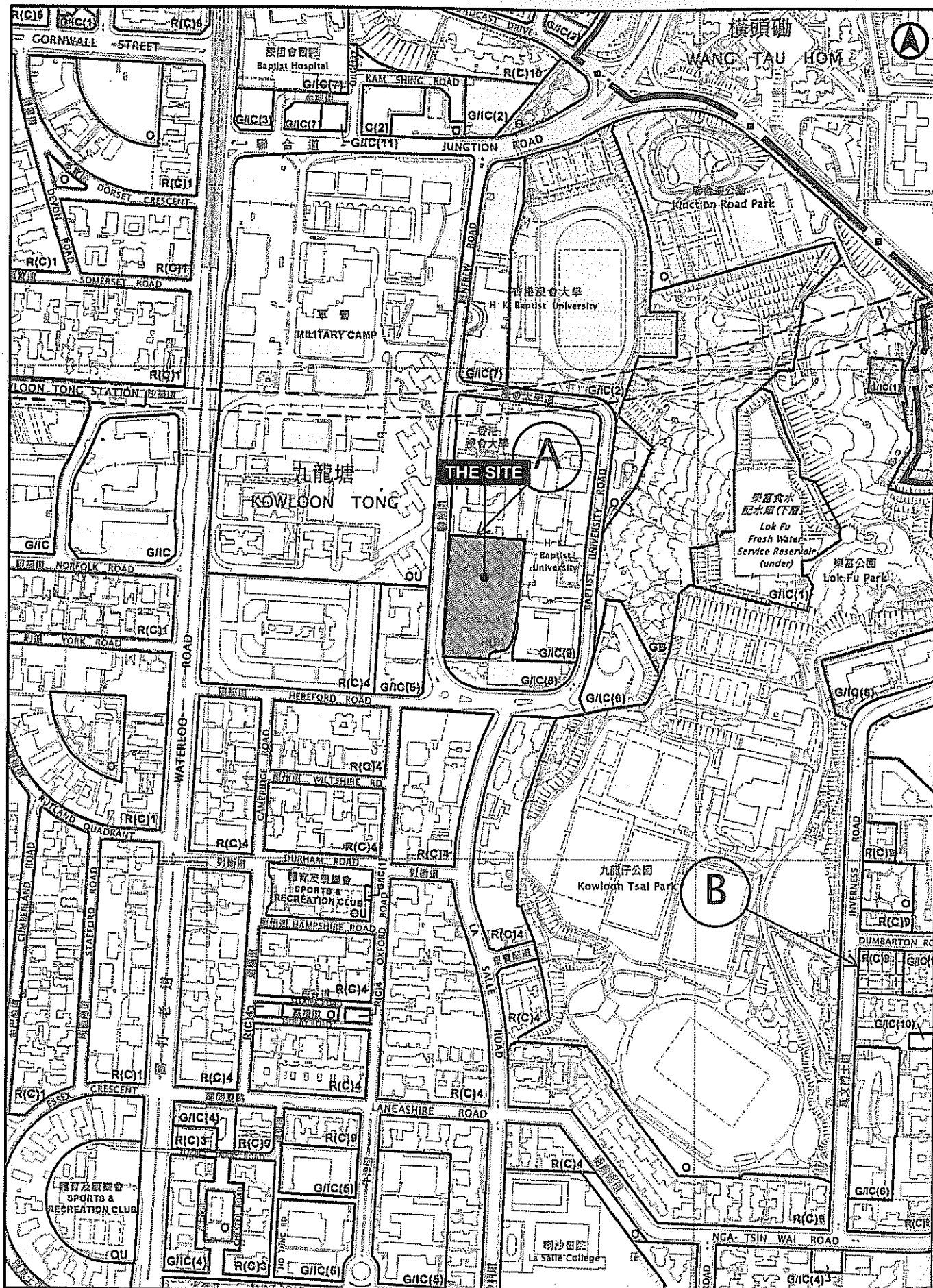


FIGURE 2 EXTRACT OF THE DRAFT KOWLOON TONG OZP NO. S/K18/17

SCALE 1 : 5,000



RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
House	Educational Institution
Residential Institution	Government Use
Utility Installation for Private Project	Hotel
	Institutional Use
	Library
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.5 and building height of 50m, to be measured from the mean level of Renfrew Road.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



#### 4. EX-LWL SITE APPRAISAL

##### 4.1 Site Location

- 4.1.1 The entire ex-LWL Campus (1.52 ha) is located at Renfrew Road and bounded by HKBU's campus to its north, east and south. There is also a fire station adjacent to the east of the ex-LWL Site (**Figures 4 and 5** refer). The northern part of the ex-Lee Wai Lee Campus (i.e. 0.64 ha) is intended by the Education Bureau to be committed for use by HKBU for proposed campus expansion plans up to 2015.

##### 4.2 Land Status

- 4.2.1 The southern part of the ex-LWL Campus (i.e. the ex-LWL Site) is a piece of Government land and has an area of about 0.88 ha.

##### 4.3 Existing and Surrounding Uses

###### *Existing Uses (Figure 4 and 5 refers)*

- 4.3.1 The entire ex-LWL Campus is currently occupied by buildings of the ex-Lee Wai Lee Campus of the Hong Kong Institute of Vocational Education (IVE). The buildings date from 1979. The LWL IVE was relocated to Tseung Kwan O in 2011. The ex-LWL campus is currently being used by HKBU and the Hong Kong Polytechnic University on a temporary basis until the end of 2013 to meet contingency needs during the initial stage of implementation of the new academic structure.

- 4.3.2 The ex-LWL Campus has therefore been in constant educational use since 1979.

###### *Surrounding Uses (Figure 4 and 5 refers)*

- 4.3.3 The southern part of the ex-LWL Campus is surrounded by a number of G/IC facilities. These facilities include a G/IC site planned for HKBU student hostel and academic facilities to its north (northern part of the former ex-Lee Wai Lee Campus), an existing HKBU Student Residence Halls and a fire station to its east, as well as the HKBU Communication and Visual Arts Building to its south. The area to the further north and east of the ex-LWL Site within the same street block is part of the HKBU campus, including the Jockey Club School of Chinese Medicine Building.
- 4.3.4 Located to the west across Renfrew Road include the Asia Women's League Chan Kwan Tung Care & Attention Home for the Elderly, Mary Rose School and Kowloon East Barracks.
- 4.3.5 Apart from G/IC uses, low-density low-rise residential developments can be found to the south and west of the ex-LWL Site. These residential developments range from two to four storeys.
- 4.3.6 The area to the eastern side of Baptist University Road is mainly open space and green belt. The key open spaces include Kowloon Tsai Park and Junction Road Park. Rhenish Church Pang Hok-ko Memorial College can also be found.

##### 4.4 Accessibility

- 4.4.1 The ex-LWL Site is located about 400m from the MTR Kowloon Tong Station and 500m from Lok Fu Station. The ex-LWL Site is well-served by franchised buses and minibuses, which connect the ex-LWL Site with other places within Kowloon and Hong Kong Island.
- 4.4.2 The ex-LWL Site is located about 400m from the Junction Road and Renfrew Road. These roads provide direct access to the strategic road network and other Districts. Vehicular access to the ex-LWL Site currently is available at Renfrew Road.

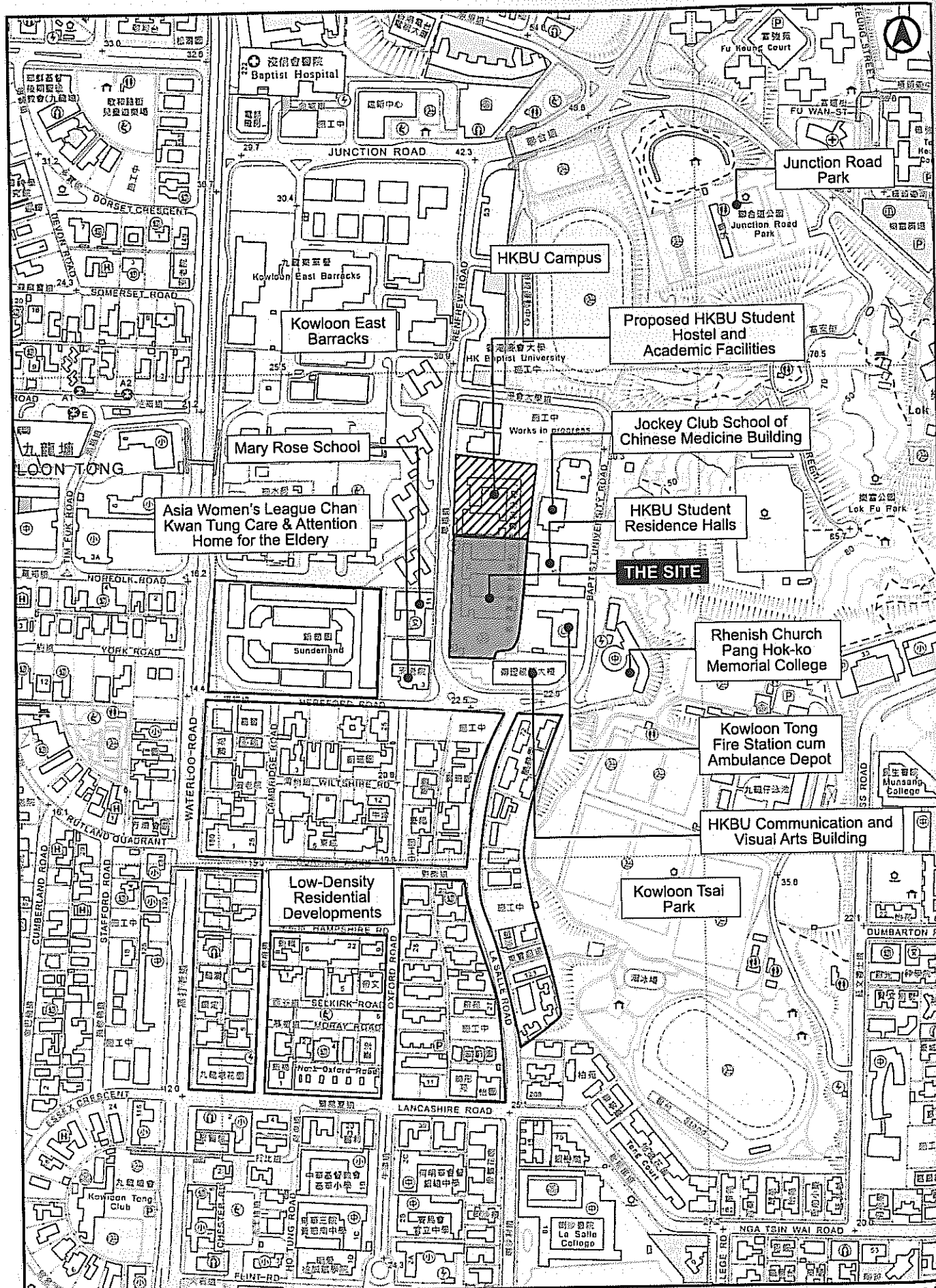


FIGURE 4 SITE LOCATION PLAN

SCALE 1 : 5,000

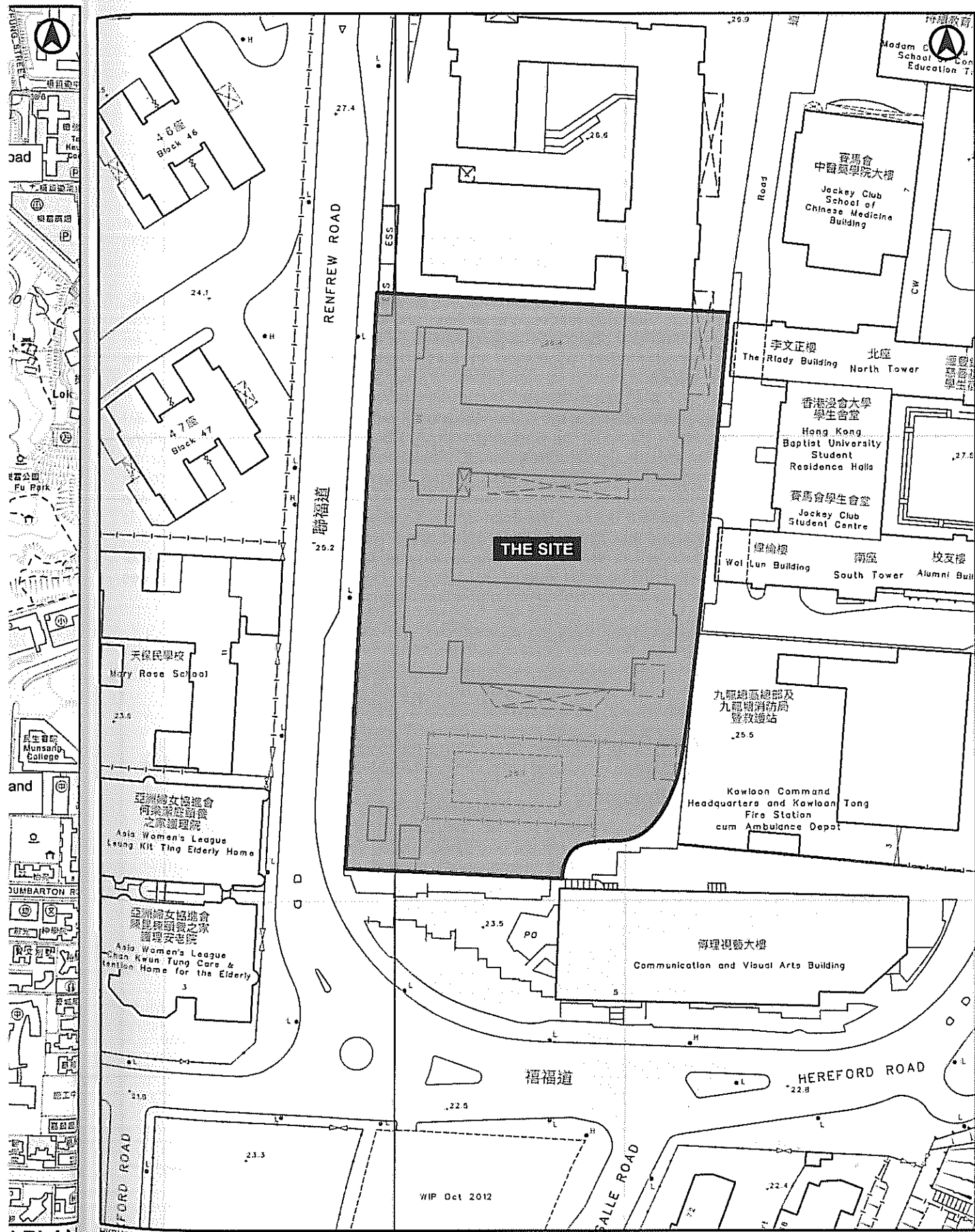


FIGURE 5 SITE LOCATION PLAN

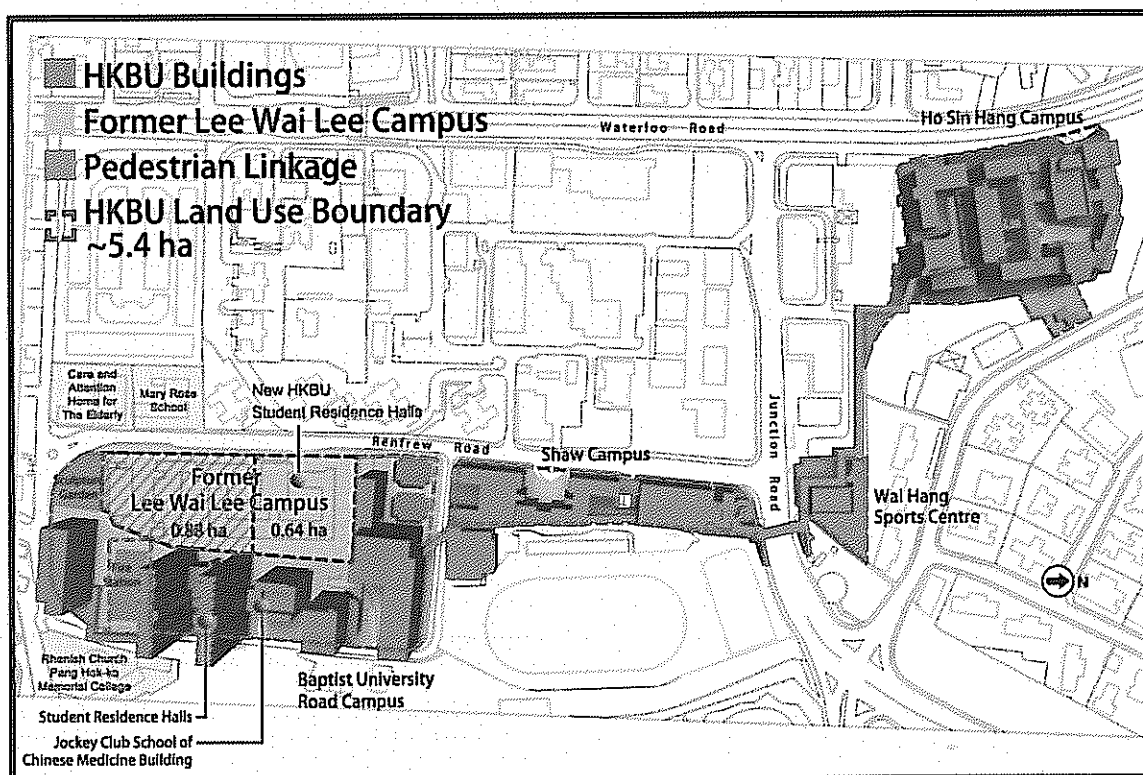
SCALE 1 : 1,000

## 5. HKBU'S EXPANSION AND PROPOSALS FOR THE EX-LWL SITE

### 5.1 University Overview

- 5.1.1 Founded in 1956, the now HKBU has been a fully-funded public tertiary institution since 1983. It achieved University status in 1994. The University is renowned for its School of Chinese Medicine and School of Communication. It has a key role in Hong Kong's tertiary education sector with an emphasis on academic excellence and Whole Person Education.
- 5.1.2 The University has eight Faculties/Schools/Academy - Arts, Business, Chinese Medicine, Communication, Science, Social Sciences, Visual Arts, and Continuing Education, which offer sub-degree, undergraduate and postgraduate programmes in various disciplines. There was an enrolled university based student population of 8,413 (undergraduate and above) in the 2011/2012 academic year<sup>5</sup>.
- 5.1.3 Kowloon Tong represents the heart of the University and is the location of three of the five HKBU campus areas - the Shaw Campus, the Baptist University Road Campus and the Ho Sin Hang Campus – covering an area of approximately 5.4 ha. Residential facilities on campus include the Dr. Ng Tor Tai International House (223 privately funded hostel places) and Student Residence Halls (comprising 1,629 UGC funded hostel places and 141 temporary hostel places). See **Figure 4** above and **Figure 6** below. The Joint Sports Centre, adjoining the Shaw Campus is jointly owned and managed by City University of Hong Kong, Hong Kong Baptist University, and The Hong Kong Polytechnic University. The other campus areas are the Kai Tak Campus under tenancy agreement with EDB up to 31 August 2013 and the Shek Mun Campus, which houses the Academy of Visual Arts and the College of International Education respectively.

Figure 6 – HKBU Kowloon Tong Campus Plan



*HKBU's Role Within the Wider Community*

- 5.1.4 HKBU is both an integral and intimate member of the local community, providing tailor made services and venues/facilities which are unavailable elsewhere in Kowloon Tong district. The School of Chinese Medicine provides outreach services to the elderly living in nearby residential homes e.g. Grace Nursing Home. The University also provides venues for the hosting of community gatherings and activities. These include the Lam Woo International Conference Centre, Y C Cheng Lecture Theatre and the Academic Community Hall.

5.2 **Growth of the Kowloon Tong Campus Areas**

*Campus Expansion Plan – "Inspires Creativity for Whole Person Education"*

- 5.2.1 The urgent requirement for new facilities to compensate the existing shortfall space and implement the 3-3-4 educational reform resulted in the 'The Campus Expansion Plan' ("CEP") 2007-2014 with the theme of "Inspires Creativity for Whole Person Education". This included:

- **Phase 1:** Communication and Visual Arts Building
- **Phase 2:** Additional Storey to The Wing Lung Bank Building for Business Studies and David C. Lam Building
- **Phase 3:** Academic and Administration Building, and Madam Kwok Chung Bo Fun Sports and Cultural Centre
- **Phase 4:** Baptist University Road Campus Entrance

- 5.2.2 HKBU was not allocated any additional land for the 3-3-4 expansion and therefore had to build all additional facilities and floors on the existing site and exhausted all useable space. The expansion was in the form of high-rise development on the existing Shaw and Baptist University Road Campus areas, such as constructing additional storey within the existing building and redevelopment of existing low-rise building. The relocation of the Hong Kong Institute of Vocational Education (Lee Wai Lee) was too late to meet the deadline for new facilities, which had to be ready for the start of the 2012 academic year. HKBU is among the first batch of institutions to have completed its immediate expansion plans.

- 5.2.3 In preparing for the 3-3-4 curriculum reform other universities in Hong Kong were granted additional land adjacent to their main campus areas, e.g. Hong Kong University (HKU), the Hong Kong Polytechnic University (PolyU) and the City University of Hong Kong (CityU). **Appendix J 'Coherent University Campus Development in Hong Kong'** provides examples of expansion areas that have been integrated within the wider campus in a coherent and logical manner. Additional facilities have been provided within walking distance of core facilities ensuring that the whole campus is interconnected.

*Campus Constraints*

- 5.2.4 The University has successfully integrated an additional net floor area of nearly 27,000 sq m for teaching, administration and amenities use – nearly doubling the existing net floor area<sup>6</sup>. This has been an incredible achievement; however, as a consequence, the HKBU Campus environment is now **cramped and congested**, there is significantly less outdoor space for students, therefore affecting the quality of their learning environment. Significant operational problems have been created due to the increased numbers of students with long waiting times for lifts and with internal circulation problems.

<sup>6</sup> Hong Kong Baptist University, *Campus Master Plan*, Retrieved from the World Wide Web on 3 March 2013 at <http://cep.hkbu.edu.hk/en-faq.php#a>





- 5.2.5 There are now around 8,564 students, excluding students under sub-degree programmes on the Kowloon Tong Campus areas, out of which 6,024 students are under UGC-funded programmes (**Appendix C**). The University has now reached **saturation point** on their current Campus areas and no further consolidation of uses or redevelopment is feasible.
- 5.2.6 HKBU has also had to provide Student Hostel accommodation off-site in shared facilities with the Hong Kong University of Science and Technology ("HKUST") in Tseung Kwan O (the "TKO Joint Hostel") which necessitates students to travel back and forwards. This is not ideal as hostel life is an integral part of the University's Whole Person Education ethos. Indeed, the 1,700 student hostels in the northern portion of the ex-LWL Site include the provision of 150 hostel places to be swapped with the TKO Joint Hostel.
- 5.2.7 In comparison with other UGC-funded institutions, the HKBU campus site area is very small (5.4 ha<sup>7</sup>) and the students live and study in cramped conditions. It is less meaningful to compare net operational floor areas ("NOFA") as the entire campus area is related to the learning environment. HKBU students occupy an area of approximately 8.96 sq.m each which is very low in comparison with other Universities where students occupy, for instance, approximately 87.17 sq.m per student (**Appendix C** provides an overview of the space utilisation at the eight UGC-funded institutions). Furthermore, **Appendix J** found that open space within HKBU's campus is very limited when compared with other UGC-funded institutions. Open space is especially essential to promote whole person education. It allows students and scholars to engage in various activities, thereby developing intellectual, cultural, social and sporting skills. It is apparent that availability of usable space as a live/ work and quality of life indicator is a major disadvantage for HKBU students.

### 5.3 Future Growth and Development

- 5.3.1 The last five years has seen significant investment in University curriculum development and capital works throughout Hong Kong in order to implement the Government's 3-3-4 educational reform, which has necessitated the construction of new student hostel accommodation.
- 5.3.2 If the Government is seriously committed to establishing Hong Kong as a **regional educational hub** it must support and encourage Universities in their pursuit of excellence if they are to remain competitive in a globalised economy. Universities must compete with institutions all over the world to attract the best teachers, researchers and students as well as funding.
- 5.3.3 Hong Kong's economic future relies on its ability to plan for the medium and long term as well as the short term. It is therefore imperative for the Government to work in partnership with Universities to help them develop and achieve their long term visions and strategies and for land to be reserved for future need.

*'Vision 2020: Plan for the Decade'*

- 5.3.4 In 2010 HKBU developed 'Vision 2020', which is a strategic development blueprint that charts HKBU's development over 10 years since 2010 and states the University's goal as
- "By 2020 the University will be the best regional provider of Whole Person Education inspired by •Quality teaching and learning • Innovative research • Dedicated service to the community" (Vision 2020, Strategic Themes and Actions, 2010)*
- 5.3.5 The 'Vision' is underpinned by a number of strategic themes and actions, which include the establishment of an 'Institute of Creativity', recruitment of world renowned researchers, and the establishment of a first rate Chinese Medicine Teaching Hospital. Details are outlined in sections 5.6 and 5.7 of this statement.

<sup>7</sup> The Joint Sport Centre is shared by HKBU, City University of Hong Kong and the Polytechnic University of Hong Kong and therefore excluded from calculation of site area

*Strategic Discussions with Government*

- 5.3.6 HKBU has been requesting the allocation of the ex-LWL Site for its expansion plans since 2005 in order to provide additional facilities and improve the Campus environment for students, staff and visitors. Starting from 2009 various medium and long term options for the ex-LWL Site have been discussed (formally and informally) with various Government Bureaux including a Chinese Medicine Teaching Hospital, a Complex of Creativity and/ or an International Exchange Centre.

*Government's Short-term Educational Policies*

- 5.3.7 Securing the medium and long term support of EDB for projects can be difficult as the UGC determines the spatial requirements of UGC-funded institutions based on space standards contained in the 'Hong Kong University Grants Committee: Review of Space Requirement Formulae and Standards'. Space requirements are broken down into 10 categories, namely classroom, open labs, teaching labs, research labs, offices, study space, library, indoor sports, staff & student amenities and support. The calculation criteria are based on information such as student/ full-time staff, size of research grants, library material collection, etc. collected periodically through the Common Data Collection Format ("CDCF"). Further, this spatial assessment is a triennium exercise. The current triennium falls within 2012 to 2015. The next triennium will fall within 2015 to 2018.
- 5.3.8 Medium and long term planning proposals therefore cannot be formally submitted to Government. It is necessary for Government to acknowledge and take into account universities' strategies and plans beyond the general triennium exercise to ensure long-term needs are identified and supported. With a projected higher proportion of the population accessing higher education by 2030 and an opportunity to increase international students to Hong Kong (up to UGC quota), there is a need to plan strategically and take account of these factors.

**5.4 Short Term Needs**

***Student Hostel Accommodation and Academic Floorspace***

- 5.4.1 The Government's statement released on 4 March 2013 stated that it had reserved 6,400 sq. m of land at the northern portion of the ex-LWL Campus for HKBU's campus development. It goes on to state that, "If fully utilised, this will fully meet the requirements for some 2,000 square metres of academic floor space and 1,331 student hostel places according to the prevailing policy and calculation formula. As for the southern portion of the site, it is beyond the requirements of HKBU under existing policy. The Government stresses that there is no justification to allocate this portion of the site to HKBU for education purpose under the principle of fairness."<sup>8</sup>
- 5.4.2 It is necessary to clarify that in fact HKBU's capital proposal has been to build 1,700 student hostel complex on the northern section of the ex-LWL Site and it has received the **full support** of the UGC under the 2013 UGC Capital Programme. (**Appendix D** refers). The hostel complex would include 1,400 publicly funded places and 300 privately funded places to meet the acute shortfall of hostel places for students (with the 300 private places to be used for international students, research students and those requiring accommodation beyond their first year). Thus, the 0.64 ha land allocation at the northern part of the ex-LWL Campus is **inadequate** to meet confirmed plans for Student Hostel Accommodation.

<sup>8</sup> HKSAR Government Press Release, "Government Statement on Hong Kong Baptist University's request to use former campus of Hong Kong Institute of Vocational Education (Lee Wai Lee)" (4 March 2013), retrieved from the World Wide Web on 4 March 2013 at <http://www.info.gov.hk/gia/general/201303/04/P201303040689.htm>

5.4.3 The minimum required specific site area for a 1,700-bed-place student hostel is calculated at 0.73 ha. In addition there is a projected shortfall of 2,600 sq m Net Operation Floor Area ("NOFA") in academic space by the academic year 2014-2015 (excludes Kai Tak Campus). This equates to about 0.05 ha required to build to cover the 2,600 sq m shortfall. The total required minimum site area is thus in the order of 0.78 ha, to be reserved for higher education use in the **short term**. The discrepancy between 0.78 ha and 0.64 ha is significant – in the order of 22% or 0.14 ha. The University has written to the Secretary for Education (letter dated 25 February 2013, (see **Appendix E**) requesting a review of the required site area in the northern portion of the ex-LWL Site.

5.4.4 A proposal for a 13-storey Academic Building measuring 2,600 sq.m (NOFA) to meet the existing spatial shortfall has been submitted to the UGC under the 2014 Capital Programme. The proposed building would adjoin the proposed student hostel complex on its southern section creating an additional wing, and would require a site area of approximately 520 sq.m. The proposed Academic Building will accommodate classrooms, study spaces, teaching laboratories, offices and student/ staff amenities.

## 5.5 Medium Term Needs

### *Chinese Medicine Teaching Hospital (CMTH)*

5.5.1 HKBU is at the forefront of Chinese Medicine ("CM") and was the first local institution offering CM education at the tertiary level in 1998. The University has assumed a prominent role in CM higher education, research and clinical practice in Hong Kong.

5.5.2 HKBU believes that a medicine programme is incomplete without the provision of clinical opportunities provided locally to its students. Students of CM currently have to go to Hospitals in Mainland China for clinical training. Due to the difference in medical and legal systems between the Mainland and Hong Kong, students cannot fully apply what they have learned in the Mainland to Hong Kong. HKBU is proposing to set up a self-financed Non-Governmental Organisation ("NGO") CMTH so that a complete CM undergraduate programme can be provided for the benefit of UGC-supported CM students and the wider public in Hong Kong.

5.5.3 The CMTH was originally proposed on the ex-LWL Site in 2009 and it remains the intention of HKBU to develop this facility at the ex-LWL Site. The development of a first rate CMTH is one of the key strategies identified in HKBU's 'Vision 2020' to provide training opportunities for students in the field as well as to satisfy community needs. The proposed CMTH would have 11,639 sq.m in NOFA or 23,278 sq.m in Construction Floor Area ("CFA"), providing 200 bedspaces and offering up to 70 internship places for the three Chinese Medicine Schools in Hong Kong. As a self financed NGO the CMTH would offer affordable treatment to the local community and Hong Kong residents.

5.5.4 A recent survey by another institute on public views on Chinese Medicine Services in Hong Kong highlighted the overall support for a CMTH in Hong Kong. Of those interviewed, 54% had visited a Chinese medicine practitioner in the last two years. It was found that there was significant support (81% of interviewees) for the establishment of a CMTH in Hong Kong to train local practitioners. Over 60% of respondents stated that they would be willing to use in-patient services and a further 28% stated that the likelihood was 'fair'. Of those interviewed, 36.6% stated that they felt it was necessary for the CMTH to be located near the University campus and nearly 40% felt that it was a 'fair' requirement. (Further details are provided in **Appendix F**).

5.5.5 The neighbouring 'Grace Nursing Home' is fully supportive of the University's proposal to develop a CMTH as are current residents of the Nursing Home. A current resident has received treatment from the HKBU CM Outreach Services and strongly supports the CMTH proposal and hopes that this can assist in making CM more accessible.



5.5.6 As highlighted in Section 2.2.19 the Chinese Medicine Development Committee (the "Committee") held its first meeting on 4 March 2013. The LC Paper No.CB (2)758/12-13(03))<sup>9</sup> highlights that the 'Committee' agreed to explore ways to allow Chinese medicine students/graduates to have more opportunities for internship and clinical practice (Para 7 refers). The 'Committee' will also study the establishment of Chinese medicine hospitals and measures to facilitate development of Chinese medicine in-patient services (Para 10 refers). This area of policy is therefore at an early stage of development and therefore is a relevant issue to be taken into consideration when considering long term land use.

5.5.7 Notwithstanding the above history and the clear aspiration of both the university and the wider public, in a recent press statement (4 March 2013) the Government stated that they "do not support the development of a private Chinese medicine hospital at the southern portion of the ex-LIVE (LWL) site which is a government site."<sup>10</sup> The statement was made before the Chinese Medicine Development Committee has an opportunity to consider the matter, and has omitted the reference to "teaching hospital" and mistakenly refers to it as a "private" rather than NGO hospital. Therefore, it appears to be a pre-mature and inaccurate statement.

5.5.8 The CMTH is the University's priority project and one which is a strategically and critically important project for Hong Kong. It is not just important for the training of UGC and non-UGC supported Chinese medicine students, but also important for the clinical research and Chinese medicine industry development. The University's letter to the Secretary for Education (dated 25 February 2013, See **Appendix E**) also puts forth their renewed request for a 200-bed CMTH on the ex-LWL Site.

## 5.6 Medium/ Long Term Needs

### ***Complex of Creativity / International Exchange Centre***

5.6.1 During 2012, alternative medium to longer term options for the ex-LWL Site were discussed at a strategic level with the Government (**Appendix G** refers). A letter setting out the University's aspirations for expansion is provided at **Appendix G**. No response from Government was received. During this time, there was no emphasis on a CMTH on the ex-LWL Site as the Tsim Sha Tsui Kai Fong Welfare Association site had not yet been ruled out as an option. The southern section of the ex-LWL Site was identified as the ideal location for a 'Complex of Creativity' an integral element of HKBU's Vision 2020 – the Complex of Creativity would provide a hub to encourage creativity and innovation for research and development across all areas of the University. HKBU is also very keen to enhance internationalisation – with ideas to create an 'International Exchange Centre', as another possible use for the ex-LWL Site. The Complex of Creativity and International Exchange Centre would have a CFA of 18,430 sq.m and 9,684 sq.m respectively.

5.6.2 These are seen as medium to longer term projects, but they demonstrate that the ex-LWL Site has always been planned as an integral part of the University's future since 2005.

5.6.3 The opportunity to integrate the ex-LWL Site within the University campus is logical and desirable from the University's perspective. **Appendix J** (*Coherent University Campus Development in HK*) highlights the experience of other universities in Hong Kong in accommodating growth on adjacent sites. From a land use planning perspective the expansion of the campus will create site cohesion and synergy. It was noted by a representative of the Hong Kong Institute of Architects ("HKIA") at the meeting for the Legislative Council Panel on Education on 11 March 2013 that "it's very difficult to achieve synergy effect and planning gain in this rezoning request" (**Appendix I** refers)

<sup>9</sup> LC Paper No.CB (2)758/12-13(03)) 'Development of Chinese Medicine in Hong Kong', March 2013  
<sup>10</sup> *ibid*

- 5.6.4 HKBU's future programme of improvement and expansion will be severely compromised if the southern portion of the ex-LWL Site is developed for residential use. Any future facilities (including the CMTH in the medium term and/ or the Complex of Creativity and/ or the International Exchange Centre in the medium to longer terms) would have to be provided at an off-site location (even if any) yet to be identified, which does not make practical sense in terms of student travel between classes, access to supporting facilities and providing students with an on-campus life experience.

6.

6.1

6.1.1

6.1.2

## 5.7 Summary

- 5.7.1 This section provides an overview of HKBU's history and the recent redevelopment of the Campus areas to accommodate new buildings and facilities to meet the 3-3-4 educational reform. The lack of any additional land to facilitate the expansion resulted in high-rise development on the HKBU campus, which has led to cramped and congested conditions. HKBU students occupy the smallest campus area, per student head of population, in comparison to all the other UGC-funded Universities in Hong Kong.

6.1.3

- 5.7.2 HKBU has been in discussions with Government since 2005 regarding various proposals for the adjacent ex-LWL Site, once it became known it would become vacant. The University has recently secured approval of the UGC to build a 1,700 bed space student hostel on the northern section of the ex-LWL Site and an area of 0.64 ha has been reserved by Government for HKBU. Unfortunately 0.64 ha is insufficient and the University requires 0.78 ha in order to provide the student hostel development and to meet the shortfall of educational floorspace in the **short-term** alone.

6.1.4

6.2

- 5.7.3 The University has a number of medium and longer term aspirations for the ex-LWL Site, including a CMTH; however the Government has stated that under prevailing policies (which only extend to 2015) there is no educational requirement for the site. The prevailing educational policy assessment advice given to other Government Bureaux is therefore fundamentally flawed as it does not take account of the medium and long term growth of institutions.

6.2.1

6.2.2

6.2.3

## 6. PLANNING JUSTIFICATIONS FOR RETENTION OF G/IC USE

### 6.1 Introduction

6.1.1 This section sets out the planning background and the main planning arguments as to why the entire 1.52 ha ex-LWL Site should be retained for G/IC uses.

6.1.2 **Section 3** of this report outlines the criteria in TPB-PG-No.16 that should be taken into account when considering the rezoning of a G/IC site. Only two of the TPB-PG-No.16 criteria are relevant in this case as the ex-LWL Site has not been designated for a specific G/IC use. These are: 2.1 (b) and (c), which need to be satisfactorily demonstrated.

(b) Is the site no longer required to be reserved for any G/IC uses? and

(c) Would the redevelopment of the site adversely affect the provision of G/IC facilities in the district on a long-term basis?

6.1.3 While the ex-LWL Site has not yet been identified for a specific G/IC use in the Kowloon Tong OZP, it is necessary to assess future use considers with reference to the need to "**cater for unforeseen future demands**" (TPB PG-No.16, Section 1.1 refers).

6.1.4 The issues relating to compatibility of the proposed rezoning use within the surrounding area and environmental impact are discussed in more detail in Section 7 of this report.

### 6.2 The Government's Assessment of the ex-LWL Site for G/IC Reserve

#### *Key Papers and Meetings*

6.2.1 The Government's planning assessment justifying why the ex-LWL Site is no longer required for G/IC reserves has been provided in the following MPC Papers and documented in the relevant MPC Minutes, which include:

- MPC Paper No.14/12 for Consideration by the MPC on 21 December 2012;
- The Minutes of the 480th Meeting of the MPC, 21 December 2013;
- MPC Paper No.2/13 for Consideration by the MPC on 25 January 2013; and
- The Minutes of the 482nd Meeting of the MPC, 25 January 2013.

6.2.2 In addition, the Government has given a presentation to the Kowloon City District Council Housing and Infrastructure Committee ("**KCDCHIC**") on the 7 March 2013 and to the meeting for the Legislative Council Panel on Education on 11 March 2013. In both meetings, District Councillors and Legislative Councillors raised strong objections to the rezoning of the ex-LWL Site from "G/IC(9)" to "R(B)". A copy of the transcript of both meetings are provided at **Appendices H & I**.

#### *Government's Arguments for Rezoning and HKBU Rebuttal*

6.2.3 The Government's main arguments raised in favour of rezoning the ex-LWL Site are summarised below. Detailed rebuttals against each of these arguments have been put forward. Relevant extracts from the MPC Papers and Minutes are provided in **Appendices A & B**.

1. **Low demand for G/IC facilities:** PlanD has commented that there is low demand for G/IC facilities in Kowloon Tong; that there is no deficit of planned G/IC provision (except a post office and an integrated children and youth centre which are not considered suitable in a pure residential development); and that other Government departments do not require the site for G/IC use.

**Response:**

- (i) PlanD's assessment is based on the advice of EDB and UGC that HKBU's spatial requirements are considered met under existing policy. However, there is a clear mismatch between the timeframes being assessed. Whereas the TPB Guidelines refer to **long-term** need and reserves, spatial requirements for UGC-funded institutes are only determined on a triennium basis. The current assessment, (up to 2015) can only take into account **immediate** needs. It is considered that the provision of required G/IC facilities on an existing G/IC zoned site warrants more investigation and discussion with the affected stakeholders to determine actual future demands and requirements.
  - (ii) The very brief assessment by PlanD on future demand for G/IC uses also suggests a lack of commitment to fully investigate options and alternatives to accommodate G/IC facilities on the Site. It appears that the Government has not planned strategically for the community's future needs in these areas – including unforeseen needs. Indeed flexibility for "innovation", which cannot be predetermined, should be a key consideration in planning for tertiary institutions.
  - (iii) Indeed at the KCDCHIC meeting on 7 March 2013, several Kowloon City District Councillors highlighted the need for additional G/IC facilities in Kowloon Tong District including a publicly-funded elderly home, elderly centre, community centre and community hall. PlanD agreed to consult with relevant departments and stakeholders again in respect of G/IC facilities.
2. **Ex-LWL Site beyond the needs of HKBU:** EDB and UGC, using prevailing short-term policies, have assessed that the ex-LWL Site is beyond the needs of HKBU. They also state that if HKBU can make the best use of the northern portion of the site, it will be able to meet all its outstanding requirements for academic facilities and publicly-funded student hostels under the prevailing policies. EDB argue that HKBU has incorporated an additional 300 privately-funded student hostel places, which is in excess of HKBU's requirements under existing policy, and that consideration should be given to addressing the shortfall in academic facilities required for the UGC-funded sector in the overall development of the hostel complex.

**Response:**

- (i) The "prevailing policies" referred to are short-term policies only extending up to 2015. The Minutes of the 482nd MPC Meeting thus highlights the Government's absence of consideration of medium and longer-term requirements for education facilities. The need to ensure that there are adequate G/IC land reserves to serve the higher education sector beyond 2015 is a fundamental planning issue. HKBU has demonstrated the need for further facilities beyond 2015.
- (ii) The 0.64 ha site carved out of the northern part of the ex-LWL Campus has been determined by PlanD to be sufficient to meet UGC-funded student hostel needs and outstanding teaching facilities. However, the assessment has failed to take into account 300 privately-funded hostel places which have already been given support by the UGC. On this point, HKBU has received a letter of support from the UGC for the 1,700 student hostel facility and has written the Secretary for Education to clarify that 0.78 ha is the minimum required to meet the immediate needs of the 1,700 space student hostel and the 2,600 sq m teaching facilities<sup>11</sup>. It is unreasonable and unsustainable to consider providing the 300 privately-funded hostel places at a separate location whilst allocating the southern part of the ex-LWL Campus for private residential uses. The 300 privately-funded hostel places will be used by international students, research students and those students requiring a place beyond their 1<sup>st</sup> year.

<sup>11</sup> Letter to Secretary for Education, 25 February 2013 (see Appendix E)

(iii) There is a distinct lack of 'joined up thinking' on the Government's part. Although the Government is actively encouraging universities to embrace 'internationalisation' it has not considered providing adequate land to cater for the future land requirements for implementation of this policy. The planning system needs to take account of the projected growth of the education sector, in line with the Government's policy support for internationalisation and important role of universities as a major cradle of innovation and technological development. Growth of the sector will be constrained or even thwarted without adequate future land reserves. The funding mechanism behind the provision of the facilities is not a land use planning issue.

3. **The number of local undergraduate students enrolling in University will not increase significantly in future.** EDB considers that the demand for hostel places and academic facilities will not increase significantly in the future as the age cohort is declining. Even taking into account a higher proportion of the age cohort attending university, EDB maintain that the figure will remain at around 68,000. Hence the existing formula should be able to meet future demand.

**Response:**

(i) The Government's projections of future University undergraduate enrolments fails to take into account the targeted as well as predicted (as yet to be quantified) increase in international students attending Hong Kong universities and the corresponding need for student hostel accommodation and facilities (such as HKBU's International Exchange Centre). See point 2 above. Further, recent shortages of primary school places in Hong Kong, due to unplanned demands from Hong Kong-born children living on the Mainland, sheds doubt on EDB's conclusion above.

4. **Academic facilities (including CMTH) do not have to be located adjacent to existing campus:** FHD and EDB argue that it is not essential for all academic facilities or a CMTH to be located adjacent to the university campus. The Government stated in their 4 March Press Statement that they do not support the development of a private Chinese medicine hospital at the ex-LWL Site as it is beyond established policy.

**Response:**

(i) It is preferable for new academic and teaching facilities to be located within or close to the university campus area as it is important for students to feel part of the institution and ensure cohesiveness. In the case of the CMTH, it will be a NGO teaching hospital (not private) within walking distance of the Jockey Club School of Chinese Medicine Building and on-campus hostels. It is also important from an operational perspective as isolated sites cause inefficiencies, undue financial costs and an exacerbation of commuting for students and teaching staff to the main campus, which is non-sustainable.

(ii) As illustrated in **Appendix J**, it is common practice for universities to locate new academic buildings/ campus expansion areas adjacent to the main campus. Some universities have gone to considerable effort and devoted significant resources in order to develop their new academic buildings and expansion areas in close proximity. For instance, HKU identified a site adjacent to its western boundary for expansion instead of a plot of land in Western District offered by the Government. The adjacent site was occupied by the Water Supplies Department ("WSD") to store fresh water and salt water supplies as well as three buildings of historical interests. In order to obtain the site for its expansion plan, HKU built caverns for the reprovisioned WSD facilities. The three heritage buildings were preserved in-situ and became part of the expanded campus<sup>12</sup>. In the case of PolyU, there is a proposal to develop an expanded campus and student hostel at Ho Man Tin adjacent to Carmel Secondary School. Pedestrian linkages (including staircases, lifts and pedestrian sidewalks) are to be provided to connect the expanded campus with the main campus in Hung Hom and adjacent neighbourhoods.<sup>13</sup> The need to retain a cohesive main campus is a key priority for universities, and off-site locations are not normally a sustainable solution.

(iii) The results of a recent survey highlighted the overall support for a CMTH in Hong Kong. Of those interviewed, 36.6% stated that they felt it was necessary for the CMTH to be located near the University campus and nearly 40% felt that it was a 'fair' requirement. (Further details are provided in **Appendix F**). The neighbouring 'Grace Nursing Home' is fully supportive of the University's proposal to develop a CMTH as are current residents. A current resident has received treatment from the HKBU CM Outreach Services and strongly supports the proposal. There is significant public support for the University's proposal for a CMTH at the ex-LWL Site.

(iv) The Government has set up a Chinese Medicine Development Committee to investigate the role of Chinese medicine practitioners and Chinese medicine in the public healthcare system and the introduction of Chinese medicine in-patient services in the future. The lack of existing policy to provide individual organisations (particularly NGOs) with government land for private CMTH may be an area of consideration for the Committee, given the significant cross cutting benefits to healthcare, education and clinical care. The Government has also stated that it will introduce necessary measures to support the development of healthcare services including the disposal of land for private hospitals. Government support for the NGO sector is also needed. As such it is reasonable for G/IC sites to be retained to accommodate this use.

#### Decision of the MPC in January 2013

- 6.2.4 The Minutes of 482<sup>nd</sup> MPC Meeting record that many Members were not convinced that the ex-LWL Site was not necessary for the G/IC uses in future, particularly in relation to HKBU's proposals, but also in relation the needs of other institutions. (**Paras 75 – 78 refer**).
- 6.2.5 The Minutes of the 482<sup>nd</sup> MPC Meeting clearly demonstrates Members' inherent understanding of the central issue by their repeated questioning of the EDB and UGC representatives on the long-term needs of HKBU and other institutions. The lack of a long-term assessment of need, which cannot be properly undertaken without stakeholder input, means that Members' questions cannot be properly answered.

<sup>12</sup> Centennial Campus, The University of Hong Kong, retrieved from the World Wide Web on 2 April 2013 at <http://www4.hku.hk/cecampus/eng/our/message.php>

<sup>13</sup> Discussion Paper of Housing and Infrastructure Committee (HIC) Meeting, Kowloon City District Council (Reference No. 17/13), for HIC meeting on 7 March 2013, retrieved from the World Wide Web on 2 April 2013 at [http://www.districtcouncils.gov.hk/klc/doc/tc/committee\\_meetings\\_doc/4HIC/KCHIC13\\_17cp.pdf](http://www.districtcouncils.gov.hk/klc/doc/tc/committee_meetings_doc/4HIC/KCHIC13_17cp.pdf)



6.2.6 Members did not approve Amendment Item A of the draft Kowloon Tong OZP S/K18/17 because they supported it. Rather, they acknowledged the insufficient evidence, but accepted to gazette the amendment to allow the views of the members of the public, including stakeholders, to be heard by the full Town Planning Board.

6.2.7 The decision to 'approve' Amendment Item A to allow wider consultation on the issue was a disappointment to HKBU, in conjunction with the inclusion of the ex-LWL Site in the Government's 2013/2014 Land Sale Programme before a decision had been made on the rezoning. It is HKBU's opinion that it would perhaps have been more appropriate for Amendment Item A (relating to the rezoning of the Ex-LWL Site) to have been Refused or Deferred at the 25 January Meeting as many of the Members' important questions to justify the rezoning of the site from G/IC(9) to R(B) remained unanswered.

6.2.8 On this point, we note that the KCDCHIC, by a full majority, did not support the Government's proposed rezoning of the ex-LWL Site from "G/IC" to "R(B)". Further, members of the LegCo EP passed a non binding motion on the 11 March 2013 to retain the zoning of the Site as "G/IC". Clearly, the public view is not supportive of the proposed rezoning.

### 6.3 Justifications for Retaining ex-LWL Site for G/IC Reserve

6.3.1 HKBU considers that there is overwhelming evidence to justify the retention of the ex-LWL Site for G/IC uses. The core arguments are outlined below.

#### 1. Clear Inadequate and Insufficient Assessment by Government of Future G/IC Need

- a) The Government's initial assessment of future G/IC need appears to only take account of consultations with Government departments. There is a complete absence of wider consultation with stakeholders and the community (including the District Councils) and the platform provided by the current Representation process provides only limited opportunity for 2-way dialogue. This is considered 'out of step' with the CE's pledge to engage with the public. Real public and stakeholder engagement starts at the beginning of the process. The Government's lack of early consultation means that medium and long term G/IC proposals have not been identified. District Councils are effectively paralysed from engaging in the process as confusion surrounds which G/IC sites the Government is actively considering. This could have long term implications not only for the development of education and community facilities in Hong Kong, but to Hong Kong's economic development and global competitiveness as a whole.
- b) It was reported by PlanD during the 480<sup>th</sup> and 482<sup>nd</sup> MPC Meetings that all of the relevant Bureaux had been consulted on the rezoning proposal, and that "based on the planned population for the [OZP and wider District] area" the only required community facilities were a post office and an integrated children and youth centre. These services were not considered appropriate on the site, given the pure residential nature of the proposal. Notwithstanding, there was no assessment of higher educational requirement beyond current policy (i.e. beyond 2015).
- c) Insufficient information has been provided by Government on the timescale and population trends being considered when an assessment of "planned growth" is undertaken. The growing elderly population will have major implications for the provision of health, welfare and community services. The proportion of the population aged 65 and over is expected to rise markedly, from 13% in 2011 to 30% in 2041. There is a need to ensure that adequate land is available throughout Hong Kong to provide the necessary services for population change in the long term. It is critically important to ensure that core services such as education, health and community services are available within communities.

**2. The Projected Growth of the Education Sector will Require Additional Land for New Facilities**

- a) The education sector is one of the six strategic industries identified by the Government and the Government is keen for the sector to grow and for Hong Kong to become a regional education hub. A key UGC report highlights the need for Hong Kong's higher education sector to look internationally in order to remain competitive. In this regard, Hong Kong's tertiary institutes must be able to innovate and grow in order to attract top staff and students through not only top-ranking programmes and facilities, but a quality living and learning environment.
- b) Hong Kong's education sector has enormous potential to grow and become more internationally recognised, given the projected growth in international education and the fact that Asia will account for 70% of the demand<sup>14</sup>. Hong Kong already faces a shortage of land for education use – reportedly 80,000 sq m of operational floorspace. It is therefore critically important to ensure that there are adequate long term land reserves in appropriate locations to accommodate the future growth of this dynamic sector.
- c) The Government's projections of future University undergraduate enrolments highlighted in the MPC Meeting fails to take into account the predicted (as yet unquantified) increase in international students attending Hong Kong universities and the need for facilities such as HKBU's proposed 'International Exchange Centre'. There is a distinct lack of 'joined up thinking' on the Government's part: although the Government is actively encouraging universities to embrace 'internationalism' it has not considered providing the prerequisites of land and capital funding to achieve it. Similarly the Government's assessment of future projects runs on a triennium basis. However, many of the future projects being considered by universities are longer term and it is not always possible to provide detailed proposals on long term growth strategies, particularly where innovation is involved. Land reserves are necessary beyond 2020 for unforeseen facilities.

**3. HKBU's Future Expansion will be Severely Thwarted if the ex-LWL Site is Rezoned for Residential Use.**

- a) HKBU has been liaising with Government since 2005 on its short, medium and long term development plans and the strategic importance of the ex-LWL Site for accommodating future growth. The existing HKBU campus is now saturated and there are no alternative opportunities to expand within the campus or nearby.
- b) The University has a number of medium and longer term aspirations for the ex-LWL Site, including a CMTH (Medium/ Long Term Need), Complex of Creativity / International Exchange Centre (Long Term Need). These future requirements have all been communicated to Government.
- c) The southern section of the ex-LWL Site was identified as the ideal location for a 'Complex of Creativity' an integral element of HKBU's Vision 2020 – the Complex of Creativity would provide a hub to encourage creativity and innovation for research and development across all areas of the University. HKBU is also very keen to enhance internationalisation – with ideas to create an 'International Exchange Centre', as another possible use for the ex-LWL Site.

<sup>14</sup>

*Banks et al, 2007; Chow and Marcus, 2008; OECD, 2006*



- d) HKBU's 'Vision 2020' puts a strong emphasis on providing services that meet community needs, a key aspect of which is to enhance the well being of society. As highlighted in paragraph 5.1.4, HKBU is both an integral and intimate member of the local community, providing tailor made services and venues/facilities which are unavailable elsewhere in Kowloon Tong district. The School of Chinese Medicine provides outreach services to the elderly living in nearby residential homes e.g. Grace Nursing Home. The University also provides venues for the hosting of community gatherings and activities.
- e) The benefits of the proposed CMTH therefore not only support education needs but will provide a valuable healthcare resource. As a self financed NGO the CMTH would offer affordable treatment to the local community and Hong Kong residents. The growing elderly population is most likely to benefit from the affordable Chinese Medicine in-patient services proposed by HKBU on the ex-LWL Site.
- f) HKBU's important role within the local community is recognised and supported by KCDC and local residents, as highlighted in their positive comments made at the 'Urban Planning and Environment Forum' held on the 10 April 2013 at HKBU. It was pointed out by a District Councillor that the Kowloon Tong community was united in their support for HKBU and the retention of the ex-LWL Site for GIC use. HKBU also has the support of most of its neighbours. The local community will continue to benefit from the sharing of HKBU's facilities.
- g) HKBU shared their strong grounds for retaining the site for education use with the immediate neighbours which include: (1) Management Committee of the Incorporated Owners of Sunderland Estate (2) Rhenish Church Pang Hok Ko Memorial College (3) Mary Rose School and (4) Asia Women's League Chan Kwun Tung Care and Attention Home for the Elderly. The issue has also been discussed with (5) the Grace Nursing Home on 20 Durham Road. All of these neighbours have expressed their understanding and (1) and (5) have already sent their objection letters to the TPB.
- 4. Allowing the ex-LWL Site to be Comprehensively Developed with the HKBU Campus Represents the Most Efficient and Sustainable Development Option.**
- a) The ex-LWL Site is directly adjacent to the HKBU campus and therefore represents the most logical location for the expansion of HKBU and future facilities. The University is keen to develop a 'Conceptual Masterplan' for the integration of the entire ex-LWL Site into the surrounding HKBU Campus. The ex-LWL Site would offer the opportunity to effectively plan and incorporate current (student hostel) and future facilities within a well connected and integrated campus. Providing new G/IC facilities near the existing campus will also encourage the sharing of resources and greater integration between various facilities, creating synergy.
- b) As HKBU has already reached saturation point on its current Campus, any medium to longer term projects (beyond 2015) would be forced to a separate location if the ex-LWL Site is not available for expansion purposes. Thus, lack of strategic planning will force future medium and long term University facilities to more isolated sites, which is more likely to create operational inefficiencies, undue financial costs and an exacerbation of commuting – all of which are non-sustainable. Providing a safe and integrated environment is important to HKBU's commitment to 'Whole Person Education'. Securing the ex-LWL Site is regarded as fundamental to the future growth and development of HKBU and its 2020 Vision.

c) Retention of the Site for G/IC use will have a positive impact on the intermediate and local urban design context. This will have the following positive impacts:

- providing more space for public realm and connectivity;
- creating air paths and pathway for light penetration;
- maximising available viewable area;
- creating visual relief and incorporating human scale features in a coordinated manner; and
- maintaining the character of the neighbourhood which is predominately a G/IC area.

#### 6.4 Conclusion

6.4.1 The Government has failed to justify why the ex-LWL Site is capable of being rezoned based on the two critical criteria identified in the TPB PG-No.16.

- The Government has failed to provide sufficient evidence to prove that the Site is no longer required to be reserved for any G/IC uses. In particular, there is a lack of stakeholder engagement to properly assess need. District Councils have not been formally consulted on the Government's list of 36 G/IC sites that they wish to rezone for residential use. The EDB's prevailing policies extend only to 2015, therefore longer term growth and proposed facilities have not been taken in account when determining future education need.
- The Government has failed to prove that the proposed development/redevelopment would not adversely affect the provision of G/IC facilities in the district on a long-term basis. In fact, the provision of G/IC facilities will be adversely affected in the long-term as HKBU's future growth will be severely compromised due to the lack of available land to expand.

6.4.2 Conversely, there are significant strategic and local planning considerations as to why the ex-LWL Site should remain in G/IC use. HKBU has demonstrated short, medium and long term expansion needs and the adjacent ex-LWL Site is fundamental and essential for HKBU to achieve its long term vision and remain competitive in an increasingly globalised and competitive education market. Retaining the ex-LWL Site in education use would allow the comprehensive planning of the site thereby maximising planning benefits and synergy.

6.4.3 The loss of the ex-LWL Site would represent a significant failure of the Hong Kong planning system to protect a strategic G/IC reserves for longer term needs, giving way to a high end residential development, which could be accommodated elsewhere in Hong Kong.

## 7. PLANNING REASONS NOT TO RE-ZONE PART OF THE LWL SITE FOR RESIDENTIAL USE

### 7.1 Introduction

- 7.1.1 This section sets out the proposed residential scheme parameters as identified in the MPC Paper No.14/12 and highlights the overriding planning reasons why the ex-LWL Site should not be rezoned for residential use.

### 7.2 Proposed Residential Scheme

- 7.2.1 The ex-LWL Site has been identified for medium rise, medium-density residential development. The following scheme parameters for the R(B) zone have been recommended by PlanD (Para.4.7 of MPC Paper No. 14/12 refers).

Building Height	50m
Plot Ratio	4.5
Maximum Gross Floor Area	39,600 sq.m
No. of Flats	495 (Assuming an average flat size of 80 sq.m)

- 7.2.2 Renfrew Road has a special character due to the concentration of educational uses and quiet tree lined street. **Figures 4 and 5** demonstrate the predominantly low to medium density of residential use on surrounding streets. The proposed residential developments would be developed within a cluster of HKBU buildings adjacent to Renfrew Road.

- 7.2.3 The proposed residential buildings would be located in very close proximity to HKBU buildings, particularly the hostel accommodation (1,770 and 223 existing places to the east and north of the Site respectively and 1,700 planned places on the northern boundary).

### 7.3 Incompatibility Concerns

- 7.3.1 There are a number of concerns regarding the compatibility of locating a (likely) up-market residential block effectively within a university campus area, directly adjacent to two student hostels. As shown in **Figure 7**, the ex-LWL Site is separated from the HKBU Student Residence Halls by only a boundary wall. Moreover, the new HKBU student residence halls will be located to its immediate north. The future residential developments at the ex-LWL Site would be surrounded by a total of over 3,500 hostel places on two sides. It should be recognised that there are often lifestyle differences between students and other groups of the population. University life within student residences is often very communal and students, typically between the age of 17 and 24, may have more flexible routines and a very active social life.

Figure 7 – The Existing HKBU Student Residence Halls is located to the immediate east of the ex-LWL Site. The HKBU Student Residence Halls will likely cause noise nuisance to the nearby residents.



#### *PolyU and HKU Experience*

- 7.3.2 Noise and nuisance complaints are common where student hostel accommodation is located in close proximity to residential developments. In the case of PolyU student residences in Hung Hom, residents of the nearby (up-market) Harbour Place development eventually involved the Police due to regular disturbances in the early hours of the morning from the adjacent student residence halls. PolyU has been forced to implement further sound proofing measures in order to resolve the problem<sup>15</sup>. Harbour Place is not located within the same street block as the PolyU student residence halls and there is a main road separating the residential areas. Members of the KCDCHIC have raised concerns regarding the compatibility of student residences in close proximity to residential developments as they have received a number of complaints from the residential developments in their districts about the noise and nuisance caused by PolyU students (Pages 5, 13 and 14, Appendix H refers). According to Hong Kong Police Force ("HKPF"), 7 (no.) complaints were received in regard to the noise and nuisance caused by the PolyU Student Residence Hall between January 2012 and 22 March 2013.
- 7.3.3 PolyU has implemented a series of mitigation measures to minimise the noise impact from their students on the surrounding neighbourhood, which have included restrictions on open windows in common activity rooms and the installation of sound-proof curtains. These measures do not completely eradicate all noise and prevent natural ventilation of rooms.

<sup>15</sup> Wenweipo, "理大宿生夜夜喧嘩 鄰廈報警", 24 April 2009

- 7.3.4 HKU has also received complaints from nearby residential developments due to the noise and disturbance caused by students living in their student residence halls.<sup>16</sup> HKPF received 24 (no.) complaints in relation to noise and nuisance caused by HKU Student Residence between January 2012 and 25 March 2013.

*Renfrew Road Site*

- 7.3.5 The proposed residential developments on Renfrew Road will be much closer to the Student Residence Halls than in the case of PolyU and HKU, thereby increasing the likelihood of conflicts between residents and students. **Figure 7** highlights the existing gap between the student residences on the HKBU Site and the existing buildings on the ex-LWL Site. **Figure 8** highlights a potential re-development scenario, illustrating the very close future proximity between the student residences and private residential scheme.
- 7.3.6 When questioned by Members at the KCDCHIC meeting, PlanD highlighted that appropriate noise mitigation measures would be adopted by developers of the residential developments at the ex-LWL Site (**Page 13, Appendix H** refers). Given that over 3,500 students are likely to be residing in a restrictive environment, it is anticipated that there will be an element of noise disturbance for adjacent residents. The experience of PolyU and HKU suggests that both developments may be prevented from opening windows, which will inhibit natural ventilation, resulting in reduced environmental quality of life for both students and future residents. While these measures may alleviate noise, they cannot completely eradicate it, which is likely to be a source of continued frustration to all parties. No. 1 Broadcast Drive is an example of maximisation of residential development. It is located to the rear of HKBU's Wai Hang Sports Centre which incorporates a roof top tennis court. Noise from the tennis court in particular is a source of complaint from residents of the new residential development.
- 7.3.7 Moreover, the Fire Station / Ambulance Depot is another noise source in the immediate area which will affect the living quality of future residents of the residential developments.

**7.4 Piecemeal and Illogical Zoning Pattern**

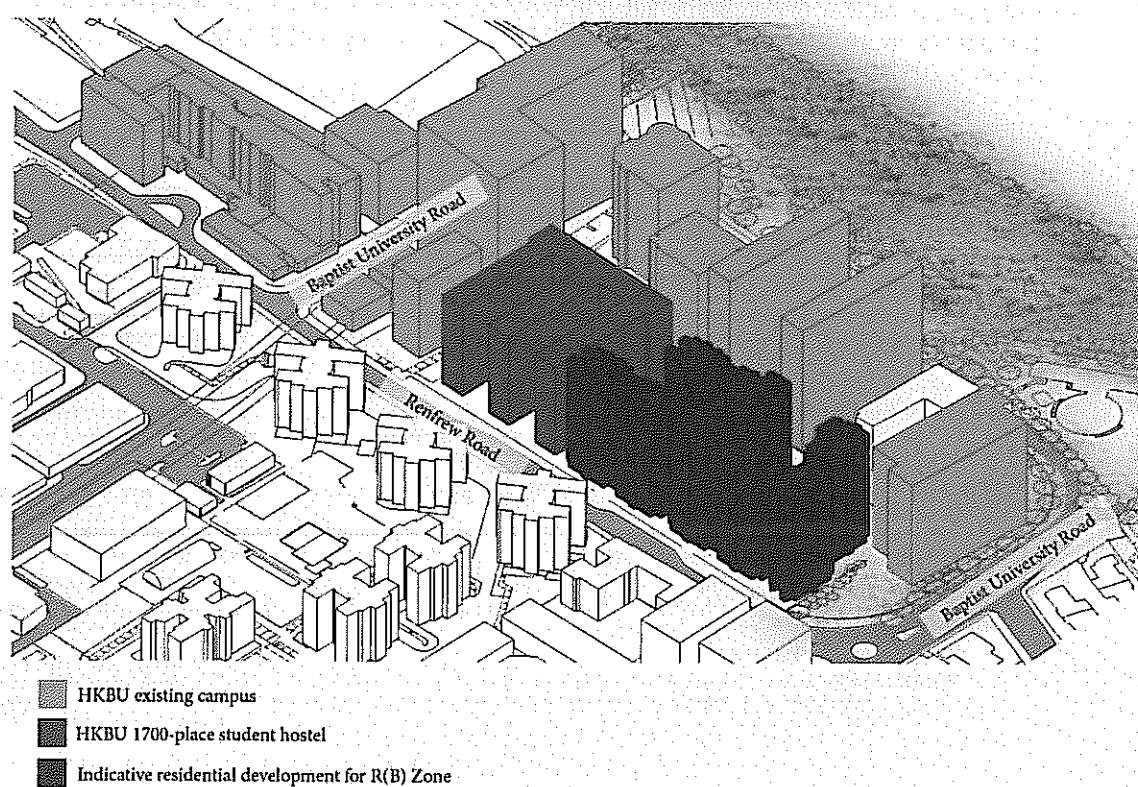
- 7.4.1 The ex-LWL Site, measuring some 0.88 ha, in the midst of a block used for education uses results in an illogical and irregular shape of the remaining "G/IC" zone. Any residential developments on the ex-LWL Site, being completely segregated from the adjacent HKBU campus, will also result in reduced space and circulation for staff and students (see **Figure 8**). A more detailed analysis on the pedestrian linkages and integration between different buildings in the neighbourhood is provided at Section 5 of **Appendix K**.

<sup>16</sup>

Legislative Council, "反對香港大學在龍華街興建學生宿舍", Date: 10 December 2007, Ref. No. CB(2)585/07-08(1)



Figure 8 – Illustration of Likely Impact of Residential Development at the ex-LWL Site



## 7.5 Urban Design and Land Use Character Implications

- 7.5.1 An Urban Design Appraisal ("UDA") in broad terms has been undertaken. This is provided at Appendix K.
- 7.5.2 The UDA found that rezoning the Site for R(B) use will create a fragmented and piecemeal residential development within the G/IC Hub, thereby limiting opportunities for providing space for public realm and connectivity.
- 7.5.3 Although the proposed residential blocks will be of a similar height to the existing student residential halls it will be incongruous in a predominantly G/IC area. **Figure 8** illustrates a potential residential development scenario, which maximises the plot ratio, and clearly highlights the **lost opportunity** to create a cohesive site, enhanced connections and diversity of building height and massing.
- 7.5.4 The residential streets directly adjacent (south and west) to the ex-LWL Site are predominantly low-density low-rise residential area, influenced by the 'Garden City' principles. This general area south and west is zoned R(C)4 in the Draft Kowloon Tong OZP to preserve its unique character.
- 7.5.5 A high density residential block will be out of character in this location and could lead to developers in nearby streets to lobby for higher plot ratios, thereby eroding the special character of Kowloon Tong in a piecemeal fashion over time.

7.5.6 Alternatively, retention of the Site for G/IC use will have more positive impacts on the intermediate and local urban design context. This includes allowing the Site to be integrated within the Site block to achieve a coordinated and comprehensive layout, which will have the following positive impacts:

- providing more space for public realm and connectivity;
- creating air paths and pathway for light penetration;
- maximising available viewable area;
- creating visual relief and incorporating human scale features in a coordinated manner; and
- maintaining the character of the neighbourhood which is predominately a G/IC area.

## 7.6 Environmental Quality Implications

7.6.1 The proposed residential developments at the ex-LWL Site are likely to bring additional traffic flow to the area, thereby would have a negative impact on the environmental quality. The additional traffic would drive through Junction Road, Hereford Road, Renfrew Road and the low-density low-rise residential neighbourhood to the ex-LWL Site. Traffic fumes and noise generated by the traffic would result in degradation to the environment of the area. Furthermore, the traffic at Renfrew Road and La Salle Road is busy during peak hours on school days. The additional traffic would likely result in longer traffic queues.

7.6.2 With regards to air ventilation, it is noted in the 480<sup>th</sup> MPC Paper that "air ventilation impact arising from the residential developments [at the ex-LWL Site is] not expected to be significant" (Para 4.10 refers). Notwithstanding, developers of the ex-LWL Site and the G/IC Site to its north are likely to maximise the development potential of each site, thus limiting the opportunities to create air paths through the Site. Figure 8 highlights the restrictions to creating air flow when the development potential is maximised. An example of where air flow has been severely compromised, but still meets the legal requirements is No. 1 Broadcast Road which has been built extremely close to HKBU's Wai Hang Sports Centre.

## 7.7 Ex-LWL Site's Limited Contribution to Hong Kong's Housing Need

7.7.1 The 2013 Policy Address highlighted two key priorities in relation to housing, the first was the need to increase the supply of subsidised housing in the short to medium term, and the second was to increase the supply of housing land in the short to medium term. The ex-LWL Site will not contribute towards the first priority, which is to provide affordable housing.

7.7.2 Section 2.2.2 to 2.2.11 of this Report highlights the Government's multi-pronged approach to increase land supply in Hong Kong. In the short term, G/IC sites, greenbelt and open space sites are being scrutinised to accommodate new housing. These sites will be sold by the Government to housing developers if the rezoning is approved by the TPB. The Government has to date identified 36 G/IC sites that are considered suitable for residential developments. The strategic implications in the long term of their permanent loss should be quantified by Government.

7.7.3 Kowloon Tong is a low density housing area. It is estimated that an 80 sq.m. flat in this area will cost in the order of more than HK\$20 million<sup>17</sup>; whereas PlanD has highlighted that the prospective purchasers will be families seeking larger accommodation. The ex-LWL Site is considered too valuable as a G/IC reserve to be developed for high end residential use. Furthermore, given that the residential developments at the ex-LWL site would only provide a total of 495 flats, it will not improve the lives of Hong Kong residents most in need, but instead will also arouse public sentiment against the new residential developments.

<sup>17</sup>

The price was calculated based on the price of various properties of One Mayfair, 1 Broadcast Drive. One Mayfair is the latest residential development in the vicinity of the ex-LWL site. According to centradata (as at 26 March 2013), there were 6 properties sold between Oct and Nov 2012. The price ranged from HKD17,922 per sq. ft to HKD30,750 per sq.ft. Median sale price (per sq.feet) was taken to calculate the estimated price of the housing units at the ex-LWL Site.

## 7.8 Conclusion

- 7.8.1 The planning arguments for not rezoning the ex-LWL Site include the incompatibility of co-locating a residential housing block directly adjacent to two student residential halls. The residential block will be surrounded on three sides by HKBU's campus and there is a strong likelihood of conflict as a result of noise. From a land use planning perspective it would be much more logical to locate G/IC uses on the site, preferably educational uses.
- 7.8.2 The UDA found that rezoning the Site for R(B) use will create a piecemeal residential development within the G/IC Hub, thereby limiting opportunities for providing space for public realm and connectivity.
- 7.8.3 Residential development in this predominantly G/IC neighbourhood will increase traffic movements and associated noise, fumes and risk to pedestrian safety.
- 7.8.4 The ex-LWL Site is considered too valuable as a G/IC resource to be developed for high end residential use, which will not help to increase the supply of subsidised housing in the short to medium term, which is the CE's key housing priority.



## 8. CONCLUSION AND RECOMMENDATIONS

### 8.1 Conclusion

8.1.1 This Objection Statement clearly demonstrates the need to reserve the ex-LWL Site (approx 1.52 ha) as a valuable and strategic G/IC reserve for future provision of G/IC facilities in accordance with the Hong Kong Planning Standards and Guidelines ("HKPSG") to meet the present and future needs of the community. As the Objection Site has not been identified for a specific G/IC use in the Kowloon Tong OZP, it is important to ensure that any assessment of future use considers the need to "cater for unforeseen future demands" (TPB PG-No.16, Section 1.1 refers).

8.1.2 The main criteria relevant to this case, which must be satisfied, when assessing whether G/IC sites should be used for alternative development are:

- Is the site no longer required to be reserved for any G/IC uses? and
- Would the redevelopment of the site adversely affect the provision of G/IC facilities in the district on a long-term basis?

8.1.3 **The objection statement highlights the importance of the education sector as a key strategic industry with significant growth potential in the future.** The Government is actively encouraging the education sector to embrace internationalisation and ensure that future academic programmes and facilities can accommodate more overseas students, including those from the Mainland. However, the Government has not considered providing adequate land to cater for the future land requirements for implementation of this policy – including unforeseen needs. Indeed flexibility for "innovation", which cannot be predetermined, should be a key consideration in planning for tertiary institutions. Ensuring that there is an adequate supply of land reserved for future education needs is vitally important.

8.1.4 **The rapidly aging population will result in a corresponding increase in the need for healthcare services.** The Government is to introduce necessary measures to support development of healthcare services including the disposal of land for private hospitals and has set up a Chinese Medicine Development Committee which will consider the opportunities to develop Chinese Medicine Hospital(s) in Hong Kong and explore ways to allow Chinese medicine students/graduates to have more opportunities for internship and clinical practice. The CMTH is the University's priority project and one which is a strategically and critically important project for Hong Kong. Hong Kong's CM program has been in existence for 15 years, however there is no clinical teaching base for UGC-funded students in Hong Kong. Chinese Medicine has been proven to be a popular and successful method of treating age related diseases and ailments. It is therefore important to ensure that adequate land reserves in future take account of this growth area.

8.1.5 **The Government has failed to prove that the Objection Site is no longer required to be reserved for future G/IC uses.** As an example, the EDB's prevailing policies extend only to 2015; therefore longer term growth and proposed education facilities have not been taken into account when determining future education need. **The TPB Guidelines refer to long-term need and reserves.** It is considered that the provision of required G/IC facilities on an existing G/IC site warrants more investigation and discussion with the affected stakeholders to determine actual future demands and requirements

8.1.6 **The loss of the ex-LWL Site would adversely affect the provision of G/IC facilities in the district on a long-term basis.** From an education perspective it has been proven that HKBU's future growth would be thwarted due to the lack of available land. The University has identified a number of medium and longer term proposals for the ex-LWL Site to Government, including a CMTH; a Complex of Creativity and an International Exchange Centre. The adjacent ex-LWL Site is fundamental for HKBU to achieve its long term Vision and remain competitive in an increasingly globalised and competitive education market.

- 8.1.7 The 0.64 ha northern part of the ex-LWL Site that has been allocated for student hostel use is insufficient to accommodate the 1,700 committed student hostel facility and the 2,600 sq m spatial shortfall in academic space up to 2015. It has been calculated that a minimum of 0.78 ha is required.
- 8.1.8 The "R(B)" zoning of the ex-LWL site is out-of-character and incompatible with the immediate area and results in a piecemeal and illogical zoning pattern. The development of private residential housing directly adjacent to over 3,500 student hostel spaces is considered an inappropriate use of land and a cause for potential noise and nuisance complaints from future residents due to the land use conflict.
- 8.1.9 There is need for a comprehensive planning of the ex-LWL Site, which includes both the northern part intended to be released to HKBU and the southern part subject of Amendment Item A. There has been pre-mature carving up and rezoning of the ex-LWL Site without considering all the relevant facts information and interests from stakeholders.
- 8.1.10 The ex-LWL Site is considered too valuable as a G/IC reserve to be developed for high end residential use, which will not help to increase the supply of subsidised housing (the CE's key housing priority).

## 8.2 Proposed Recommendations

- 8.2.1 The entire ex-LWL Campus (approximately 1.52 ha) directly abuts HKBU's boundary on three sides. Its location makes it the most logical site for future expansion of the University in the short, medium and long-term. From HKBU's perspective the entire ex-LWL Site is essential to meet the current and future education needs of the University.
- 8.2.2 The University is keen to develop a 'Conceptual Masterplan' for the integration of the entire ex-LWL Site into the surrounding HKBU Campus. The ex-LWL Site would offer the opportunity to effectively plan and incorporate current (student hostel) and future facilities within a well connected and integrated campus.
- 8.2.3 The proposed remedy to this Objection is to revert the Site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus (the "ex-LWL Site") back to "Government, Institution or Community (9)-(G/IC(9)) use". This will allow for comprehensive planning of the HKBU campus to help meet immediate and long-term needs. Should the proposed remedy be agreed to by the TPB, this Objection will be withdrawn.

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File Ref: HKBU/LWLT1

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黃女士：

**浸大歡迎九龍城區議會全體發言議員反對前李惠利校舍用地改劃建議**

政府於去年年底向 貴會提交九龍塘分區大綱圖修訂建議（《九龍塘分區計劃大綱草圖編號 S/K18/17》），當中修訂項目 A 項擬將位於九龍塘聯福道的前香港專業教育學院李惠利分校校舍（前李惠利校舍）的南面用地，由「政府、機構或社區」用地改劃為「住宅（乙類）」用地。浸會大學作為當區的持份者，一直反對把該幅教育用地改劃為高級住宅用地，認為既不能解決基層的住屋需要，又犧牲了珍貴的教育用地，是雙輸的方案。

九龍城區議會房屋及基礎建設委員會於本年 3 月 7 日舉行會議，討論包括由規劃署提交及介紹的討論文件第 15/13 號《九龍塘分區計劃大綱草圖編號 S/K18/17》，以徵詢議員對建議的意見。當日會議共有 20 位議員出席，當中發言的議員有 13 位，他們全部反對修訂項目 A 項的建議。現將他們的意見（根據區議會的錄音紀錄）歸納及摘錄供參考如下：

**(1) 保留前李惠利校舍為 GIC 用地**

張仁康議員：「我就覺得前李惠利校舍南部的土地留作 GIC 用地是較改作為住宅用地乙類地帶較為有效益，有公共效益，加上高等教育用地嚴重不足，……所以今次改變 GIC 用地，這個損失是無法挽回，我希望城規會諸君在作出決定的時候必須是要慎之又慎，平衡社會和各持份者的利益，亦都令相關人士包括地區人士在內，覺得這個決定是公道的……。」

黃以謙議員：「……我就想知道如果這幅地是轉不了其他用途，保留作 GIC 用地，那會否是優先給浸大使用呢？如果不是優先給他們用，為何不能呢？因為其實他們說他們不夠土地。」

蕭婉嫻議員：「我們覺得以人為本，實在市民最需要什麼，我們便應該善用這一幅珍貴的土地。」

吳奮金議員：「我個人都認為前李惠利校舍應該繼續保留作 GIC 用途。」

劉偉榮議員：「如果這幅地繼續保留作 GIC 用地，你要在這方面努力時，我們有平台有方向有空間，如果你改了它，將來始終是對我們無可估量的損失。」

黃潤昌議員：「這幅本身是 GIC 用地在市區內一定是買少見少的。……當然我建議這刻保留為 GIC 用地，不改變用途，……但如果變土地用途而賣地，這就沒有轉彎的餘地。」

勞超傑議員：「我個人意見始終在現階段政府沒有急切性要將這幅地轉作住宅乙類建豪宅。」

何顯明議員：「我希望發展局聽到今日所有區議員發言都全部……沒有一個會支持你們將這幅地轉作住宅用途，全部都要求規劃署，要求發展局將這幅地保留在 GIC 用途，而之後如何用再慢慢商討，不需要急，我們不想出錯，出錯後不能回頭。」

## (2) 反對興建豪宅

陸勁光議員：「我們的估計絕對是一個豪宅的那類建築，……由 GIC 轉去了住宅物業乙類的，……我相信若以附近一個新的樓盤，以最近的賣價可能是說兩、三萬元一呎的……助長了豪宅發展，其實這個已經跟政府的房屋政策有點問題。」

任國棟議員：「今日這個議題會令我更加察覺得到政府是偏重商家豪宅……若你們真的聽我們的意見，我希望你們聽清楚區議會的意見，不希望那裡變成豪宅。」

勞超傑議員：「其實政府部門是應該要開放思維，因為香港人現時的住屋需要，……我相信整體上的需要並非豪宅上的需要，而是基層市民的住屋問題和青少年的置業問題。」

「我作出簡單的總結，其實好簡單地說，基本上議員所發言的都不贊成政府將這幅地建豪宅。」

張仁康議員：「我對前李惠利的地皮，南面的地皮由這個政府機構或社區，即 GIC 用地改為住宅乙類，其實就是豪宅來的，豪宅的用地是相當有保留。」

黃潤昌議員：「若用現時這種理由來改變用途，變成住宅用途乙，似乎理據實在不充分。我們普羅大眾現時所欠缺的住宅用地，而不是豪宅用地，我看不到有任何理由是支持李惠利南面部分是住宅用地。」

吳靄金議員：「其實現時將這幅土地改變為住宅用地，只是建了五百個豪宅，對於解決香港現時欠缺住宅用地幫助不大。」

劉偉榮議員：「所以你那麼大動作要去將 GIC 用地去改變來說，應該將目標定得非常清晰……真是為了我們普羅大眾解決住屋問題，我們是支持的。但是很可惜，我是不贊同這個李惠利用地的改變。我是不贊同的。」

何顯明議員：「我們自由黨要求不能建豪宅，在諮詢期未完之前，就要從賣地表出抽出這幅地皮。」

潘志文議員：「規劃署專員所說……你的關注是換樓，我剛聽一些議員說如果手持二千多萬，不一定要買這裡，有很多選擇，你不用理他們換那裡的樓，為何一定要將這幅地作換樓，重中之重是上樓，不是換樓。」

### (3) 土地規劃不協調

張仁康議員：「……我區附近有一間大學宿舍，將一個住宅或豪宅放在大學宿舍的隔鄰，將來會有很多問題。我就已經接到很多投訴的個案，不怪得誰，就是噪音問題，學生產生的噪音問題，無日無之，亦都是解決不了。」「專員在說學生宿舍跟豪宅都是住的地方，很輕描淡寫，但我不知道你是否知道當地居民與學生的噪音所造成的反應，曾經……反對它建行人天橋，令到要吊起來的鋼架就在放碼頭上曬太陽曬了數個月，你看多尖銳，所以這個要深思。」

陸勁光議員：「要平衡這個地區的一致性……。」

黃以謙議員：「如這幅地轉了做住宅用地，會不會跟浸大能配合呢？」

任國棟議員：「專員……你竟然說宿舍和住宅是類近，……這張相片是本人辦事處對出的……在上星期的情況，約十二點多，那裡有過百人聚集，我不是要針對學生，他們為同學慶祝生日唱生日歌，後來甚至弄到有衝鋒車來。你跟我說這些情況沒有問題。」「我們部分區議員上星期二曾經去過，除了多邊都是很近浸大之外，我們也親眼看見那裡旁邊就有一個消防局。豪宅併消防局將會十分不開心。……我只可以總結一句，就是你們的建議是一個規劃錯配的建議。」

吳奮金議員：「改變這個土地用途之後，反而會破壞整體社區和諧。」

劉偉榮議員：「在宿舍旁建豪宅對將來豪宅的居民亦不公。這不是針對大學生生活的問題，而這是難以避免的。我自己的選區已有很多很多無數無數的投訴，深夜時打電話求助和報警，這些事件有很多。……希望城規會要認真認真、審慎行事作出決定。」

### (4) 缺乏諮詢和溝通

何顯明議員：「區議會並沒有收到任何諮詢，也沒有問過居民，……另外在諮詢期間，突然間會將這幅地放在賣地表上……。」

陸勁光議員：「……在今次缺乏全面性諮詢下，就作出一個放在勾地表的話，我覺得是有點倉卒和過程中亦不是能夠盡善到在周遭社區上的意見……。」

吳寶強議員：「希望政府聽多一點居民的意見。」

蕭亮聲議員：「你有否問過真正的相關持份者？有否問過學生這幅地其實有沒有需要繼續用作教育用途呢？……你說的諮詢根本就是假諮詢。」

勞超傑議員：「我個人的意見是如果政府未有得到充分的諮詢下就讓它去建豪宅，我覺得普遍市民對你們的做法是有保留。……應該去廣泛諮詢社會的意見，去聽多一點不同的聲音，再去作一個決定。」「所以我認為政府、浸大和兩所有辦中醫的大學應加密聯繫，……教育局和食衛局藉着這個機遇應該主動聯絡有關大學，商討如何將中醫的發展推進得快一點。……浸大方面，我希望政府多跟他們溝通如何發展中醫業，讓普羅大眾的市民受惠。」「至於用途方面，我相信議員認為局方要作出廣泛的諮詢，要聆聽市民的意見，希望發展局要……是要問市民的意見。……希望局方善用這階段廣納民意，從善如流，為全港市民的福祉謀利益。」

蕭婉嫻議員：「我自己覺得政府推出土地的時候，……之前沒有諮詢我們，……政府應該好好的同浸大商討，我覺得大家的溝通十分重要。」

潘志文議員：「你究竟有沒有跟學校那邊進行較深入的溝通？為何目前一間都未有的中醫教學學院，你覺得沒有需要？……你和學校那邊溝通了多少？」「你們在過程之中有些細節應該多跟校方商量。」

吳靄金議員：「現時大家都看到現時對於這幅地改變用途，……社會的反對聲音是非常強烈。即是其實表示政府在改變這個李惠利校舍用地之前根本欠缺一些諮詢。沒有好好的和附近的居民溝通，諮詢附近居民的意見。我覺得如果政府真的是想聽市民的聲音，就不應該事先將這個前李惠利校舍放進賣地表。」

張仁康議員：「我亦認為各位官員應該聽取浸大師生的意見……。」

#### (5) 支持中醫發展

吳寶強議員：「我個人就較支持中醫規劃的發展，因為其實香港的中醫服務和人才都好缺乏，很多慢性病和長期病患更加是需要中醫的照顧和服務。」

蕭婉嫻議員：「我自己來說認為應該支持他們建中醫醫院。……我十分支持中醫的研究。」

劉偉榮議員：「……希望政府應該大力推動中醫的發展，……中醫是對香港市民來說是不可缺少的。」

何顯明議員：「既然我們沒有中醫院或者如浸大所說的綜合性的中醫院，這件事應是有優先的次序的。……居民們都十分支持中醫發展。」

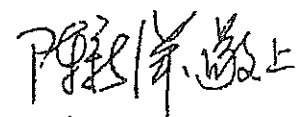
張仁康議員：「……覺得中醫藥或中醫院在政府來說是要大力推動……。」

勞超傑議員：「我想強調本身的個人意見是非常支持中醫藥的發展，而我亦了解特首的方向是支持中醫發展……。」

黃潤昌議員：「政府真的要在中醫政策上加倍努力，表示支持。……浸大為全港最大的中醫教育機構，我覺得既然大學有承擔，是否政府都應該配合呢？」

我深信大家都同意，區議員是市民與政府之間的溝通橋樑，有責任就區內人士關注的事項為他們發聲。上述的議員發言摘錄充分反映市民的心聲，敬希貴會詳加考慮，在全面諮詢公眾對土地用途規劃的意見後，作出公平合理的決定。

香港浸會大學校長



陳新滋 謹啟

2013 年 3 月 21 日



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  
規劃署副署長（地區）  
黃婉霜女士, JP

黃女士：

立法會教育事務委員會通過

「反對政府將前香港專業教育學院李惠利分校的教育用地改變用途」議案

政府於去年年底向城市規劃委員會提交九龍城分區大綱圖修訂建議（《九龍塘分區計劃大綱草圖編號 S/K18/17》，修訂項目 A 項），擬將位於九龍塘聯福道的前香港專業教育學院李惠利分校校舍（前李惠利校舍）的南面用地，由「政府、機構或社區」用地改劃為「住宅（乙類）」用地。浸會大學一直反對把該幅教育用地改劃為高級住宅用地，認為既不能解決基層住屋的需要，又犧牲了珍貴的教育用地，是雙輸的方案。

立法會教育事務委員會於本年 3 月 11 日舉行會議，議程中的第 IV 項為「使用土地作教育用途的現行政策相關事宜」，所有議員均獲邀參與討論這事項。除了委員會的主席及副主席外，該會議共有 10 名議員出席，另有分別代表教育局、食物及衛生局和發展局的政府官員列席，以及多名來自香港浸會大學、香港建築師學會、香港規劃師學會及香港城市設計學會的專業人士獲邀出席。在會上並無議員支持將前李惠利校舍改劃為住宅用地，委員會並通過議案：「反對政府將前香港專業教育學院李惠利分校的教育用地改變用途，撥入賣地作興建中密度豪宅，並要求政府保留前香港專業教育學院李惠利分校校舍用地，作『政府、機構或社區』（GIC）用途，包括作原教育用途」。

對於上述議案獲得通過，我們深表歡迎。現將他們的意見（根據當天會上的錄音紀錄）歸納及摘錄如下，以供閣下參考：

**(1) 要求保留前李惠利校舍為教育用地，反對改劃為豪宅用地**

張超雄議員：「這幅用地多年是屬所謂的 GIC，即政府及公共設施用途的土地，而多年來都是作教育用途。我們不明白政府有何特別的理據要將這幅土地撥入賣地表之中，申請改變用途，將它改變成中密度的住宅。」

「我們想政府告訴我們有何理據，你要將一幅多年來作教育的用地改成一個中密度豪宅呢？迫切性何在？如何去滿足正如文件所說的在教育上的用地是相當渴求？」

莫乃光議員：「豪宅建在這幅地上，即是圍着的全是學校，……根本上完全是沒有可能的。」

「現時香港欠了幾多的豪宅供應？而你又要在九龍塘供應多一點的豪宅……」

黃毓民議員：「你說現時土地短缺，都是興建豪宅，這個是十分荒謬的說法，那裡是用作教育用途，……原本是教育和社區用途，無端端將一半的用地用作建豪宅，這已經是一個道德上的問題，這是值得譴責這個政府。」

香港城市設計學會代表吳永順先生：「……況且政府用這幅土地建豪宅，又可以解決到今天樓價高企、劏房問題嗎？」

梁國雄議員：「人家在說的是作為一間大學，它要做一個中醫學院，這幅地本來是教育用地，你會不會讓它做而已。」

黃碧雲議員：「現時三間大學培訓的中醫人才，都欠缺一個臨床實習的醫院給他，這個又是否理想的做法呢？還是你認為與你們無關呢？這個又是否算是教育的用途呢？即是你可有考慮這個都需要教育用地呢？」

## (2) 欠缺長遠發展規劃

建築師學會代表何文堯先生：「我們覺得政府需要馬上重新整體檢討大學的發展和訂立一個可行的長遠政策，不應藥石亂投，如果不是，我們相信它未必能夠解決住宅短缺的問題，而同時可能引起其他的社會問題。」

何俊仁議員：「其實我的問題就是教育局當你參與這個決定之時，除了你看 UGC 目前考慮的……你們覺得這個需求是否足夠之外，有沒有看它未來發展的計劃，有沒有大家協商，尤其是現在所涉及的中醫發展？這包括到政府一個宏觀的政策和推動中醫的發展？」

「我覺得很驚訝，如果這樣說，大學可遍佈全港九，將來某一個 campus……全個港九新界都可以分散，這個怎會是一個好的規劃呢？」

林大輝議員：「（政府）有沒有考慮到浸大的長遠發展？」

「有沒有徵詢浸大長遠發展是否需要這幅地？」



吳永順先生：「今天我們所做的住宅用地似乎是一個交數式的規劃，只是顧及住宅，而罔顧其他城市規劃必需的一些元素，我們不是只說住宅規劃，城市規劃是需要兼顧很多東西，包括教育、醫療、公共空間的用地。李惠利這幅地是浸會大學三面環繞的，雖然它今天不是屬於浸會大學，但是作為一個大學的發展，我們在說長遠的規劃，不是說今年要不要地，因為這幅地撥給建豪宅，以後就不見了。縱使你說今天浸會沒有即時需要，但為何不能為大學的長遠發展來保留這幅地作教學用地呢？」  
「……根本就是一個藥石亂投的做法，所以我希望議員可以留意我們今天講的純粹是一個規劃的問題，是一個長遠發展的問題。」

梁國雄議員：「……所以你就說不給浸會，浸會已經夠了，根據現時的規劃。但人家說明是擴充的。根據現時的規劃就一定不給，但人家說明是擴充，擴充的時候就不夠了，是嗎？」

張超雄議員：「如果發展局是有個長遠的規劃，有個遠景和有少少常識的話，政府應該不會容讓這件事情的發生。」

葉建源議員：「另一個問題就是整個教育規劃到了現在已經是非常危險的情況。在今天教育局提供的文件當中，第 12 段說，我們現時將土地交出來，因為已經滿足了浸大現時的需要。剛才的解釋是滿足到 2014 年至 15 年的需要。我們的教育土地失去了，拿了出來就失去了。如果只是滿足到 2014 至 15 的要求，2016 年怎麼辦？2016 年的時候，我們的土地全都失去了。我們尚有一些中小學土地用地，若要滿足現時的土地需要的話，都拿了出來，那我們日後在那兒找地？我們的土地用作教育規劃，怎樣去做呢？如何可以預測到我們短期、中期、長期的需要？若我們說只是純粹到 2014 至 15 的，這個土地規劃方式我覺得是完全沒有辦法接受，也會令香港陷於萬劫不復的境地。」

### (3) 浸大的需求與客觀環境的配合

毛孟靜議員：「我有點出奇，說來說去都是一幅很小的地，但對大學的意義卻是很大，所說的是 0.64 公頃。」

「就是這幅地，全是被浸大所包圍着。」

「明明是在浸大的地圖內，你爭拗甚麼呢？」

張超雄議員：「我們亦知道這幅地基本上是由浸會大學的校園所包圍，設施基本上都在它的附近。浸會大學多年來渴求進一步有更多土地，包括宿舍和興建中醫院的設施。」

吳永順先生：「……所以大學要擴展，在鄰近的土地擴建，縱使不是說必然，但是說亦都是合乎常理，一個理所當然的事情。」

「其實你在隔離做發展，是很 common sense 的一件事情……」

#### (4) 程序失誤

何文堯先生：「政府在城規會上未根據城規會條例將這個地段改變作住宅用途，就已經將它納入下年度的賣地表，我們覺得這個做法是值得商榷的。同時將這個地皮改為住宅用途，有關的論據和專業判斷，我們覺得是無辦法服人的。」

梁耀忠議員：「你們發展局就無規無矩，城規會未傾過你們就已經將地放在賣地表上，究竟政府是有規有矩，還是無規無矩的呢？」

張超雄議員：「政府公布下年度賣地方面，我們驚奇地發現在 22 幅要撥入賣地表中，其中一幅就是包括了現在非常具爭議性的前李惠利工業學院這幅用地。」

#### (5) 缺乏諮詢和溝通

張超雄議員：「局方有沒有清楚地徵詢浸大其實它們是否已經足夠用地呢？這個徵詢是何時做和如何做？」

「這裡教育局就說他有諮詢浸大，但浸大的陳校長剛剛，……亦非常清楚表示沒有，沒有諮詢過。我想教育局你們說清楚，你們究竟有沒有諮詢，現時浸大說沒有諮詢，而你們說有諮詢。請你們提供你們的時、地，何時諮詢？」

梁耀忠議員：「政府做事越來越……愛做甚麼就做甚麼，就不用理會所謂持份者的想法，亦都不用理會公眾諮詢情況是甚麼樣，要做便做。」

林大輝議員：「秘書長，你的公開諮詢還未結束的。你不會不聽取公眾意見吧？」

「但你已放在賣地表上，你如何能說是建議？你現在是『監人乃後』。」

何俊仁議員：「其實在這個決策的過程中是否純粹是規劃的.....發展規劃是全部被牽頭，而教育局方面是完全沒有被諮詢？.....我想知道政府部門內有沒有商討和協調？」

葉建源議員：「根據浸大給我們提供的資料，就在上年的10月10日之時，浸大是明確地有一封電子郵件是發給了食衛局，並提及應運用李惠利的校舍作為中醫醫院的選址。我想證實一下食衛局是否收到封這樣的電郵？」

「我想問清楚，意思是否指他們收到一份建議書，但在10月10日雖然收到一份電子郵件，已經清楚知道浸大的意向，但他們當作看不見，然後正式要待到.....2月18日的正式通知，才當作正式通知呢？」

「就是12月21日的時候，將件事交給城規會，突然之間說要把土地用途改變，這個我認為是不可接受的一件事，也是一件很蠢的事。」

#### (6) 支持中醫藥發展

黃碧雲議員：「我想今日的問題不只是教育的問題，其實問題還涉及政府對於中醫發展的取態是怎樣，因為現根據浸大的建議，希望前李惠利校舍的南部土地是用作建中醫的教學醫院，問題是政府是否支持香港發展中醫？」

「但現時我們看到有幾所大學其實都是有相關的中醫課程出現的，.....但就是沒有醫院能讓他們實習中醫的。.....一是說政府支持中醫的發展，你便想想為何我們沒有中醫的醫院和中醫的教學醫院，而要我們的學生走到內地，課程、實習和對病人各樣都可能不配套。」

「但似乎從你們的動作來看，就不見得政府是真的很落力的，很認同香港需要發展中醫醫院。現時浸大可算是民間牽頭自己去籌募經費，很可憐的去乞一塊土地回來，不要轉變用途。那現時都很多阻撓。」

毛孟靜議員：「由董建華時代到現在梁振英，施政報告中都會絕對支持中醫港中藥港，我們是沒有中醫的教學醫院，浸大的是要去廣州，.....而港大和中大是要到上海實習。」

梁耀忠議員：「但你們政府為中醫做了甚麼？如果沒有一間中醫院，如何發展中醫的研究呢？有沒有想過這個問題呢？.....但問題在於研究方面如何發展，有甚麼地方可提供他們研究？有沒有想過這方面的發展？」

「我真的覺得奇怪，高永文.....我叫他作醫生，他最近與我談天，他都說是需要有中醫院，但不過要由政府成立一間中醫院是困難的，所以他贊成由大學辦一間中醫院，而現時浸會開始做這個功夫，走出第一步，為何又要處處阻撓？」

何俊仁議員：「究竟教育局是否支持浸會大學是有這個需要是作為繼續因為教育的用途來興建一個新的中醫學院？」

「其實我問題就是教育局當你參與這個決定之時，除了你看 UGC 目前考慮的……你們覺得這個需求是否足夠之外，有沒有看它未來發展的計劃，有沒有大家協商？尤其是現在所涉及的中醫發展？這包括到政府一個宏觀的政策和推動中醫的發展？」

梁國雄議員：「本來是沒有中醫院的，突然有人說做，學校旁有一幅教育用地，它要求你給它做，你就跟人家打官腔。」

我們認為教育是社會發展之本，而教育用地十分珍貴，如前李惠利校舍用地一旦改作住宅用途，將造成不可挽回的損失，上述立法會議員及專業人士的發言摘錄充分說明他們亦認同政府的改劃建議並不可取。立法會議員具民意基礎，他們在社會上的代表性毋庸置疑，懇請閣下在考慮他們及公眾人士對是項土地用途規劃的意見後，作出明智的決定。

香港浸會大學校長

陳新滋

陳新滋 謹啟

2013 年 4 月 3 日



27 March 2013

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

RECEIVED  
2013 MAR 28 P 5:10  
TOWN PLANNING BOARD

Dear Sirs,

**Opposition to Amendment Item A to  
the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17  
in respect of the southern portion of the former campus of  
the Hong Kong Institute of Vocational Education (Lee Wai Lee) (LWL)**

On behalf of the Council of Hong Kong Baptist University (HKBU), I write to lodge an opposition to the captioned amendment with regard to the rezoning of the southern portion of the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) (the Southern Site) from "Government, Institution or Community (9)" (G/C) to "Residential (Group B)".

At the HKBU Council meeting held on 19 March 2013, members noted the development of the LWL issue and the chronology of events related to the issue since 2005. Members also noted the opposition views expressed by the local community, in particular by those 13 District Councillors who spoke at the Housing and Infrastructure Committee meeting of the Kowloon City District Council on 7 March 2013, by the Legislative Councillors at the Panel on Education meeting of the Legislative Council on 11 March 2013 and by our University community, including staff, students and alumni.

At that meeting held on 19 March 2013, the Council had an in-depth discussion on the rezoning proposal and came to a consensus on the stance of the Council of the University.

HKBU is grateful to the Government for retaining the northern portion of the LWL Site for higher education to help alleviate the shortage of hostel places for students. However, regarding the Southern Site, we are most keen to engage in a dialogue with the Government in the hope that it would be considered for the long-term development of HKBU including the establishment of a Chinese medicine

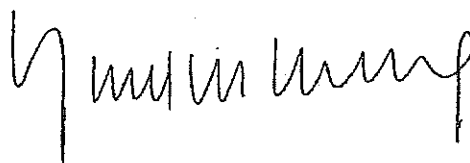
teaching hospital to serve the needs of the public for in-patient Chinese medicine services, offer internships to Chinese medicine students and facilitate clinical research in line with the *Vision 2020 Statement*\* of the University. We believe this proposal represents the most effective use of such a valuable piece of land.

HKBU is of the view that the rezoning of the Southern Site from GI/C land use to residential development is totally incompatible with a university environment and it should be deferred pending further studies and consultation.

We would be most grateful if the Town Planning Board could consider the views of the HKBU Council as the University is a major stakeholder in this issue and the proposed change of land use of the Southern Site will have an immense impact on the University's future development.

We trust the Town Planning Board would seriously take into consideration the views of the HKBU Council and other concerned stakeholders as well as the general public expressed during the consultation period. We thank the Board in advance for a thorough deliberation on the matter, for exercising its discretion and for considering turning down the rezoning proposal.

Yours faithfully,



Cheng Yan-kee

Chairman of the Council and the Court

\* *Vision 2020 Statement* is a strategic development blueprint that charts HKBU's development over 10 years since 2010 and states the University's goal of becoming the best provider of Whole Person Education through a focus on Quality Teaching and Learning, Innovative Research and Dedicated Service to the Community. Each focus area has a number of strategic actions to be taken, which include strengthening research related to health and the establishment of a first-rate Chinese medicine teaching hospital.

cc: Mr. Eddie Ng Hak-kim, SBS, JP, Secretary for Education  
Mr. Edward Cheng Wai-sun, SBS, JP, Chairman of University Grants Committee



香港浸會大學  
HONG KONG BAPTIST UNIVERSITY

中醫藥學院  
SCHOOL OF CHINESE MEDICINE

院長及講座教授 (中醫藥): 周愛平教授  
Dean and Chair Professor in Chinese Medicine : Prof. Aiping LU, Ph.D.

12 April 2013

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

Dear Chairman and members,

**Opposition to Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

The School of Chinese Medicine of the Hong Kong Baptist University (HKBU) strongly opposes Amendment Item A to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17.

The rezoning of land is a very serious matter in Hong Kong where land (especially land in the urban area) is scarce; it warrants and requires very careful consideration and wide consultation with all stakeholders. First and foremost, the long-term interests of the local community and the entire city of Hong Kong have to be taken into consideration in making land rezoning decisions. As far as the rezoning of the land occupied by the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) (LWL site) is concerned, we are of the opinion that there has not been adequate consideration of all relevant factors and consultation with all stakeholders. We are aware that the Housing and Infrastructure Committee of the Kowloon City District Council and the Panel on Education of the Legislative Council have opposed the rezoning of the LWL site for residential development. Our School has explained the circumstances of the proposed rezoning to thousands of citizens from all walks of life and succeeded in soliciting their support to write to your Board to oppose the rezoning. We earnestly request your Board to heed to the voices of the large number of people who have decided to speak for the common good.

The School believes that the devotion of the entire stretch of land on Renfrew Road from Junction Road to Hereford Road, including the LWL site, to educational purposes would make the best sense. Education is a long-term investment to nurture talents to

2012

serve the people of Hong Kong and sustain its robust development. In today's knowledge-based economy, it is of paramount importance for Hong Kong to develop itself into an education hub. It would therefore only be logical to devote the land to support the growth of HKBU, which has been nurturing numerous talents for Hong Kong since its establishment back in 1956.

Like western medical education, Chinese medical education entails classroom teaching, laboratory teaching and clinical teaching in a teaching hospital. A medical education without clinical teaching in a teaching hospital is unheard of. A pioneer in the provision of CM programmes funded by the University Grants Committee in Hong Kong, our School has been providing quality education in CM since 1998 but we have not been able to secure a plot to build a CM teaching hospital in Hong Kong to serve as the base of our clinical teaching until now. Without its own CM hospital, the CM education in Hong Kong would not be a systematic CM education. Our proposed CM teaching hospital would not only be the venue to provide clinical training, it would also enable us to conduct clinical research, which would contribute to the advancement of CM, the standardization and modernization of CM as well as the integration of Chinese and western medicine. The CM teaching hospital is long overdue, and the grant of the LWL site to HKBU to build a CM teaching hospital will not only benefit our students but also the development of Chinese medical education and the CM profession and industry in Hong Kong.

A CM teaching hospital is not only urgently needed to support our teaching and research but it will also cater to the needs of our city for CM inpatient and outpatient medical services. We have recently commissioned the Centre for Communication and Public Opinion Survey of The Chinese University of Hong Kong to conduct a survey on public perception towards CM services in Hong Kong. The survey results support our view that there is an urgent and genuine need for a CM teaching hospital, with more than 80% of the people surveyed indicating that Hong Kong needs a CM hospital and 80% of the respondents in favour of setting up a CM hospital with teaching functions in Hong Kong. With an aging population in our city, the demand for medical services is rising sharply. Due to the increasing popularity of CM in Hong Kong, a CM hospital will cater to public needs and complement the services provided by other hospitals.



The LWL site is the ideal site for us to establish the CM teaching hospital. Having the CM teaching hospital next to our School building would save a lot of travelling time and other resources because our CM scholars and experts would be able to teach and conduct research on campus and go to the CM teaching hospital next door to teach clinical classes, supervise the students in their internship, and attend to patients. It is also the convention for medical universities/schools worldwide to have their teaching hospitals near their campuses.

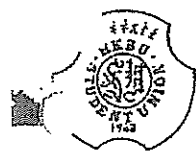
The rezoning of the LWL site for residential development is not in the interests of the community. The construction of residential development in the midst of the HKBU campus would also call into question the compatibility of the two types of land use in close proximity. Once it is decided that the LWL site is rezoned for residential development, the decision is irrevocable—the site will never be available for the proposed CM teaching hospital or any other community facilities.

On behalf of the students, staff and alumni of the School of Chinese Medicine, I would like to convey to you our strong opposition to the rezoning of the LWL site, currently zoned "Government, Institution or Community (9)", for residential use. We trust that the Town Planning Board has the best interests of our city at heart and will make the best decision to benefit many generations of Hongkongers.

Yours sincerely,



Lu Aiping  
Dean of Chinese Medicine



香港浸會大學學生會  
Hong Kong Baptist University Student Union

TPB/R/S/K18/17-29

## 香港浸會大學學生會反對更改李惠利地皮土地用途

根據政府所指，浸大現時對樓面教學空間的需求已有 93.6% 獲得滿足，是全港市區大學中滿足率第二高的校園，又指浸大獲批接近 12 億公帑擴建校園。但是，浸大的新教學大樓是於校園原址加建，並不如其他大學般獲批額外土地增建。除此之外，浸大雖然獲得 93.6% 的校園空間滿足率，但校園總面積及人均面積仍然是八所資助院校中最小，新學制的推行使原本已十分狹小的校園空間更為擁擠。同時，浸大兩幢新建的教學大樓中，傳理及視藝大樓是政府償還浸大欠缺的校園空間，新教學及行政大樓才是為了應付新學制雙倍的學生人數而加建的。因此本會需澄清一個事實，在沒有額外土地作擴建的情況下，無論如何在校內進行任何改建也不能有效改善校園空間不足的問題，而並非如政府所指滿足了教學空間就等於浸大的校園空間足夠。

本港的高等教育界一直存在教育用地不足的問題，當中浸大的情況尤其嚴重。在 334 雙學年下，雖然浸大能夠興建新教學大樓解決燃眉之急，但新教學大樓是於原有的校園土地上加建，使本來的校園空間更加擠逼。因此，浸大極需要額外的土地資源作大學的長遠發展，以及解決校園擠擁的問題。李惠利地皮一直劃分為教育用地，如今政府卻擅自更改教育用地為住宅用地興建豪宅，更辯稱利用李惠利地皮興建住宅能夠解決香港市民的住屋需求，利用房屋供應作凌駕所有社會發展之藉口。在香港市民面對樓價上升而怨聲載道之時，政府一邊拖延興建公屋及居屋，另邊廂不斷將大量土地更改用途供大財團謀取暴利。港府犧牲培育未來棟樑的高等教育發展，強搶教育用地作大財團生財工具，漠視本港高等教育的長遠發展需要，此等做法實在可恥。

政府於二零一三年三月四日的聲明中提到：「政府經評估後，認為前李惠利校舍用地南面部分用地適合改劃作住宅用途，以回應市民對房屋的需求。」根據政府文件，李惠利地皮的土地用途將被改為「住宅用途（乙類）」，用以興建中密度住宅。而李惠利地皮亦有各種建築限制，只能建成 496 個私人住宅單位，根本不能讓普羅大眾受惠。說穿了，政府就是偏幫大財團，讓他們可以藉發展豪宅以牟取暴利。可見香港政府非常短視，為了一時的賣地收入而忽視高等教育界的長遠發展。若李惠利地皮更改土地用途一事獲得通過，本港將會失去一幅適合高等教育界發展的地皮。有一必有二，李惠利地皮的先例一開，政府將可以無視土地分類制度，強搶教育用地、社區用地予地產商牟利，這種做法實在是極為可恥。本會希望香港政府能夠以民為本，權衡高等教育及社會長遠發展的重要性，好好運用本港的土地。

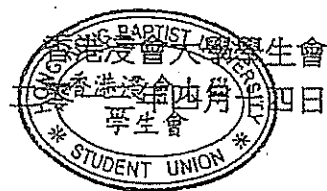
香港政府於聲明中表示，於城規程序完成之先將土地納入勾地表是慣常做法，絕對沒有不公不義。同時，「偷步」勾地亦能壓縮賣地程序，加快土地供應。雖然政府對此等不公平行為習以為常，但習慣並不等於該程序是合理及正確的做法。諮詢期尚未完結時，政府便將李惠利及其他二十餘幅地皮納入新一輪勾地表，欲藉此向城規會施壓。本會認為政府此舉完全忽視市民及區議會意見，並有誤導公眾



之成分！政府在城規程序尚未完結便「偷步」納入勾地表，此舉絕對不符合程序公義，亦無視城規會在事件中所擔當的決策角色，這是對城市規劃程序的不尊重、對社會的不尊重，更是對法治的不尊重！

政府將一幅位於大學建築群內的土地規劃作興建豪宅之用，完全違背城市規劃的原則。李惠利地皮位於大學建築群內，三面被浸大包围，周邊的社區設施根本未盡完善，不適合興建住宅，可看出政府完全欠缺長遠的城市規劃方針。為了落實特首的「全民搵地」計劃，政府任意把社區、教育用地更改作住宅用地。此先例一開，政府將會將更多社區及教育用地改作住宅用途以興建豪宅，政府能夠為了大財團利益而不顧土地運用的原則，屆時土地分類制度的設立將變得毫無意義。

在此，本會希望城規會能夠重視社會上眾多的反對聲音，拒絕作香港政府的橡皮圖章。以公平、公開及公正的態度審核更改李惠利土地用途一事，同時，亦希望城規會能夠好好運用本港有限的土地資源，以民為本，不再向政府及地產商傾斜，顧及香港社會的長遠發展利益。



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就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

130415-124938-53405

129

提交限期

Deadline for submission:

15/04/2013

提交日期及時間

Date and time of submission:

15/04/2013 12:49:38

提出此宗申述的人士

Person Making This Representation:

香港浸會大學學生會

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/K18/17

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
S/K18/17	反對 Oppose	<p>根據政府所指，浸大現時對樓面教學空間的需求已有93.6%獲得滿足，是全港市區大學中滿足率第二高的校園，又指浸大獲批接近12億公帑擴建校園。但是，浸大的新教學大樓是於校園原址加建，並不如其他大學般獲批額外土地增建。除此之外，浸大雖然獲得93.6%的校園空間滿足率，但校園總面積及人均面積仍然是八所資助院校中最小，新學制的推行使原本已十分狹小的校園空間更為擁擠。同時，浸大兩幢新建的教學大樓中，傳理及視藝大樓是政府償還浸大欠缺的校園空間，新教學及行政大樓才是為了應付新學制雙倍的學生人數而加建的。因此本會需澄清一個事實，在沒有額外土地作擴建的情況下，無論如何在校內進行任何改建也不能有效改善校園空間不足的問題，而並非如政府所指滿足了教學空間就等於浸大的校園空間足夠。</p> <p>本港的高等教育界一直存在教育用地不足的問題，當中浸大的情況尤其嚴重。在334雙學年下，雖然浸大能夠興建新教學大樓解決燃眉之急，但新教學大樓是於原有的校園土地上加建，使本來的校園空間更加擠逼。因此，</p>

1503

浸大極需要額外的土地資源作大學的長遠發展，以及解決校園擠擁的問題。李惠利地皮一直劃分為教育用地，如今政府卻擅自更改教育用地為住宅用地興建豪宅，更辯稱利用李惠利地皮興建住宅能夠解決香港市民的住屋需求，利用房屋供應作凌駕所有社會發展之藉口。在香港市民面對樓價上升而怨聲載道之時，政府一邊拖延興建公屋及居屋，另邊廂不斷將大量土地更改用途供大財團謀取暴利。港府犧牲培育未來棟樑的高等教育發展，強搶教育用地作大財團生財工具，漠視本港高等教育的長遠發展需要，此等做法實在可恥。

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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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April 10, 2013

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

TPB/R/S/K18/17-30

Dear Sir,

**Opposition to Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

This is writing to oppose the captioned amendment and request that the zoning of the southern part of the ex-Lee Wai Lee Campus be kept for "Government, Institution or Community (9)" purpose.

Since its establishment in 1956, the Hong Kong Baptist University has embraced the unique vision of "Whole Person Education." As a higher education institute of Christian heritage, HKBU has provided high-quality education for youngsters who have later become leaders of society. HKBU is united as well as dynamic, with its staff and students dedicated to their work and striving to be "creative, innovative and excellent in their endeavors." HKBU has grown in academic stature, and achieved international recognition as an institute showcasing "broad-based and creativity-inspiring education, research and scholarship."

In order to continue its mission for excellent education, HKBU has worked to the best of its ability to successfully meet the challenges ahead. One of the indispensable conditions in supporting HKBU to better serve the community in the future is space.

The former Lee Wai Lee Institute site, which is adjacent to HKBU, is geographically an integral part of the University's campus and is crucial to the University's future development.

HKBU hopes to make use of the land to build 1,700 student hostel places and a Chinese medicine teaching hospital.

Being our dire need for student space, we wish to highlight that HKBU currently occupies the smallest site area among the eight University Grants Committee-funded institutions (about 5.4 hectares, compared to 11 hectares to 137 hectares occupied by other institutions). The average site area for each HKBU UGC-funded student (about 8.9m<sup>2</sup>) is also the smallest among his or her counterparts (ranging from 10m<sup>2</sup>

to 87m2). Furthermore, HKBU was not allocated any additional space to build relevant facilities in preparation for the implementation of the four-year curriculum. All additional facilities have been developed on the existing sites, severely stretching the capacity of our small campus.

On our need to build a Chinese medicine teaching hospital on the former Lee Wai Lee Institute site, HKBU has explored the feasibility of developing the hospital jointly with a non-profit-making organization on premises in Tsim Sha Tsui. However, after thorough and careful studies, HKBU has found complicated lease conditions and technical problems related to the site that could not be resolved satisfactorily. Hence, HKBU has informed the organization that the University needs to find an alternative site for the project. HKBU considers the former Lee Wai Lee Institute site to be the most suitable space for building the Chinese medicine teaching hospital. The hospital should ideally be located adjacent to the existing campus to synergize with HKBU's teaching, research and service capabilities for the benefit of the long-term development of the Chinese medicine profession.

Thus, we would like to clarify that, since 2005, HKBU has been requesting the Government to allocate the whole site (former campus of the Lee Wai Lee Institute) for its future development. HKBU has neither indicated to the Government nor come to any agreement with the Government that HKBU requires only half of the land and is ready to withdraw its request for the whole plot.

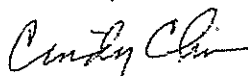
In view of the tremendous contribution of HKBU to education, coupled with its dire need for student space and enormous potential in advancing the development of Chinese medicine in Hong Kong SAR, we would urge you to carefully reconsider your decision on this matter and hopefully grant the entire former Lee Wai Lee Institute site to HKBU.

Yours sincerely,

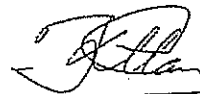


King-tak Ip

Staff Representative, Court, Hong Kong Baptist University



Cindy Yik-yi Chu



Alfred Tan

c.c. Professor Albert Chan, President & Vice-Chancellor, Hong Kong Baptist University



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

TPB/R/S/K18/17-31

Date: April 15, 2013

Dear Sir,

**Opposition to Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

I wish to oppose the captioned amendment and request that the zoning of the southern part of the ex-Lee Wai Lee Campus be kept as "Government, Institution or Community (9)". The reasons are provided in the ensuing paragraphs:

Please see the attached sheets.

Yours faithfully,



Name: Hong Kong Baptist University Faculty and Staff Union

Postal Address or Email:

Tel No.: [REDACTED]

Date: April 15, 2013

25864

香港浸會大學教職員工會

Hong Kong Baptist University Faculty and Staff Union

團結 • Solidarity

自主 • Autonomy

公義 • Justice

## 聯合聲明

### 反對政府改變李惠利學校舍地皮用途

此聲明由以下個人及團體共同發起：

立法會議員葉建源議員

土地正義聯盟

香港批判地理學會

香港浸會大學學生會

香港浸會大學教職員工會

我們對李惠利學校舍地皮用途有三點聲明：

- (一) 政府必須開誠布公，不搞虛假諮詢：事件發展以來，政府沒有聽取民意便擅自提議更動該地皮的用途，城規會未經深入探討便輕易接受政府建議，然後才諮詢民意。怎料民意諮詢期限未屆，政府又急不及待，把該地皮列入本年度賣地表當中。由始至今，政府以其行政霸道，罔顧民意，一再踐踏諮詢程序，破壞土地用途規劃的程序公義。另一方面，政府只顧覓地建屋，卻從不開誠布公，向市民完整交代本港目前閒置地皮的數量、地點和未來用途。民間研究人士早已指出政府有約二千公頃的土地儲備，但在梁班子政府手下卻全部「被消失」，連一公頃也沒交代。社會缺乏資訊，公眾無從了解不同土地用途的供求情況，也難從宏觀視角去評議政府的用地政策，結果不但剝奪了市民的知情權，也助長了政府在土地運用上專斷獨行，甚至抵觸公共利益。
- (二) 李惠利學院地皮須維持原定用途，不容興建豪宅：在該地皮興建五百個住宅單位，只為有錢人提供更多住屋選擇和投資機會，對解決一般市民的房屋需要毫無幫助。反觀本港高等教育需求殷切，單是學生宿舍便長期供不應求，當局為發展教育產業，竟罔顧本地生的需要，原本供他們住宿的不少宿舍單位，却轉給外地使用。再者，興建中醫醫院的訴求仍未落實，老人服務以至其他社區服務長期不足，當局實有需要維持該地皮的原有用途，以預留公地，供日後教育及社會服務之用。政府若背逆民意，擅自改為豪宅用地，不啻是手段低劣，只求成全地產商利益，而犧牲高等教育及社會服務的未來發展。
- (三) 以公平、公正、公開的論證決定具體用途，不得黑箱作業：目前社會各界雖然明確反對把李惠利地皮用來興建豪宅，並主張維持原有用途，但各方對該地皮的具體用處意見不一，仍須尋求共識。我們認為，大可以公平、公開、公正的方法，讓大家詳細論述，深入探討，論證利弊，找出服務公眾利益的最佳方案。

如有查詢，請與本會主席李建賢( )或發言人杜耀明聯絡( )。

香港浸會大學教職員工會理事會敬啟  
二零一三年三月十七日

1. [http://www.devb.gov.hk/tc/publications\\_and\\_press\\_releases/press/index\\_id\\_7242.html](http://www.devb.gov.hk/tc/publications_and_press_releases/press/index_id_7242.html) 政府回應立法會提問
2. [http://www.devb.gov.hk/filemanager/tc/content\\_69/P201207040370\\_0370\\_96619.pdf](http://www.devb.gov.hk/filemanager/tc/content_69/P201207040370_0370_96619.pdf) 這是18區空置官地的總數表，計了18區，已規劃作住宅用地的政府空置土地，有2,153.7公頃。

## 工會聲明

團結一致，反對政府搶地建豪宅  
興建中醫院，以專業服務全港市民

### 引言

由於香港特區政府急於壓抑樓價，藥石亂投，最近令人髮指的是，發展局局長陳茂波強搶九龍塘前李惠利工業學院之教育及社區用地以興建豪宅。而且不依程序，在城規會還未完成諮詢期，已將該地列入賣地表，可謂一錯再錯。現已引起教育界的反對之聲，包括一直與政府磋商爭取該地作發展的浸大師生。

### 建宅目標只為豪強，改地用途等同圈地賣港

梁班子政府上任以來，不但公營建屋毫無寸進，私人建宅目標也是好高騖遠，改劃社區土地用途原來是為了豪強建更多豪宅，給中港富豪入貨，這等同圈地賣港，那倒不如不改劃好過！假如梁振英真的想讓市民感受其真心悔改，革面洗心，為人民謀福祉，則應責成陳茂波不要為討好主子而搶民地；為湊夠豪宅單位而篤數！

### 政府「盲搶社區地」，損市民益霸權

梁班子以浸會大學近年沒有向 UGC 申請李惠利用地作中醫院等理由為藉口，認為將該處變住宅地為理所當然之舉。這是繼房委會將北角邨及山谷道邨地皮無條件交還特區政府後，另一種未經公眾諮詢即改變土地用途，損害全民利益以討好、輸送利益予地產霸權之舉！此種惡例一開，則全港市民必成為最終受害者：市民大眾賴以休憩及獲取服務的社區公園，公共設施，都可以被夷平為將來的豪強駐宅；市民的生活及休憩空間只會被加倍蠶食，而公園學校醫院社區會堂老人宿舍青少年活動中心等興建便只有更遙遙無期！

### 沒看管好教育用地，吳克儉欠見識不稱職

根據媒體報導，早於 2005 年浸會大學已向教育局要求全幅李惠利用地留作大學發展，數年來仍時有就此用地進行正式及非正式商討。但教育局竟以官腔稱未收過正式申請為由推卸責任，真箇是官字兩個口！吳克儉胡亂將市區珍貴教育用地雙手奉送上司及地產霸權，再一次証明吳局長對教育欠缺見識及承擔，實應及早鞠躬下臺。

### 城規會公眾諮詢「走過場」，陳茂波誠「割港局長」

其實城規會公眾諮詢只是「走過場」。據一月廿五日有份旁聽城規會會議的學生匯報，當日有個別委員已明確表示反對將李惠利用地改劃作豪宅用途，但城規會主席黃遠輝在未有充分討論下，堅持同意陳茂波的改劃用途要求，僅留下所謂「公眾諮詢」作裝飾下臺階。

陳茂波更明目張膽，將還未完成規劃程式的教育及社區用地，公佈為下年度賣地計劃中 22 幅住宅用地的一部分，其手法令人震驚；令城規會仍在進行公眾諮詢的地皮，忽然變成地產商可建豪宅的“事實”，從而影響城規會委員的最後決定，教

城規會被廢「武功」變「誠虧會」。而他的「慣常做法」辯解，只有令城規會變得「更虧」。這再次顯明梁班子政府「上有好者，下必有甚焉」的歪風甚為猖獗。梁振英愛說謊，其身不正；其下屬即有過之而無不及進行強盜行為，晉身為「割港局長」。

### 浸會大學申辦中醫醫院合情合理，亦符合社會大眾利益

浸會大學多年來已要求撥地興建學生宿舍及其他高等教育發展設施。浸大計劃建中醫醫院，不但解決了中醫藥系學生在港實習，不需赴內地的迫切需要，更是對全港市民的建康有百利而無一害的實際行動。

### 從沒認真發展中醫，歷屆特區政府應受譴責

梁班子政府以現時沒有政策向團體提供官地發展自資中醫院為最後擋箭牌，拒絕浸會大學自資發展中醫院之請求。此種態度正自曝其短！高永文局長更放言若建中醫院也不一定給浸會大學使用，則更無聊並帶懲罰意味！還是請特區政府出錢建成中醫院後才放炮吧！

香港特區政府在回歸十多年來，都不肯正視市民對中醫藥的龐大需求，不將中醫藥的服務及培訓全方位納入公營醫療及教育體系，不肯投入資源，興建中醫院並致力培育中醫人才。如今浸大自願出資建院，為市民及學子出錢出力，卻仍受特區政府百般阻撓，置市民對中醫藥的需求於不顧，簡直匪夷所思！特區政府實愧言回歸、更愧對中華傳統文化，復愚不可及看不透中醫藥在醫療產業上的潛能！梁振英實應責成高永文盡快籌建中醫院而非一味放空炮！

### 聲明

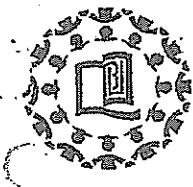
有見及此，本會為維護教育發展及市民大眾的健康及整體利益，聲明如下：

- 1) 梁振英政府尤其是發展局應立即停止任何未經真確公眾諮詢的土地改劃。
- 2) 城規會應改革，引入廣泛的公眾參與及進行真確的公眾諮詢。
- 3) 譴責吳克儉沒看管好教育用地，應就此事被問責並向公眾道歉。
- 4) 譴責陳茂波先斬後奏，將公眾諮詢進行中的土地預先納入賣地計劃中，應就此事被問責並向公眾道歉。
- 5) 譴責歷屆特區政府和食物及衛生局局長對中醫藥服務及培訓的需要視而不見，應就此嚴重疏忽被問責並積極補救。
- 6) 特區政府應積極與駐港解放軍磋商遷出市區如九龍塘之軍營用地，以供教育及社區發展之用途。

本會重申，支持浸會大學師生合力反對政府強搶九龍塘前李惠利的教育及社區用地建住宅；並呼籲九龍城區議會、立法會議員及各間公私營大學師生校長，市民大眾，基於唇亡齒寒的道理，一同反對此種強搶社區用地的行徑，並籲請城規會委員，撥亂反正，維持該地作社區用途，撥出興建中醫院或其他大學設施，惠及莘莘學子及全港市民！

如有查詢，請與本會主席李建賢  或發言人杜耀明聯絡 

香港浸會大學教職員工會理事會敬啟  
二零一三年三月八日



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

(郵寄及傳真 2877 0245)

敬啟者

有關「九龍塘分區計劃大綱草圖編號 S/K18/17」中  
修訂項目 A (前李惠利校舍) 事宜

就香港特區政府向 貴委員會申請將上述土地(下稱“該地”)用途改為住宅用地事宜,香港浸會大學校友會(下稱“本會”)提出以下意見:

1. 本會同意特區政府所指:現時基層市民的住屋問題是香港社會面對的重要問題,必須盡快解決。
2. 根據特區政府所提供的資料,該地若改為住宅用地,可提供四百多住宅單位,即每單位平均面積約 800 方呎,參考現時同區新建住宅單位售價計算,每單位約值一千五百萬元,從售價而言,實屬市場所稱的豪宅類別,斷非基層市民能力可以應付,換言之,將該地改變為住宅用途無助解決基層市民的住屋問題。
3. 該地規劃為政府、團體或社區(GIC)用地已有多年,附近缺少日常生活所需設施,將該地改為住宅用地,實難產生協同效益;正如建築師學會副主席何文堯所指:在該地興建住宅欠缺協同效應(synergy effects)及規劃得益(planning benefit),從城市規劃專業的角度而言,實難以服人。
4. 住屋問題固然重要,其他與香港整體發展有關的如社區、體育、交通、文化和教育等設施亦同樣重要;現時政府只顧將土地改為住宅用途,漠視社會均衡發展的大原則大道理,亦是難以服人。
5. 故此,本會反對政府提議將該地改為住宅用途,本會認為將該地變為豪宅用途,不但無助於解決社會基層市民住屋問題,亦浪費包括可作教育用途的 GIC 用地,對整個社會帶來不可挽回的損失,是甚為不智的雙輸方案。
6. 該地位於九龍城區。本年三月七日,九龍城區議會房屋及基礎建設委員會的會議中,所有發言的委員均反對將該地改為住宅用地。
7. 本年三月十二日,立法會教育事務委員會會議中,出席議員委員會以 8 票贊成、0 票反對、1 票棄權,通過反對特區政府改變該地長久以來的教育用途。

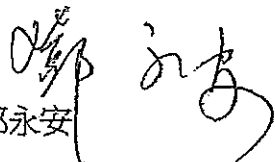


8. 近期不少媒體就該地的用途進行意見調查，例如經濟日報就以「前李惠利校舍地皮應用作建中醫院、還是作住宅用途呢？」為題，至四月三日的調查結果顯示：71%回應人士贊成建中醫院，而 25%則贊成作住宅用途。從上述數字可見，大部份社會人士都是支持興建中醫院。
9. 本會相信 貴委員會在審議特區政府改變該地用途的提議時，定會參考九龍城區議會、立法會教育事務委員會的取態及市民的意見。
10. 本會知悉， 貴委員會只就特區政府提出的改變用途申請作出裁決；若該地維持 GIC 用途不變，日後的發展及負責團體將由特區政府有關部門決定。惟 貴委員會或已留意，自 2005 年以來，毗鄰該地的香港浸會大學已極力向政府爭取將該地撥交浸大發展之用，浸大的具體建議是在該地興建中醫教學醫院，以完善浸大中醫藥學院十多年來教學所欠缺而又非常重要的教學醫院。
11. 自回歸以來，三位行政長官多番強調發展中醫藥的重要性， 貴委員會專職處理土地規劃事宜，理應配合三位行政長官對中醫藥發展的政策，支持在該地興建全港第一所中醫教學醫院。
12. 就此改變用途一事，特區政府乖離既定程序，強行將該地納入賣地表內，本會認為 貴委員會實需為此跟進處理，向市民釐清 貴委員會之權責及交待有關程序是否仍然有效。
13. 現時大家面對的困難是土地只有一幅，魚與熊掌，取捨尤為困難，但本會深信： 貴委員會在裁決特區政府的申請時，一定會考慮：a. 增建豪宅和發展教育兩者誰較適合，b. 社會的均衡發展和 c. 議會及市民意見。
14. 本會認同 城規會的制衡功能，也信賴 貴委員會的把關工作。


祝

工作愉快!

香港浸會大學校友會會長

  
鄧永安

2013 年 4 月 11 日



TPB/R/S/K18/17-33



LWL Concern Group

<[redacted]@gmail.com>

15/04/2013 下午 04:50

To tpbpd@pland.gov.hk

cc

bcc

Subject

☐ Urgent

☐ Return receipt

☐ Sign

☐ Encrypt

致城規會各成員：

有關改變前李惠利地皮土地(S/K18/17 itemA)用途的反對申述

我們是浸會大學學生宿舍的宿生。我們反對政府有意將前李惠利地皮由GIC用地改變為住宅用地，原因如下：

首先，前李惠利地皮的北面將打算興建新的學生宿舍。一旦將剩餘的地皮改變為住宅用地，興建豪宅，基於學生和居民的生活習慣有所差異，相信會對雙方構成衝突和不便。加上兩者距離接近，更會加劇兩者的矛盾。以理工大學的學生宿舍為例，位於紅磡的理大學生宿舍，旁邊是住宅半島豪庭。由宿舍所產生的噪音，經常收到附近居民的投訴，顯示兩者之間的矛盾。由此可以預視，若前李惠利地皮轉為住宅用地，亦會面對同樣的問題。

第二，環視九龍塘附近的土地，大部分已被發展，只剩少部分仍可作發展之用。前李惠利地皮位於浸大校園的附近，是一塊可予浸大發展的地方。若改變其土地用途，一方面影響了整個浸大校園的整體性，另一方面，浸大亦沒有了這幅珍貴的土地作長期發展之用。

第三，政府聲稱改變了土地用途為住宅用途，是為了解決港人的住屋需求。但據測量師估計，該地方將興建呎價約二萬元的房屋。一個八百餘呎的單位，價格便高達二千多萬，而這個價錢是一般基礎市民無法負擔的。最後亦只會淪為被投機炒賣之用，便宜了地產商家，卻根本無法解決現時的房屋問題。既然如此，政府聲稱為解決房屋問題的理據根本不成立，所以前李惠利地皮亦不應改變其土地用途。

基於以上的理由，我們堅決反對政府改變前李惠利地皮土地用途的建議，希望各城規會成員能詳細考慮我們的意見。

振寧堂

樹人堂

香港浸會大學學生宿舍楊

香港浸會大學學生宿舍周



慶齡堂

元培堂

十四日

Contact person: Chung Kok Hin

Email: [REDACTED]@m

Moblie: [REDACTED]

Date:14-4-2013



opposition letter (hall).docx

香港浸會大學學生宿舍宋

香港浸會大學學生宿舍蔡

二零一三年四月

致城規會各成員：

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香港浸會大學學生宿舍楊振寧堂  
香港浸會大學學生宿舍周樹人堂  
香港浸會大學學生宿舍宋慶齡堂  
香港浸會大學學生宿舍蔡元培堂  
二零一三年四月十四日

Contact person: Chung Kok Hin  
Email: ch[REDACTED]m  
Mobile: [REDACTED]  
Date: 14-4-2013



香港浸會大學  
HONG KONG BAPTIST UNIVERSITY

Annex II-25 of  
TPB Paper No. 9585

TPB/R/S/K18/17-34

香港浸會大學基金  
HONG KONG BAPTIST UNIVERSITY FOUNDATION

RECEIVED

主席：王英偉太平紳士  
Chairman: Wilfred Y. W. Wong, SBS, JP

5 April 2013

2013 APR -8 P 12:13

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

TOWN PLANNING BOARD

Dear Sirs,

**Objection to Amendment Item A to  
the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17  
in respect of the southern part of the former campus of  
the Hong Kong Institute of Vocational Education (Lee Wai Lee)**

As Chairman of the Hong Kong Baptist University (HKBU) Foundation and former Chairman of the Council and the Court of HKBU (2007-2012) as well as a businessman with experience in a number of sectors, including property development, I am writing to express my opposition to the rezoning of the southern portion of the former Lee Wai Lee Campus (LWL site) from "Government, Institution or Community" to "Residential (Group B)" as proposed by the Government.

Having only recently completed my term as Chairman of the HKBU Council and Court, I can attest to HKBU's great need for the site in question as well as the history of the University's discussions with the Government on the matter. The site is adjacent to the HKBU campus and given that the University has been liaising with the Government over its future use for several years, it is surprising that the Government did not deem fit to discuss its plans to rezone the site with an important stakeholder.

While the shortage of land for housing in Hong Kong is well known, the shortage of land for educational use is of no less concern. According to Government figures, Hong Kong's higher education institutions are in need of 80,000 square metres of operational floor areas. Among them, HKBU has to grapple with the challenge of providing its students with an inspiring learning environment within the constraints of a relatively small site area. In 2007, while I was Chairman of the

1/3

7320

Hong Kong  
Baptist University  
**Foundation**  
香港浸會大學基金

香港 九龍塘浸會大學道15號 教學及行政大樓10樓1003室  
Rm1003, 10/F, Academic and Administration Building, 15 Baptist University Road, Kowloon Tong, Hong Kong  
電話 Tel: (852) 3411 7788 傳真 Fax: (852) 3411 5589 電郵 E-mail: hkbu@hkbu.edu.hk  
網址 Website: <http://foundation.hkbu.edu.hk>



Council, the University launched its campus expansion plan, in anticipation of the extra student numbers due to the implementation of the 3-3-4 academic reforms. In the absence of more land on which to grow, the University was left with no choice but to construct high-rise buildings which have resulted in a less than ideal proportion of outdoor space for students.

Through my years of association with HKBU I have witnessed its admirable growth as well as the immense potential that the institution has built up through its almost six decades of existence. The LWL site is surrounded on three sides by HKBU buildings and would fit seamlessly into the existing campus, giving the University the space needed for developing its existing areas of strength more fully.

One of these areas of strength is Chinese medicine and it is entirely logical that HKBU proposes to set up a self-funded Chinese medicine teaching hospital on the site. HKBU was the first institution in Hong Kong to offer a degree programme in Chinese medicine and since then, its School of Chinese Medicine has gone from strength to strength. However, for 15 years, Chinese medicine students in Hong Kong have had to go to the Mainland for internships, which is far from ideal. In addition to training future Chinese medicine practitioners, the School has been engaging in pathbreaking research and running a number of clinics across Hong Kong that have been welcomed by the communities they serve. A Chinese medicine teaching hospital would bring together and enhance these existing strengths for the benefit of Hong Kong. A teaching hospital located right next to the University would be convenient for both faculty and staff members not to mention the general public and could promote synergies between other departments of the University such as the Faculty of Science.

I must also mention here that during my Chairmanship, I was involved in exploring the possibility of jointly setting up a Chinese medicine teaching hospital with the Tsim Sha Tsui District Kai Fong Welfare Association. But after careful study, it was concluded that owing to the site constraints, building the hospital in Tsim Sha Tsui was not feasible and the LWL site would be the most suitable location for the proposed Chinese medicine teaching hospital.

HKBU has a strong track record in managing special projects that involve using Government land for the benefit of society. The University has been commended for its conservation of the Former Royal Air Force Station at Kai Tak which currently



houses its Academy of Visual Arts; converting the decommissioned Shek Kip Mei Government Factory Estates into the Jockey Club Creative Arts Centre, which it operates for the benefit of the local arts community; and participating in the Government Revitalising Historic Buildings Through Partnership Scheme to revitalise Lui Seng Chun into a Chinese medicine health centre. The proposed Chinese medicine teaching hospital would be another such socially relevant project that capitalises on the University's expertise for the benefit of the community.

The Government proposes the southern portion of the site be used for a medium-rise private development with around 490 apartments, which, given the location in Kowloon Tong, would inevitably be sold at high prices. A student hostel next door to such a development could cause friction as has been seen in the case of other universities where the lifestyle of students and that of the neighbouring residents do not match. The proposed residential project would not do much to solve Hong Kong's urgent housing crisis for those at the grass-roots either.

Given that this site would provide great benefits to the community of Hong Kong if allocated to a university located right next door, I would strongly urge the members of the Town Planning Board to retain the current "Government, Institution or Community" use of the site so that more consultation and study on the use of the site can be conducted.

Yours faithfully,



Marianna Tsang

15/04/2013 下午 02:54

To "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

cc

bcc

Subject 反對「九龍塘分區計劃大綱草圖編號S/K18/17」修訂項目A項（改變前李惠利校舍土地用途）。

☐ Urgent

☐ Return receipt

☐ Sign

☐ Encrypt

---

尊敬的城規會秘書：

茲附上香港浸會大學尚志會之上述函件，祈為查收，謝謝！

香港浸會大學尚志會會長  
曾惠珍

Opposition\_HKBUCC.pdf



# Hong Kong Baptist University Century Club Limited

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Prof. Frank H. K. Fu

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陳錦波教授

#### 顧問

傅浩堅教授

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劉同成 (工管)

徐國倫 (傳理)

#### 司庫

鄧寶影 (會計)

#### 秘書

郭偉雯 (傳理)

#### 理事

陳玉成 (生物) 劉國明 (經濟)

蕭雪霞 (英文) 王麗珍 (工管)

吳曉龍 (會計)

#### 名譽校教師

中區法華(香港)會計師事務所

致： 城市規劃委員會秘書

香港北角渣華道333號

北角政府合署15樓

(email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or fax to: 2877 0245 / 2522 8426)

日期：12/04/2013

尊敬的城規會秘書：

反對「九龍塘分區計劃大綱草圖編號 S/K18/17」修訂項目 A 項(改變前李惠利校舍土地用途)。

你好，本會是香港浸會大學一個資深校友組織，對上述修改，表示反對，並要求將前李惠利校舍南部保留為「政府、機構或社區(9)」發展用地。理由如下：

反對犧牲教育改建豪宅 政府妄顧程序漠視民意

我們強烈反對政府把前李惠利校舍和其他珍貴教育用地改作興建豪宅用途，因為既無助於解決社會最急切所需的基層市民住屋問題，亦浪費了珍貴的教育用地，對社區、高等教育和整個社會造成不可挽回的損失，是三輸的方案。

我們認為政府在城規程序的公眾諮詢期未完結便把土地納入賣地表，可引致為城規會委員帶來壓力，有企圖造成既定事實、漠視民意、誤導市民之嫌。

教育是一項政府和社會的長遠投資，應具備長遠的眼光、願景和策略，政府也需考慮長遠的教育需要，在合適地點保留土地作教育用途，而並非為應付一時的住宅用地短缺而犧牲重要的教育用地。香港缺乏天然資源，而人才卻是香港的重要資源，為香港持續發展的支柱之一。我們懇切期望政府真心以教育的長遠效益為依歸，重新考慮更改土地用途的建議。

.../P.2



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中瑞岳華(香港)會計師事務所

### 浸大用地長期短缺

我們感謝政府近年在補足教學空間缺欠上的支持，但我們同時認為，教育是長遠和長期投資，必須預留空間供未來發展的需要。現時浸大的資助淨作業樓面面積約 76,000 平方米，全部興建在地段面積為 5.4 公頃的土地上(其他院校的地段面積約 11 公頃至 137 公頃不等)，即建築物均向高空發展，造成校園十分擠迫，空地嚴重不足，影響學習素質。事實上，浸大本學年起推行三三四學制，學生人數增加四份之一，但並沒有得到額外撥地進行校園發展計劃，所有設施均在現有校園另建或加建，令校園更加擠迫，影響學習質素，因此，浸大有迫切需要增加地段面積，改善學生學習環境。前李惠利校舍與浸大僅一牆之隔，而且是鄰近唯一可以供浸大持續發展的用地，所以該幅土地對浸大的將來發展是非常重要的。

### 有關中醫教學醫院

我們認為，沒有本地臨床實習的醫科課程，是殘缺不全的課程。本港開辦了中醫本科課程 15 年，中醫學生仍需要長途跋涉到國內實習，而兩地體制不同，學習到的難免不完全適合香港。政府沒有把中醫教育列入醫學教育系列之中。多年來不僅沒有按醫學教育原則向中醫學撥款，而是按理科類別撥款(約為西醫學生的一半)，也沒有像其他醫學系列包括牙醫和護士一樣提供教學實習基地等配套，是令人極度失望的。浸大建議自資興建中醫教學醫院，是希望幫助政府完善中醫本科教育機制，造福未來的中醫學生和廣大市民。

### 有關學生宿舍與附近住宅

政府認為前李惠利校舍用地南部適合改劃作住宅用途，我們認為大有商榷餘地。倘若學生宿舍與豪宅項目在同一街區內緊接為鄰，整項用地規劃將顯得零碎及格格不入。根據友校的經驗，由於舍堂文化與附近居民的生活作息亦有很大差距，可能會引起衝突。事實上，立法會教育事務委員會近年在討論興建學生宿舍議案時，均提到宿舍鄰近住宅對附近居民帶來滋擾的投訴。此外，豪宅項目會帶來額外車流，不但可能造成人車衝突，而且會產生空氣及噪音污染，最終令社區的整體環境質素下降。





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徐國勳 (傳理)

司庫  
鄧廣彰 (會計)

秘書  
郭倩雯 (傳理)

理事  
陳玉成 (生物) 劉國明 (傳理)  
蕭雲龍 (英文) 王麗珍 (工管)  
吳偉龍 (會計)

名譽核數師  
中瑞岳華(香港)會計師事務所

P.3

### 專家/學者意見

於本年四月十日在浸大舉行的論壇，題目為“從都市規劃及環境因素出發”，各位專家/學者從多角度，包括環境、社會、地理因素、城市規劃等以理性的方式剖析，均認為李惠利前校舍不適宜作住宅用地，特別是豪宅。

### 各界反映民意

3月1日，香港教育專業人員協會刊登聲明，反對政府無故改變土地計劃，並全力支持保留李惠利校舍繼續作為教育用地。3月7日，九龍城區議會轄下的房屋及基礎建設委員會在會議上討論前李惠利校舍改變為住宅用地一事，結果所有發言的議員都一致反對有關建議，認為應保留該地為「政府、機構或社區」用地。立法會教育事務委員會亦於3月11日的會議上通過議案，要求政府保留前李惠利校舍用地作「政府、機構或社區」用途，包括作原教育用途。這反映出政府此項更改土地用途的建議並不可取，也不獲民意支持。

### 總結香港浸會大學尚志會的立場

基於上述理據，站在公眾利益及大學持續發展及教育理念的立場，我們實在不希望一幅珍貴的教育用地，遭永久切割變作另一片豪宅用地及破壞城市整體性計劃。教育為社會發展之本，特別是香港特區，必須以策略性及長遠視野來推動及扶助而不是以扼殺性處理。以這幅本已在浸大校園區內的用地建設中醫教學醫院，服務全港病人，亦為學生提供完備的臨床研究及實習設施，絕對符合善用土地的原則。我們認為我們的建議是對(下一代)教育、社區及社會是三贏方案。



# Hong Kong Baptist University Century Club Limited

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吳德龍 (會計)

#### 名譽核數師

中瑞岳華(香港)會計師事務所

我們衷心希望上述資料能令您更清楚事實和尚志會校友的立場。

敬祝

工作愉快!

香港浸會大學尚志會會長

曾惠珍 敬啟

TPB/R/S/K18/17-36



James Kok

15/04/2013 上午 11:34

To tpbpd@pland.gov.hk

cc

bcc

Subject letter to the secretary of Town Planning Board about Opposition to Amendment Item A to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17.

☐ Urgent

☐ Return receipt

☐ Sign

☐ Encrypt

Dear Sir or Madam,

This is James from the next president of HKBU Postgraduate Association. Attached is the letter to the secretary of Town Planning Board about Opposition to Amendment Item A to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17.

Best Regards,  
James



Letter to the secretary of Town Planning Board from the President of HKBU Postgraduate Association.pdf

The Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong  
(Fax: 2877 0245 or 2522 8426)

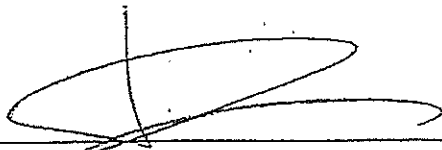
Dear Sir,

**Opposition to Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

I wish to oppose the captioned amendment and request that the zoning of the southern part of the ex-Lee Wai Lee Campus be retained as "Government, Institution or Community (9)". The reasons are as follows:

- For the life long development of Hong Kong and competition around the globe, education is one the important issues to deal for the government. Without good education, Hong Kong will have a tough time to compete with the cities in Asia especially Singapore, Shanghai, Beijing, Seoul, Tokyo, and more.

If the site is for luxury residential purpose instead, it could not solve the shortage of housing for the whole grass-root community in a short and long run. It will definitely increase the price of housing again because the rich could buy more properties and resell to the market. So from the view of HKBUPA (Hong Kong Baptist University Postgraduate Association), we support the site of Lee Wai Lee remains as educational purpose.



Name: Kok Pak Ning, James (President of HKBUPA Postgraduate Association)

Date: April 15<sup>th</sup>, 2013

Postal or email address: [REDACTED]

Tel No.: [REDACTED]

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

TPB/R/S/K18/17-37

寄件者: "University Advancement Office" <[REDACTED]>  
收件者: <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
傳送日期: 12/04/2013 下午 05:19  
主旨: 反對「九龍塘分區計劃大綱草圖編號S/K18/17」修訂項目A項(改變前李惠利校舍土地用途)

致: 城市規劃委員會秘書  
香港北角渣華道333號  
北角政府合署15樓

日期: 12/04/2013

尊敬的城規會秘書:

反對「九龍塘分區計劃大綱草圖編號S/K18/17」修訂項目A項(改變前李惠利校舍土地用途)

我反對上述修改,並要求將前李惠利校舍南部保留為「政府、機構或社區(9)」發展用地。理由如下:

(一) 比較下,浸會大學每年收取入學申請表及收生率都是每年有增無減;原因是其入學門檻相比港大/中大低,而香港學生大多數成績比較中上或以下多,所以每年申請入浸大人數有增無減。

(二) 相信在三三四制度下,浸大每一學系都在計劃增加學位,以面對接納更多新生。

(三) 在香港百物騰貴之生活下,並不是每家庭能容易供養子女往外國留學深造;如果大學學位能增多,吸納多些學生,實在能夠解決很多家庭問題及令很多八十後減少憂慮及因而滋生之煩躁問題,令社會可以舒緩一下某些餒氣。

(四) 浸大現址之規劃及附近範圍之配套,相信都能應付現時情況;但未必能夠接納未來增多學生發展。

(五) 在現時特區政府領導下,計劃教育,關心青少年未來,是建立未來穩定、健康社會主義之必然。

概括以上(五)點,希望能帶給城規會一些意見,將前李惠利校舍南部保留,用作浸會大學在其未來發展教學用途之用,以做福香港社會。

祝 好!

姓名: 譚華正博士/譚陳書琴女士

\*\*Please keep our below email address/address/telephone as confidential.\*\*

電郵: [REDACTED]  
地址: [REDACTED]  
電話: [REDACTED]

cc: President and Vice-Chancellor - Hong Kong Baptist University

8013

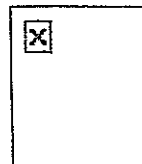
12/04/2013

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TPB/R/S/K18/17-38

寄件者: "Travis Law" <[REDACTED]>  
收件者: <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
傳送日期: 14/03/2013 下午 05:13  
主旨: Letter of Opinion to the Town Planning Board (re former HK Institute of Vocational Education Site)  
Dear Sir / Madam,

**Re: Change of land use of the former Hong Kong Institute of Vocational Education Site**

I am writing on behalf of a number of alumni from the Hong Kong Baptist University (the "University") in relation to the proposed change of land use of the former Hong Kong Institute of Vocational Education Site (the "Site").

We are disappointed as to the proposed change of land use of the Site for land use other than educational land use.

We acknowledge the conflict between competing land uses between educational land use and residential land use in such a well developed region as in Hong Kong, especially the lack of supply of residential sites so far as the current Hong Kong Government administration is concerned. However, we would like to raise a number of points as follows:-

1. The Site is surrounded by structures of the University campus. If the Site is to be converted into residential land use and developed into residential estate, it will certainly jeopardize the surrounding area of the University campus, both in terms of traffic flow and walks of life. Compared to students from the former HK Institute of Vocational Education located at the Site, people of all kinds will enter the community of the campus area. Renovation of flats and nuisance from private use of residential estate would create a long term conflict of land use by occupants from the two different types of land use. We strongly advise the responsible officers from the Town Planning Board to conduct a thorough site visit during class period of the University and make a full consideration of the potential conflict to be arisen from the conversion of land use, especially the potential adverse impact to be done on the University community.
2. The long term need for expansion and entirety of the University campus should be taken into account. Compared to other universities such as those located in Kowloon Tong, Hung Hom, structures of the University campus is scattered. The fact is the Site to be granted to the University would certainly enhance its long term development of the campus area such as footbridges among different structures (such as connections between different core buildings in the Polytechnic University and establishment of a podium area at the 3/F). We strongly advise the Town Planning Board to take into account the current campus are of the Kowloon campus of the University when considering any proposed change of the land use of the Site. After all, the proposed change of the land use may have an adverse impact on the neighbouring area, especially when educational land use is concerned.
3. We are doubtful as to the effectiveness of the proposed change of land use in relation to the Site as a means to ease the lack of supply of residential sites in Hong Kong. The Site, if converted into residential land use, would certainly be developed into a high-end residential estate, which the middle-class of Hong Kong (as recently defined by our honourable Financial Secretary Mr. John Tsang) would be unable to afford.

Being the alumni of the University, we certainly wish the use of the Site be granted to the University for its long term use. However, we would take this opportunity to remind ourselves that education is valuable to our next generation. Return from investment in education is slow but essential for the growth of our society. The Hong Kong Government under the Tung administration has made a big mistake by cutting budgets to the tertiary education. We are not to

make such similar mistakes again when education should always be our top priority.

Yours faithfully,

Travis Law

on behalf of many other alumni of the Hong Kong Baptist Univeristy.



~~UNITED STATES OF AMERICA~~

10 April 2013

Dear Sir,

Objection to Amendment Item A to  
the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17  
in respect of the southern part of the former campus of  
the Hong Kong Institute of Vocational Education (Lee Wai Lee)

I am writing to express my opposition to the Government's proposal to rezone the southern portion of the former Lee Wai lee campus site from "Government, Institution or Community" use to "Residential (Group B)". While the Government's proposes to rezone the land so that it can be used to build medium-rise apartments, I believe that retaining the land for educational use would enable it to be put to optimum use for the wider benefit of Hong Kong.

The former Lee Wai Lee campus site is surrounded by the Hong Kong Baptist University (HKBU) campus and is the only piece of land available for the University's long-term development near its existing campus. Having served the then Hong Kong Baptist College as a member of the Board of Governors and the Council for three years and as chairman of those bodies for a further three years (1984-1989), I have a thorough understanding of the critical role that land can play in the development of an educational institution.

During my tenure on the Council, the College was brought under the aegis of the University and Polytechnic Grants Committee. In order to develop the campus into a suitable learning environment for degree-seeking students, the re-development of the Waterloo Road campus was initiated as well as discussions with the Government for acquiring the site which now houses the Baptist University Road campus. The development of these two campuses significantly enhanced the teaching and learning experience of staff and students and enabled the College, and later on the University, to provide whole person education in a more comprehensive manner.

WONG PO-YAN



Despite steps to expand the campus to better satisfy the needs of the university community, the site area that HKBU currently occupies is still very limited. The University has great potential to deliver meaningful and fruitful results for the community by providing the younger generation with a world-class education and conducting outstanding research. To enable HKBU to live up to this inherent potential, the Government would be well advised to take a long-term view and consider seriously the future development of the University.

Sacrificing a piece of land that is crucial to HKBU's future development to the commercial interests of the housing market is not constructive or synergistic with the needs of the Hong Kong community. I would therefore urge the members of the Town Planning Board to retain the original use of the land so that it can be used to serve Hong Kong's long-term interests and benefit our future generations.

Yours faithfully



Wong Po-yan, GBM, CBE, JP  
Chairman of the Board of Governors and the Council of  
Hong Kong Baptist College (1987-89)



澳門大學  
UNIVERSITY OF MACAU

Annex II-31 of  
謝 TPB Paper No. 9585  
Daniel C. W. Ise Ph.D. (Physics)

TPB/R/S/K18/17-40

26 February, 2013

Planning Department  
Government of the Hong Kong Special Administrative Region  
17th floor, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

Dear Sirs,

I am President Emeritus of Hong Kong Baptist University (retired in 2001), and presently serving as Chair of the University Council of the University of Macau. As a person who has spent practically his whole career life (1968-2001) for Hong Kong Baptist College/University, I am writing to support the claim that the site of the former Lee Wai Lee Technical College at Renfrew Road is the only practical and logical site available to the Hong Kong Baptist University to meet its urgent needs, and is therefore critical to the health and the future of the Institution. In my own opinion, taking away half of this relatively small site that is marked for educational purposes, and turning it into a site for residential development, is the most short-sighted and unreasonable decision a government can take. Such a decision would permanently hurt the future of a neighboring university that urgently needs the whole of the site for the improvement of its educational facilities. The shortsightedness would also damage the greater good and long lasting benefits a well-run university could bring to the Society of Hong Kong. This strange and irrational proposal of putting the commercial needs above the educational needs when there is a conflict indeed goes against the former policy of the Hong Kong British Government and the professed policy of the present Government of the Hong Kong Special Administrative Region.

As I recall, when the reunification of our City with the Motherland became known as a firm policy in the early 1980's, the British Hong Kong Government saw the need of further upgrading and enlarging the higher education sector to increase its competitiveness in human capital for the future, and the most readily available institution for the upgrading was the Hong Kong Baptist College, along with the two Polytechnics. Once the decision to upgrade HKBC was taken, the Government immediately allocated the whole of the available adjacent site across Junction Road (a former squatter area) to Baptist for the construction of its Renfrew Road Campus. After



澳門大學  
UNIVERSITY OF MACAU

謝志偉 物理學博士

Daniel C. W. Tse Ph.D. (Physics)  
C.H.S., C.B.E., J.P.

Baptist College was formally elevated to the University status in 1994, it became obvious that a site of 5.4 hectares (the smallest in terms of land space per student among all UGC funded institutions) was far too small for a sustainable development of a university Institution. Therefore when it was learned in the early 1990's that Lee Wai Lee Technical College was to be relocated elsewhere, a discussion between the former Director Prof. Lee Ngok (李鄂) of Lee Wai Lee and myself immediately took place for the possibility of Baptist taking over the Lee Wai Lee site.

From the above historical sketches, one can see that providing necessary resources (including land) for the development of a public university is a Government responsibility. In the old colonial era, on account of the restricted site of the University of Hong Kong at that time, I was told that the Government had a tacit understanding to reserve adjacent sites for the University whenever they became available. The understanding was truly far sighted and admirable, given the fact that land around that area was (and is) so valuable. The Government of that time was willing to put the sustainable development of HKU above other commercial considerations for the long term good of the Community. After the HK SAR Government was formed, higher education was also clearly stated as one of the pillars sustaining the development of the HK SAR. Therefore, to be consistent with the policies on higher education before and after the Re-unification, and to be in line with the world trend of competing for high quality human resources, there is no reason whatsoever why the whole Lee Wai Lee site should not be given to the Baptist University which sorely needs that additional piece of land to strengthen its academic programs for the sake of the long term benefits of the Community.

Please note that the Baptist University is not asking for the site for the expansion of its size per se. It is asking for the site to meet its urgent needs in student residential accommodation (due to the 3-3-4 change of our educational system) and to complete its development for the School of Chinese Medicine, all within the scope as defined by the UGC. The residential accommodation shortage is well known and doesn't need further justification. I just want to add one statement in support of the construction of a hospital for Chinese Medicine to complete the School of Chinese Medicine development. As is well known, the Baptist University is a pioneer of Chinese Medicine education in Hong Kong (the program was established in 1999 under my Presidency). The School of Chinese Medicine at Baptist is now the largest and the most comprehensive set up in the Territory, including both Chinese medical and medicinal education. But it lacks a training hospital for the medical interns. As Chair of the Preparatory Committee for the



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UNIVERSITY OF MACAU

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Daniel C. W. Tse Ph.D. (Physics)  
G.B.S., C.B.E., J.P.

Development of Chinese Medicine (1995-2001), and the Founding Chair of the Statutory Council for the Development of Chinese Medicine (2001-2006), I think I am qualified to say that the whole of the Chinese Medical Profession and many of the Hong Kong citizens have been yearning to see a hospital of Chinese Medicine established for training and clinical services as a symbol and a necessity to further the development of Chinese Medicine. Since a Chinese hospital is such a missing piece in advancing Chinese Medicine in Hong Kong, denying Baptist University the opportunity to build its teaching hospital on the Lee Wai Lee site is denying the long and ardent wishes of the Chinese Medical profession and the medical needs of a large segment of the Hong Kong Community.

To conclude, I hope your Committee would not view the request of the Baptist University as simply the desire of an institution to expand its scope of operation beyond the existing Government policy for public higher education. It is not! The University needs the whole of the Lee Wai Lee site only to allow it to operate more adequately with the necessary facilities to support the programs it already has, so that the University would function properly and effectively as a respected Institution of Higher Learning worthy of the name of Hong Kong.

Respectfully yours,

Daniel C. W. Tse  
PhD., C.B.E., G.B.S. JP

PS: As Chair of the University Council of the University of Macau, I am currently involved in the development of a new campus for the University. The Macao SAR Government has successfully obtained a site of over 100 hectares for the University on the Hengqin Island. The site will be connected to Macao through an underwater tunnel, and will become an integral part of the Macao SAR with no immigration barrier. The Macao Government has spent over 10 billion (HK\$) for the construction of the campus which will be completed by April this year. I was almost ashamed to tell my Macao colleagues that the campus size of my former institution, the Hong Kong Baptist University, is only 1/20 of the University of Macau new campus size, although I am proud that my Macao colleagues have very high regard for the academic achievements and international standing of the Hong Kong Baptist University.

tpbpd@pland.gov.hk

40

寄件者: <dcwtse@>  
收件者: <tpbpd@pland.gov.hk>  
傳送日期: 26/02/2013 下午 04:11  
主旨: In support of allocating the whole former Lee Wai Lee site to HK Baptist University

Dear Sirs,

I am President Emeritus of Hong Kong Baptist University (retired in 2001), and presently serving as Chair of the University Council of the University of Macau. As a person who has spent practically his whole career life (1968-2001) for Hong Kong Baptist College/University, I am writing to support the claim that the site of the former Lee Wai Lee Technical College at Renfrew Road is the only practical and logical site available to the Hong Kong Baptist University to meet its urgent needs, and is therefore critical to the health and the future of the Institution. In my own opinion, taking away half of this relatively small site that is marked for educational purposes, and turning it into a site for residential development, is the most short-sighted and unreasonable decision a government can take. Such a decision would permanently hurt the future of a neighboring university that urgently needs the whole of the site for the improvement of its educational facilities. The shortsightedness would also damage the greater good and long lasting benefits a well-run university could bring to the Society of Hong Kong. This strange and irrational proposal of putting the commercial needs above the educational needs when there is a conflict indeed goes against the former policy of the Hong Kong British Government and the professed policy of the present Government of the Hong Kong Special Administrative Region.

As I recall, when the reunification of our City with the Motherland became known as a firm policy in the early 1980's, the British Hong Kong Government saw the need of further upgrading and enlarging the higher education sector to increase its competitiveness in human capital for the future, and the most readily available institution for the upgrading was the Hong Kong Baptist College, along with the two Polytechnics. Once the decision to upgrade HKBC was taken, the Government immediately allocated the whole of the available adjacent site across Junction Road (a former squatter area) to Baptist for the construction of its Renfrew Road Campus. After Baptist College was formally elevated to the University status in 1994, it became obvious that a site of 5.4 hectares (the smallest in terms of land space per student among all UGC funded institutions) was far too small for a sustainable development of a university Institution. Therefore when it was learned in the early 1990's that Lee Wai Lee Technical College was to be relocated elsewhere, a discussion between the former Director Prof. Lee Ngok (李鄂) of Lee Wai Lee and myself immediately took place for the possibility of Baptist taking over the Lee Wai Lee site.

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0538

27/02/2013

understanding to reserve adjacent sites for the University whenever they became available. The understanding was truly far sighted and admirable, given the fact that land around that area was (and is) so valuable. The Government of that time was willing to put the sustainable development of HKU above other commercial considerations for the long term good of the Community. After the HK SAR Government was formed, higher education was also clearly stated as one of the pillars sustaining the development of the HK SAR. Therefore, to be consistent with the policies on higher education before and after the Re-unification, and to be in line with the world trend of competing for high quality human resources, there is no reason whatsoever why the whole Lee Wai Lee site should not be given to the Baptist University which sorely needs that additional piece of land to strengthen its academic programs for the sake of the long term benefits of the Community.

Please note that the Baptist University is not asking for the site for the expansion of its size per se. It is asking for the site to meet its urgent needs in student residential accommodation (due to the 3-3-4 change of our educational system) and to complete its development for the School of Chinese Medicine, all within the scope as defined by the UGC. The residential accommodation shortage is well known and doesn't need further justification. I just want to add one statement in support of the construction of a hospital for Chinese Medicine to complete the School of Chinese Medicine development. As is well known, the Baptist University is a pioneer of Chinese Medicine education in Hong Kong (the program was established in 1999 under my Presidency). The School of Chinese Medicine at Baptist is now the largest and the most comprehensive set up in the Territory, including both Chinese medical and medicinal education. But it lacks a training hospital for the medical interns. As Chair of the Preparatory Committee for the Development of Chinese Medicine (1995-2001), and the Founding Chair of the Statutory Council for the Development of Chinese Medicine (2001-2006), I think I am qualified to say that the whole of the Chinese Medicinal Profession and many of the Hong Kong citizens have been yearning to see a hospital of Chinese Medicine established for training and clinical services as a symbol and a necessity for the further development of Chinese Medicine. Since a Chinese hospital is such a missing piece in advancing Chinese Medicine in Hong Kong, denying Baptist University the opportunity to build its teaching hospital on the Lee Wai Lee site is denying the long and ardent wishes of the Chinese Medical profession and the medical needs of a large segment of the Hong Kong Community.

To conclude, I hope your Committee would not view the request of the Baptist University as simply the desire of an institution to expand its scope of operation beyond the existing Government policy for public higher education. It is not! The University needs the whole of the Lee Wai Lee site only to allow it to operate more adequately with the necessary facilities to support the programs it also has, so that the University would function properly and effectively as a respected Institution of Higher Learning worthy of the name of Hong Kong.

Respectfully yours

Daniel C. W. Tse PhD., C.B.E., G.B.S. JP

PS As Chair of the University Council of the University of Macau, I am currently involved in the development of a new campus for the University. The Macao SAR Government has successfully obtained a site of over 100 hectares for the University on the Hengqin Island. The site will be connected to Macao through an underwater tunnel, and will become an integral part of the Macao SAR with no immigration barrier. The Macao Government has spent over 10 billion (HK\$) for the construction of the campus which will be completed by April this year. I was almost ashamed to tell my Macao colleagues that the campus size of my former institution, the Hong Kong Baptist University, is only 1/20 of the University of Macau new campus size, although I am proud that my Macao colleagues have very high regard for the academic achievements and international standing of the Hong Kong Baptist University.





15 March 2013

TPB/R/S/K18/17-41

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

Dear Sir,

Amendment Item A to the Draft Kowloon Tong Outline Zoning Plan  
No. S/K18/17 (Proposed Rezoning)

I am the past President and Vice-Chancellor of the Hong Kong Baptist University and wish to express my grave concern about the Proposed Rezoning. Since 2005, the University had been approaching the Government on the possibility of obtaining the Lee Wai Lee Campus at 30 Renfrew Road, Kowloon Tong (LWL Site) when it was vacated, for the long-term development of the University.

In October 2009, while I was in office, the University made a proposal to the Education Bureau, seeking the entire LWL Site for the establishment of a student hostel complex, a Chinese medicine teaching hospital and an Academy of Film. It is unfortunate that the Bureau has not made any response to the University.

I understand that the current proposal made by the University is to use the LWL Site for the establishment of a student hostel complex and a Chinese medicine teaching hospital, which is a reasonable proposal and logical from the planning perspectives. Geographically, the LWL Site is surrounded on three sides by the campus of Hong Kong Baptist University. The expansion of the University into the LWL Site represents the most efficient use of land and will consolidate the University's activities in one location which allows the University to make improvements to the environment and provide much-needed facilities.

There is a shortage of land for educational purposes in Hong Kong. The Proposed Rezoning would cause a permanent loss of valuable and scarce land resources of the education sector. According to Government statistics, the shortage amounts to 80,000 sq.m. of operational area for the eight institutions funded by the University Grants Committee. In this circumstance, it would be illogical to rezone the LWL Site into residential uses.

/2...

地址: [REDACTED]

Address: [REDACTED]

電話/Tel: [REDACTED] 邮箱/E-mail: [REDACTED]

- 2 -

My suggestion is to keep the zoning of the LWL Site as "Government, Institution or Community" unchanged, which will allow time for a full dialogue between the Government and the University, (and indeed the community at large), to evaluate the development plan of the University, including the use of the LWL Site for the Chinese medicine teaching hospital.

I sincerely hope that a win-win solution could eventually be reached so that the best interest of Hong Kong SAR would be served.

Yours faithfully,



Professor Ng Ching-fai, GBS  
President  
BNU-HKBU United International College

地址: [REDACTED]

Address: [REDACTED]

电话/Tel: [REDACTED] 传真/Fax: [REDACTED] 邮箱/E-mail: [REDACTED]

tpbpd@pland.gov.hk

TPB/R/S/K18/17-42

寄件者: "WONG WAI YEUNG" [REDACTED]  
收件者: <tpbpd@pland.gov.hk>  
傳送日期: 18/03/2013 上午 03:30  
附加檔案: TPB-Opposition-e WYW wong.pdf  
主旨: 反對李惠利用地變住宅

Dear Sir/Madam

I wish to oppose the captioned amendment and request that the zoning of the southern part of the ex-Lee Wai Lee Campus be kept as "Government, Institution or Community (9)".  
Please see attached

Thanks  
WY Wong

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Go Green Print Less

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

Date: 17 March 2013

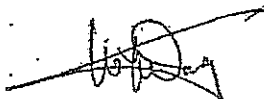
Dear Sir,

**Opposition to Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

I wish to oppose the captioned amendment and request that the zoning of the southern part of the ex-Lee Wai Lee Campus be kept as "Government, Institution or Community (9)". The reasons are provided in the ensuing paragraphs:

- The rezoning would be an irreversible loss to the community and the society as a whole.
- The development of luxury residential properties fails to address the shortage of housing. It is not necessary to build luxury apartments.
- It is misleading to the public and procedurally wrong to include the site in the Land Sale Programme while the public consultation on the rezoning is still underway.
- The site can be most efficiently used by allocating it to Hong Kong Baptist University for its long-term development.
- Please reserve the land for educational use.

Yours faithfully,



Name: Prof. Wai-Yeung Wong

Postal Address or Email: [REDACTED]

Tel No.: [REDACTED]

Date: 17 March 2013

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	43 TPB/R/S/K18/17-43
	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布申述、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」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  卞兆祥教授

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 九龍塘分區計劃大綱草圖編號 S/K18/17

\* Delete as appropriate  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3024

REPRESENTATION RELATING TO  
DRAFT PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第 131 章）  
第 6(1) 條就草圖作出申述

**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 <sup>②</sup> 有關事項 <sup>②</sup>	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 A 項	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>該幅屬於「政府、機構或社區」用途的土地，緊鄰浸會大學，實難適用於其他用途。建議撥予浸會大學以興建香港中醫教學醫院。</p> <p>現時全港的中醫學生不能於本港進行臨床實習，因為香港沒有一所中醫教學醫院；因此實習只能前往內地進行；但內地法規制度跟香港的不一樣，對學生的實習效果會有影響。</p> <p>現李惠利學院原校址三邊皆鄰接浸會大學，有利於教與學，從病人的角度出發，也是一個不錯的選擇。它位處九龍塘，交通網絡四通八達，方便各區的病人求診，而且該區環境較寧靜清幽，綠化度高，是建院的絕佳地點。因此，假如建設中醫教學醫院作育英才，並為市民提供全面的中醫醫療服務，則將造福的不僅是九龍城區民眾，更是全港市民。</p> <p>(註：其他反對的詳細理據請參閱附件)</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support <input type="checkbox"/> oppose	

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。

應還原前李惠利校舍南部的土地為「政府、機構或社區(9)」地帶

② 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 Amendments.  
 請形容圖則內與申述相關的指定事項。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 inapplicable 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

Part 3 (Continued) 第3部分(續)

## 4. Plans, Drawings and Documents 圖則、繪圖及文件

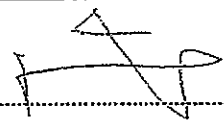
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature

簽署



"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

.....Prof. Bian Zhao Xiang.....

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of

代表 .....

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

4/3/2013

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

If / at the appropriate box

請在適當的方格內填上「/」，並



學醫院，絕對是刻不容緩了。

### *ii) 社會醫療服務的迫切需要*

自特區政府成立以來，特別是近年，公私營機構紛紛開設中醫診所提供中醫藥服務，但診所不同於醫院，中醫藥診所絕對不能替代中醫教學醫院的功能。沒有中醫教學醫院，除在教學方面有嚴重缺陷之外，也限制了中醫藥本身發揮其在臨床醫療服務中的作用；同時，亦剝奪了病人享用系統完善的中醫藥醫療服務的權利。目前，中醫藥的服務範圍只能局限於門診；雖然現時極少一部分的公私營醫院的住院病人可能通過正式或非正式途徑得到中醫藥服務，但是絕大多數的住院病人並不能得到中醫藥服務。只有中醫藥門診服務，沒有中醫住院服務，沒有中醫院，嚴重限制了中醫藥在危重急症中的應用，也嚴重限制了中醫藥與其他治療手段結合。事實上，國內外的多個臨床試驗都證實中醫藥在治療許多慢性複雜性疾病可以發揮積極的治療或輔助作用。沒有中醫院，很難開展中醫、西醫及其他醫療界別的配合服務，很難讓病人在自主選擇的前提下，讓病人得到最優質的醫療服務。

另一方面，雖然目前香港的醫療架構，原則上已涵蓋了各類醫療服務，然而，由於資源有限，政府並不能完全滿足不同病患者的需求，特別是在康復治療服務方面。有鑑於此，浸會大學倡議興建的中醫教學醫院不單是為滿足中醫教育的迫切需要，也能充分配合香港社會對醫療服務的渴求。以中風病人為例，依據衛生署的統計資料，在香港因中風入住本地醫院的個案數目由 1986 年的 14,847 宗上升至 2006 年的 25,991 宗，升幅達 75%。現時每年中風病人的個案數目多達 2 萬宗；假如當中有 20% 病人選擇入住中醫院接受發病後的康復治療，當中住院平均日數以 14 天計算，已佔去中醫院整體床位的 77% (以床位 200 張計算)。一般來說，中風病人發病後半年內是接受復康治療的黃金時間，但礙於本港醫療資源有限，中風病人往往未能充分把握此段時間，繼續接受住院治療。現時中醫服務只限於門診，但舟車勞頓令行動不便的中風患者體力不繼，既不利於康復，亦會增加中風復發的風險。同時其陪同親友及家庭亦增加了接送病者的負擔。若本港設有中醫院，將可為這類病者提供床位，以及有關的護理服務，有利病者的治療及康復。因此，中醫教學醫院，不僅是惠及中醫藥的莘莘學子，也將是造福香港市民，在人口老年化越來越明顯的今天顯得更為重要。

### *iii) 有利於中醫藥研究的發展*

臨床研究是提升臨床療效及安全性的必經之路；任何醫學的發展均須要大量的臨床數據支持，特別在現今以循證醫學為主導的醫學發展潮流中，中醫藥也不例外。在全球一體化的浪潮下，雖然其他地區的臨床研究結果，對於本地的臨床醫療服務有借鑒作用，但考慮到地區、人口、環境等因素的差異，

香港必須進行本地的中醫藥研究。在臨床研究方面，中醫教學醫院是必不可少。如果中醫藥仍停留在診所形式，很難想像可以開展大規模高質量的臨床研究，很難想像本地中醫藥事業能有長久持續的發展。臨床研究是中醫藥教育與中醫藥醫療服務的基石之一；建立中醫院並將其建設成為本港的臨床研究基地，不但可以提高中醫藥教育水平及醫療服務水平，更有助於中醫藥業界水平的提升，有助中醫藥產業及中藥新藥研發工作的推進。

## 2. 成立中醫教學醫院的可行性

### *i) 社會認知及政府政策的層面*

從社會認知及政府政策來看，香港社會已準備好建立中醫教學醫院。民建聯於 2009 年 9-10 月曾就本地中醫服務進行電話調查，結果顯示普遍市民認同中醫的重要性，更有八成人認為政府推動中醫力度不足，建議興建中醫院。由此可見民間對於中醫藥服務的認同，不單需要中醫住院服務，更是渴求本地中醫院的成立。近年，不少醫療服務機構亦相繼提出開設中醫住院服務的計劃，例如廣華醫院在 2011 年末開始，成立中西醫結合服務團隊，為多個專科的住院病人服務；於 2012 年 6 月，亦向立法會提交設有中醫病房的醫院重建計劃。食物及衛生局局長高永文醫生較早前在接受媒體訪問中，也談及本港成立中醫康復醫院的設想；這證明社會整體已有興建中醫院的共識，這也是中醫藥醫療服務與教育研究的大勢所趨。

### *ii) 人力資源方面*

在人力資源方面，香港亦能滿足建立中醫教學醫院的中醫藥人才需求。自 1998 年香港浸會大學首先開辦中醫學學士及生物醫學理學士雙學位課程以來，多間大學設立中醫藥的全日制與兼讀制課程，為長遠而持續的本地中醫藥人才培養踏出堅實一步。現時，本港共有三所大學提供全日制中醫學位課程，包括香港浸會大學、香港中文大學及香港大學，每年共約有 79 名中醫本科畢業生；此外，尚有部分全日制碩士學位課程的畢業生等。截至目前為止，已累積有近 800 名全日制中醫專科學畢業生，加上本地兼讀制學位課程的學生以及從中國內地中醫藥高等院校畢業的學生人數，總數已超過 3,000 名。此外，還有一批早年來港工作的中醫藥專業人才，他們亦是非常重要的力量。自《中醫藥條例》實施以來累積計算，現時香港共有註冊中醫師 6,560 名，表列中醫師 2,732 名，有限制註冊中醫師 73 名，是建立中醫教學醫院的人力資源基礎。在中藥專才方面，香港浸會大學設立了全日制中藥學學士學位課程，培養優秀的中藥學專才，為中藥鑑定、驗證、開發、管理等工作注入新動力。除此以外，尚有其他院校設立的中藥學證書課程、文憑課程等等，為業界水平的提升打下穩固的基礎。近十年來，政府還以專才方式從內地引進中醫、中藥專業人才，他們也是香港中醫藥服務的新生力量。這些中醫藥專業人才，是成立中醫院極為重要的人才儲備，亦將是未來中醫院的重要力量。

### **iii) 浸會大學於中醫住院服務的實踐經驗**

對於在香港設立中醫院，香港浸會大學進行了積極的探索與實踐。自 2009 年開始，香港浸會大學與香港防癌會合作，於香港防癌會賽馬會癌症康復中心開設中醫藥服務。此中心除為門診病人提供中醫藥服務，亦為住院的腫瘤病人提供中醫藥到診服務；中醫腫瘤專科醫生與負責住院病房的腫瘤專科顧問西醫生一起，共同協商治療方案，為病人提供中西醫結合的腫瘤治療服務。同時，我們亦於醫院內設立中醫住院病房，為中風、頑固痛證等病人提供以中醫治療為主體的中西醫配合住院治療服務。在開展中醫住院服務初期，我們與醫院管理層、護理人員及駐院顧問醫生等，就中醫藥醫療服務的形式、內容、中西醫及醫護之間的配合等進行了廣泛的交流與討論，讓雙方對診療過程、治療手段、治療結果評估、治療過程中的可能風險等有了深切的了解。然後，我們針對不同的病種，制定了中西醫綜合治療的相關指引。於日常運作上，主診中醫師與顧問醫生每天聯合巡房，就病人的病情進行討論，制定綜合治療方案，並對治療效果進行評估。護理人員亦接受相關中醫藥專業知識的培訓，使中西醫治療方案得以完善實施。在此過程中，我們亦因應住院服務的其他需要，例如：如何處理醫療保險問題、住院病房的危急情況處理、確保醫療操作的安全、及減低醫療風險管理等方面，訂立應對措施。通過這一服務的嘗試，我們深入了解中醫住院服務的服務的社會需求，積累了與西醫生一起為病人訂立恰當的診斷、治療、預防等綜合方案及其風險管理的經驗，為日後中醫教學醫院的中西醫協作打下良好基礎。

### **iv) 浸會大學於中醫藥醫療服務的營運管理優勢**

在中醫藥醫療服務的營運管理方面，自浸大中醫藥學院成立以來的 10 多年中間，先後開設了多間中醫藥診所，一方面滿足學生見習的需要，同時亦為公眾提供中醫藥診療服務，並推動臨床研究。現時，浸大轄下已有 15 間中醫藥專科診所，其中 8 間為獨立運作，7 間為與醫院管理局及非牟利機構合作建立；所設科別從全科到中醫心血管科、消化科、針灸科、中醫骨傷科、中醫皮膚科、中醫腫瘤科、中醫眼科、中醫婦科、中醫兒科等專科服務類別。在診所日常運作上，我們訂定了一整套的指引及程序，確保病人得到最佳的治療效果。我們亦建立了一支醫療管理專業團隊，對於醫事條例、醫療風險管理、人力資源管理、財務運作管理等均較熟悉，為中醫教學醫院的營運管理積累經驗。

## **3. 香港中醫教學醫院的定位**

### **i) 推動中醫教學與研究**

作為一間教學醫院，在為病人提供高質素醫療服務的同時，教學與研究應是其發揮的主體功能之一。這一點與公營或私營醫院現時所建的中醫門診，或

是將要興建的中醫病房以醫療服務為主體不同。教學醫院不單滿足本港市民對中醫藥醫療服務的需要，更為本地培養優秀的中醫藥專才以應未來社會所需，推動香港長遠的中醫藥發展。中醫教學醫院必須肩負教學任務，為教學服務，一方面中醫教學醫院的臨床中醫師及西醫生可從事臨床課的課堂教學；不僅如此，在本地醫療及法規制度下，中醫教學醫院可為在讀的中醫、中藥學生提供與未來臨床工作環境相符的見習與實習的機會，學員可跟隨帶教老師參與中醫門診與中醫病房的日常診療工作，從而全面掌握中醫藥在門診及住院病人治療中可以發揮的作用，這有助於全面提升學員的臨床能力，有利於學員畢業後在港從事臨床工作，對學員及市民大眾均有所裨益。另一方面，中醫教學醫院亦將成為註冊中醫師持續進修的場所之一，這對整個中醫藥行業的傳承都有益處。

其次，中醫教學醫院亦須以臨床研究為主導，逐步開展以循證醫學為導向的臨床實踐與臨床研究，推進中醫臨床服務，提高臨床治療的效果。循證醫學是臨床中醫藥學的發展方向。中醫教學醫院可針對本港多發、而中醫有較佳治療效果及優勢的疾病，如腫瘤、中風、自身免疫性疾病等，確立重點臨床研究內容，開展大型臨床研究，探討中醫、中西醫配合治療的療效、安全性及其成本效益，為臨床醫師提供中西醫合療的循證醫學證據，並將研究成果與業界分享，將研究結果應用於治療上，為病人謀求最為有效的綜合治療方案。同時，中醫教學醫院亦可成為中藥臨床藥物試驗基地，開展中醫新藥臨床試驗，為新藥的研發提供研究平台。

### *ii) 中醫為主，西醫為輔，中西醫配合*

中醫教學醫院將以中西醫配合為主體。中、西醫治療各有其優勝之處，香港中醫教學醫院將是一所中西醫配合的醫院，讓市民可以同時選用中醫及中西醫配合的醫療服務。在門診服務方面，中醫教學醫院可提供獨立的中醫及西醫門診服務，同時還將提供中西醫合療服務，讓患者有更多的選擇機會。此外，因應中醫教學醫院門診與病房的結合，如病人在門診接受初步診斷後有住院需要，即可馬上收入病房以接受進一步的診治。在住院服務方面，中醫教學醫院可同時提供中醫及西醫的診治手段，及中西醫會診服務。中西醫將根據需要對病人的總體病情進行綜合評估，共同協商並制訂治療方案，以及各自負責中西醫的治療工作，讓病人得到綜合的調理。藉此平台，不單可以建立中西醫配合的治療手段，亦能在臨床中了解中西醫的特點及差異，從而發掘中西醫配合的切入點，更有助中醫與其他醫療行業的配合，並且憑借香港的優勢，將這一經驗向全世界推廣。中醫教學醫院中，臨床治療的主要治療手段，將是以中醫手段為主，配合西醫治療。根據中醫教學醫院的實際需要，可不用設立大型手術室、大型檢查儀器如電腦掃描及磁力共振等，但是為了滿足醫院條例的要求，將需設立小型手術室，由駐院西醫生處理簡單的

門診小手術等。除此以外，中醫教學醫院將安排 24 小時中西醫當值，確保病人於任何時間均可得到適當的急救處理；並與鄰近有急症設備之公立醫院聯絡，如遇需要處理急症個案，將由救護車送往此等公立西醫院處理。香港中醫教學醫院亦將遵循醫院條例的所有規定，當中包括設施設備、風險管理、員工管理、病人權益的保障、處理投訴制度的設立等。

### **iii) 康復醫院，目標病人以中風、癌症及嚴重痛症病人為主**

中醫教學醫院服務的住院病人，將主要考慮有循證證據證明中醫藥確有療效的病種，例如中風、癌症及嚴重痛症等。實踐經驗及臨床研究證明中醫藥可為這類疾病提供較佳的療效，有助控制病情，延緩惡化。中醫教學醫院可通過為病人提供綜合的治療，如中草藥、針灸、推拿、按摩、藥物薰蒸等，並在飲食、生活調理上為病人作出配合，讓病人接受較全面及個人化的治理，彌補現時公營或私立醫院以西醫為主體的醫療服務的不足，減輕現時公私營西醫院的壓力，同時亦為求得更好的治療目標而努力。除此以外，婦科、骨傷科等中醫較具優勢的專科亦可在建院後逐步加入，為更廣泛的病患提供優良的中醫服務。

## **4. 建立香港中醫教學醫院的關鍵因素**

### **i) 建院資金**

興建中醫教學醫院需要投入大量資金。資金的來源可來自政府出資或大學自籌。特區政府於一月公布，本財政年度首 9 個月錄得 400 億元的盈餘。不少學者均指出，政府在考慮全面性「派糖」，提出有針對性的紓困措施外，應投入更多資源予中長期發展的項目。建立中醫教學醫院將長遠有助推動本地高等教育及醫療體制的發展，亦符合特首施政報告中提出的“擴大中醫中藥在公營醫療系統的角色”的理念，配合社會中長期的發展。因此，政府應該考慮撥款興建中醫醫院。而且，中醫教學醫院的資金投入相比 400 億盈餘只佔一個很少的數目，但日後的回報、對社會影響卻是長久的。基於建立香港中醫教學醫院對整個社會的必要性及迫切性，如果政府出資興建則是最佳的選擇。當然，香港浸會大學也有信心可以通過籌募方式籌集足夠資金建院，為廣大市民謀福祉。但是，兩種情形下的醫院運作模式將會不同。

### **ii) 建院土地**

作為中醫教學醫院，要滿足其長遠的教學及醫療目標，其用地應是永久性的。因此，無論中醫教學醫院是以政府出資或是大學以自籌資金方式興建，我們急切地期盼政府可以因應中醫教學醫院的需求，盡快劃出適當的地方，建立中醫教學醫院。

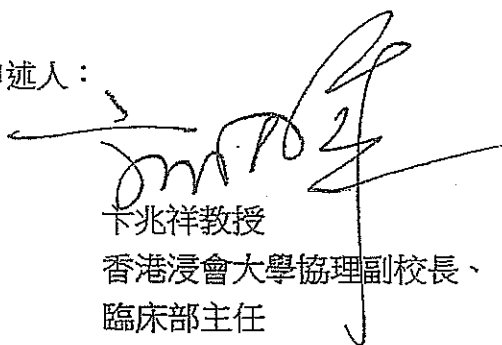
作為進行大學醫學課程的教學醫院，一般都是建在大學附近，這不僅方便學

生、教授、及醫師，也讓大學的研究能夠與醫療有更緊密的結合。教室、實驗室與病房相鄰，方便學生見習、實習，也方便教授的教學與臨床實踐，從而促進教與學的效果。因此，在醫院選址上，我們非常期望教學醫院能夠與大學鄰近，這樣，教學、臨床、醫療管理等將可更為集中。在三三四學制推行後，中醫課程由原來的五年制改為六年制，目的就是增加臨床見習與實習的時間，提高臨床技能的培訓。在六年的時間內，若學生的實習場地與大學教學設施相近鄰，省下來的時間應可更有效地運用於學習上，否則時間浪費在交通上實在可惜。假設學生每次往返醫院與大學需要 1 小時，則每周將需 3-6 小時，6 年之內單純花在路途上的時間遠遠超過 700 小時。如果這個時間能夠花在實習上或者學習上，則效果相應會完全不同！其實，在大學校區附近建立附屬的教學醫院，已經成為一種常規。以香港為例，香港大學、香港中文大學，其教學醫院也是鄰近大學的所在地。以中國內地歷史悠久的五間中醫藥大學（北京、廣州、南京、上海、成都）為例，各間大學都有超過三間以上的附屬醫院，而且通常有一間在大學的附近；如廣州中醫藥大學有四間附屬醫院，其中廣州中醫藥大學第一附屬醫院緊鄰大學校區；上海中醫藥大學有五間附屬教學醫院，一間鄰近大學校區；另外，台灣的中國醫藥大學，同時設有中醫學院及西醫學院，其附屬中醫教學醫院亦臨近大學校區；韓國慶熙大學，建有南韓最大的韓醫大學校，其附屬醫院也是與大學主校園相連。這種現象在歐美的西醫院校亦比比皆是。

自 2009 年起，香港浸會大學已開始向政府爭取建立中醫教學醫院。其間，浸大曾跟不同團體商討，研究合作建院的可能性，但亦因多種原因不合而未功。早前香港專業教育學院（李惠利）遷出原有校舍，該幅屬於「政府、機構或社區」用途的土地，緊鄰浸會大學，是現時建立香港中醫教學醫院的最佳選擇；它不單有利於教與學，從病人的角度出發，李惠利學院原校址也是一個不錯的選擇。它位處九龍塘，交通網絡四通八達，方便各區的病人求診，而且該區環境較寧靜清幽，綠化度高，是建院的絕佳地點。李惠利地皮三邊皆鄰接浸會大學，隱隱有合圍之勢，實難適用於其他用途。假如建設中醫教學醫院作育英才，並為市民提供全面的中醫醫療服務，則將造福的不僅是九龍塘區民眾，更是全港市民。

因此，我們強烈呼籲政府，以全港市民下一代的整體利益為大前提，停止前李惠利校舍的修改土地用途建議，以免為了應對一時的住宅土地不足而永久犧牲這珍貴的教育用地，對社區規劃、高等教育和全港市民帶來不可挽回的損失。本人期望政府能將李惠利南部土地交予浸會大學，建立首間中醫教學醫院，以完善本港的中醫教育體系，並有利於提供更多的醫療選擇予香港市民，符合整體社會的利益。

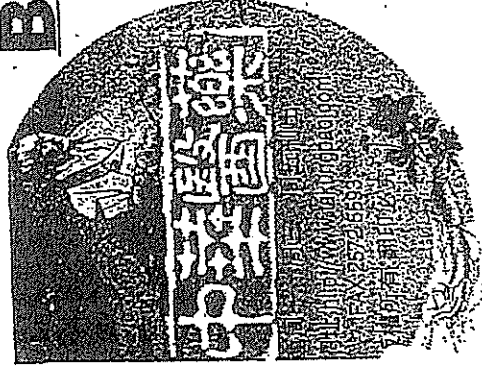
申述人：



卡兆祥教授  
香港浸會大學協理副校長、  
臨床部主任

日期：4/3/2013





# 港建中醫教學醫院迫在眉睫

□香港浸會大學中醫藥學院 臨床部主任 卞兆祥教授

自1998年香港特區政府正式資助香港浸會大學開辦中醫藥學士及生物醫學學士雙學位課程，學界已提出建立本地中醫教學醫院的訴求，為莘莘學子提供充實的臨床教育設施。時至今日，本地中醫教學醫院仍未見眉目；早前浸會大學中醫藥學院呂愛平院長提出建立中醫教學醫院刻不容緩，實際上盡快建立香港中醫教學醫院已迫在眉睫。

首先，中醫教學醫院是培養中醫藥人才的必須。

醫學，無論是西醫還是中醫，都是一門實踐性很強的科學。醫學，無論是一位優秀的醫生，沒有培訓也根本無從談起。中醫學生的培養模式，從二千多年前的「師帶徒」，到今天「進出問題」的教學方法，的變革，臨床教學從來是培訓核心。自上述七、八十年代開始，醫學院校已把中醫藥院校都直接併入臨床醫學學院，臨床教學搬到了南床，縮短了理論與實踐的距離，大大提高了教學效果。可惜的是，自教統局（現稱教育局）批准大學開設中醫藥課程至今，香港尚沒有一間中醫教學醫院。在過去十多年間，浸會大學與本地另兩間大學，均想方設法解決學生的實習（自學生入學後一年級開始，穿插於課堂教學中）及實習（在五年或六年學期的最後一年）問題。

一方面，這些院校都以自負盈虧的方式成立了中醫藥門診，為學員提供實習場所；同時，因為本港沒有中醫醫院，因此，學生必須到中國內地如廣東、上海等地進行實習。但是，內地的醫療法規制度有別於本港，特別是中國內地中醫藥，可用西藥，西醫亦可開中藥，而這一切與本港的制度截然不同。學員須適應內地醫療制度的差異，對學生的學習及臨床實習，加上中國內地臨床實習的做法，並不能取得最佳的教學效果。

在近年新高中學制的推行下，中醫課程亦由以前的五年制變至現時的六年制，間接令見習及實習問題加劇。若在本港設立中醫醫院，則可彌補在課程設置之初的不足，解決上述的實際問題，完善本地的中醫藥教育。學生到中國內地實習的時數亦可減少或甚至取消，且能讓學生於本港的醫療制度下汲取經驗，為日後的臨床工作做好準備，對學生及市民大眾均有所裨益。

與此同時，中醫教學醫院亦可成為一個培訓基地，為已畢業的醫員提供持續進修的機會，這對於年輕中醫及整個

行業的傳承均極有意義。今天的醫學生，是未來的中醫藥服務的主體力量；為了他們能接受足夠的培訓，為了我們的健康，建立香港的中醫教學醫院，我們已不應再等，也不能再等。

中醫教學醫院的設立是中醫藥醫療服務的必須。

雖然自特區政府成立以來，特別是近年，公私營機構紛紛開設中醫診所提供中醫藥服務，但診所不同於醫院，中醫藥診所絕對不能替代中醫教學醫院的功能。沒有中醫教學醫院，除在教學方面有嚴重缺憾之外，也限制了中醫藥本身發揮其在臨床醫療服務中的作用；另一方面亦限制了病人享用系統完善的中醫藥醫療服務的機會。

目前，香港尚沒有一間公私營醫院提供中醫住院服務，更沒有中醫醫院。沒有中醫藥住院服務，中醫藥的服務範圍只能局限於門診；雖然現時正或將有一部分公私營醫院的住院病人，可能通過正式或非正式途徑得到中醫藥服務，但是絕大多數的住院病人並不能得到中醫藥服務。只有中醫藥門診服務，沒有中醫住院服務，沒有中醫醫院，嚴重限制了中醫藥在危重症中的應用，也嚴重限制了中醫藥與其他治療手段結合。事實上，國內外外的多個臨床試驗證實中醫藥在治療許多慢性複雜性病症，可以發揮積極的治療或輔助作用。沒有中醫醫院，很難開展中醫、西醫及其他醫療專業的配合服務，很難讓病人在自主選擇的前提下，病人得到最優質的醫療服務。

以中國病人為例，一般多出現半身不遂、舌強不語、昏厥、頭痛、頸項強痛、手足痿軟無力等症狀，以中藥配合針灸等綜合治療可取得明顯的療效。但礙於現時中醫藥服務難以門診為主，此類治療效果未能達到應有和理想效果。若成立中醫教學醫院，則病人有機會於早期接受中醫藥治療；醫院可為病人提供針灸、推拿、藥物治療等綜合治療，並能給予專業的護理服務、飲食調度及食療等，讓患者可在週到的護理下康復。因此，中醫教學醫院，不僅是惠及中醫藥的學

李學子，也將是造福民衆，為香港社會繁榮而。

在臨床研究方面，中醫教學醫院更是必不可少。衆所周知，臨床研究是提升臨床療效及安全性的必經之路；任何醫學的發展均須大量的臨床數據支持，特別在現今以循證醫學為主流的醫學發展潮流中，中醫藥也不例外。在全球一體化的浪潮下，雖然其他地區的臨床研究結果，對於本地的臨床醫療服務有借鑒作用，但不足以代替本地進行的中醫藥研究，這不僅是因為臨床研究本身需要考慮到地區、人口、環境等因素的差異，臨床研究亦是中醫藥教育與中醫藥服務發展的基石之一。

除此之外，建立中醫醫院並將其建設成為本港的臨床研究基地，不但可以提高中醫藥教育水平及醫療服務水平，亦有助於中醫藥界水平的提升，有助於中醫藥產業及中醫藥研究工作的推進。如果我們仍然猶豫不決，仍然裹足不前，中醫藥仍停留在診所形式，很難想像可以制成大規模高質量的臨床研究，很難想像本地中醫藥事業能有長久持續的發展。

特區政府剛公佈的施政報告提出：會在本月底，成立「中醫藥發展委員會」，集中研究政策建議，發展中醫藥。重點內容包括：提升中醫師專業水平及地位、加強促進中醫藥研究、鼓勵中西醫結合治療、擴大中醫藥在政府醫療系統的角色，以及設立中醫住院服務等。我們歡迎政府的這一舉措，同時更期望政府能急起直追，成立中醫藥學院，為未來培養優秀的中醫藥人才，為市民提供全面的醫療服務，為中醫藥界提供更好發展的平台，更是本港中醫藥是否能夠長遠發展的箇中關鍵。

中醫教學醫院的成立已是迫在眉睫！

（按：卞兆祥教授亦為香港浸會大學協理副校長，專責籌建中醫教學醫院。）





# 建立香港中醫教學醫院的可行性

□香港浸會大學中醫藥學院 臨床部主任 卞兆祥教授

正如筆者上週在本欄撰文所述，無論從教學、臨床、研究、或是醫療服務等角度分析，香港都急需建立中醫教學醫院。今天繼續討論：在香港設立中醫教學醫院可行嗎？

事實上，在香港設立中醫教學醫院不但有其必要性，而且是可行的。

從社會認知及政府政策來看，香港社會已準備好建立中醫教學醫院。這和引進民辦醫院於2009年9-10月曾就本地中醫服務進行電話調查的資料，調查結果顯示香港市民認同中醫服務的重要性，更有人成人認為政府應推動中醫服務不足，建議興建中醫醫院。由此可見民間對於中醫服務的需求，不單需要中醫服務，更是尋求本地中醫醫院的成立。

近年，不少醫療服務機構亦相繼提出開設中醫住院服務的計劃，例如廣華醫院在2011年開始，成立中西醫結合服務團隊，為多個專科的住院病人服務；於2012年6月，亦向立法會提交設有中醫病房的醫院重建計劃。

需要說明的是：中醫住院服務，並不同於於中醫醫院，也不等同於中醫教學醫院。食物及衛生局局長高永文醫生較早前在接受媒體訪問中，談及本港成立中醫醫院，也是中醫藥服務與教育研究的大勢所趨。

## 人才資源充足

在人才資源方面，香港亦能滿足建立中醫教學醫院的中醫藥人才需求。自1998年香港浸會大學首先開辦中醫藥學士及生物醫學理學士雙學位課程以來，多間大學設立中醫藥的全日制與兼讀課程，為長遠而持續的本地中醫藥人才培養踏出堅實一步。

## 香港浸會大學聲明

浸會大學對於城市規劃委員會轄下的都會規劃小組委員會通過「規劃」把九龍塘前李惠利校舍南面用地由「政府、機構或社區」用地轉為住宅用途的建議，表示遺憾！

浸大認為，土地用途一旦更改，表示該幅土地此後不能再用作提供教育和社區設施（包括醫院），對社區、高等教育界和整個社會造成損失。此外，浸大校園已飽和，戶外空間嚴重不足，該幅土地被納入建築物包圍，是供不應求，持續發展及解決迫切需要的最合理用處。

浸大校長張俊傑表示，浸大肯定會在校規條例的公眾諮詢期內再度堅決反對，也呼籲同學、同事、校友和友好，透過不同渠道表達反對意見。

陳校長亦向關心這件事件的同學、同事、校友和社會人士致謝，他說，大舉同仁會繼續同心協力，為大學和高等教育的未來一起盡力爭取這片土地。

## 中西協作良好

在此過程中，我們亦因應住院服務的其他需要，例如：如何處理醫療保險問題、住院病房的急症情況處理、確保醫療安全、降低醫療風險等，訂立應對措施。通過這一系列的嘗試，我們深入了解中醫住院服務的需求，積累了與西醫生一起為病人訂立恰當的診斷、治療、預防等綜合方案及其風險管理的經驗，為日後中醫教學醫院的中西協作打下良好基礎。

在中醫藥學院服務的中醫管理層方面，自浸大中醫藥學院成立以來的10多年中，先後開設了多間中醫藥診所，一方面滿足學生見習的需要，同時亦為公眾提供中醫藥診療服務，並推動臨床研究。

## 營運管理上軌

現時，浸大轄下已有15間中醫藥專科診所，其中8間為獨立運作，7間為與醫院管理局及非牟利機構合作建立；所設科別從全科到中醫內、外、婦、兒、皮膚、針灸、中藥、針灸科、中醫皮膚科、中醫內科、中醫眼科、中醫婦科、中醫兒科等專科服務類別。在診所日常運作上，我們訂定了一整套的指引及程序，確保病人得到最佳的治療效果。我們亦建立了一支醫療管理、財務、對於醫療條例、醫療風險管理、人力資源管理、財務運作管理等多個專業，為中醫教學醫院的營運管理積累經驗。

基於以上論點，我們認為：不論是在社會認知、中醫藥人才儲備、中醫院的營運管理等方面，中醫教學醫院的預備已就緒。要滿足本港的醫療需求，培養未來的中醫藥人才，接續發展本土中醫藥，中醫教學醫院的成立不僅是必要的，而且也是可行的。

## 中醫藥

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# 香港中醫教學醫院的定位

□香港浸會大學中醫藥學院

臨床科主任

卜兆祥教授

首先，它將是一間教學醫院。醫院在為病人提供優質醫療服務的同時，教學與研究應是其發展的主題功能之一。這一點與公立醫院或私立醫院的中醫門診，或是將中醫與西醫結合的中醫藥房以醫藥服務為主體不同。教學醫院不單滿足本港市民對中醫藥服務的需要，更為本地培養優秀的中醫藥人才以應付社會所需。植樹香港，建樹中醫藥發展。中醫教學醫院必須同時負起教學、為教學服務、一方面為中醫藥學院的臨床中醫藥及西醫學生提供臨床實踐的機會；不假如此，中醫教學醫院可為在讀的中醫、中藥學生提供在本地醫藥及法規制度下進行臨床未來臨床工作環境相符合的實習機會，學員可與資深帶教老師參與中醫門診與中醫藥房日常診療工作，從而全面掌握中醫藥在門診及住院病人治療中可以發揮的作用，這有助於全面提升學員的臨床能力，有利於學員畢業後在港從事臨床工作，對學員及市民大眾均有所裨益。另一方面，中醫教學醫院亦將成為註冊中醫門診繼續進修場所之一，這對整個中醫藥行業的傳承都有益處。

## 以臨床研究為主

其次，中醫教學醫院亦須以臨床研究為主，逐步開展以循證醫學為導向的臨床實踐與臨床研究，推進中醫藥臨床服務，提高臨床治療的效果。循證醫學是臨床中醫藥學的發展方向。中醫教學醫院可針對本港多發、而中醫有較佳治療效果及優勢的疾病，如腦病、中風、自身免疫性疾等，開展臨床研究內容，開展大型臨床研究，探討中醫、中西醫配合治療的療效、安全性及其成本效益，為臨床醫師提供中西醫配合治療的循證醫學證據，並將研究成果與藥界分享，將研究成果應用於治療上，為病人尋求最為有效的綜合治療方案。同時，中醫教學醫院亦可成為中醫藥臨床藥物試驗基地，開展中醫藥新藥臨床試驗，為中醫藥新藥的研發提供研究平台。

## 中西醫配合治療

第三方面，中醫教學醫院應以中西醫配合為主體。中醫、西醫治療各有其優勢之處，香港中醫教學醫院將是一所中西醫配合的醫院，該市民可以同時選用中醫及西醫配合的醫療服務，在門診服務方面，中醫教學醫院可提供獨立的中醫及西醫門診服務，同時還將提供中西醫配合服務，讓患者有更多的選擇機會。此外，因應中醫教學醫院門

診與病房的合作，如病人在門診接受初步診斷後有住院需要，即可馬上收入病房以接受進一步的診治。在住院服務方面，中醫教學醫院可同時提供中醫及西醫的診治手段，及中西醫合參服務。中西醫將根據病人的病情，以及各自負責進行綜合評估，共同制定治療方案，以及各自負責中西醫的治療工作，讓病人得到綜合的調理。藉此平台，不單可以建立中西醫配合的治療手段，亦能促進中醫、西醫、中西醫的特點及差異，從而發展中西醫配合的優勢，有利中醫與其他醫療行業的配合，並且憑藉香港的優勢，將這一經驗向全世界推廣。中醫教學醫院中，臨床治療的主要治療手段，將是以中醫手段為主，配合西醫治療。根據中醫教學醫院的實際需要，可不用設立大型手術室、大型檢驗室及大型設備，但可設立小型手術室，由註冊西醫在處理前線的要求，將病人送入小型手術室，由中醫教學醫院安排24小時門診小手術等。除此以外，中醫教學醫院將安排24小時門診小手術等，讓病人於任何時間均可得到適當的急救處理；並與鄰近有急症服務之公立醫院聯絡，如遇需要處理急症個案，將由該院轉送此等公立醫院處理。香港中醫教學醫院亦將遵循《醫院條例》中的所有規定：當中中醫教學醫院亦將遵循《醫院條例》中的所有規定：當中包括設施設備、風險管理、員工管理、病人權益的保障、處理投訴制度的設立等。

## 循證醫學進行實踐

中醫教學醫院服務的住院病人，將主要考慮有循證醫學證明中醫藥確有療效的病症，例如中風、癌症及嚴重循環系統、腎臟系統及泌尿系統等。中醫教學醫院可提供較佳的療效，有助於控制病情，延緩惡化。中醫教學醫院可通過為病人提供綜合的治療，如中藥、針灸、推拿、按摩、藥物治療等，並在飲食、生活調理上為病人作出配合，讓病人接受全面及個人化的治療，讓病人現時或將來立以中醫為主體的醫療服務。同時亦為求得更更好的治療目標而努力。除此以外，婦科、骨傷科等中醫較具優勢的專科亦可在進院後逐步加入，為更廣泛的病患提供優良的中醫服務。

香港中醫教學醫院另一個重要的定位問題是：它將是一家公立醫院還是以大學為主體、自負盈虧的非牟利醫院？處理這個問題，也是我們的目標：應是由政府資助建院，運作管理由政府相關部門與大學共同負責，與現時本港兩間大學的教學醫院相類似。如果這是這樣，香港中醫教學

醫院將是以公營醫院的模式運作，此外，浸會大學也會考慮自籌資金，爭取可以自資建院。這種情況下，中醫教學醫院將是以自負盈虧為前提的非牟利醫院，同時通過不同醫院的資源，讓低收入人士也能享用中醫教學醫院所提供的治療服務。此兩種模式中，以公營醫院的模式運作，是為中醫教學醫院的最佳選擇。

總而言之，為了莘莘學子，此考慮日後醫藥界才的培訓，香港中醫教學醫院必須是以中醫藥教學及研究為目標的醫院；並且，中醫教學醫院應採納中西醫配合的治療方案，以發揮中西醫的長處，讓病人取得最佳的療效；同時，為了更有效地運用社會資源，目標病人應以中醫治療最為優勢的病症為主，例如中風、癌症、嚴重循環系統及泌尿系統等。中醫教學醫院以公營醫院的模式經營，務求實現現時西醫醫院的壓力，為廣大的市民提供中醫藥住院服務。



現代化中醫藥國際協會策劃

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無可否認，香港中醫教學醫院的建立為未來培養優秀的中醫藥人才，亦為市民提供更全面的醫療服務，對於中醫藥界也提供了更好的發展平台。事實上，香港在整體社會共識上、人才資源的儲備，以及營運管理的經驗等方面亦已預備好建立中醫教學醫院。不過，香港到底需要一間這樣的中醫教學醫院？



# 香港中醫教學醫院

## 萬事俱備 只欠政策

□香港浸會大學中醫藥學院院長郭東平主任 卜兆祥教授

筆者連日在本專欄先後論述在港設立中醫教學醫院的必要性和可行性及其定位；然而，要明確落實中醫教學醫院的建設，尚有三個關鍵因素：土地、資金、政府政策。其中又以政府政策尤為關鍵。

### 巧婦難為 無米之炊

巧婦難為無米之炊。興建中醫教學醫院需要投入大量資金。資金的來源可來自政府出資或大學自行籌集。

特區政府於上月公布，本財政年度首9個月錄得400億元的盈餘。不少學者均指出，政府在考慮全面性「凍餗」，推出有針對性的紓困措施外，應投入更多資源予中長發展項目。

建立中醫教學醫院將有助於推動本地高等教育及醫療服務的發展，亦符合特首施政報告中提出的「擴大中醫藥在公共醫療系統的角色」的理念，配合社會中長期的發展。因此，政府應該考慮撥款興建中醫教學醫院。而且，中醫教學醫院的資金投入相比400億盈餘只佔一個很少的數目，但日後的回報、對社會影響卻是長久的。

基於建立香港中醫教學醫院對整個社會的必要性和迫切性，如果政府出資興建則是最佳選擇。當然，香港浸會大學也有信心可以通過籌募方式籌集足夠資金建院，為廣大市民謀福祉。但是，正如前文所述，兩難情形下（中醫院和中醫教學醫院）的醫院運作模式將會不同。

雖說大學在資金方面有辦法解決，土地問題卻是一個不可逾越的鴻溝。沒有土地，一切有關中醫教學醫院的計劃都只能是紙上談兵。

作為中醫教學醫院，要滿足其長遠的教學及醫療目標，其用地應是永久性的。因此，無論中醫教學醫院是以政府出資或是大學以自籌資金方式興建，我們

急切地期望政府可以因應中醫教學醫院的需求，盡快劃出適當的土地，建立中醫教學醫院。

作為進行大學醫學課程的教學醫院，一般都是建在大學附近，這不僅方便學生、教授及醫師，也擴大學的研究能夠與醫療有更緊密的結合。教室、實驗室與病房相鄰，方便學生學習、實習，也方便教授的教學與臨床實踐，從而促進教學與學習的效果。因此，在醫院選址上，我們殷切期望中醫教學醫院能夠與大學鄰近，這樣，教學、臨床、醫療管理等等將更為集中。

在三四年前推行後，中醫課程由原來的五年制改為六年制，目的就是增加臨床見習與實習的時間，提高臨床技能的培訓。在六年的時間內，若學生的實習場也與大學教學設施相鄰近，當下來的時間則可更有效地運用於學習上，否則時間則浪費在交通上實在可惜。假設學生每次往返醫院與大學需要1小時，則每周將需3-6小時，6年之內則耗掉花在教學上的時間遠遠超過700小時。如果這個時間能用在實習上或者學習上，則效果相應會完全不同！

### 選址近鄰 有利醫教

其實，在大學校園附近建立附屬的教學醫院，已成為一種常規。以香港為例，香港大學、香港中文大學，其教學醫院也是鄰近大學的所在地。

以中國內地歷史悠久的五間中醫藥大學（北京、廣州、南京、上海、成都）為例，各間大學都有超過三間以上的附屬醫院，而且通常有一間在大學的附近；如廣州中醫藥大學有四間附屬醫院，其中廣州中醫藥大學第一附屬醫院緊鄰大學校園；上海中醫藥大學有五間附屬教學醫院，一間鄰近大學校園；另外，台灣的中國醫藥大學，同時設有中醫學院及西醫學院，其附屬中醫教學醫院亦鄰近大學校園；韓國慶熙大學，建有韓國最大的麻藥大藥房，其附屬醫院也是與大

學主校園相連。這種現象在歐美西醫院校亦比比皆是。

自2009年起，香港浸會大學已開始向政府爭取建立中醫教學醫院。我們，浸大曾與不同團體商討，研究合作建院的可能性，但亦因多種原因而未成功。早前香港專業教育學院（李惠利）遷出原有校舍，該處屬於政府、職務或社區」用途的土地，緊鄰浸會大學，是現時建立香港中醫教學醫院的最佳選擇；它不僅有利於教學與學，從病人的角度出發，李惠利醫院原校址也是一個不錯的選擇。它位處九龍，交通網絡四通八達，方便各區的病人求診，而且該處寬敞整潔，綠化程度高，是建院的絕佳地點。

李惠利地皮三邊皆鄰浸會大學，隱隱有合圍之勢，實難適用於其他用途。假如建院中醫教學醫院作育英才，並為市民提供全面的中醫醫療服務，則將造福的不僅是九龍地區民衆，更是全港市民。

### 突破當局 造福市民

自1997年回歸以來，特區政府在中醫發展政策層面雖有歷史性步伐，促使香港中醫藥事業的發展取得長足的進步。由1998年香港浸會大學率先開辦中醫藥課程以來，香港三間大學各自努力，同時也與醫院管理局及本地不同的非牟利機構合作，先後開辦了不同中醫藥診所，解決了部分中醫藥臨床見習的問題。不過，香港註冊中醫考試中明確規定，中醫畢業生必須在課程中完成「不少於3000小時的臨床實習」；由於香港目前並沒有中醫教學醫院，因此，實習問題仍然依賴於中國內地的中醫藥。但是香港不應該，也不可能長期依賴於中國內地的醫院進行中醫臨床實習，最重要的原因因是兩地的醫療衛生法並不一致。要突破這一僵局，盡快建立本港中醫教學醫院是唯一出路。

現時，無論在社會認知、中醫藥人才儲備、營運和管理經驗等方面，中醫教學醫院的預備已然就緒。目前，建院的難點看來是土地、資金等因素。

難道香港真的缺乏資金？

難道香港真的缺乏一塊建院的土地？發展局局長陳茂波先生日前在立法會答問大會上一語中的：「當局現時並無政策支持資助院校設立中醫教學醫院」。

自1998年特區政府開始將中醫藥納入高等教育體制以來，近十五年過去了，至今政府仍缺乏政策支持設立中醫教學醫院，這是香港中醫藥教育學步維艱的根源。

建立香港中醫教學醫院，萬事俱備，只欠政策。

深切期盼政府為學生、為市民、為社會的未來，邁出歷史性的一步，盡快制定相關政策，完善中醫藥教育、研究、及醫療服務設施，支持在港建立中醫教學醫院。



TPB/R/S/K18/17-1506

6 March 2013

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

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2013 MAR -7 P 3:46  
TOWN PLANNING BOARD

Dear Sir,

**Objection Against Amendment Item A  
to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

I am the past Council and Court Chairman of the Hong Kong Baptist University. I was very surprised by the news that the Government proposed to zone the southern part of the ex-Lee Wai Lee Campus to Residential (B). The whole idea is unreasonable and illogical, and the Government proposal has caused grave concern among the University community.

The land is currently zoned "Government, Institution or Community", which should be used for that purpose from short-term, medium-term, and long-term perspectives. Once rezoned to residential use, the loss to the higher education will be permanent and cannot be reversed. For Hong Kong people, the site is much more suitable for higher educational or medical development, which will benefit grass roots people, than for luxury housing. The proposal to build medium density residential flats does not match the society's urgent need for housing. Further, there is a shortage of land for educational purposes in Hong Kong. According to Government statistics, the shortage amounts to 80,000 sq.m. of operational area for the eight University Grants Committee-funded institutions.

The site is adjacent to the Hong Kong Baptist University campus. The expansion of the University into the site represents the most efficient use of land, as it will consolidate the University's activities in one location and allow it to make improvements to the environment and provide much-needed facilities.

More and more people understand and appreciate the effectiveness of Chinese medicine in treating certain diseases such as cancer, strokes and painful diseases. A Chinese Medicine Teaching Hospital is urgently needed as it will maximise the treatment strengths of Chinese medicine by offering comprehensive and systematic in-patient Chinese medicinal treatment, benefiting all Hong Kong people.

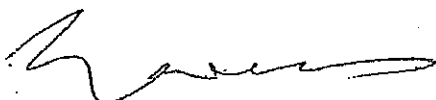


A Chinese Medicine Teaching Hospital will enable Chinese medicine students to conduct their internships in Hong Kong. In the absence of a Chinese Medicine Teaching Hospital, Chinese medicine students currently have to do their internships in Mainland China. Students cannot apply entirely what they learn in Mainland China to Hong Kong. The Chinese Medicine Teaching Hospital can support not only Hong Kong Baptist University, but also Chinese medicine students from other institutions.

The Lee Wai Lee site is most suitable for the Chinese Medicine Teaching Hospital as the land is readily available for construction without the need to change the land use. The proximity of the Chinese Medicine Teaching Hospital to the teaching facilities of Hong Kong Baptist University will also facilitate the provision of services offered by the teaching and clinical staff of the University to patients, which will enhance the effectiveness of the treatment.

To conclude, the Town Planning Board should exercise its wisdom to turn down the rezoning proposal and let the Hong Kong Baptist University have a chance to make proper representation before the next move.

Yours faithfully,



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cc

bcc

Subject 滾 S/K18/17 齒德三啲銅鉢齒需哩擊

15/04/2013 上午 01:09

☐ Urgent

☐ Return receipt

☐ Sign

☐ Encrypt

本人 黃國建 反對前李惠利地皮改用途為住宅。

首先，浸大提議興建教學中醫院，這是值得考慮的建議。

另外，為促進浸大或高等教育界的長遠發展，也需要該地皮。

該地皮三面被浸大包圍，若興建住宅，很大可能受學生活動的噪音影響。

現時政府已將地皮放入賣地表，打算賣地予發展商，而地產商將會興建豪宅。豪宅並不能滿足港人置業需要，政府混淆了住宅供應及豪宅供應。

若該地皮興建豪宅，實在是浪費土地，得益只是地產商及投資者。

反對地產霸權, 還我香港核心價值. no capitalism

基於上述多個原因，本人反對政府將前李惠利地皮改作住宅之用。

TPB/R/S/K18/17-20743

電郵致：tpbpd@pland.gov.hk

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

敬啟者：

反對「九龍塘分區計劃大綱草圖編號 S/K18/17—修訂項目 A 項」

我反對上述修訂項目並要求將前李惠利校舍南部的土地保留為「政府、機構或社區（9）」用途。原因如下：

- 改變土地作住宅用途後不能逆轉，對社區和整個社會都造成損失。
- 在該地興建豪宅，不能解決住宅短缺問題。
- 在更改土地用途的諮詢期間，將該地放在政府的賣地表是誤導市民，程序上不公平。
- 浸大使用李惠利校舍用地作長遠發展，能最有效使用土地。
- 留地做教育
- 教育為先
- 反對興建豪宅

姓名： NG WING TUNG

日期： 21 Nov 2013

地址或電郵：

電話：

TPB/R/S/K18/17-8193

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

## 反對《九龍塘分區計劃大綱核准圖》之 S/K18/17 九龍塘地帶改劃修訂申請

致城規會委員：

本人反對將前李惠利地帶改為住宅用途。

反對把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶的理由如下：

## 1. 反對剝削市民的用地

「政府、機構或社區」地帶的資源本來是屬於每個市民的，而此等「政府、機構或社區」地帶的資源本來就不足夠，若將此地帶改劃為住宅用途，本可被市民使用的土地便被剝削，則本港居民應有的，如醫院、學校、社區會堂、和教堂等社區設施被削減，等同市民的福利被削減。

## 2. 反對改劃土地並非規劃意向，而祇屬長官意旨

行政長官會同行政會議祇是行使《城市規劃條例》第 12(1)(b)(ii)條所賦予的權力，將《九龍塘分區計劃大綱核准圖編號 S/K18/16》發還城市規劃委員會以作出修訂，但沒有提供任何規劃理據，祇屬長官意旨。所以修訂此地帶為住宅，根本是與規劃意向不符，祇是將屬於市民可以共享的資源拱手讓予發展商和投資者；並將多數人的利益轉移極少數人的利益。

## 3. 反對政府單方面先將此地帶放入賣地表造成既定事實

政府想學效合和在皇后大道東的 QRE Plaza 動作，不用考慮規劃的需求，便可以米已成炊為由，強將 Open Space「休憩用地」改劃為商業地帶。若政府確定修訂此地，必須改劃為住宅，除了要提供足夠理據外，政府理應同時將另一些同等價值的住宅地帶改劃為「政府、機構或社區」地帶，供市民選擇，是否願意以作交換，必須先諮詢市民意見，尋求共識，不要單方面造成既定事實，逼使城規會做橡皮圖章。

## 4. 反對在不宜居住地方興建豪宅

此地帶的三面被浸大包围，若興建住宅，則住客與學生的作息時間存在很大差異，容易受學生活動的噪音影響，環境不算是理想，所以此地帶不宜改劃為住宅地帶。

## 5. 支持興建教學中醫院，維持原本 OZP 的規劃意向

浸大提議興建教學中醫院，有助本港中醫醫療和學術的提升，比起改劃為住宅，更有利於市民，使更多市民受益。

本人強烈反對九龍塘分區計劃大綱核准圖編號 S/K18/16 的 S/K18/17 的 A 項改劃修訂申請！

申述人

鄭淑珍

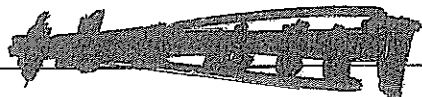
姓名：

簽名：

日期：

13/4/2013

通訊地址：



電郵：

08186

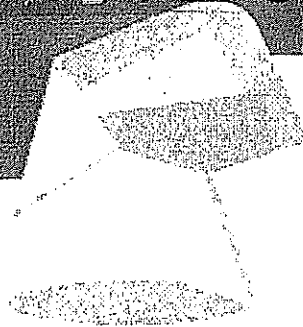


# 反對李惠利地皮建 支持浸大擴展中醫院

TPB/R/S/K18/17-8145

一人一信

S/K18/17



自由黨  
LIBERAL PARTY

致：城市規劃委員會秘書處

本人對於政府提出修訂九龍塘分區大綱圖（OZP），把前李惠利校舍地皮改劃為住宅用途並興建豪宅，表示反對，理由如下：

（1）現時李惠利地皮，以及九龍塘軍營、浸會大學、聯校運動場和九龍仔公園一帶的「社區用地」（GIC），在都市規劃原意上屬於九龍塘和樂富一帶住宅的緩衝區，以免住宅密度過高。把原屬專上教育用地改建住宅，有違規劃原則；為興建豪宅而阻礙大學擴展，城規會委員不應該支持。

（2）如果九龍塘分區規劃，容許社區用地改劃為住宅，勢必做成極壞先例，引發其他社區土地改為住宅用途，現有住宅又申請加大發展密度，九龍塘的低密度區會遭到破壞。

（3）其他意見：

若土地劃歸浸會大學，則校舍會連成一片，  
成為一個完整的校園。

18/4

姓名：林卓輝

電話：

地址：

電郵：

日期：24-2-2013

簽署：

林卓輝



08136

我們會把收集到的一人一信遞交城規會作為反對意見。  
閣下亦可把本一人一信，在2013年4月15日前，傳真至城規會。

## 爭取李惠利校舍用地 主要理據

TPB/R/S/K18/17-3776

### 反對前李惠利校舍改變為住宅用地

- 改變土地用途後不能逆轉，對社區、高等教育界和整個社會都造成損失；
- 本港的高等教育用地不足，根據政府數字，各院校共欠缺八萬多平方米作業面積；
- 該幅土地位於九龍塘，建議興建低密度住宅，並不符當前社會對房屋的急切需要；
- 對市民來說，該幅土地作高等教育或醫療用途，較興建豪宅有利，可讓更多基層市民受惠。

### 前李惠利校舍用於浸大未來持續發展及解決迫切擴建需要是最合理的

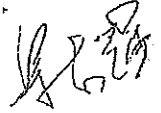
- 李惠利校舍三面被浸大建築物包圍，可視為校園整體的一部份；
- 浸大校園面積是八所政府資助院校中最小的（約 5.4 公頃）；在推行三三四學制時，浸大沒有得到額外撥地擴建校園，需要在現有校園擴建設施或加建樓層，令校園更飽和擠迫；
- 浸大使用李惠利校舍用地作長遠發展，能最有效使用土地，因為校園活動可在同一地點上進行，並改善現有的教學環境和增加所需設施。

### 中醫教學醫院

- 愈來愈多市民明白中醫藥對治療腫瘤、中風、痛症等慢性、難治性疾病有效，中醫教學醫院有急切建立的需要，以加強中醫藥的服務，讓住院病人接受全面系統的中醫藥治療，惠及全港市民；
- 中醫教學醫院可讓中醫學生在香港實習，現時中醫學生需往內地實習，存在不少問題，例如內地與香港醫療體制不同，學生不能把在內地所學的全部知識和經驗（例如中醫可用西藥和開刀）應用在香港；
- 中醫教學醫院不單供浸大中醫藥學院使用，也歡迎其他院校的中醫學生實習之用；
- 李惠利校舍是最適合發展的現成土地，毋須更改土地用途，而該幅土地與浸大接連，鄰近中醫學教學大樓，教授和醫師能更頻密照顧病人，令治療效果更顯著；
- 根據海外和內地的經驗，著名中醫大學的教學醫院都設在校園附近（例如北京、南京、廣州、成都、韓國、台灣）；
- 中醫教學醫院的建立，也有利於跨學科研究、中藥新產品的研發和中醫藥產業的發展。

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	Date Received 收到日期	23 MAR 2013

- 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布申述、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 樓及新界沙田上禾輋路 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。

<b>1. Person Making This Representation (known as "Representer" hereafter)</b> 提出此宗申述的人士（下稱「申述人」）
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*) 

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)

<b>3. Details of the Representation</b> 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	九龍塘分區計劃大綱草圖編號S/K18/17

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable 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 <sup>@</sup> 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
A 項	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<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。

<sup>@</sup> 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 Amendments.  
 請形容圖則內與申述相關的指定事項。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 inapplicable 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

## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature

簽署

"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱、同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable 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

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/K18/17-15008 1

參考編號

Reference Number:

130415-185626-31955

提交限期

Deadline for submission:

15/04/2013

提交日期及時間

Date and time of submission:

15/04/2013 18:56:26

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Leslie Ng

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/K18/17

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項 — 把解放軍駐港總部以北的一幅海旁土地由「休憩用地」地帶修訂為「其他指定用途」註明「軍事用地(1)」地帶。	反對 Oppose	駐港解放軍已有多幅空置用地，無需佔去可供大眾使用的「休憩用地」，而且該位置環境優美，應該予以公眾及遊客使用作優先考慮。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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15016

就草圖作出申述  
Representation Relating to Draft Plan

TPB/R/S/K18/17-15038

參考編號  
Reference Number: 130415-133740-16277

提交限期  
Deadline for submission: 15/04/2013

提交日期及時間  
Date and time of submission: 15/04/2013 13:37:40

提出此宗申述的人士  
Person Making This Representation: 先生 Mr. 李風

申述詳情  
Details of the Representation :

與申述相關的草圖  
Draft plan to which the representation relates: S/K18/17

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
我反對S/H24/8將中區填海區的部份位置轉為軍事用途，。	反對 Oppose	我反對S/H24/8將中區填海區的部份位置轉為軍事用途，應維持作休憩用途，若海上部份需要興建碼頭，應作公眾使用，解放軍不應獨佔。而且中環地段地價高昂，解放軍軍事用途毫無迫切性及必要性可言，不應佔用如此高昂的地段，

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

15046

Ref: HKBU/LWLT/JEN/03  
Date: 11 June 2013

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TOWN PLANNING BOARD

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

Dear Sir,

**Comments on the 25,884 Representations Relating to Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/17**

We are instructed by Hong Kong Baptist University ("HKBU") to submit **Comments** in relation to ALL the **Representations** received by the Town Planning Board ("TPB") concerning Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the "**Draft OZP**") under Section 6A (1) of the Town Planning Ordinance (CAP.131) (the "**Ordinance**").

Amendment Item A relates to the 'Re-zoning of a Site at Renfrew Road, covering the Southern Part of the Ex-Lee Wai Lee Campus from "Government, Institution or Community (9)" ("**G/IC(9)**") to "Residential (Group B)" ("**R(B)**"). Relevant Remarks in relation to R(B) are noted at Page 7 of the Draft Kowloon Tong Outline Zoning Plan S/K18/17, specifically: "(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/ or redevelopment in excess of a maximum plot ratio of 4.5 and a building height of 50m, to be measured from the mean level of Renfrew Road".

A total of **25,884 Representations** were received by the TPB of which only 7 (0.03%) were Supportive of the Amendment Item A (hereinafter referred to as the "**Support Representations**"). The other 25,877 (99.97%) Representations state clear Objections to the Amendment Item A (hereinafter referred to as the "**Objection Representations**").

This letter provides HKBU's Comments on the Support Representations received. It also provides HKBU's Comments on the Objection Representations received and is supported by Annex 1: 'Analysis of Objections Submitted to the TPB on Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17'.

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**SUPPORT REPRESENTATIONS: NOS. TPB/R/S/K18/17-1 TO TPB/R/S/K18/17-7  
INCLUSIVE**

The 7 Support Representations have been carefully reviewed in order to fully understand the specific points raised. The headings below relate to the overarching **key issues** raised by Representers. Opinions relating to the shortage of residential land and the establishment of a Chinese Medicine Teaching Hospital (“**CMTH**”) were the most prevalent points. HKBU’s response to the issues and points raised is provided as follows:

**Shortage of Residential Land**

- 5 of the 7 Support Representations highlight the need for / shortage of residential land in Hong Kong as justification for supporting Amendment Item A.
- Summary of the specific points raised:
  - *the Site will help alleviate the shortage of residential land, even if only in a small way;*
  - *the housing supply in Kowloon Tong area should be increased as this will help stabilise property prices and increase the supply to allow the middle-classes to own a flat and improve their living environment;*
  - *the need for a clause on the land lease ‘Hong Kong Housing for Hong Kong People’ and if possible the Site should be zoned “Residential (Group A)” (“**R(A)**”);*
  - *Hong Kong citizens’ wish for an even distribution of residential land.*
- None of the letters provide any site specific reasons as to why residential use is considered appropriate on the Southern Part of the Ex-Lee Wai Lee Campus (the “**ex-LWL Site**”).

**HKBU Comments on ‘Shortage of Residential Land’ Points**

1. The shortage of residential land in Hong Kong to meet acute needs is recognised. However, as land is an extremely scarce resource it would be a significant failing of the Hong Kong planning system if strategically important G/IC sites (such as the ex-LWL Site) were lost without proper long-term strategic assessment of G/IC needs. Imprudent reactions to solve current shortages in residential land by a piecemeal approach will have disastrous consequences for the future provision of public facilities, particularly tertiary education in this case. Alternative sites for residential development can be found elsewhere in Hong Kong; however, alternative G/IC sites to meet future education needs are extremely limited. HKBU, whose existing campus surrounds the ex-LWL Site on 3 sides, requires a comprehensive and sustainable campus development solution. Residential development on the ex-LWL Site through the re-zoning of the Site from G/IC to residential use would be irreversible and a permanent loss to Hong Kong.
2. HKBU fully supports the Chief Executive’s 2013 policy objectives for housing, which clearly prioritise the need to “*assist grassroots families to secure public housing to meet their basic housing needs*”,<sup>1</sup> as well as encouraging homeownership and maintaining a healthy private property market, (*Para 58 refers*). To put it into context, the Government has a target of supplying 100,000 public rental housing (“**PRH**”) units over the five years starting from 2018 to address the acute need.

<sup>1</sup> 2013 Policy Address ‘Seek Change, Maintain Stability, Serve the People with Pragmatism’

3. In response to the point suggesting that residential development on the ex-LWL Site would help alleviate the shortage of housing land, the development of 495 private residential flats on the ex-LWL Site **would not alleviate the acute public housing shortage** that exists in Hong Kong. Any private housing development on the ex-LWL Site is likely to cater to the high-end market. Consequently, it **would not** improve the lives of those Hong Kong residents most in need, but instead is more likely to arouse public sentiment against the new residential development if it is beyond the means of most Hong Kong residents. Public opinion on this issue (from objections received by the TPB) highlights a high degree of opposition to "luxury housing" on the ex-LWL Site and perceived profits earned by developers on such developments. Around 13,000 Representatives object to the development of "luxury housing" on the ex-LWL Site.
4. In response to the point on stabilising property prices and helping the middle classes to own a flat, the development of 495 flats (costing around HK\$20 million each<sup>2</sup>) **would have a negligible impact in stabilising property prices** in the area. On the contrary, it is suggested that investors are likely to be interested, thereby pushing up property prices in the District. Colliers' 'Residential Market Research and Forecast Report' (Q1 2013), for instance, predicts that prospective real estate buyers will not allow higher transaction costs (such as the increased stamp duty) to deter them from entering the market. A HK\$20 million flat is far beyond the HK\$18,000 median household income in Hong Kong. In fact only the top 3% of households (earning over HK\$100,000 per month) could afford one of these flats<sup>3</sup>. **These flats would therefore not be affordable for the majority of the 'middle classes'.**
5. The Government indicated its intention of selling the ex-LWL Site in February 2013, when it was identified in the Government's 2013/2014 Land Sale Programme. It is unknown if the ex-LWL Site would be included in the 'Hong Kong Property for Hong Kong People' Government scheme, which restricts the sale of flats built on these sites to Hong Kong permanent residents only. Even if the ex-LWL Site were included in the 'Hong Kong Property for Hong Kong People' Government scheme, the recent sale of two such plots of land in Kai Tak for "*higher than surveyors forecasts*"<sup>4</sup> provides a strong indication of developer's confidence in future sale prices.
6. In response to the suggestion that the ex-LWL Site be zoned as R(A), which is high density residential development, clearly this would be inappropriate given the predominantly low to medium density character of the local area. As highlighted in Section 7 of HKBU's Objection Statement (April 2013) the maximum Plot Ratio of 4.5 and Building Height Restriction ("BHR") of 50m allowed under Amendment Item A will result in a development that is out of character in this location and could lead to developers in nearby streets to lobby for higher Plot Ratios/ Building Heights, thereby eroding the special character of Kowloon Tong in a piecemeal fashion over time. **Clearly R(A) is unsuitable for this area which is predominantly zoned G/IC and even in other parts of Kowloon Tong where typical residential is restricted under the "Residential (Group C)" ("R(C)") zone.**

<sup>2</sup> The price was calculated based on the price of various properties of One Mayfair, 1 Broadcast Drive. One Mayfair is the latest residential development in the vicinity of the ex-LWL Site. According to centradata (as at 26 March 2013), there were 6 properties sold between Oct and Nov 2012. The price ranged from HK\$17,922 per sq. ft to HK\$30,750 per sq-ft. The median sale price (per sq-ft) was taken to calculate the estimated price of the housing units at the ex-LWL Site

<sup>3</sup> Based on 2010 Statistics. Source: 'Hong Kong : The Facts', Published by the Information Services Department, updated January 2012

<sup>4</sup> 'Kai Tak Sites for 'Locals Only' Sell Above Estimates" SCMP, 6 June 2013

7. Notwithstanding the points raised above, the R(B) zoning of the ex-LWL Site under Amendment Item A is out-of-character and incompatible with the immediate area and results in a piecemeal and illogical zoning pattern. The development of private residential housing directly adjacent to over 3,500 student hostel spaces is considered an inappropriate use of land and a cause for potential noise and nuisance complaints from future residents due to the land use conflict.

### Chinese Medicine Teaching Hospital ("CMTH")

- 4 of the 7 Support Representations expressed opinions on HKBU's proposal to build a CMTH on the ex-LWL Site.
- Summary of the specific points raised:
  - *question Chinese Medicine's ("CM") effectiveness and whether public money should be used for this;*
  - *Hong Kong needs a Chinese Medicine Hospital, however it does not mean that the Government should allocate a site to an institution;*
  - *the number of CM students are not more than 600, therefore why reserve this valuable site and build an exclusive CMTH for these 'minority students';*
  - *if there is a CMTH, students from HKU, CU and HKBU should be allowed to participate in the internship programme;*
  - *why does HKBU not cooperate with the HK Baptist Hospital to operate a Chinese Medicine Clinic?;*
  - *the Tsim Sha Tsui ("TST") Kai Fong Welfare Association site is the ideal site for a CMTH given its location to people with the greatest need as it should serve those that are under-privileged. Conversely the ex-LWL Site is not a good site for a CMTH as it is too far from under-privileged areas. It is too middle-class.*

### HKBU Comments on CMTH

1. The Government has pledged its support to further the development of CM, including "introducing Chinese medicine in-patient services" in the '2013 Policy Address' (Para 169 refers) and is supportive of training and more opportunities for internship and clinical practice (LC Paper No.CB (2)758/12-13(03)) 'Development of Chinese Medicine in Hong Kong' (Para 7 refers)).
2. The issue of effectiveness is subjective. There is significant evidence highlighting the effectiveness of CM. A recent survey by another institute on public views on CM Services in Hong Kong highlighted the **overall support** for a CMTH in Hong Kong. Of those interviewed, 54% had visited a CM practitioner in the last two years. It was found that there was significant support (81% of interviewees) for the establishment of a CMTH in Hong Kong to train local practitioners. Over 60% of respondents stated that they would be willing to use in-patient services and a further 28% stated that the likelihood was 'fair'. Of those interviewed, 36.6% stated that they felt it was necessary for the CMTH to be located near the University campus and nearly 40% felt that it was a 'fair' requirement. (Details of the survey can be found in Appendix F of HKBU's April 2013 Objection Statement submitted to the TPB).

3. HKBU is requesting the ex-LWL Site so as to develop a self-financed, public University operated, non-profit making CMTH offering a complete CM undergraduate programme which will benefit CM students and the wider public in Hong Kong (far in excess of 600 people). The provision of land for privately funded teaching facilities is consistent with the Government's long-term commitment to the education sector. HKBU is at the forefront of CM and was the first local institution offering CM education at the tertiary level in 1998. HKBU has assumed a prominent role in CM higher education, research and clinical practice in Hong Kong. HKBU is therefore an ideal institution to develop a CMTH which will provide training and in-patient and out-patient facilities. The CMTH will provide internship places for the three CM Schools in Hong Kong. In addition, the CMTH will undertake clinical research in CM and inter-disciplinary research in Chinese and Western medicine.
4. Although privately funded, the proposed CMTH will be a non-profit-making Non-Governmental Organisation (NGO) Teaching Hospital – not an exclusive Private Hospital. As a self-financed NGO, the CMTH will offer affordable treatment to the local community and Hong Kong residents (from under-privileged and middle class backgrounds). The growing elderly population is most likely to benefit from the affordable CM in-patient services proposed by HKBU on the ex-LWL Site.
5. HKBU wrote to the Government in February 2013 formally withdrawing its proposal to develop a CMTH at the TST District Kai Fong Welfare Association site as it was deemed no longer feasible by HKBU due to the lands grant issues, the size of the site for operations and technical issues conflicting with CMTH requirements. There is no prospect of the CMTH being located at the TST site in future.
6. The ex-LWL Site is the most suitable location for a CMTH. It is convenient and accessible for patients, being well served by public transport (Kowloon Tong and Lok Fu MTR Stations and green mini buses). It is also the most suitable site from an operational and educational perspective, as it will be closely connected to the Jockey Club School of Chinese Medicine Building and on-campus Hostels. Alternative land is scarce, whereas the ex-LWL Site has no technical constraints for the proposed consolidation of the HKBU Campus.
7. The School of Chinese Medicine – of HKBU, already provides a CM Clinic for the community, therefore the proposed cooperation with the Hong Kong Baptist Hospital is not necessary. There is a need for a much larger and comprehensive CMTH to provide the proposed services, as identified in Point 3 above. Collaboration with the Hong Kong Baptist Hospital to set up a CM Hospital is yet to be explored, however the Vision and Mission of the University in setting up a Teaching Hospital is clearly different from that of a Private Hospital. In any event, the Land Lot of Hong Kong Baptist Hospital in Kowloon Tong has already been maximised.

#### **HKBU's General Need for the ex-LWL Site / HKBU's Need for Student Hostels**

- 2 of the 7 Support Representations expressed opinions on HKBU's need for additional land, with one Representer (TPB/R/S/K18/17-6) making specific points relating to Student Hostel accommodation.
- Summary of the specific points raised:
  - *Student dormitory not required [if only] for convenience;*
  - *HKBU's facilities are considered adequate. Additional facilities considered to be over-provision and redundant;*
  - *HKBU is experiencing lack of land as they have too many students from Mainland China (undergraduate, postgraduate and PhD);*

- *Refutes the need for more Student Hostel accommodation for Mainland Chinese students, which are funded by Hong Kong tax payers when Hong Kong students cannot get a Hostel place;*
- *Provision of a new Hostel is the reason HKBU cannot develop a CMTH. HKBU should consider demolishing Dr. Ng Tor Tai International House, which together with the northern portion of the ex-LWL Site would allow HKBU to build a CMTH and achieve integrated development.*

### ***HKBU Comments on HKBU's General Need for the ex-LWL Site / HKBU's Need for Student Hostels***

1. HKBU has a shortfall of some 2,000 square metres of publicly funded academic spaces and 1,331 Student Hostel places up to the 2014/15 academic year according to Education Bureau's prevailing Policies and calculation formula. The Government has reserved 0.64 ha of land in the northern portion of the ex-LWL Site for higher education use and indicated that the land will be granted to HKBU. However, this is insufficient to build the proposed 1,700 Student Hostel complex (which requires 0.73 ha). The University Grants Committee ("UGC") gave its full support for HKBU's capital proposal to build the 1,700 Student Hostel complex (which includes 300 privately funded Hostel places) in February 2013. The provision of Government land to educational institutions for a reasonable number of privately funded Hostels, though at the discretion of the Government, is a matter of precedent, and discussions between HKBU and the Education Bureau are ongoing on this issue. Notwithstanding this, the University needs to consider education needs beyond 2014/15, hence the need to retain the ex-LWL Site for education related uses.
2. HKBU's current ratio of non-local students is around 10.6%<sup>5</sup>. Under existing Education Policies the non-local student quota for UGC-funded Universities is 20%. Indeed, it is the shortage of Student Hostels that has limited the progress of 'internationalisation' of HKBU. In any event, the points relating to the number of Mainland Chinese students and related Hostel provision are not relevant planning considerations.
3. With regard to the point made in TPB/R/S/K18/17-2 concerning the adequacy of HKBU's facilities, HKBU has provided clear evidence in the 'Objection Statement' submitted to the TPB in April 2013 of the medium and longer term proposals for the ex-LWL Site to Government, including a CMTH; a Complex of Creativity and an International Exchange Centre. From an education perspective it has been proven that HKBU's future growth would be thwarted due to the lack of available adjacent land. The ex-LWL Site is fundamental for HKBU to achieve its long term Vision and remain competitive in an increasingly globalised and competitive education environment.
4. From a land use planning perspective the comprehensive planning of the HKBU campus with the ex-LWL Site will consolidate related land uses and relieve the cramped and congested conditions on the existing Campus and thus create a better educational facility. HKBU students occupy the smallest Campus area per student head of population, in comparison to all the other UGC-funded Universities in Hong Kong.

<sup>5</sup> Source: Education Bureau Letter to HKBU, dated 10 May 2013

#### **D) Land Sale Revenue**

- 3 of the 7 Support Representations expressed specific support for the sale of the ex-LWL Site due to the revenue generation.
- Summary of the specific points raised:
  - *the Government will earn a considerable amount of revenue by selling the ex-LWL Site. This will help the development of Hong Kong;*
  - *the land sale will benefit the Government treasury, and as a result there will be more resources to alleviate poverty problems.*

#### ***HKBU Comments on 'Land Sale Revenue'***

1. The points stated above in TPB/R/S/K18/17-3 and TPB/R/S/K18/17-6 are personal and highly subjective comments relating to Lands (not Planning) considerations. They therefore have no bearing or weight on the planning issues to be considered by the TPB.
2. Revenues generated from land sales are not automatically available for poverty alleviation. In any event, G/IC Sites are important resources for Hong Kong's citizens, therefore the decision to sell such sites should only take place after proper and serious assessment.
3. It is important to consider the tangible and intangible long-term benefits which HKBU's proposals will bring to education, and Hong Kong society as a whole. The benefits of education will influence generations to come, whereas the land sale will result in a one-off revenue benefit.

#### **Other**

- 1 of the 7 Support Representations expressed frustration with the quality of local tertiary education as a reason for supporting Amendment Item A.
- 1 of the 7 Support Representations highlighted that HKBU's land use is subject to "Government Property Agency ("GPA") consideration.....";

#### ***HKBU Comments on 'Other'***

1. The point stated above in TPB/R/S/K18/17-1 is a personal and highly subjective comment. It is not a planning consideration, therefore has no bearing or weight on the planning issues to be considered by the TPB.
2. The point stated above in TPB/R/S/K18/17-2 fails to appreciate that land use is a consideration of the TPB, who is tasked with promoting the health, safety, convenience and general welfare of the community through the systematic preparation of plans for the layout of such areas of Hong Kong as the Chief Executive may direct, as well as the types of buildings suitable for erection therein.

## **Overall Comments on the Support Representations**

The Support Representations fail to offer convincing and relevant planning reasons to support Amendment Item A. Many of the comments are subjective and personal, with several addressing the matter from inappropriate perspectives.

## **Analysis of Objections Submitted to the TPB on Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

The Paper at Annex 1 'Analysis of Objections Submitted to the TPB on Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17', provides preliminary quantitative and qualitative analyses of the Representations which object to Amendment Item A.

There were a total of 25,877 Representations objecting to Amendment Item A (99.97% of all Representations submitted). A summary of the key findings of the Annex 1 Paper is provided below.

- The loss of G/IC was the primary objection point, specifically highlighted by over 90% of Representers.
- Over three quarters of the Representers (around 20,000 people) specifically highlighted the need to retain the ex-LWL Site for future higher education use – with around 60% of those specifically requesting the ex-LWL Site for HKBU's future expansion. In addition, a good portion of Representers specifically highlighted the need for the ex-LWL Site to be used for a CMTH.
- Almost half of the Representers highlighted that they were opposed to "luxury housing" on the ex-LWL Site.
- Over a quarter of the Representers highlighted the procedural unfairness, relating to the ex-LWL Site being identified in the Government's 2013-14 Land Sale Programme before the TPB had made a decision in the light of Representations made on Amendment Item A.

A number of prominent individuals and groups / organisations have objected to Amendment Item A and include four LegCo Members, Kowloon City District Council Members, the Civic Party's 'Environment and Sustainable Development Policy Branch', members of the Liberal Party and various concerned groups including 'HK Redevelopment Concern Group', 'Designing Hong Kong' and 'Hong Kong Kowloon City Industry and Commercial Association Limited'. Most object to the loss of G/IC land as it is important for the future needs of education, and highlight that the luxury residential development allowed for under Amendment Item A will not resolve the Grassroots' housing needs.

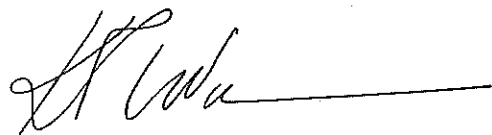
## **Panel on Education of the Legislative Council (LegCo) Meeting 10 June 2013**

The Panel on Education of the Legislative Council ("LegCo"), at its meeting held on 10 June 2013, received an update from the Administration and discussed the latest developments on the Amendment Item A in respect of the southern portion of the ex-LWL Site. All nine members who made verbal comments at the meeting remained consistent in their views that the ex-LWL Site should be retained for educational use, including for the future expansion of the HKBU and the development of a CMTH. HKBU trusts that the TPB will seriously consider the comments of the LegCo Education Panel.

HKBU also welcomes the Education Bureau's recent letter (10 May 2013) which states that the site planning for the proposed Student Hostel on the northern portion of the ex-LWL Site can now proceed. HKBU will continue to discuss the issue with the Government.

Should you have any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang (Direct Line: [REDACTED]), Ms Jennifer Gordon (Direct Line: [REDACTED]) or Miss Maggie Wu (Direct Line: [REDACTED]).

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED



Keren Seddon  
Chief Executive Officer

KRS/CT/JEN/MAG

Enc

cc Client  
The Team



## 1. INTRODUCTION

- 1.1 The Draft Kowloon Tong Outline Zoning Plan S/K18/17 (the "**Draft OZP**") was gazetted on 15 February 2013 and received **25,884** Representations during the 2-month public comment period, which closed on 15 April 2013. There were only 7 (0.03%) Representations supporting Amendment Item A, i.e., rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus (the "**ex-LWL Site**"), from "Government, Institution or Community (9)" ("**G/IC(9)**") to "Residential (Group)B" ("**R(B)**") ("**Amendment Item A**"). The remaining 25,877 (99.97%) Representations were opposed to Amendment Item A.
- 1.2 Hong Kong Baptist University ("**HKBU**") and Townland Consultants Limited ("**TOWNLAND**") have reviewed all of the 25,877 Objection Representations received by the Town Planning Board ("**TPB**") in order to identify and analyse the specific objection points raised by members of the public. This Paper provides the preliminary findings of the analysis undertaken. The aim of the Paper is to provide the TPB and public with an overview of the Objection Representations submitted.
- 1.3 The Paper comprises the following Sections:
- Section 2 sets out the methodology including the categories of objection points made by Representers;
  - Section 3 provides a quantitative analysis of the objection points;
  - Section 4 provides a qualitative analysis of objection points; and
  - Section 4 concludes the findings.

## 2. METHODOLOGY

- 2.1 All of the 25,877 Objection Representations have undergone preliminary analysis. In the majority of cases, each Representation (letter/email/form etc) contained between two and three objection points relating to Amendment Item A. Therefore, each "objection point" and or "proposed remedy" has been categorised.

### Defining the Categories

- 2.2 It was necessary to produce a set of "generic categories" to allow for the preliminary quantitative analysis of the Objection representations. The majority of the objection points can be categorised under the following fifteen "categories" as follows.
- A. Oppose loss of "G/IC(9)" and / or Suggest retention of "G/IC(9);
  - B. Retain the ex-LWL Site for higher education/ education;
  - C. Support the establishment of a Chinese Medicine Teaching Hospital ("**CMTH**");
  - D. Reserve/Use for the future expansion of HKBU;
  - E. Support HKBU student hostel development;
  - F. Procedural unfairness (relating to the placing of the ex-LWL Site on the Land Sale Programme before the TPB's consideration of the Amendment Item A);
  - G. Against luxury housing on the site;
  - H. Residential considered inappropriate land use due to environmental/ character etc;
  - I. Support HKBU;

- J. Support the ex-LWL Site for development of medical services;
  - K. Against developers or "anti- developer hegemony";
  - L. Discontentment with the Government in relation to housing planning and long-term development;
  - M. The need of other G/IC and recreational facilities in the area;
  - N. Lack of consultation; and
  - O. Others
- 2.3 Other objection points, which did not comfortably fit within any these categories were registered "Others" and specific points have been referred to in the 'qualitative analysis' section.
- 2.4 Some of the objection points made by Representers were generic and required an 'interpretation' of the points made. Examples are provided below.
- Many Representers stated "support education"/ *"education should be the first priority"*; *"Government should put more resources on education"* or *"education should not be overridden by economic development"*. In such cases it was assumed that the Representers propose reverting the ex-LWL Site to educational use or allocating more land resources for supporting education development. Therefore, these comments were categorised under **"Retain the ex-LWL Site for higher education/ education"**.
  - Some Representers simply wrote *"think of the next generation"*. This comment was categorised under **"Oppose loss of "G/IC(9)". Suggest retention of "G/IC(9)"**
  - Some objection points mentioned that the School needs more space/ lacks space/ needs more student hostel places. Since no specific school name was given, these comments were categorised under **"Retain the ex-LWL Site for higher education/ education"**.
- 2.5 **Table 1** below identifies each category of objection and examples of the types of specific points registered in that category.

Table 1 Categories of Points Raised

Categories of Points Raised	Examples of the Range of Specific Points Included within this Category
A. Oppose loss of "G/I/C(9)". Suggest retention of "G/I/C(9)"	<ul style="list-style-type: none"> <li>- Oppose rezoning of the ex-LWL Site from "G/I/C(9)" to residential use. The Government should revert the Site to "G/I/C(9)use".</li> <li>- Think of the next generation</li> </ul>
B. Retain the ex-LWL Site for higher education/ education	<ul style="list-style-type: none"> <li>- Support Education.</li> <li>- Hong Kong lacks resources to support development of education.</li> <li>- The Government should provide more land resources for supporting development of education.</li> <li>- More resources should be allocated for supporting development of education.</li> <li>- Investment in Education is far important than developing residential housing/ luxury housing.</li> <li>- Education is the first priority.</li> <li>- Educational use will bring more benefit to the community than luxury housing.</li> </ul>
C. Chinese Medicine Teaching Hospital (CMTH)	<ul style="list-style-type: none"> <li>- Hong Kong needs a CMH/CMTH in order to provide comprehensive and systematic in-patient CM treatment.</li> <li>- The CMTH can provide internship place for students studying CM, including those studying in the University of Hong Kong, Chinese University of Hong Kong and HKBU.</li> <li>- General public can benefit from the CMTH/ CMH.</li> <li>- The CMTH will bring more benefits to the community than luxury housing.</li> <li>- The ex-LWL Site is most suitable for the CHMT as the land is readily available for development. The proximity of the CMTH to the teaching facilities of HKBU will facilitate provision of services offered by the teaching and clinical staff of HKBU, thereby enhancing the effectiveness of the treatment.</li> <li>- The Government should allocate more resources to develop CM Services.</li> </ul>

	Categories of Points Raised	Examples of the Range of Specific Points Included within this Category
D.	<b>Reserve/Use for the future expansion of the Hong Kong Baptist University</b>	<ul style="list-style-type: none"> <li>- HKBU has the smallest campus amongst the eight universities. Upon implementation of the "3-3-4" academic curriculum reform, no additional land was allocated for HKBU expansion</li> <li>- The ex-LWL Site can be most efficiently used by allocating it to HKBU for its long-term development.</li> <li>- Support HKBU to have long-term/ sustainable development.</li> <li>- The ex-LWL site is the most suitable site for expansion of HKBU.</li> <li>- HKBU has a lack of space for expansion. The existing campus is cramped.</li> <li>- To allocate the ex-LWL Site to HKBU will enhance integrity and integration of HKBU campus.</li> </ul>
E.	<b>Hong Kong Baptist University Student Hostel Development</b>	<ul style="list-style-type: none"> <li>- HKBU lacks hostel places.</li> <li>- Develop a student hostel at the ex-LWL Site in order to provide better living conditions for students.</li> </ul>
F.	<b>Procedural Unfairness</b>	<ul style="list-style-type: none"> <li>- It is premature to put the ex-LWL Site on the Land Sale Programme before the TPB's consideration of the Amendment.</li> </ul>
G.	<b>Against luxury housing on the site</b>	<ul style="list-style-type: none"> <li>- Building luxury housing on the ex-LWL site cannot solve the current housing problem.</li> <li>- Building luxury housing on the ex-LWL site is a waste of land resource.</li> <li>- There are alternative sites for luxury housing.</li> <li>- Building luxury housing on the ex-LWL site cannot help HK/ China Development.</li> <li>- There are too many luxury housing developments in Hong Kong.</li> </ul>

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	Categories of Points Raised	Examples of the Range of Specific Points Included within this Category
H.	Residential Inappropriate land use (due to environmental/ character etc)	<ul style="list-style-type: none"> <li>- The G/I/C zones at ex-LWL Site, Kowloon East Barracks, HKBU, the Joint Sports Centre and Kowloon Tsai Park serve as a buffer between Kowloon Tong and the residential developments at Lok Fu. To rezone the ex-LWL Site from educational use to residential use will contravene the original planning intention.</li> <li>- The residential developments at the ex-LWL Site will generate and attract traffic, which will cause traffic problems and affect pedestrian safety.</li> <li>- Potential conflict between future residents and students due to nuisance caused by students residing student hostels.</li> <li>- The proposed residential development is not compatible with the HKBU campus in terms of density and land use.</li> <li>- The residential developments at the ex-LWL Site will undermine the learning environment of HKBU and other schools in the adjacent area.</li> </ul>
I.	Support HKBU	<ul style="list-style-type: none"> <li>- Representer stated their support HKBU.</li> </ul>
J.	Support the ex-LWL Site for development of medical services	<ul style="list-style-type: none"> <li>- Support the ex-LWL Site to accommodate medical service facilities (not specifically for CMTH)</li> </ul>
K.	Against developers or "Anti-Developer Hegemony"	<ul style="list-style-type: none"> <li>- Developers in Hong Kong are so wealthy.</li> <li>- "Anti-Developer Hegemony"</li> </ul>

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Representation Analysis Paper

	Categories of Points Raised	Examples of the Range of Specific Points Included within this Category
L.	Discontentment with the Government	<ul style="list-style-type: none"> <li>- The Representatives believed that the Government should: <ul style="list-style-type: none"> <li>- consider the wider interests of the public</li> <li>- have a better planning for the ex-LWL Site and a long-term planning of housing land supply</li> <li>- not only consider the interests of rich people/ developers, but also the grassroots.</li> <li>- should achieve a balance development. Economic development or housing land supply should not override other aspects, such as social and educational development.</li> </ul> </li> <li>- Against collusion between the Government and property developers or rezoning of the ex-LWL Site to Residential Use will facilitate Government-Business collusion/</li> <li>- There is lack of communication between different Government Departments</li> <li>- The Government should not infringe on people's right</li> </ul>
M.	The need of other G/I/C and recreational facilities in the area.	<ul style="list-style-type: none"> <li>- The ex-LWL should be used for accommodating G/I/C and recreational facilities, such as hospital, schools and rehabilitation centre.</li> </ul>
N.	Lack of Consultation	<ul style="list-style-type: none"> <li>- The consultation ignored HKBU's right of using the ex-LWL Site</li> <li>- Consultation should be conducted in prior to the rezoning of the ex-LWL Site.</li> <li>- The Consultation should consider the interests of major stakeholders</li> </ul>
O.	Others	<ul style="list-style-type: none"> <li>- The Site should be used for public rental housing</li> <li>- If the ex-LWL Site was rezoned to Residential use, it should be used for public rental housing/ Home Ownership Scheme</li> <li>- There are sufficient residential supply</li> <li>- There are alternative site for residential use, such as the adjacent military camp, Northeast New Territories as well as the Brownfield site to be redeveloped.</li> <li>- Support development of industries which HK has an advantage.</li> <li>- Not privatise the public space</li> <li>- Planning of the ex-LWL Site should take local development into account.</li> </ul>

### 3. PRELIMINARY QUANTITATIVE ANALYSIS

3.1 Most of the Objection Representations identified between two and three points in their objection letter. From the preliminary analysis<sup>1</sup> of all the Objections submitted we can draw the following conclusions:

- The **loss of G/IC** was the **primary objection point**, specifically highlighted by over **90%** of Representers.
- Over **three quarters** of Representers (around 20,000 people) specifically highlighted the need to retain the ex-LWL Site for **future higher education use** – with around 60% of those specifically requesting the ex-LWL Site for HKBU's future expansion. In addition, a good portion of Representers specifically highlighted the need for the ex-LWL Site to be used for a CMTH.
- Almost half of the Representers highlighted that they were opposed to "luxury housing" on the ex-LWL Site.
- Over a quarter of Representers highlighted the procedural unfairness, relating to the ex-LWL Site being identified in the Government's 2013-14 Land Sale Programme before the TPB had made a decision on Amendment Item A.

3.2 It is evident from the preliminary findings that the majority of Representers are requesting that the Government retain the ex-LWL Site for higher education uses, with HKBU's expansion being the most frequently highlighted point, and a significant proportion (of Representers) calling for the ex-LWL Site to be used for a CMTH.

### 4. QUALITATIVE ANALYSIS

4.1 This Section provides details of the qualitative analysis, including an overview of some of the prominent individuals and concerned groups/ organisations who have written to the TPB, and their particular reasons for objecting to Amendment Item A.

4.2 Also included in this section are a few examples of some of the hundreds of personal comments made, which highlights the gravity and importance of Amendment Item A to a significant number of people in Hong Kong.

#### *Prominent Representers Objecting to the Proposed Re-zoning*

4.3 **Table 2** provides a list of some of the prominent individuals and groups / organisations objecting. Their reasons for objecting are discussed further below.

<sup>1</sup> A 'preliminary analysis' of all 25,877 Objection Representations has been undertaken, which has involved categorising all of the objection points made by Representers. Due to the very short timeframe available to undertake the analysis only preliminary findings are available as at 11 June 2013.

**Table 2 Prominent Representers**

TPB Ref	Representer (Objector)
R9	<b>Mr. Lam Tai Fai</b> (LegCo Member, Functional Constituency - Industrial (Second) )
R10	<b>Mr. Ip Kin Yuen</b> (LegCo Member, Functional Constituency – Education )
R11	<b>Ms Helena Wong Pik-wan</b> (LegCo Member, Geographical Constituency – Kowloon West Lecturer, Hong Kong Polytechnic University )
R12	<b>Mr. Chan Ka Lok, Kenneth</b> (LegCo Member, Geographical Constituency – Hong Kong Island Associate Professor, Department of Government and International Studies, Hong Kong Baptist University )
R13	<b>Mr. Siu Leong Sing</b> (Kowloon City DC member)
R14	<b>Ho Hin Ming</b> (Kowloon City DC member)
R15	<b>Environment and Sustainable Development Policy Branch - Civic Party</b>
R16	<b>Ho Hin Ming and Lee Zi Jing – Liberal Party</b>
R17	<b>Fu Chuan Fu</b> (Liberal Party)
R18	<b>Lee Zi Jing</b> (Liberal Party)
R19	<b>Fung Wai Wah</b> (Hong Kong Professional Teachers' Union)
R20	<b>Ng Yan Keung</b> (Chairman of HK Redevelopment Concern Group)
R21	<b>Designing HK</b>
R22	<b>Green Sense</b> (Attached a letter jointly signed by several concern groups, including <b>Central and Western Concern Group, Local Research Community, HK Redevelopment Concern Group, Civic Party, The Professional Commons, Land Justice League, Hong Kong Professional Teachers' Union, HKBU Student Union, Green Sense</b> )
R23	<b>The Incorporated Owners of Sunderland Estate</b>
R24	<b>Hong Kong Kowloon City Industry and Commercial Association Limited</b>
R39	<b>Mr. Wong Po-yarr</b> (Chairman of the Board of Governors and the Council of Hong Kong Baptist College (1987-89))
R40	<b>Dr. Daniel C.W. Tse</b> (Chair of the University Council of the University of Macau, President Emeritus of Hong Kong Baptist University )
R41	<b>Prof. Ng Ching-Fai</b> (President of BNU-HKBU United International College, Past President and Vice-Chancellor of HKBU)



4.4 A variety of reasons were identified in the letters submitted to the TPB from the prominent individuals and groups / organisations listed above. These included:

- The four LegCo Members opposed the development of luxury residential development on the ex-LWL Site as it would **not resolve the grassroots housing needs**, would result in the **irreversible loss of educational land**. All recommended that the site be used to **support future development of education**.
- **Support for HKBU's proposal to develop a CMTH**, in terms of the benefits this would bring Hong Kong society and internship opportunities was evident from numerous letters including those from Ms Helena Wong Pik-wan (LegCo Member), the Civic Party's 'Environment and Sustainable Development Policy Branch', Ho Hin Ming and Lee Zi Jing (Liberal Party Members), Mr. Ng Yan Keung (Chairman of the HK Redevelopment Concern Group), Designing HK (Ms Debbie Chan) and Hong Kong Kowloon City Industry and Commercial Association Limited.
- Several Representers commented on the **lost opportunity for HKBU** to develop an **integrated campus** if the ex-LWL Site is re-zoned for residential development, resulting in **fragmented planning** (Ms Helena Wong Pik-wan (LegCo Member), Mr. Siu Leong Sing (Kowloon City District Council Member), Ho Hin Ming and Lee Zi Jing (Liberal Party) and 'Designing Hong Kong' (Debbie Chan).
- Dr. Daniel C.W. Tse (Chair of the University Council of the University of Macau, President Emeritus of Hong Kong Baptist University) outlined past Governments' support for universities, including reserving adjacent sites whenever possible. He states: *"to be consistent with the policies on higher education before and after the Re-unification, and too be in line with the world trend of competing for high quality human resources, there is no reason whatsoever why the whole Lee Wai Lee site should not be given to the Baptist University..."*
- Numerous other issues were raised in the individual letters which included: the shortage of student hostels, incompatibility of the proposed residential use in close proximity to student hostels, environmental impact (including traffic) and the undesirable density precedent this would set in Kowloon Tong.

#### **Key Statements by Members of the Public**

4.5 A review of all the Representations highlighted particular objection points in relation to Amendment Item A. Outlined below are some particular examples, identified under key themes.

#### **Support for Education**

4.6 The need to support Hong Kong's educational development as a key element of economic policy was highlighted. Representers considered that the Government should provide more resources for supporting the development of education. One Representer pointed out that:

*"the economic development of Hong Kong over the last decades has been well behind our competitors like Korea and Singapore in this region. Tertiary education sector plays a pivotal role in revitalizing our economic basis and will contribute greatly to build up the knowledge base society". (Representation No. TPB/R/S/K18/17- 3217 refers).*

#### **Expansion of the University Campus Using Adjacent Available Land**

4.7 Some Representers highlighted that it is "common sense"/ "common practice" for universities to locate new academic buildings/ campus expansion area adjacent to the main campus. In Representation No. TPB/R/S/K18/17- 25 and 44, both quoted the cases of HKU and the PolyU. HKU located their campus expansion to the west of the main campus.

- 4.8 Another Representer notes *"fragmented planning cannot achieve a good campus layout"* (Representation No. TPB/R/S/K18/17- 44 refers). Other Representers highlight the piecemeal campus layout, with academic facilities scattered around - in Ho Sin Hang Campus and Shaw Campus and the inconvenience for students. (Representation No. TPB/R/S/K18/17- 7533 refers). A number of Representers hoped that educational facilities/ hostels will be accommodated at the ex-LWL Site in order to achieve synergy with the existing educational facilities in the neighbourhood. One Representer stated that:

*"coherent and integrated planning and design encompassing the LWL site and the main campus of the HKBU would create operational efficiencies, but also avoid exacerbation of commuting which is not sustainable."* (Representation No. TPB/R/S/K18/17- 21 refers).

#### **To Enhance Learning Environment and Sense of Belonging**

- 4.9 The majority of Representers highlight the need for sufficient space to be provided to facilitate educational development. One Representer highlighted that:

*"education is more than teaching in classrooms. Education, especially tertiary education, emphasizes on interactions between people, communication and whole person development."* (Representation No. TPB/R/S/K18/17- 275 refers).

- 4.10 Other Representers highlighted the lack of open space within HKBU (Representation No. TPB/R/S/K18/17- 7251, 7533 and 12075 refer). As pointed out by a Representer:

*"one can argue that if [HKBU] can expand vertically and build taller buildings, hey! don't forget there is height limitation in Kowloon area and why do we need to suppress the students to study in some sort of public housing estate? Creativity and generation of innovative ideas need space – physically and mentally, we don't want to create more nervous young people."* (Representation No. TPB/R/S/K18/17- 15042 refers).

- 4.11 In order to create a sense of belonging, student hostels have to be located near the university campus. A Representer makes the following observations<sup>2</sup>:

*"living in a student hostel is part of university life. Although HKBU provides off campus accommodation for students, there will be a new student hostel in Tseng Kwan O, these are located far away from the HKBU campus. Therefore, the accommodation cannot help students to enjoy university life on campus."* (Representation No. TPB/R/S/K18/17- 119 refers).

#### **The Need to Provide a CMTH**

- 4.12 A number of Representers highlighted the need for a CMTH / the need to promote CM in Hong Kong. A Representer pointed out that the current CM Service is limited to out-patient service, and that without in-patient service, the development of CM, especially treatment for emergency and critical illness, is limited. (Representation No. TPB/R/S/K18/17-43). The Representer further commented that given that the aging population in Hong Kong is increasing, the need for CM is growing in importance.
- 4.13 Another Representer commented that the development of CMTH will not only enhance the quality of CM education, such as provision of internship for students of CM from different universities, but also facilitate medical research and technology development. (Representation No. TPB/R/S/K18/17-28, 637).
- 4.14 A number of Representers have highlighted that the ex-LWL Site is the ideal location for a CMTH, and that the close proximity to the School of CM of HKBU will have significant advantages for teaching and research. (Representation No. TPB/R/S/K18/17-28).

<sup>2</sup> Translated and edited comments.

### ***The Need to Provide Academic Facilities and Student Hostels***

- 4.15 A number of representations mentioned that lack of academic facilities and hostel places have caused significant inconvenience for the students and teaching staff of HKBU (Representation No. TPB/R/S/K18/17- 76, 195, 289, 637, 2011, 2229, 8401, 25586 refer). Due to lack of student hostel places, students have to reside off-campus. Thus, they have additional accommodation and transport costs.
- 4.16 Moreover, some Representers have highlighted that those students living in remote areas have to leave home incredibly early in order to reach classes on time (Representation No. TPB/R/S/K18/17- 2067 refers).

### ***The Need for G/IC Facilities in the Neighbourhood***

- 4.17 Several Representers highlighted the need for G/IC facilities in the local community (Representation No. TPB/R/S/K18/17- 14, 7423, 8183 refer). They highlight the lack of a community hall, elderly centres (except those privately-run) and indoor sport centres in the neighbourhood (Representation No. TPB/R/S/K18/17- 14 and 8183 refer). Other Representers mention that there is only one local Residential Care Home for the Elderly (excluding private) and that residents in the Kowloon Tong area have to compete for community facilities with their neighbours in Lok Fu and Shek Kip Mei. In their representation they request the Government to provide a CMTH, student hostel, community centre, indoor sports centre, elderly centre and multi-purpose facilities. (Representation No. TPB/R/S/K18/17- 14 refers).

### ***Local Education Facilities***

- 4.18 A number of Representers mentioned the need for more educational facilities to improve access to educational opportunities, including continuing learning. One Representer pointed out that many Hong Kong people have aspirations of pursuing further education (Representation No. TPB/R/S/K18/17-12422 refers). Moreover, some parents hoped that more educational facilities will be provided for their children (Representation No. TPB/R/S/K18/17- 7606, 12956 and 12957 refers).

### ***Genuine Housing Needs of the Public***

- 4.19 As indicated in the quantitative analysis, a number of Representers commented that the developments at the ex-LWL Site are likely to be luxury housing, which cannot address their housing needs. One Representer noted:

*"we only earn HK\$9,000 each month and are not eligible for public rental housing. We have difficulty to rent a bed, not to mention buying a luxury residential flat."*  
(Representation No. TPB/R/S/K18/17-12964 refers).

- 4.20 Another Representer also mentioned that:

*"the housing problem victims are those people with low income, but not those who can afford houses in Kowloon Tong! These people can't even get a normal living standard, let alone buying those luxurious housing in Kowloon Tong."* (Representation No. TPB/R/S/K18/17-15005 refers)

- 4.21 The Kowloon District Planning Officer mentioned in the Kowloon City District Council Housing and Infrastructure Committee Meeting on 17 March 2013 that the planning intention of the "R(B)" zone was to satisfy the need of extended families who would like to move into a bigger flat. The housing market is influenced by a complex set of variables and it is much too simplistic to suggest that the development of high-end flats will result in the availability of smaller and lower cost units as people progress up through the housing ladder. One Representer points out that, according to the data provided Transport and Housing Bureau there are more than 220,000 people on the waiting list for public rental housing (125,000 households in total). He makes the point that even if an additional 495 low to medium-cost housing units become available as a result of people moving up the housing ladder, less than 0.004% of the households on the current public rental housing waiting list would benefit. (Representation No. TPB/R/S/K18/17-7533 refers).

### ***Incompatibility of the R(B) Zone with the Neighbourhood***

- 4.22 Some Representers commented that the proposed R(B) restrictions at the ex-LWL Site (e.g. Plot Ratio ("PR") of 4.5 and Building Height restriction ("BHR") ) are incompatible with the existing densities and building heights in nearby residential streets. The surrounding residential streets including La Salle Road, Hereford Road, Oxford Road and Cambridge Road are low-density in nature, with a PR of 1.8. Representers state that the proposed R(B)-Zone on the ex-LWL Site would set a precedent for surrounding sites and undermine the existing character of Kowloon Tong Area (Representation No. TPB/R/S/K18/17- 4285, 6959, 7870, 8046 refer).
- 4.23 Many Representers were concerned about the potential conflicts between the proposed R(B) Zone at the ex-LWL Site and the adjacent student hostels. One Representer, who is a student of the Polytechnic University of Hong Kong ("PolyU"), mentioned that their student hostel received complaints from the residents in the surrounding developments (Representation No. TPB/R/S/K18/17-8320 refers). Other Representers mention that students hostels of PolyU and the University of Hong Kong ("HKU") have received complaints from the nearby residential developments due to noise nuisance (TPB/R/S/K18/17-14 and 25).

## **5. CONCLUSION**

- 5.1 A total of **25,884** Representations were submitted to the TPB during the 2-month public comment period, which closed on 15 April 2013. Of these **25,877 (99.97%)** were **opposed** to the re-zoning of the ex-LWL Site and only 7 (0.03%) were in support.
- 5.2 About three quarters of Representers (around 20,000 people) specifically highlighted the need to retain the ex-LWL Site for future higher education use – with around 60% of those specifically requesting the Site for HKBU's future expansion. In addition a good portion of Representers specifically highlighted the need for the Site to be used for a CMTH.
- 5.3 A number of prominent individuals and groups / organisations have objected to Amendment Item A and include four LegCo Members, Kowloon City District Council Members, the Civic Party's 'Environment and Sustainable Development Policy Branch', members of the Liberal Party and various concerned groups including 'HK Redevelopment Concern Group', 'Designing Hong Kong' and 'Hong Kong Kowloon City Industry and Commercial Association Limited'. Most object to the loss of G/IC land as it is important for the future needs of education, and highlight that the proposed luxury residential development will not resolve the Grassroots' housing needs.
- 5.4 Specific comments made by members of the public have been highlighted, which provide snapshots of personal difficulties experienced by students in relation to housing, commuting and campus space, views on the role of Government in supporting Hong Kong's future educational needs and the need for comprehensive, not fragmented planning.

Approved by: Keren Seddon

Edited by: Cindy Tsang

Jennifer Gordon

Prepared by: Maggie Wu

Date: 11 June 2013

File Ref: HKBU/LWLT1

**COMMENT ON REPRESENTATION RELATING TO  
DRAFT PLAN UNDER SECTION 6A(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》（第131章）  
第6A(1)條對草圖的申述提出意見

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.  
意見必須於指定對申述提出意見的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意見的文件（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布申述、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 comment 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。提出意見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，則委員會可把有關意見視為不曾提出論。

<b>1. Person Making This Comment (known as "Commenter" hereafter)</b> 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Hong Kong Baptist University	
<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Townland Consultants Limited	
<b>3. Details of the Comment</b> 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	Draft Kowloon Tong Outline Zoning Plan No. S/K18/17
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/K18/17-1 to TPB/R/S/K18/17-25,884

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

**3. Details of the Comment (Continued) (use separate sheet if necessary)**  
**意見詳情 (續) (如有需要, 請另頁說明)**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Please see the attached letter.

Part 3 Continued 第3部分 (續)

**4. Plans, Drawings and Documents 圖則、繪圖及文件**


Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

N/A

**5. Signature 簽署**

Signature  
簽署



KEREN SEDDON

Name in Block Letters 姓名（以正楷填寫）

"Commenter"/Authorized Agent\*  
「提意見人」/獲授權代理人\*

Chief Executive Officer

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☒ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 MRTPI, RPP

on behalf of  
代表

Townland Consultants Limited

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 11 June 2013

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable 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

**Parts 4 and 5 第4及第5部分**





Ref: VPAS13/0605/112  
5 June 2013

Townland Consultants Limited  
18/F., 101 King's Road  
North Point, Hong Kong

Attn: Ms. Keren Seddon



Dear Madam,

**SECTION 6(1) REPRESENTATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**COMMENT ON REPRESENTATIONS RELATING TO  
THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN  
NO. S/K18/17**

We hereby authorise Townland Consultants Limited (TOWNLAND) as the Planning Consultant to prepare and submit the above Comment on Representations on our behalf. TOWNLAND is hereby authorised to liaise, correspond and attend meetings with all relevant Government Departments and other bodies, as necessary, in respect of the Representation.

Yours faithfully,



Andy S C Lee  
Vice-President (Administration) and Secretary

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

---

寄件者: [REDACTED]  
收件者: <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
傳送日期: 11/06/2013 下午 07:12  
附加檔案: Letter Ref HKBU\_LWLTJ\_JEN\_04.pdf  
主旨: Letter Ref: HKBU/LWLTJ/JEN/03 submitted on 11 June 2013 Relating to Comments on Representations (Draft Kowloon Tong OZP No. S/K18/17)

Dear Sir / Madam

We wish to submit 2 replacement pages to the Letter (Ref: HKBU/LWLTJ/JEN/03) submitted by Townland Consultants Ltd earlier today in relation to the above captioned submission, submitted on behalf of the Hong Kong Baptist University ("HKBU"). The replacement pages correct inaccuracies in two separate sentences.

The replacement pages are Page 8 and Page 9. Please see attachment. The same covering letter and replacement pages were also faxed to the TPB this evening.

We should be grateful for your kind assistance in replacing these pages.

Should you have any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang (Direct Line: [REDACTED]), Ms Jennifer Gordon (Direct Line: [REDACTED]) or Miss Maggie Wu (Direct Line: [REDACTED]).

Kind regards

Jennifer Gordon  
Associate Town Planner  
Townland Consultants Ltd

This e-mail and any attachments to it are intended only for the party to whom they are addressed. They may contain privileged and/or confidential information. If you have received this transmission in error please notify the sender immediately and delete any digital copies and destroy any paper copies. Thank-you.

Townland accepts no contractual liabilities or commitments arising from this e-mail unless subsequently confirmed by fax or letter or as an e-mail attachment giving company name, address, registration number and authorised signatory.

Web site: <http://www.townland.com>

13/06/2013



**TOWNLAND CONSULTANTS LTD.**

PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING, SOCIAL DEVELOPMENT, DEVELOPMENT CONSULTANCY,  
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref.: HKBU/LWLT/JEN/04  
Date: 11 June 2013

By Email and Fax

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point  
HONG KONG

Dear Sir

**SECTION 6A(1) COMMENTS ON REPRESENTATIONS  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**COMMENTS ON REPRESENTATIONS RELATING TO THE DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN NO.S/K18/17**

**FORMER CAMPUS OF THE HONG KONG INSTITUTE OF VOCATIONAL EDUCATION  
(LEE WAI LEE), RENFREW ROAD, KOWLOON TONG**

We wish to submit 2 replacement pages to the Letter (Ref: HKBU/LWLT/JEN/03) submitted by Townland Consultants Ltd earlier today in relation to the above captioned submission, submitted on behalf of the Hong Kong Baptist University ("HKBU"). The replacement pages correct inaccuracies in two separate sentences.

The replacement pages are Page 8 and Page 9.

We should be grateful for your kind assistance in replacing these pages.

Should you have any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang (Direct Line: [REDACTED]), Ms Jennifer Gordon (Direct Line: [REDACTED]) or Miss Maggie Wu (Direct Line: [REDACTED]).

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

  
Keren Seddon  
Chief Executive Officer

KRS/CT/JEN/MAG  
Enc

城  
市  
規  
劃  
署

MAIN HONG KONG OFFICE :  
18th Floor, 101 King's Road, North Point, Hong Kong  
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631  
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE (SHENZHEN) :  
Room F, 25th Floor, Daqing Building, 6027 Shennan Avenue, Futian District,  
Shenzhen City, PRC, Postal Code 518040  
Telephone : (86)(755) 8369 0780 Facsimile : (86)(755) 8300 5274  
E-mail address : tcld@townland.com

INDIA OFFICE :  
CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),  
Mumbai, 400 052, India  
Telephone : (91 22) 6455 0290 Facsimile : (91 22) 6455 0297  
E-mail address : tcld@townland.com

INDONESIA OFFICE :  
Gedung Graha Tirta, 102, 1/F,  
Jl. Raden Saleh No.20, Jakarta Pusat - 10330, Indonesia  
Telephone : (62 21) 3983 7470 Facsimile : (62 21) 3983 7471  
E-mail address : tcld@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS (CHENGDU) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2008  
Certificate No.: CC844

## **Overall Comments on the Support Representations**

The Support Representations fail to offer convincing and relevant planning reasons to support Amendment Item A. Many of the comments are subjective and personal, with several addressing the matter from inappropriate perspectives.

## **Analysis of Objections Submitted to the TPB on Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17**

The Paper at Annex 1 'Analysis of Objections Submitted to the TPB on Amendment Item A of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17', provides preliminary quantitative and qualitative analyses of the Representations which object to Amendment Item A.

There were a total of 25,877 Representations objecting to Amendment Item A (99.97% of all Representations submitted). A summary of the key findings of the Annex 1 Paper is provided below:

- The loss of G/IC was the primary objection point, specifically highlighted by over 90% of Representers.
- Over three quarters of the Representers (around 20,000 people) specifically highlighted the need to retain the ex-LWL Site for future higher education use – with around 60% of those specifically requesting the ex-LWL Site for HKBU's future expansion. In addition, a good portion of Representers specifically highlighted the need for the ex-LWL Site to be used for a CMTH.
- Almost half of the Representers highlighted that they were opposed to "luxury housing" on the ex-LWL Site.
- Over a quarter of the Representers highlighted the procedural unfairness, relating to the ex-LWL Site being identified in the Government's 2013-14 Land Sale Programme before the TPB had made a decision in the light of Representations made on Amendment Item A.

A number of prominent individuals and groups / organisations have objected to Amendment Item A and include four LegCo Members, Kowloon City District Council Members, the Civic Party's 'Environment and Sustainable Development Policy Branch', members of the Liberal Party and various concerned groups including 'HK Redevelopment Concern Group', 'Designing Hong Kong' and 'Hong Kong Kowloon City Industry and Commercial Association Limited'. Most object to the loss of G/IC land as it is important for the future needs of education, and highlight that the luxury residential development allowed for under Amendment Item A will not resolve the Grassroots' housing needs.

## **Panel on Education of the Legislative Council (LegCo) Meeting 10 June 2013**

The Panel on Education of the Legislative Council (LegCo), at its meeting held on 10 June 2013, received an update from the Administration and discussed the latest developments on the proposed use/rezoning of the southern portion of the ex-LWL Site. All nine members that made verbal comments at the meeting remained consistent in their views that the ex-LWL Site should be retained for educational use, including for the future expansion of the HKBU and the development of a CMTH. HKBU believes that the TPB will seriously consider the comments of the Panel on Education of LegCo.



HKBU also welcomes the Education Bureau's response made at the Panel on Education of LegCo on 10 June 2013, when they stated that the site planning for the proposed Student Hostel on the northern portion of the ex-LWL Site can now proceed. HKBU will continue to discuss the issue with the Government.

Should you have any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang (Direct Line: [REDACTED]), Ms Jennifer Gordon (Direct Line: [REDACTED]) or Miss Maggie Wu (Direct Line: [REDACTED]).

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

Keren Seddon  
Chief Executive Officer

KRS/CT/JEN/MAG

Enc

cc Client  
The Team



07/06/2013 下午 05:49

To: tpbpd@pland.gov.hk  
cc: opinion@hkbu.edu.hk  
bcc:  
Subject: 回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17  
☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt

致  
城市規劃委員會主席  
香港北角渣華道333號  
北角政府合署十五樓

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

電郵Email: tpbpd@pland.gov.hk

副本送copy: opinion@hkbu.edu.hk Date: 2013-06-07

回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

我支持編號TPB/R/S/K18/17-8 至 TPB/R/S/K18/17-25884的申述：反對修訂項目A項——把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區（9）」地帶改劃為「住宅（乙類）」地帶。我支持保留前李惠利校舍南部的土地為「政府、機構或社區（9）」地帶，並讓香港浸會大學使用整幅土地作長遠整體規劃，配合該校未來發展，包括興建中醫教學醫院，讓整個社會受惠。I support all representations numbered TPB/R/S/K18/17-8 to TPB/R/S/K18/17-25884 which oppose Amendment Item A -- Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)". I support retaining the southern portion of the ex-Lee Wai Lee Campus site as "G/IC(9)" and allowing Hong Kong Baptist University to undertake integrated and coherent planning of the entire site for its future development, including the building of a Chinese Medicine Teaching Hospital which would benefit society at large.

姓名 Name:

陳偉業議員

電郵 Email:

TPB/R/S/K18/17-C16



10/06/2013 下午 10:20

To tpbpd@pland.gov.hk  
cc opinion@hkbu.edu.hk  
bcc

Subject 回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt

致  
城市規劃委員會主席  
香港北角渣華道333號  
北角政府合署十五樓

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

電郵Email: tpbpd@pland.gov.hk

副本送copy: opinion@hkbu.edu.hk Date: 2013-06-10

回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

我支持編號TPB/R/S/K18/17-8 至 TPB/R/S/K18/17-25884的申述：反對修訂項目A項一把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區（9）」地帶改劃為「住宅（乙類）」地帶。我支持保留前李惠利校舍南部的土地為「政府、機構或社區（9）」地帶，並讓香港浸會大學使用整幅土地作長遠整體規劃，配合該校未來發展，讓整個社會受惠。 I support all representations numbered TPB/R/S/K18/17-8 to TPB/R/S/K18/17-25884 which oppose Amendment Item A -- Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)". I support retaining the southern portion of the ex-Lee Wai Lee Campus site as "G/IC(9)" and allowing Hong Kong Baptist University to undertake integrated and coherent planning of the entire site for its future development which would benefit society at large.

姓名 Name:  
Hong Kong Baptist University Postgraduate Association  
電郵 Email:



10/06/2013 下午 04:38

To: tpbpd@pland.gov.hk  
cc: opinion@hkbu.edu.hk  
bcc:  
Subject: 回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17  
☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt

致  
城市規劃委員會主席  
香港北角渣華道333號  
北角政府合署十五樓

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

電郵Email: tpbpd@pland.gov.hk

副本送copy: opinion@hkbu.edu.hk Date: 2013-06-10

回應九龍塘分區計劃大綱草圖編號S/K18/17的申述 Comments on the representations relating to the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17

我支持編號TPB/R/S/K18/17-8 至 TPB/R/S/K18/17-25884的申述：反對修訂項目A項一把位於聯福道的一幅涵蓋前李惠利校舍南部的土地，由「政府、機構或社區（9）」地帶改劃為「住宅（乙類）」地帶。我支持保留前李惠利校舍南部的土地為「政府、機構或社區（9）」地帶，並讓香港浸會大學使用整幅土地作長遠整體規劃，配合該校未來發展，讓整個社會受惠。 I support all representations numbered TPB/R/S/K18/17-8 to TPB/R/S/K18/17-25884 which oppose Amendment Item A -- Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from "Government, Institution or Community (9)" ("G/I/C(9)") to "Residential (Group B)". I support retaining the southern portion of the ex-Lee Wai Lee Campus site as "G/I/C(9)" and allowing Hong Kong Baptist University to undertake integrated and coherent planning of the entire site for its future development which would benefit society at large.

姓名 Name:  
香港九龍城工商業聯會有限公司  
電郵 Email:



致

城市規劃委員會主席  
香港北角渣華道 333 號  
北角政府合署十五樓

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

傳真：2877 0245 / 2522 8426

RECEIVED  
2013 JUN 11 P 3:30  
TOWN PLANNING BOARD

回應「九龍塘分區計劃大綱草圖編號 S/K18/17」的申述

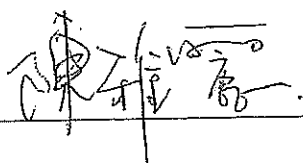
我校支持編號 TPB/R/S/K18/17-8 至 TPB/R/S/K18/17-25884 的申述：反對修正項目 A 項 — 把位於聯福道的一幅函蓋前李惠利校舍南部的土地，由「政府、機構或社區 (9)」地帶改劃為「住宅 (乙類)」地帶。

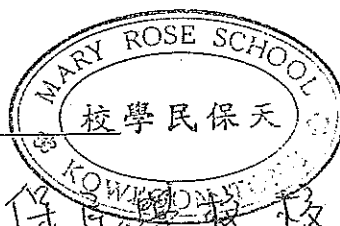
我校認同編號 TPB/R/S/K18/17-25 香港浸會大學的反對申述，有關環境質素的部份。把前李惠利校舍南部的土地改劃為「住宅 (乙類)」地帶，環境因素的改變對本校負面影響甚為深遠，包括：

- 區內交通流量增加，因而增加我校學童上落校巴時發生事故的風險；而且亦會產生更多交通噪音和汽車廢氣，導致本區環境質素下降；以及
- 發展商業性高尚住宅項目，通常會用盡地積比例，極有可能會阻擋天然光線和空氣流通。

因此，我校支持保留前李惠利校舍南部的土地為「政府、機構或社區 (9)」地帶。

簽署：





姓名：

陳雅麗 (天保民學校校長)

電郵 / 傳真：



日期：

10/6/2013

Form No. 26A 申請表 S 6.1 號

For Official Use Only 請勿填寫此欄	Reference No. 信索編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 14/F, North Point Government Offices, 333 Joo Road, North Point, Hong Kong.  
意見必須於指定對申請提出意見的限期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意見的文件(如有)，必須連同寄回至香港北角333號北角政府合署14樓城市規劃委員會秘書處。
- 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 (14/F, North Point Government Offices, 333 Joo Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Centre of the Planning Department (Mediterranean 2231 5000) (17/F, North Point Government Offices, 333 Joo Road, North Point, Hong Kong and 14/F, She Tin Government Offices, 1 Sheung Wo Ets Road, She Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/eng>.  
填妥此表格之前，請先閱讀有關「有關城市規劃條例提交及公布申請、對申請的意見及進一步申請、對城市規劃委員會的進一步申請及對委員會的進一步申請」的指引(香港北角政府合署333號北角政府合署14樓，電話：2231 4810或2231 4835)及規劃諮詢中心(地中海2231 5000)(17/F，北角政府合署333號北角政府合署17樓及新界沙田上禾輦路14樓)索取。亦可從委員會網頁下載(網址：<http://www.tpb.gov.hk/eng>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Centre of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment 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諮詢中心索取。填妥意見的人士須以打字方式或以電腦填妥表格。填妥的表格須用中英文填寫，倘若未能提供所需資料，則委員會可能將該意見視為不會提出。

1. Person Making This Comment (known as "Commentator" hereafter) 提出此份意見的人士(下稱「提交意見人」)
Name 姓名/名稱 (Mr./Mrs./Ms/Ms./Company/Organization) 先生/夫人/小姐/女士/公司/機構 陳其德

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Name 姓名/名稱 (Mr./Mrs./Ms/Ms./Company/Organization) 先生/夫人/小姐/女士/公司/機構 ... N/A

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/K18/17.
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申請(請註明申請編號)	

\* Delete as appropriate      \* 請刪去不適用者  
 Please fill "N/A" for inapplicable item      請在不適用項目填寫「不適用」。

Parts 1, 2 and 3 第1、第2及第3部分

Form No. 36A 表格式S.B.A.號

3. Details of the Comment (Continued) (use separate sheet if necessary)  
意見詳情 (續) (如有需要, 請另頁說明)

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

本人反對將位於聚福道的一幅兩畝前李惠利校舍南部的土地, 由「政府、機構或社區(9)」地帶改劃為「住宅(2)」類地帶。

首先, 本人認為應保留前李惠利校舍南部的土地, 用途地帶為政府、機構或社區(9), 即保留前李惠利校舍作為港資魯大學作不同用途, 如未來擴建, 即興建中醫藥學院醫院, 此舉不但令年青新一代能接受多元化教育, 更有機會令區內一班老人家得到照顧及治療。再者, 此地亦可保留其發展用途, 讓港資魯大學作興建學生宿舍。為港理工大學之新建學生宿舍位於何文田, 亦已接近竣工。雖然港理工大學已有地方興建新宿舍, 此聚福道的地, 便應留給港資魯大學而非理工大學或其他用途。

Part 3 Continued 第3部分 (續)

25-MAY-2013 12:21 FROM LSS/O. KCDO. HAD

TO

P.08/09


Form No. SA 表格 SA 3A 號

## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please file location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖彩色圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature  
簽名


"Comments" / Authorized Agent  
「意見人」/ 經授權代理人

Name in Block Letters 姓名（以正體填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 of

☐ HKIP ☐ HKIA ☐ HKOS ☐ HKIE ☐ HKLA

Others 其他

on behalf of  
代表

龍塘合區委員會

Company/Organization Name and Chap (if applicable)  
公司/組織名稱及董事（如適用）

Date  
日期

10/6/2013

## Statement on Personal Data 個人資料聲明

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- the processing of this comment which includes making available the parts of the "comment" for public inspection when making available the comment for public inspection and
- facilitating communications between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會會按意見所填妥的個人資料會交與委員會及有關部門，以便處理《城市規劃條例》及相關的城市規劃委員會指引的規定作以下用途：

- 處理這份意見，包括公開這份意見供公眾查閱，同時公佈「意見人」的姓名供公眾查閱；以及
- 方便「意見人」與委員會或有關部門之間進行溝通。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「意見人」所這份意見所填妥的個人資料，或亦會向其他人士披露，以作上述或上述以外的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be submitted to the Secretary of the Board at 15/F, North Point Government Offices, 333 Shea Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「意見人」有權查閱及更正其個人資料。有關查閱及更正個人資料，應向委員會秘書處提出有關要求。其地址為香港北角龍匯道333號北角政府合署15樓。

o Delete as appropriate

Please fill "NA" for inapplicable here

"o" in the appropriate box

o 刪去不適用者

在不適用的項目填「不適用」

如應填寫的方格內加上「o」

Part 4 and 5 第4及第5部分



10<sup>th</sup> June, 2013

Mr. Thomas Chow  
The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

BY HAND

Dear Mr. Chow & Members of Town Planning Board:

I understand you have received over 25,000 letters opposing to the re-zoning of the Lee Wai Lee site from a site designated for GIC to a site for yet another block of luxurious flats. In my opinion, this sends a clear message that the public does not accept this proposal.

Recently, I had delivered a letter to Chief Executive C.Y. Leung, cc to Mr. Eddie Ng, Dr. Ko Wing-man and Mr. Paul Chan stating my opinion as a veteran academic at Hong Kong Baptist University about the re-zoning plan. In my letter to the Chief Executive, I had attached a list with the names of 175 people who support me in my assertions. For your reference, I attach herewith the list that I had submitted to our Chief Executive. By viewing at this list of professional people, I hope you will give more thoughts to why these visionary and thoughtful people in my circle all agreed that the University should be offered the land for the future development of education instead of using it for building another block of luxurious flats.

As you must know, this relatively small plot on Renfrew Road is surrounded on three sides by the HKBU campus. Then too, I also aware there is no additional unoccupied spaces in the vicinity of the University for the expansion and future development for higher education. Every day when I go to work, I pass by City University, on the same border of Kowloon Tong. City University, which moved from Mongkok a few decades ago, enjoys rather large outlay of land both in Yau Yat Chuen and Beacon Hill. These two sections of Kowloon Tong could have easily been bobbled up for high end private flats. I can only say that their commodious property stands as a tribute to earlier Town Planning Boards' foresight and high regard for higher education.

3043



電郵 E-mail

電話 Tel

傳真 Fax



I want to highlight to the Town Planning Board the importance of WISE LAND ALLOTMENT for the community. Through my personal contact and survey, I have received full support for my views that the University should be given priority for the use of the former Lee Wai Lee campus since it literally surrounds this small Renfrew Road plot on three sides. They all agree that we are at a crossroad where we must decide to place young people's future above developers' padded pockets.

I sincerely hope you will give FAIR consideration to making the most efficient use of this piece of land and that you will decide to provide the much-needed facilities for the future development of the Hong Kong Baptist University.

With warmest regards,

Susanna Lo  
Director, HRM Mentoring Program  
Assistant Professor, Department of Management

Encl. Attachment list of supporters opposing to the rezoning of the Lee Wai Lee Campus

Surname	Given Name	Company	Title
1 Au	Tommy	Hongkong Land Limited	Human Resources Manager
2 Au	Karic	RBC Wealth Management	Senior Vice President
3 Au	Andy	Master Hotel Supplies Ltd	Senior Sales Manager
4 Au	Dom	Career Times Online Limited	General Manager
5 Bickley	Gillian		Author (freelense)
6 Chak	Edward	AEON Store (Hong Kong) Co.,Ltd	General Manager - Operations
7 Chan	Katharine	Shun Hing Technology Co Ltd	Senior Manager
8 Chan	Adeline	Coach	Senior Trainer, Field Services Training
9 Chan	Clara	Hong Kong Young Industrialists Council	Vice President
10 Chan	William	Hospital Authority	Member
11 Chan	Michael	Café De Coral Holding Limited	Chairman
12 Chan	Evelyn	Hong Yip Service Company Ltd	Human Resources Manager
13 Chan	C Y	Hong Kong Broadband Network Limited	Senior Manager - Talent Management
14 Chan	Dean	Sun Hung Kai Properties Ltd	Sales Director
15 Chan	Diane	Career Times Online Limited	Executive Director
16 Chan	Connie	DHL	Manager - HR Development
17 Chau	Albert	Board Director of Haven of Hope Christian Service	Honorary Secretary
18 Chau	Amy	Standard Chartered Private Bank	Executive Director, Private Banking
19 Cheng	Janna	Urban Property Management Limited	Senior Group Manager- Human Capital
20 Cheng	Michael	Tao Heung Holding Limited	Chief Officer
21 Cheng	Kwok Ting	Hong Kong Yau Yat Chuen	Lion Club Member
22 Cheung	Lucia	Café De Coral Holding Limited	Senior Manager (Group Corporate Communications)
23 Cheung	Erik	SAE Magnetics (HK) Ltd.	HR Manager
24 Cheung	Senna	Towngas	senior HR Manager
25 Chiang	Aaron	Hong Yip Service Company Ltd	Head of Human Resources & Administration
26 Chik	Carman	Urban Property Management Limited	Human Resources Manager
27 Chim	Justine	Chim's Ergonomics and Safety Limited	Director and Principal Consultant
28 Chiu	Bruce	Max Consulting Co.,Ltd	Lead Consultant
29 Chiu	Winnie	Asia World Expo	Human Resources Director

Surname	Given Name	Company	Title
30 Choi	Peter	Bank of Communications	Manager (Strategic Planning)
31 Choi	Mary	Hong Kong Airport Service Ltd	Personnel & Administration Manager
32 Chow	Annie	Avery Dennison	Director (Compensation and Benefits Asia Pacific)
33 Chow	Jimmy	Edmond De Rothschild	Director
34 Chow	Joyce	Fedex Express	Manager, Rewards
35 Chu	Johnny	PICO International (HK) Ltd	Assistant General Manager, Regional Human Resources
36 Chu	Priscilla	YESASIA Holding Limited	Co-founder & VP of Operations
37 Chu	Wilson	Partner & Senior Consultant	HMI
38 Chui	Zero	BOC Group Life Assurance Co.,Ltd	Product Development Manager
39 Chung	W.P.	Tao Heung Holding Limited	Chairman
40 Chung	Pauline	Hong Kong People Management Association / Chiaphua Industries Limited	President / Director of Human Resource
41 Chung	Tak Yue Joanna	Prudential Corporation Asia	Executive Financial Services Manager
42 Chung	Jess	Assistant Departmental Secretary (Appointment Services)	Lands Department, HKSAR
43 Fan	Kit	Towngas	Head - Corporate Human Resources
44 Fong	Sunny	McDonald's Asia Pacific / Middle East / Africa	Regional VP, HR Business Partner & Total Compensation
45 Fong	Richael	City U	Adjunct Professor
46 Fong	Friendly	Fedex Express	Managing Director, Human Resource Services, North Pacific Region
47 Fu	Joseph S.P.	Carlton Holding International Corporation	Owner & Chairman
48 Fung	Bobo	Hong Kong Productivity Council	Senior HR Executive (Hr & Administration)
49 He	Martin	Hong Kong Yau Yat Chuen	Lion Club Member
50 Ho	Charles	MTR Corporation Limited	Manager - Quality and Staff Wellness Training
51 Ho	Chi Pang	Top Gun Leather Manufacture Co.,Ltd	Director
52 Ho	Ronny	SML Group Limited	Chief Executive Officer



	Surname	Given Name	Company	Title
53	Ho	Ting Chi	Tsui Wah Restaurant	Director
54	Ho	Chi Pang	Hong Kong Yau Yat Chuen	Lion Club Member
55	Hsueh	Theodore	Christian Communications International Limited	BTM Officer-at-large
56	Hui	Rita	Smartone Telecommunications Ltd.	General Manager - Human Resources
57	Hui	Garek	G&A Consulting Limited	Director
58	Ip	Barry	The Hong Kong Jockey Club	Head of Human Capital Development
59	Jiang	Laura	Duty Free	HR Training Manager
60	Kong	Tak kwan	Princess Margaret Hospital	Consultant Geriatrician
61	Kwan	Peter	Citibank (Hong Kong) Limited	Investment Consultant
62	Kwok	Angel	HKU SPACE	Senior Executive Officer (HR)
63	Kwok	Julie	Cargotec Asia Limited	Manager
64	Kwok	Sze Chi, Francis	Bright Smart Securities	Director
65	Lai	K T	Hong Kong Institute of Human Resource Management	Executive Council Committee
66	Lai	Nelson	Shun Hing Electronic Holdings Limited	General Manager - Group Human Resources Division
67	Lai	Ni Quiaque	Hong Kong Broadband Network	Head of Talent Engagement and Chief Financial Officer
68	Lai	Pele	Sanfield (Management) Ltd.	HR & Administration Manager
69	Lai	Christine	Pearson Asia Pacific	Regional Human Resources Director
70	Lam	Ivan	Morgan McKinley	Manager
71	Lam	Ken	Bank of Communications	Deputy Head of Human Resources Department
72	Lam	Edmund	Fubon Bank (HK) Limited	Vice President of Training &
73	Lam	Joey	HSBC	Premier Relationship Manager
74	Lam	Man Tin Soul	Hong Kong Yau Yat Chuen	Lion Club Member
75	Lau	Bonnie	Ngong Ping 360 Limited	Head of Human Resources and Corporate Services
76	Lau	Antony	G&A Consulting Limited	Director
77	Lau	Joshua	YESASIA Holding Limited	Founder and CEO
78	Lau	Rebecca	Lo & Lo	Solicitor

Surname	Given Name	Company	Title
79 Law	Covan	Hospital Authority	Human Resources Manager
80 Lee	Joseph	The Hong Kong Jockey Club	Human Resources Manager (People Development)
81 Lee	Kenneth	Shun Hing Electric Service Centre Ltd	Assistant General Manager
82 Lee	Yuen Hong	Tsui Wah Restaurant	Chairman
83 Lee	Pik Yu		Freelance Author
84 Lee	Andrew	Steak Expert	CEO
85 Lee	David	Lee Kum Kee	Chairman
86 Lee	Edwin	HKBI Company Limited	Founder and CEO
87 Lee	Lannie	Maxi Potential Training & Counselling Center	Senior Consultant
88 Lee	kenji	Tsui Wah Group	Head of Project Department
89 Lee	Shiu	Lee Shiu Family Foundation Ltd	Vice Chairman
90 Lee	Wai Yan Robin	Hong Kong Yau Yat Chuen	Lion Club Member
91 Leung	David	MTR Corporation Limited	Managerial Training & Development Manager
92 Leung	Peter	Hospital Authority	Senior HR Manager
93 Leung	Carrie	Hong Kong Economic Times Limited	Assignment Editor (Executive Page)
94 Leung	Eric	Tao Heung Holding Limited	Chief Executive Officer
95 Leung	Simon	Café De Coral Holding Limited	General Manager - Property & Branch Development
96 Leung	Stephen	Pfizer Hong Kong	Country Manager
97 Li	David	New World Telecommunications Ltd	Vice President, Human Resources & Customer Services
98 Li	Caroline	Tao Heung Holding Limited / Hong Kong Food & Restaurant Federation	HR Director / Vice President
99 Li	Helen	Café De Coral Holding Limited	Director (Corporate Logistics)
100 Li	Kennes	SML Group	Regional Human Resources Director
101 Lo	Steve	ING	Senior Vice President
102 Lo	Kelvin	The Hong Kong Jockey Club	Senior People Development Specialist
103 Lo	Simon	HK Paper Industrial Association	President

Surname	Given Name	Company	Title
104 Lo	Paul	Dah Chong Hong Holdings Ltd	Sr. Corporate Director & Chief Corporate Officer
105 Loo	Patrick	Heya Company Limited.	General Manager, HR & Administration
106 Lui	David	The Royal Bank of Scotland plc	Reward Technical Partner
107 Luk	Vincent	MTR Corporation Limited	General Manager - Human Resources
108 Man	Jessica	National University of Singapore	Centre Manager (Centre for Strategic Leadership)
109 Mong	Pei Yee, Perlle		Student
110 Moye	Jerry	Tai Po International Baptist Church	Pastor
111 Mrs. Mong	Man Wai, William		Housewife
112 Ng	Daniel	Shell Hong Kong Limited	Director
113 Ng	Cecilia	Manulife (International) Limited	Senior Director, Learning & Organizational Development, HR
114 Ng	K F	SAE Magnetics (HK) Ltd.	Senior Manager
115 Ng	Carol	FedEx	Group Human Resources Manager, Human Resource Services
116 Ng	Angela	The Association of Accredited Advertising Agencies of Hong Kong	Executive Director
117 Ng	Johnson	Hong Kong Ajsen Company Limited	Human Resources & Administrative Manager
118 Ng	Victor	China Construction Bank (Asia)	Senior Vice President
119 Poon	Pat	Lee Kum Kee International Holdings Ltd.	Senior Human Resources Manager
120 Poon	Jason	Hong Kong Ajsen Co.,Ltd	Executive Director
121 Poon	Daisy	Ajsen Group	CEO
122 Pun	Tracy	Account Manager	FedEx Express
123 Shih	Wing Ching	Centaline Property Agency Limited	Chairman
124 Shim	Daniel	MTR Corporation Limited	General Manager
125 Sin	Barry	Avery Dennison	Human Resources Development
126 Siu	Wallance	Broadwood Limited	Customer Program Management
127 Stone	Raymond		Director
			Author

Surname	Given Name	Company	Title
128 Suen	Simon	SML Group Limited	Chairman
129 Suen	Chloe	Prudential Corporation Asia	Regional Manager - Talent and
130 Sun	Judy	HSBC	Head of Brand Development and
131 Sun	Dennis	Fuji Photo Products Co., Ltd.	Management (Marketing Asia-Pacific)
132 Szeto	Ricky	Hung Fong Tong Holdings	Chairman
133 Szeto	Mary	Hong Kong English Speaking Union	Executive Director
134 Tam	Yummy	Kowloon Central Cluster, Hospital Authority	Chairlady
135 Tang	Alsia	Shun Tak Group	Human Resource Manager (Training & Development)
136 Tang	Kwok Tai	Lion Club	Senior Manager, Group HR,
137 Tang	Ila	Tung Wah College	Lion Club Member (Yau Yat Chuen District)
138 Tin	Alan	Bank of Communications	Senior Human Resource Officer
139 To	Ada	Li & Fung (Trading) Ltd	Head of Retail Strategic Planning
140 To	Kam	Manulife (International) Ltd	Vice President - Human Resources
141 Tong	Elaine	Westminster Travel Limited	Head of Human Resources
142 Tsang	Chester	MTR Corporation Limited	Head of Human Resource
143 Tsang	Fiona	Shell Hong Kong Limited	Management Training & Development Manager
144 Tsang	Jenny	Tao Heung Holding Limited	General Manager - Human Resources
145 Tse	Alan	Regal Hongkong Hotel	Senior Manager (Human Resources)
146 Tse	Kevin	Television Broadcasts Limited	Director of Human Resources
147 Tse	Terence	Hospital Authority	Controller (Human & Support
148 Tse	Jessica	A.S. Watson Group	Human Resources Manager
149 Tsoi	Stella	AEON Store (Hong Kong) Co., Ltd	Human Resources Manager
150 Vong	Carmen	Swire Coca-Cola HK	Manager (Personnel Department)
151 Wai	Rose	Steve Lo People Resources Limited	Senior Manager - Human Resources
152 Wan	Cavins	Shui On Building Contractors Limited	Director - People Resources Consulting
			Senior Manager - Human Resources

Surname	Given Name	Company	Title
153 Wong	Alan	DCH Hong Kong Ltd	General Manager Group Human Resources & Administration
154 Wong	Alex	Tao Heung Holding Limited	Senior Manager, T&D
155 Wong	Amy	Li & Fung (Trading) Ltd	General Manager, Human Resources
156 Wong	Francis	Hospital Authority	Cluster General Manager, Human Resources
157 Wong	Viola	Gold Peak Industries (Holdings) Ltd	Assistant Director HR & Administration
158 Wong	Wilfred	DFS HK Ltd	Director, Division Talent Management
159 Wong	Ming	HSBC	Wealth Management Manager
160 Wong	Michelle	Whirlpool (Hong Kong) Ltd.	Marketing Executive
161 Wong	Michael	Domon (International) Limited	Director
162 Wong	Helen	HSBC	Vice President (Commercial Banking)
163 Wong	Catherine	St. Mary's Canossian College	Principal
164 Wong	Lai Ying, Liz	HSBC	Manager, Customer Relations
165 Wong	James	International School of Flower Arrangement Ltd	Managing Director
166 Wu	Philip	Sun Hung Kai Properties Ltd	Manager (Staff Caring)
167 Wu	Chee Wo	Specialist in Cardiology	Doctor
168 Yan	Siu Yuk	Sun Life Hong Kong Limited	Unit Manager
169 Yao	Helen	UBS	Director
170 Yeung	Lika	Career Times Online Limited	Marketing Manager
171 Yeung	Stephen	Bank of Communications	Head of Retail Business Management Department
172 Yeung	Peter	Retired	BBS, JP
173 Yim	Lilian	Tricor Consulting Limited	Consultant
174 Yiu	Tim	Lion Club, Yau Yat Chuen District / ISA	Chairman / Managing Director
175 Yu	Woon Wai Gilbert	Lion Club, Yau Yat Chuen District / GDA Designs Co. Ltd	Lion Club Member (Yau Yat Chuen District) / Director

Extract from Minutes of 480<sup>th</sup> MPC held on 21.12.2012

Agenda Item 15

[Open Meeting]

Proposed Amendments to the Approved Kowloon Tong Outline Zoning Plan No. S/K18/16  
(MPC Paper No. 14/12)

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79. The Secretary reported that the site under the proposed amendment item A (i.e. ex-Lee Wai Lee (LWL) Campus) was located next to the Hong Kong Baptist University (HKBU). According to District Officer (Kowloon City), HKBU and its students had

requested the concerned site for the extension of HKBU campus. Mr. Laurence Li declared an interest in this item as he was an ex-member of the court of HKBU and was once involved in the discussion in the court regarding the use of the concerned site. Mr. Stephen Yau, who was the Chairman of a committee of HKBU, had declared an interest in this item. Mr. Dominic Lam, who had current business dealings with the HKBU, had declared an interest in this item. As the interests of Mr. Li, Mr. Yau and Mr. Lam were direct, the Committee agreed that they should leave the meeting temporarily. Ms. Julia Lau also declared an interest in this item as her family members lived in Kowloon Tong. As her family members' home was not in proximity to the sites under the proposed amendment items, the Committee agreed that Ms. Lau could stay in the meeting.

[Mr. Laurence Li left the meeting at this point. Mr. Stephen Yau and Mr. Dominic Lam left the meeting temporarily at this point.]

[Mr. Maurice Lee arrived to join the meeting at this point.]

80. With the aid of a powerpoint, Ms. S. H. Lam, STP/K briefed Members on the proposed amendments to the approved Kowloon Tong Outline Zoning Plan (OZP) as detailed in the Paper and covered the following main points :

Proposed Amendments to the OZP

- (a) the proposed amendments related to the rezoning of part of the ex-LWL Campus site at Renfrew Road from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)" ("R(B)") (Amendment Item A) and rezoning of a site at Dumbarton Road/Grampian Road from "G/IC(3)" to "Residential (Group C)9" ("R(C)9") (western portion) (Amendment Item B) and from "G/IC(3)" to "G/IC(12)" (eastern portion) (Amendment Item C);

Amendment Item A: Rezoning of the Site at Renfrew Road from "G/IC(9)" to "R(B)"

Background

- (b) in order to tackle the pressing housing problems in Hong Kong, the Chief

Executive announced on 30.8.2012 a package of short and medium terms measures to expedite the supply of subsidised and private housing units. One of the measures was to rezone 36 "G/IC" sites for residential uses after review by the Planning Department (PlanD). Among these sites, one was the part of the ex-LWL Campus site at Renfrew Road in Kowloon Tong;

- (c) the site zoned "G/IC(9)" was part of the ex-LWL Campus of the Hong Kong Institute of Vocational Education (IVE) which was relocated to Tseung Kwan O in 2010. The Education Bureau (EDB) had confirmed that the northern part of the campus site (about 0.64ha) would be retained for higher educational use whereas the southern part of the site (about 0.88ha), i.e. the subject site, could be returned to Government. After examination, it was considered that the site was suitable for residential development and zoned as "R(B)" to help meet the acute housing demand;

#### Provision of GIC Facilities

- (d) there was no deficit of planned GIC provision in the area except for a post office and an integrated children and youth service centre. Post office would usually be incorporated in a non-domestic building or the non-domestic portion of a commercial/residential development. As the subject site was intended for pure residential development, it was not appropriate to provide a post office in the future development. Besides, the Director of Social Welfare (DSW) did not require the site for children and youth service centre. Considering that the site was planned for a pure residential development without a non-domestic podium, the scope for incorporating social welfare facilities would be limited;

#### The Site and its Surroundings

- (e) the buildings of the ex-LWL IVE were currently being used for post-secondary education on a temporary basis until end of 2013 to meet the contingency need during the initial stage of implementation of the new academic structure. The site abutted the buildings of the HKBU, including the 11-storey (50m) HKBU Communication and Visual Arts Building to its immediate south, the 19-storey (62m) HKBU Student Residence Halls to



its immediate west, and the HKBU Baptist University Road campus and Renfrew Road campus to the northeast and further north of the site with most buildings ranging from 10 to 13 storeys (41m to 69m);

### The Rezoning Proposal

#### *Planning Intention/Land Use Compatibility*

- (f) the planning intention of the proposed “R(B)” zoning was for medium-rise, medium-density residential developments where commercial uses serving the residential neighbourhood might be permitted on application to the Town Planning Board. The proposed residential use on the subject site was compatible with the surrounding uses;

#### *Proposed Development Parameters*

- (g) the site was located at the street block occupied by the medium-rise and medium-density buildings of the HKBU. The buildings behind the site and to its south were 62m (19 storeys) and 50m (11 storeys) respectively, whereas the buildings across Renfrew Road were mainly low-rise of 12m to 22m (4 to 6 storeys). The buildings in the military camp close to the site were about 27m in height. To create a stepped height profile, it was proposed that a building height (BH) of 50m (about 15 storeys) should be imposed for the subject site. The proposed stepped height profile would echo the planned stepped height profile in Broadcast Drive area. The BH restriction stipulated in metre instead of number of storey was to ensure that the future development would not be taller than 50m;
- (h) the surrounding HKBU buildings were having plot ratio (PR) ranging from 3.1 to 5.8. With a proposed BH restriction of 50m, a maximum PR of 4.5 for this “R(B)” site would be appropriate which was suitable for the local setting and broadly compatible with the PRs of the buildings in this street block. The proposed residential development would have a maximum gross floor area (GFA) of 39,600m<sup>2</sup>. Assuming an average flat size of 80m<sup>2</sup>, about 495 flats might be provided;

*Visual Impact*

- (i) photomontages (Plans 5 to 8 of the Paper) were prepared to illustrate the visual impact of the proposed development. Four view points (Plan 1 of the Paper) surrounding the site were selected. When viewed from the first and second view points i.e. Junction Road Park and Kam Shing Road Recreation Ground, the proposed development was entirely or largely screened off by the neighbouring developments. When viewed from the third view point i.e. a footbridge on Waterloo Road near Suffolk Road, the proposed development was visible but the visual impact was not significant, as the proposed BH was comparable with nearby developments. When viewed from the fourth view point i.e. the Kowloon Tsai Park, the proposed development would fill up part of the existing visual gap between the HKBU buildings. However, it would not be visually intrusive with its BH being well below the ridgeline of Beacon Hill behind and the adjacent buildings;

*Air Ventilation*

- (j) air ventilation impact arising from the proposed development, which was not bulky with a maximum BH of 50m, was not expected to be significant;

*Traffic Aspect*

- (k) the Commissioner for Transport anticipated that the proposed residential use would not generate any significant adverse traffic impact;

*Environmental Aspect*

- (l) the Director of Environmental Protection advised that with implementation of appropriate mitigation measures, such as building layout and orientation, building setback and boundary walls etc., the traffic noise and air impact on the proposed development could be duly addressed. Furthermore, a sewerage impact assessment (SIA) would be required to assess any potential impacts on the local/nearby system. It was considered feasible to impose the requirements for submission of Traffic Noise Impact Assessment and SIA in the future lease conditions;

*Infrastructural, GIC and Open Space Aspects*

- (m) the proposed rezoning would not have significant adverse impact on other infrastructure in the area. GIC and open space provision in the area was also sufficient to meet the demand generated by the subject rezoning;

*Rezoning a Site at Dumbarton Road/Grampian Road from "G/IC(3)" to "R(C)9" (western portion) (Amendment Item B) and "G/IC(12)" (eastern portion) (Amendment Item C)*

*Background*

- (n) on 7.9.2012, the Committee partially agreed a s.12A application No. Y/K18/6 relating to a site at 45 and 47 Grampian Road to facilitate redevelopment of the site into a seminary at the eastern portion (with preservation of the Grade 2 historic building, namely Sun Hok Building within the Bethel Bible Seminary) and a residential building at the western portion;
- (o) for the western portion of the site (about 2,070m<sup>2</sup>), the Committee agreed to rezone it from "G/IC(3)" to "R(C)9" with a maximum PR of 3 and a maximum BH of 8 storeys (excluding basements) for residential development which were the same as the existing "R(C)9" zone in the same street block. The proposed residential development would have a maximum GFA of 6,210m<sup>2</sup> and 44 flats;
- (p) for the eastern portion of the site (about 2,070m<sup>2</sup>), it was proposed to zone the seminary site as "G/IC(12)" so as to clearly state the planning intention, the requirement for planning application and the specific development parameters as agreed by the Committee. To reflect the applicant's proposal of preserving the Grade 2 historic building, it was proposed to state in the Planning Intention and Remarks of the "G/IC(12)" Notes that the Grade 2 building should be preserved in-situ and addition/alteration/modification works (except minor alteration and/or modification works which were ancillary and directly related to the always permitted uses) to the graded historic building required planning

permission from the Board. Besides, to address the Committee's concern on design compatibility between the historic building and the new building(s), suitable clauses were proposed in the Remarks of the Notes and the Explanatory Statement to stipulate that planning permission was required for new development on other part of the site or redevelopment of the existing buildings. For the historic building, it was restricted to its existing GFA and BH. For development within the remaining part of the "G/IC(12)" zone, it was restricted to a maximum GFA of 7,203m<sup>2</sup> and height of 8 storeys (excluding basement floor(s)) and 47.55mPD;

Proposed Amendment to Matters shown on the Plan

- (q) Amendment Item A (about 8,810m<sup>2</sup>): Rezoning the site at Renfrew Road from "G/IC(9)" to "R(B)";
- (r) Amendment Item B (about 2,070m<sup>2</sup>): Rezoning a site at the junction of Inverness Road and Dumbarton Road from "G/IC(3)" to "R(C)9";
- (s) Amendment Item C (about 2,070m<sup>2</sup>): Rezoning a site at the junction of Grampian Road and Dumbarton Road from "G/IC(3)" to "G/IC(12)";

Proposed Amendment to the Notes of the OZP

- (t) incorporation of a new set of Notes for "R(B)" zone with user schedule, planning intention and Remarks. The Remarks stipulated the development restrictions of a maximum PR of 4.5 and BH of 50m, and a minor relaxation clause;
- (u) incorporation in the Notes for the "G/IC" zone a new set of Notes for the "G/IC(12)" sub-area with user schedule, planning intention and Remarks. The Remarks stipulated the requirements of in-situ preservation of the historic building, development restrictions, the requirement for planning permission from the Board, as specified in paragraph 67(p) above, and a minor relaxation clause;

Proposed Amendment to the Explanatory Statement (ES) of the OZP

- (v) the ES of the OZP was revised taking into account the proposed amendments as mentioned in the above paragraphs. Opportunity had also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP;

Consultation

- (w) the District Officer (Kowloon City) considered it likely that the relevant stakeholders would prefer to retain the "G/IC" zoning of the site at Renfrew Road for use by the HKBU to cope with the increase in the number of students as a result of the New Senior Secondary academic structure. In fact, since 2005, the HKBU and its students had requested that the site of the ex-LWL campus be reserved for the extension of HKBU campus. EDB had considered the overall development of HKBU and confirmed that the southern part of the ex-LWL site could be released for other use. EDB emphasized that the alternative use identified for the southern portion should not be incongruent with the ambience of HKBU. The District Lands Officer/Kowloon East supported the proposed rezoning from land revenue point of view. No objection from relevant departments was received;
- (x) a LegCo case conference hosted by the Hon LEE Cheuk-yan, the Hon WONG Yuk-man and the Hon CHAN Ka-lok, Kenneth and attended by representatives of EDB and University Grants Committee (UGC) was conducted on 11.12.2012 to discuss a complaint on hostel shortfall in the HKBU. During the discussion, EDB and UGC explained that, taking into account the outstanding requirements for publicly-funded academic space and student hostel places of HKBU under prevailing policies, they had decided to reserve the northern portion of the ex-LWL campus for higher education and ancillary use. As regards the southern portion, as it was beyond the requirements of the university under prevailing policies, EDB took the view it could be returned to the Government for other use. At the case conference, the three LegCo members unanimously raised objection to rezone the southern portion for residential use. They urged the

Government to proactively and fully consult stakeholders on the rezoning proposal; and

- (y) the Kowloon City District Council would be consulted on the amendments before or during the statutory exhibition period of the draft Kowloon Tong OZP for public inspection under section 5 of the Ordinance, which was a statutory consultation procedure to solicit public views. Other stakeholder(s) may be consulted as appropriate.

81. In response to a Member's question on the public consultation of the proposed amendments to the OZP, Miss Fiona Lung said that the Kowloon City District Council (KCDC) had not been consulted yet. If the proposed amendments were agreed by the Committee at the meeting, the KCDC would be consulted either before or during the statutory exhibition period of the OZP for public inspection. To her understanding, the opposition to the proposed residential use at the southern part of the ex-LWL site was mainly from the HKBU students who had lodged a complaint to the Legislative Council (LegCo) on hostel shortfall of the HKBU. During the LegCo case conference, three LegCo members raised objection to rezone the southern portion for residential use.

82. The Secretary further explained the general procedure of public consultation on proposed amendments to the OZP. After the proposed amendments to the OZP were agreed by the Committee, the OZP would be exhibited for two months for public inspection. Any person could make representations to the Board. The KCDC would be consulted during the exhibition period and could submit representation to the Board. The representations would be heard by the Board, and if the Board considered it necessary to propose amendments to the OZP to meet the representations, the further amendments would have to be exhibited for public inspection. The exhibition of proposed amendments to an OZP was a statutory channel for public consultation.

83. A Member said that the HKBU campus was currently crowded and there were not enough spaces for the students. The various art and cultural courses of HKBU required teaching venues with high floor-to-floor height. There was no such venue in the current HKBU campus. There was a need for expansion of the HKBU campus. The expansion of the HKBU campus was however constrained by the existing developments and natural hills

around the campus. The ex-LWL site next to the HKBU campus was a perfect location for its expansion. If the southern part of the ex-LWL site was rezoned for residential use, strong opposition from the HKBU was anticipated. It was difficult to balance between the immediate need for more housing land for the public and the longer-term demand for the expansion of HKBU.

84. A Member asked whether there would be compatibility problem between the future residential development at the amendment site with the adjacent HKBU campus and student hostels within the same street block. There were complaints that student hostel generated noise nuisance to the nearby residential developments. The Member further said that in view of the increase in number of students due to the new academic structure of 4-year university education, there should be a need for expansion of the HKBU campus. It was also noted that HKBU and the other two universities had to share a sportsground near HKBU, showing that the universities were suffering from a lack of sports facilities. The Member said that it was more appropriate to retain the site in the same street block of the HKBU campus for higher educational use by the HKBU or other universities in Hong Kong in future.

85. In response to a Members' concern on the need of using the site for the expansion of HKBU campus, Miss Fiona Lung said that EDB had established policy in assessing the need of and identifying suitable sites for meeting the expansion needs of universities including the change in academic structure of university education, the policy of student hostel residence allocation and campus requirement of different universities. EDB had confirmed that the northern part of the site (0.66ha) would be retained for higher educational uses whereas the southern part of the site (0.88ha) was not required for higher educational use and could be released for residential development. Based on the above advice from EDB, Planning Department then studied the possible uses of the southern part of the ex-LWL site in consultation with relevant bureaux/departments. The site was not required for any government, institution or community uses and found to be suitable for residential development which could help address the current housing shortage problem.

86. In response to a Member's concern on compatibility between the proposed residential development and the student hostel, Miss Fiona Lung said that there were examples of residential developments next to student hostels such as the student hostel of the

University of Hong Kong (HKU). As the southern part of the ex-LWL site would be a land sale site, the future developer should be aware of the adjacent university campus and student hostels, and would propose measures to mitigate the possible interface problem at the detailed design stage, if it was necessary to do so. EDB had also emphasized that the residential use at the southern portion of the site should not be incongruent with the ambience of the HKBU nearby. In response to the Member's question, Miss Fiona Lung said that there was no information on the management issue of the joint-university sportsground nearby.

87. A Member said that more information would be required for the Committee to make a decision in the instant case. The situation of the HKU student hostel quoted was different from the current situation as it was not at the same street block with the residential development. The proposed residential development at the southern part of ex-LWL site would likely have compatibility problem with the HKBU campus and student hostel at the same street block sharing the same access road. Although EDB advised that the southern part of the ex-LWL site was not required for higher educational use based on their assessment, there was not enough information on EDB's justifications behind this decision. Noting that some universities needed to develop joint-university hostels away from their campus such as Tseung Kwan O, the Member said that there should be a need for HKBU to use the entire ex-LWL site for student hostels. Strong response from the public on using the site for residential development was anticipated since the site would be an ideal site for the expansion of the HKBU.

88. A Member said that since nearly the entire street block had been currently occupied by educational uses including HKBU and the ex-LWL campus, it was a reasonable expectation for the HKBU to retain the entire ex-LWL site for expansion of the university. The Member was of the view that the land use of this site was a sensitive and political issue and there should be thorough discussions in the community on the future use of the site before proposing an amendment to the OZP. As there was insufficient information to address the Members' concerns at the meeting, the consideration of the proposed amendments to the ex-LWL campus site should be deferred and EDB should be invited to provide justifications for releasing the site for other uses.

89. The Chairman said that Members in general had reservation on the Amendment Item A of rezoning the southern part of ex-LWL site for residential use and Members would



like to have more information from EDB on the justification for releasing the site for other uses. The Chairman suggested deferring the consideration of the proposed amendment item A and requesting EDB to provide more information on its policy in assessing the expansion needs of HKBU and the decision to release the sites for other uses before the Committee could decide on the proposed amendment item A. The Committee agreed.

90. The Chairman asked whether Members agreed to the rezoning of the "G/IC" site at Dumbarton Road under Amendment Items B and C. A Member showed support to the rezoning since the concerned site was located within a residential neighbourhood and the proposed residential development would help address the housing need. The Committee in general agreed to the Amendment Items B and C.

91. After further deliberation, the Committee decided to:

- (a) defer the consideration of the proposed Amendment Item A to the approved Kowloon Tong OZP No. S/K18/16. Planning Department was requested to invite representative(s) from EDB to attend the meeting of the Committee with a view to providing more information on the proposed Amendment Item A;
- (b) agree to the proposed Amendment Items B and C to the approved Kowloon Tong OZP No. S/K18/16 and that the draft Kowloon Tong OZP No. S/K18/16A at Attachment I of the Paper (to be renumbered to S/K18/17 upon exhibition) and its Notes at Attachment II of the Paper in connection with Amendment Items B and C were suitable for exhibition under section 5 of the Ordinance; and
- (c) adopt the revised Explanatory Statement (ES) at Attachment III of the Paper for the draft Kowloon Tong OZP No. S/K18/16A in connection with Amendment Items B and C as an expression of the planning intentions and objectives of the Board for the various land use zones on the Plan and the revised ES would be published together with the Plan.

[The Chairman thanked Miss Fiona S.Y. Lung, DPO/K and Ms. S.H. Lam, STP/K, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr. Stephen Yau and Mr. Dominic Lam returned to the meeting at this point.]

Extract from Minutes of 482<sup>nd</sup> MPC held on 25.01.2013

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1. The Chairman said that a group of students from Hong Kong Baptist University petitioning at the North Point Government Offices had requested Members to meet with them in the lobby outside the meeting room with regard to Agenda Item 9 on the further consideration of the proposed amendments to the approved Kowloon Tong Outline Zoning Plan No. S/K18/16. The Secretary said that the students had also submitted a statement to the Committee which was tabled at the meeting for Members' information.
2. The Secretary continued to say that there had not been any precedent in which Members of the Committee met and discussed issues related to an agenda item with the petitioners. The Chairman said that it might not be appropriate to set a precedent as it was not uncommon for petitioners to submit their views to the Committee. Furthermore, the students had already submitted a written statement and the government representatives would explain the submission in details during the consideration of the item. Members generally agreed with the Chairman. The Chairman then requested the Secretariat to explain the Committee's decision to the students and inform them that the Committee would consider their written submission when the Committee considered Item 9.

## Agenda Item 9

### [Open Meeting]

Further Consideration of the Proposed Amendments to the Approved Kowloon Tong Outline Zoning Plan No. S/K18/16

(MPC Paper No. 2/13)

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36. The concerned amendment item involved the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee), Kowloon Tong. Representatives of Hong Kong Baptist University (HKBU) had submitted comments on the proposed amendments. The following Members had declared interests in this item:

Mr. Laurence Li - an ex-member of the court of HKBU and was once involved in the discussion in the court regarding the use of the concerned site;

Mr. Stephen Yau - the Chairman of a committee of HKBU;

Mr. Dominic Lam - had previous business dealings with the HKBU in 2006; and

Ms. Julia Lau - her family members lived in Kowloon Tong.

37. Members noted that Mr. Laurence Li had tendered apologies for being unable to attend the meeting. As Mr. Dominic Lam's business dealings with HKBU had ended more than three years ago, Members agreed that he should be allowed to stay in the meeting. As the family members of Ms. Julia Lau did not live in proximity to the concerned site under the proposed amendment item, Members agreed that Ms. Lau could stay in the meeting.

[Mr. Stephen Yau left the meeting temporarily at this point.]

38. The Secretary reported that a number of submissions had been tabled at the meeting. They included a letter dated 24.1.2013 from Professor Albert Chan, the President and Vice-Chancellor of the HKBU, a letter dated 24.1.2013 from the office of Hon. Wong Yuk Man, supplementary information provided by EDB, and a statement dated 25.1.2013 from the HKBU Student Union. The HKBU Student Union had also submitted an invitation to Members to sign an undertaking to affirm their support of the development of the education sector in Hong Kong and their protection of the rights of students in making a decision in the planning process involving land designated for educational purposes. The Secretary suggested that Members should take a few minutes to go over the submissions before proceeding to the consideration of the case. The representatives from PlanD would then be invited to elaborate on the submissions.

[Members were given a few minutes to go over the tabled submissions.]

39. With the aid of powerpoint presentation, Ms. S.H. Lam, STP/K, presented the further consideration of the proposed amendments to the approved Kowloon Tong Outline Zoning Plan No. S/K18/16 (the OZP) as detailed in the Paper and covered the following main points:

Introduction

- (a) on 21.12.2012, the Committee considered the proposed amendments to the OZP and agreed to the proposed Amendment Items B and C on the rezoning of a site at Dumbarton Road/Grampian Road from "Government, Institution or Community (3)" ("G/IC(3)") to "G/IC(12)" (eastern portion) and "Residential (Group C)9" ("R(C)9") (western portion);
- (b) the Committee decided to defer consideration of the remaining item, i.e. Amendment Item A, which concerned the rezoning of the southern part of the ex-Lee Wai Lee (LWL) campus site (the subject site) at Renfrew Road from "G/IC(9)" to "Residential (Group B)" ("R(B)") and requested PlanD to invite representatives from the EDB to attend the meeting of the Committee with a view to providing more information on the proposed Amendment Item A;

- (c) the subject site was located to the immediate southwest of HKBU Baptist University Road Campus. EDB had confirmed that while the northern part of the ex-LWL site (0.64 ha) should be retained for higher education and ancillary uses, the subject site (0.88 ha) would be returned to the Government. It was included as one of the 36 "G/IC" sites proposed by the Government to be rezoned to residential use. The ex-LWL site was currently being used for post-secondary education on a temporary basis until the end of 2013;

Submissions received after the Committee meeting held on 21.12.2012

- (d) after the Committee meeting held on 21.12.2012, three letters from the Acting President and Vice-Chancellor of HKBU, Staff Representative, Court of HKBU and the HKBU Century Club Ltd. to the Chairman of the Town Planning Board were received. The HKBU requested that the whole ex-LWL site should be retained for long-term development of HKBU and proposed that the ex-LWL site be used for a student hostel and a Chinese medicine teaching hospital (CMTH). Similar requests were also made to the Chief Executive, Secretary for Development, Secretary for Education and Secretary for Food and Health;

Further information from EDB

- (e) EDB advised that the Administration and the UGC had all along been supporting UGC-funded institutions including HKBU in the development of publicly-funded academic facilities and student hostels in accordance with well-established policies and calculation criteria. For HKBU, apart from the Communication and Visual Arts Building completed earlier, HKBU had also been given approval to use public funding of \$945.1 million and campus land for a campus development project to meet the needs arising from the implementation of new academic structure. The two new buildings had provided HKBU with nearly 20,000m<sup>2</sup> of academic space. The Administration had also implemented various measures, including the provision of additional facilities to the university, to meet its requirements for academic space;

- (f) having considered the outstanding requirements for publicly-funded academic space and student hostels of HKBU under the prevailing policies, EDB had decided to reserve the northern portion of the ex-LWL site for higher education and ancillary use. HKBU had submitted a new hostel proposal to UGC, suggesting that new hostel blocks be constructed on the northern part of the ex-LWL site. UGC would submit its recommendations to the Administration in due course;
- (g) EDB was of the view that if HKBU could make the best use of the northern part of the ex-LWL site, it would be able to meet all its outstanding requirements for academic facilities and publicly-funded student hostels under the prevailing policies, including those arising from the implementation of the new 4-year undergraduate curriculum;
- (h) as the subject site was beyond the requirements of HKBU under the prevailing policies, EDB considered that there was no need to retain it for higher education use and had accordingly surrendered it for redeployment to ensure optimal use of valuable land resources to meet the development needs of Hong Kong;

Comments of FHB on the proposed CMTH

- (i) HKBU first put forward to the FHB in 2009 a proposal to develop a CMTH at the ex-LWL site as a preferred site. HKBU subsequently suggested to FHB in 2011 that a part of the building of the Tsim Sha Tsui Kai Fong Welfare Association in Tsim Sha Tsui could be redeveloped into a Chinese medicine hospital. HKBU sent in detailed proposals to FHB for developing the site in Tsim Sha Tsui in November 2011 and September 2012 respectively. FHB, together with departments concerned, was working closely together with HKBU to take the project forward;
- (j) FHB advised that it supported the development of Chinese medicine hospitals in Hong Kong to provide treatment for patients and training opportunities for Chinese medicine students. However, it was not a must

to have the teaching hospitals within or close to the university campus; and

Decision Sought

- (k) Members were invited to consider the further information submitted by EDB and FHB as well as the proposed Amendment Item A.

40. Miss Fiona Lung, DPO/K, introduced three of the submissions which were tabled at the meeting. The submissions were made by Professor Albert Chan, the President and Vice-Chancellor of the HKBU, office of Hon. Wong Yuk Man, and a statement from the HKBU Student Union. She covered the following main points:

Submission from the office of Hon. Wong Yuk Man

- (a) many of the residents in Kowloon Tong lived in low-density residential developments. A majority of the Planning Scheme Area under the OZP was zoned as "R(B)" or "Residential (Group C)" ("R(C)"). While the Government claimed that the subject site was not required for GIC uses and should be rezoned for residential development to meet housing needs, Hon. Wong's office questioned the rationale provided by the Government, and considered that the needs of the students for hostel places were more acute than the needs of the public for "R(C)" sites in the Kowloon Tong area. In addition, the subject site was located close to the campus of HKBU, the student activities might affect the daily lives of the residents in the future. The subject site was therefore not suitable to be rezoned to "R(C)". In view of the controversies arising from PlanD's proposal, his office requested the Town Planning Board (the Board) not to agree to the proposed amendment;

Submission from Prof. Albert Chan, President and Vice-Chancellor of HKBU

- (b) Prof. Albert Chan lodged an objection to the proposed amendment and requested the Committee not to agree with the proposed amendment. He considered that the ex-LWL site represented the most logical and sustainable location for HKBU's future growth. There were six main points of objection:



(i) The need for “G/IC” reserves for future short, medium and long term needs

- i. according to Town Planning Board Guidelines No. 16 (TPB PG-No. 16), the “G/IC” sites were important to “cater for unforeseen future demands for which no specific GIC uses had been designated for the time being.” TPB PG-No. 16 also stated that where redevelopment for non-G/IC uses were proposed, it had to be established that the “provision of GIC facilities would not be jeopardized.” Therefore, there was a need to maintain “G/IC” reserves to meet the future short, medium and long term needs of society;
- ii. from HKBU’s perspective, the ex-LWL site was essential to meet the current and future education needs of the university. Although the Government stated that the subject site was beyond the requirements of HKBU under the prevailing policies, the subject site was still considered by HKBU as an integral part of the university’s future;
- iii. the Government had alleged that HKBU was pursuing a site for the CMTH in Tsim Sha Tsui. However, HKBU had advised the Government in October 2012 that the Tsim Sha Tsui site was no longer an option and HKBU had to develop the CMTH on the ex-LWL site. A master plan for the ex-LWL site incorporating the student hostels and the proposed CMTH was sent to the Government in October 2012;
- iv. during 2012, HKBU had discussed with the Government on the options for the LWL site. These options included a Complex of Creativity and an International Exchange Centre and Convention Centre. If the subject site was rezoned to “R(B)”, any future facilities would have to be located at an off-site location;
- v. HKBU had reached a saturation point on its current campus and

any medium to longer term projects had to be located at an off-site location. HKBU urged the Government to reconsider its position on the use of the subject site;

(ii) HKBU's campus utilization and pressing need for additional land

- i. the campus of HKBU was very small (5.4 ha) and each HKBU student occupied a land area of about 8.96 m<sup>2</sup>, which was very low in comparison with other universities. Since 2005, HKBU had been requesting the allocation of the ex-LWL site for its expansion plans in order to provide additional facilities and improve the campus environment;
- ii. HKBU had recently submitted a proposal to the UGC to build a new hostel complex providing 1,700 places on the northern part of the ex-LWL site. There was insufficient land in the northern part of the ex-LWL site to accommodate the other planned facilities in the medium/longer term, in particular the CMTH;

(iii) HKBU's plans for the ex-LWL site were consistent with the strategic government policies and priorities

- i. HKBU's proposals for a CMTH and/or Creativity Complex and/or International Exchange Centre at the ex-LWL site were in line with Government policies. The 2013 Policy Address supported the work of the universities and the innovation and technology industries. It was also proposed that a Chinese Medicine Development Committee be set up to further the development of the Chinese medicine industry;
- ii. the School of Communication and the emerging Academy of Visual Arts would also benefit greatly from the potential Complex of Creativity on the ex-LWL site. These facilities were in line with the Government's support for cultural and arts development;
- iii. one of the objectives of the Hong Kong 2030 Planning Vision and

Strategy was to provide sufficient land reserves to meet the changing needs of different economic sectors;

(iv) Supporting the education sector as a key pillar of Hong Kong's future growth and competitiveness

- i. HKBU had an internationally acclaimed School of Communication and was at the forefront of Chinese medicine research. The development of these facilities would enhance Hong Kong's economy and global standing in these fields;
- ii. the CMTH in the medium term and/or Complex of Creativity and/or the International Exchange Centre in the medium to longer terms were the current identified needs of HKBU. There would be other areas that could be developed in the future. As these new opportunities could not be foreseen, flexibility was required;

(v) Lack of stakeholder consultation and transparency

HKBU was a major stakeholder in the proposed rezoning of the ex-LWL site. It had been involved in the on-going discussions with the Government on the development of the ex-LWL site since 2005. It had also been actively pursuing the ex-LWL site for the CMTH. However, HKBU had never been consulted by the Government on the proposed rezoning;

(vi) Efficient use of land/consolidation of uses/sustainability/common sense

consolidating the university's facilities on one integrated site represented the most efficient use of land. From a sustainability perspective, it was important to ensure that adjacent land uses were compatible and did not lead to future conflict. It was important to consider the consequences of the proposed rezoning as HKBU would be forced to develop facilities elsewhere, which would lead to more travelling for students and duplication of core services.

Submission from the HKBU Student Union

(c) the HKBU Student Union stated that there was a shortage of about 1,000 hostel places in HKBU. For many years, HKBU had been negotiating with the Government for the use of the ex-LWL site for hostels and long-term development. It was therefore unreasonable for the Government to deprive 1,000 students of their rights to live in hostels and to compromise the long-term development of the university for the sake of providing 500 residential units. The HKBU Student Union raised four main points:

- i. there was an urgent need to provide additional hostel places in HKBU. The ex-LWL site was the most suitable location for providing a new hostel as it would allow students to use the existing academic facilities and services in HKBU;
- ii. the HKBU campus was cramped. HKBU had previously sought to take up the site at No.1 Broadcast Road for the development of the university but the site was sold for the development of a luxury residential development. The agreement of the proposed amendment would represent another error of the Government;
- iii. geographically, the ex-LWL site was an integral part of the HKBU campus. They requested that the entire ex-LWL site be granted to HKBU for its long-term development; and
- iv. the HKBU Student Union requested to participate in the meeting of the Committee so that their voice could be directly heard by Members.

41. Mr. Wallace Lau, Principal Assistant Secretary for Education (Higher Education), introduced the EDB's submission tabled at the meeting. He covered the following main points:

- (a) the tabled submission was to supplement the further information that had

been incorporated in the Paper;

- (b) the Administration and the UGC had all along been supporting UGC-funded institutions, including the HKBU, in the development of publicly-funded academic facilities and student hostels. In terms of academic facilities, the new buildings recently completed within the HKBU campus, including the Communication and Visual Arts Building, provided more than 9,000m<sup>2</sup> of floor area of academic space. Funding had already been provided to HKBU to develop a new building providing nearly 20,000m<sup>2</sup> of academic space. With the completion of these facilities, a total of 29,000m<sup>2</sup> of new academic space, representing about 36% of the existing campus facilities, would be added to HKBU. It should also be noted that the HKBU had recently submitted a proposal to the Government on the long-term use of the former Royal Air Force station at Kwun Tong Road for academic purposes. If the proposal was approved, the site would provide over 2,000m<sup>2</sup> of additional academic space to HKBU. All these new developments testified that the Administration was very concerned about the future development of HKBU;
- (c) with regard to the student hostels, HKBU would require an additional 1,331 publicly-funded student hostel places by the 2014/2015 academic year. In fact, HKBU had submitted a new proposal to UGC seeking to provide a total of 1,700 hostel places at the northern part of the ex-LWL site. Of the 1,700 hostel places, 1,400 of them would be publicly-funded hostel places. If the proposal was approved, the proposed hostel complex would be able to fully meet the outstanding hostel place requirements for the UGC-funded sector of HKBU. The remaining 300 hostel places, which would be privately funded, would be in excess of the requirements of hostel places based on UGC's calculation. When considering HKBU's proposal, the Administration would, together with HKBU, examine whether the northern part of the ex-LWL site could be better utilized to meet the future needs of HKBU both in terms of its hostel and academic space; and
- (d) in deciding whether a particular site should be reserved for use by

UGC-funded institutions, a host of relevant factors should be taken into account, e.g. whether there were any additional requirements for space and whether the additional requirements could be met within the campus or at an off-campus location; the distance between the main campus and the proposed off-campus location; and the location and size of the sites reserved for higher education throughout Hong Kong. In fact, to address the shortfalls in hostel places and academic facilities in other UGC-funded institutions, EDB and UGC had been in discussion with some of them with a view to exploring the feasibility of constructing hostels and academic facilities in various places in Hong Kong. It should be noted that the subject site was not among the sites identified to meet the needs of the academic institutions. Taking a holistic account of the above factors, it was considered that there was no need to retain the subject site for the purpose of expansion by UGC-funded institutions including HKBU.

42. Ms. Estrella Cheung, Principal Assistant Secretary for Food & Health (Health), said that the FHB had all along been supporting the development of Chinese medicine hospitals in Hong Kong with the main objective to provide treatment for patients, and also training opportunities for Chinese medicine students if needed. Upon receipt of a proposal for Chinese medicine hospital with an appropriate site for the purpose identified, FHB would examine the proposal in great details and would discuss with the proponent on the way forward. With regard to the proposed Chinese medicine hospital at Tsim Sha Tsui, HKBU had submitted detailed proposals to FHB in November 2011 and September 2012 respectively, and they indicated that the proposed hospital was going to be self-financed. As for the ex-LWL site, HKBU had submitted a master plan in October 2012 and it was a one-page schematic plan showing the broad layout and disposition of the hospital building within the subject site. The master plan was submitted to FHB through an informal channel with no other detailed information. It was only in mid-January 2013 that FHB was informed that HKBU had considered the proposal to develop a CMTH in Tsim Sha Tsui no longer feasible.

43. The Chairman asked whether the UGC had any comment on the proposed Complex of Creativity and the International Exchange Centre and Convention Centre mentioned in the letter submitted by Principal Prof. Albert Chan of HKBU. Mr. Kelvin

Siu, Assistant Secretary-General (Capital) of the Secretariat of UGC, said that the UGC had not received any proposals from HKBU concerning the Complex of Creativity. He also said that the additional requirement of 1,331 student hostel places that were required for the UGC-funded sector of HKBU as mentioned in EDB's supplementary information was for the 2014/15 academic year.

Undertaking submitted by HKBU Student Union

44. The Chairman said that the HKBU Student Union had invited Members to sign an undertaking to affirm their support of the development of the education sector in Hong Kong and their protection of the rights of students in making a decision in the planning process involving land designated for educational purposes. As stated in the preamble of the Town Planning Ordinance (the Ordinance), the objective of the Ordinance was to "promote the health, safety, convenience and general welfare of the community by making provision for the systematic preparation and approval of plans for the lay-out of areas of Hong Kong as well as for the types of building suitable for erection therein and for the preparation and approval of plans for areas within which permission is required for development." In this regard, the Board had been discharging its duties in accordance with the provisions of the Ordinance for the general welfare of the community. The Chairman invited Members to consider the invitation to sign the undertaking with reference to the preamble of the Ordinance.

45. A Member said that as the students invited Members to sign the undertaking in their individual capacity, it might not be necessary for the Committee to discuss the matter at the meeting and should leave it to the discretion of the individual Members. The Member suggested that the Committee should focus on the consideration of the proposed amendment to the OZP. Another Member shared the same view. The Chairman said and Members agreed that they would make their own decisions whether to sign and return the undertaking to the HKBU students.

46. The Chairman continued to say that the Committee was not to consider whether a site should be granted to a particular organization nor the funding policy of the Government. The case in point was whether the site in question should be rezoned from "G/IC" to residential use.

### General issues on educational policy

47. A Member asked how long it would take for the UGC to examine a proposal such as the Complex of Creativity submitted by HKBU and come to a stance on whether to support the proposal. Mr. Kelvin Siu said that the UGC had all along been supporting the universities in developing hostel places and academic facilities in accordance with the established policies and calculation criteria. If a proposal was submitted to the UGC, it would normally take a few months for the UGC to consider and reach a decision following the established procedures. However, it appeared that only sketchy information was available regarding the Complex of Creativity. According to his experience, it would usually take quite some time for the university to come up with a proposal with sufficient details for the consideration of the UGC.

48. A Member asked whether there was any principle in determining if a proposed facility of a university should be located within or off campus. Mr. Wallace Lau said that the selection of the location of a proposed facility would depend on the needs of a university. The HKBU, for example, had recently submitted a proposal to the Government to use the former Royal Air Force station in Kowloon Bay, which was quite far away from the HKBU campus, but this off-campus facility was considered by HKBU to be desirable for specific academic purposes. It was difficult to lay down a general principle on the selection of a location for a proposed facility, but the example of HKBU demonstrated that it was not essential for all academic facilities to be juxtaposed to the campus of a university.

49. The same Member continued to ask why the subject site, which was a "G/IC(9)" site previously occupied by an educational institute and was adjacent to the existing HKBU campus, was not identified to meet the needs of the post-secondary institutions. Mr. Wallace Lau said that in deciding whether a particular site should be reserved for use by a post-secondary institution, the EDB had to consider a host of relevant factors, including the needs of the institution. The mere fact that there was a piece of vacant land adjacent to a post-secondary institution had no bearing on whether it had to be granted to that or some other post-secondary institutions for expansion purposes.

### Future demand for post-secondary education

50. The same Member said that it seemed that the new facilities in HKBU were only intended to meet the previous outstanding requirements for academic space and hostel



places. Noting that the UGC generally had a funding cycle of three years and taking into account the projected growth in student population and the demand for higher education, the Member asked whether there was any long-term development plan for HKBU and whether there would be enough land to meet the future needs of HKBU in the next funding cycle. Mr. Wallace Lau said that for the academic years from 2011/12 to 2022/23, the projected population in the age cohort that would normally enrol in a post-secondary institution would decrease from about 80,000 persons to 51,000 persons. Against this background, it was unlikely that the demand for hostel places and academic facilities would increase substantially in the future, and hence the requirements of these facilities as calculated by the existing formula should be able to meet the future demand. As regards the need for new academic programmes or faculties, the universities could submit proposals for the required funding support to the UGC under their triennial Academic Development Proposals for UGC's consideration.

51. The same Member asked whether the number of post-secondary students to be admitted would decrease if there was a decrease in the population of the age cohort that would normally enrol in a post-secondary institution. Mr. Wallace Lau said no decision had yet been made on the number of UGC-funded student places after the 2012/15 triennium.

52. The same Member asked whether the funding to be granted for each student would increase if the number of post-secondary students decreased during the concerned academic years. Mr. Wallace Lau said that the number of students to be admitted to a post-secondary institution would not only depend on the change in the population of the concerned age cohort but also other factors such as the results of Hong Kong Diploma of Secondary Education (HKDSE) examination. In view of the decrease in population, even if the percentage of students that would be admitted to a post-secondary institution might increase, the actual number of students would unlikely increase significantly.

#### The future development of HKBU

53. A Member said that the street block where the subject site was located and the surrounding areas were mainly occupied by GIC uses and therefore the subject site should better be reserved for higher educational uses by HKBU. To decide whether the subject site should be rezoned to residential uses, it was necessary to have more information on the

future development of HKBU. The Member asked whether HKBU was indeed smaller in size in comparison with other universities in the urban areas as claimed by the President of HKBU, and whether there was any forecast on the requirements for additional facilities for HKBU in the long term, including those facilities that were required to be located close to the existing campus.

54. In response, Mr. Wallace Lau said that the EDB and the UGC had been supporting the universities in the development of publicly-funded academic facilities and student hostels. As regards the publicly-funded student hostels, there were shortfalls in the provision of student hostels in all UGC-funded institutions except Lingnan University and the Hong Kong Institute of Education. For HKBU, there was a projected shortfall of 1,331 hostel places in the 2014/15 academic year. As there was a proposal to develop a hostel complex at the northern part of ex-LWL site which would provide a total of 1,700 hostel places including 1,400 publicly-funded places, the outstanding hostel place requirements of HKBU could be fully met.

55. In response to a question from a Member, Mr. Wallace Lau said that publicly-funded student hostels should only serve the students enrolled in the UGC-funded programmes. UGC-funded institutions were expected to give priority to the students enrolled in the UGC-funded programmes in the allocation of hostel places.

56. Mr. Wallace Lau continued to say that regarding academic space, out of the eight UGC-funded institutions, two of them did not have any shortfall. As for HKBU, there was a projected shortfall of 4,733m<sup>2</sup> in net operational floor area (NOFA) in academic space in the 2014/15 academic year. The shortfall could be partially met if the proposal to use the former Royal Air Force station for academic purposes was approved, which would provide over 2,000m<sup>2</sup> of additional academic space to HKBU. Meanwhile, the EDB would, together with HKBU, explore the possibility of accommodating the extra academic facilities required within the northern part of the ex-LWL site. As the proposed hostel complex with 1,700 hostel places included 300 privately-funded places which would be in excess of HKBU's requirements under existing policy, considerations should be given to addressing the shortfall in academic facilities required for the UGC-funded sector in the overall development of the hostel complex. Assuming the new hostel complex and the extra academic facilities could be co-located at the northern part of the ex-LWL site, HKBU

would be one of the two UGC-funded institutions in Hong Kong that could fully meet all the outstanding requirements in student hostels and academic space under existing policy.

57. A Member asked whether there was any information on the forecast of the requirements of HKBU in the next 10 to 20 years. Mr. Wallace Lau said that the requirements of academic facilities and student hostels were determined based on well-established policies and calculation criteria. As the UGC conducted academic planning and recurrent grants assessment with the UGC-funded institutions on a triennial basis, no long-term forecast for the next 10 to 20 years could be available. Nevertheless, if the institutions submitted proposals for new academic programmes with solid justifications to the UGC, the Administration and the UGC would offer their full support to the institutions in terms of funding and provision of land resources. In the case of HKBU, about 36% of the academic spaces had already been added to its campus over the past years. The Administration would continue to support the institutions based on their own needs in the future.

58. The same Member continued to ask whether it would be more appropriate for the expansion area of a post-educational institution to be located close to its existing campus. Mr. Wallace Lau said that the location of the expansion area would depend on the nature and operational needs of the academic activities to be conducted in the expansion area. The examples of the former Royal Air Force station which was being used by HKBU and the Prince of Wales Hospital which provided clinical teaching facilities for the Faculty of Medicine of the Chinese University of Hong Kong demonstrated that some academic facilities did not have to be located close to the campus.

59. At the request of a Member, Ms. Estrella Cheung showed the Committee the master plan submitted by the HKBU to the FHB concerning the proposed CMTH at the subject site through a visualizer.

#### The UGC-funded sector and self-financed sector

60. In response to a Member's question on the principle for Government's support for self-financed programmes provided by post-secondary institution, Mr. Wallace Lau said that the EDB and UGC had no objection to the establishment of self-financed programmes by individual institutions. However, the general principle was that such activities should

not detract from the core work of the UGC-funded institutions, namely to deliver the UGC-funded programmes. Therefore, if there was a piece of land that could be used for development of a new academic facility, the priority should be to use it to meet the space requirements of UGC-funded programmes. Under this general principle, each institution could run their own self-financed programmes according to its own strengths and interests.

61. In response to a question from a Member, Mr. Wallace Lau said that there was an existing practice in UGC-funded institutions where privately-funded hostel places were made available to students under the UGC-funded programmes. That said, in the case of HKBU, it might be more appropriate for HKBU to make better use of the northern part of the ex-LWL site by co-locating both publicly-funded hostel places and some new academic facilities to address the shortfall of academic space required for the operation of UGC-funded programmes, in order to safeguard the interests of students in UGC-funded programmes.

[Ms. Bonnie Chan arrived to join the meeting at this point.]

62. Noting that it was important for a post-secondary institution to determine whether a proposed academic facility could receive the support of the UGC as this would entail significant resource implications, the Vice-Chairman asked whether the Government or the UGC had any initial views on the proposals submitted by the HKBU for the CMTH, Complex of Creativity and the International Exchange Centre and Convention Centre.

63. In response, Mr. Wallace Lau said that the EDB provided support for the self-financing sector of an educational institution through other established channels such as Land Grant Scheme and interest-free loans which could provide new land resources and loans to the self-financing sector to establish new school premises. Furthermore, similar to students studying in UGC-funded programmes, needy students of self-financed programmes were also eligible for financial assistance from the Government. The only major difference between UGC-funded sector and the self-financing sector was that the UGC-funded sector was able to receive annual funding from the Government, while the self-financing sector would rely on other sources of income such as private donations and tuition fees.

64. The Chairman said that as the Committee's task was to ascertain whether the subject site should be retained for "G/IC(9)" use or should be rezoned to residential purposes, it might not be necessary for the Committee to focus on the detailed differences in government policy towards the UGC-funded programmes and the self-financing sector.

#### Number of student places of UGC-funded programmes in the next ten years

65. The Vice-Chairman said that although it appeared that the northern part of the ex-LWL site could meet the short term requirements of HKBU in terms of the provision of academic facilities and student hostels, there was no information on the long-term forecast of the requirements of new facilities other than the projected decrease in the population of the concerned age cohort. In relation to this, he asked whether there was any information on the typical growth rate of a post-secondary institution in a ten-year period. In response, Mr. Wallace Lau said that it was difficult to provide a reliable estimate on the typical growth rate of post-secondary institutions as the strengths and academic development strategies of each institution were different. However, the following information could be provided for Members' reference. There was no plan to change the number of the first-year-first-degree intake places in the UGC-funded sector, which was currently maintained at 15,000 places per year. In addition, the senior year intake places of UGC-funded programmes for students having sub-degrees or other relevant qualifications would on average amount to 4,000 places per year. In other words, the total approved number of undergraduate students in UGC-funded institutions would amount to 68,000. In view of the declining population of the relevant age cohort, it was anticipated that the number of places to be provided each academic year would remain relatively stable for the next ten years.

#### Issues in land use planning

66. Noting that Kowloon Tong was originally a residential neighborhood, with institutions and school developments gradually moving into the area over the years, a Member asked if there was a specific ratio between residential developments and institutional/school developments in Kowloon Tong and whether such ratio had been maintained. Miss Fiona Lung said that a large part of Kowloon Tong had been developed into the low-density Kowloon Tong Garden Estate, while some other areas had been developed into uses such as post-secondary institutions and a military camp. No specific ratio had been set for the different types of land uses within the Kowloon Tong area.

67. The Chairman summarized that based on the current information available, the northern part of the ex-LWL site could to a large extent meet the needs of HKBU. The outstanding requirements of about 2,000m<sup>2</sup> could not justify the granting of the subject site to HKBU. The new facilities proposed by HKBU, including the CMTH, the Complex of Creativity and an International Exchange Centre and Convention Centre, had not yet obtained the support of the relevant policy bureaux. Ms. Estrella Cheung clarified that the FHB supported the development of a CMTH, but considered that it might not be necessary for the proposed CMTH to be located at the subject site.

68. The Chairman asked whether there was any other GIC facilities that required the use of the subject site. In response, Ms. Fiona Lung said that in accordance with the Hong Kong Planning Standards and Guidelines, there was no deficit of planned GIC provision in the Kowloon Tong area except for a post office and an integrated children and youth service centre. As the two facilities could be incorporated into a non-domestic building or the non-domestic part of a commercial/residential building, it was considered not necessary to reserve the whole subject site for standalone development of these proposed facilities.

69. The Chairman went on to ask if the proposed "R(B)" zone would cause any land use incompatibility problems with the adjacent "G/IC(8)" and "G/IC(9)" zones. Miss Fiona Lung said that the subject site was proposed to be rezoned to "R(B)" after considering that there was no need to use the site for GIC uses and there was an urgent need for more sites to meet the acute housing shortage problem. Residential use at the subject site was compatible with the adjacent GIC uses. The proposed maximum plot ratio of 4.5 and the maximum building height of 50m (about 15 storeys) were also considered congruent with the nearby developments.

70. A Member said that the proposed "R(B)" zone was compatible with the nearby GIC developments. However, the Member considered that there was still not enough information on the long-term forecast of the needs of HKBU. HKBU had grown substantially in the past few decades and it was reasonable to expect that the HKBU would continue to grow in the future. This was especially true since the implementation of the four-year undergraduate curriculum, as students were expected to spend more time on campus. As the subject site was adjacent to the HKBU, it might be more appropriate to

reserve it for use by HKBU. If suitable sites away from the HKBU campus could be identified for the self-financing sector of HKBU, the Government might consider using those sites further away from the campus for residential developments instead.

71. The Vice-Chairman said that residential developments were not incompatible with post-secondary educational use. It was common in Hong Kong to have residential developments located close to universities such as the University of Hong Kong. In considering whether the subject site should be retained for GIC uses or be rezoned to "R(B)", it was not necessary to limit the considerations to HKBU. If the subject site could be retained for GIC uses, considerations should also be given to allowing other post-secondary institutions to use the site so that those sites being considered for higher educational uses at the present moment could be released for residential developments.

72. Mr. Wallace Lau said that the EDB had all along been liaising with the different post-secondary institutions on the granting of additional land for their use. However, the subject site was not among the sites identified to meet the needs of those institutions. As regards the suggestion of the Vice-Chairman on the shared use of the subject site by different institutions, it was considered that the feasibility of the suggestion would depend on what types of facilities the institutions intended to build at the site. For example, the development of self-contained academic units or research centres at the subject site might be more feasible than building a library for shared use.

73. Noting that an existing building straddled the northern part of the ex-LWL site and the subject site, the Chairman asked whether the existing building would be demolished and what the procedures would be for disposal of the two sites. Miss Fiona Lung said that if the Committee agreed to the proposed amendment, the draft OZP showing the proposed amendment would be exhibited for public inspection under the Ordinance. Concerned departments were still considering views on the outstanding technical issues including demolition of the building. Mr. Wallace Lau added that all publicly-funded projects of UGC-funded institutions had to undergo the same procedures as other public works projects and funding had to be sought from LegCo.

#### The way forward

74. After a long deliberation, the Chairman said that there were two options that

could be considered by the Committee. First, the Committee could defer making a decision on the rezoning proposal on the subject site but retain its "G/IC" zoning so that HKBU or other institutions could continue their liaison with the Government on the use of the site in the future. Second, the subject site could be rezoned to "R(B)" and published under section 5 of the Ordinance so that the public and the stakeholders could submit representations for the Board's consideration under the provisions of the Ordinance.

75. Two Members supported the first option on the following counts: (i) although residential development was generally compatible with the nearby GIC uses, HKBU had proposed facilities that could also be located at the subject site without any land use compatibility issues. As these proposed facilities had not been considered and approved by the UGC, it might not be appropriate to rezone the site at this stage without pending the decision of the UGC on HKBU's proposed development; (ii) given the fluctuation in the number of potential students, there could be changes in the education policy in the future. Without sufficient information on the prospect of the changes of the policy, it might not be appropriate to rezone the subject site at this stage.

76. The Chairman said that under the first option, the most concerned stakeholders would continue to feel aggrieved that they were not given a statutory channel to submit their views on the proposed amendment to the Committee. If the Committee decided to gazette the proposed amendment under section 5 of the Ordinance under the second option, then they and the general members of the public would have an opportunity to submit representations to the Committee as provided under the Ordinance.

77. A Member supported the second option as it allowed members of the public to submit representations to the Board for consideration. The Member considered that more information on the number of students to be admitted by the post-secondary institutions in the future and the corresponding requirements for additional land or academic facilities should be made available to the Board for consideration. The Member also hoped that post-secondary institutions other than HKBU would submit their views on the proposed amendment if they were interested in using the site or part of the site. The Member was also of the view that the proposed residential development was compatible with the GIC uses.



78. A Member said that the consideration of the proposed amendment could be further deferred until there was a position from the Government on the location of the CMTH proposed by HKBU. If the Government supported the proposed location of the CMTH at the subject site, then there would not be any need to rezone the site. Ms. Estrella Cheung said that the proposed Chinese medicine hospital was not a UGC-funded teaching facility but a self-financed hospital, and it was not a must for the proposed hospital to be located at the subject site. She added that it was also important to take into consideration possible alternative use and/or other stakeholders' interest for the site.

79. The Vice-Chairman asked if the proposed amendment should be submitted to the full Board for consideration. The Secretary said that under the Board's established practice, a matter could be referred to the full Board if it involved a major planning principle, major public interests or was of territorial significance. On this point, the Secretary reported that an email from "亞洲中港民生關注組" had just been received. The group requested that the proposed amendment be referred to the full Board and the Development Bureau for consideration.

80. A Member supported the second option to gazette the proposed amendment under the Ordinance. In response to this Member's question, the Secretary said that if the proposed amendment was gazetted under section 5 of the Ordinance, the draft OZP showing the proposed amendment would be exhibited for public inspection for a period of two months. During this period of time, any person could submit representations to the Board. The relevant district council would also be consulted. After the end of the plan exhibition period, any representations received would be made available for public comment. A hearing would then be held by the Board to consider all the representations and comments received, and all the representers and commenters would be invited to attend the hearing. If the Board decided to propose further amendments to the OZP after the hearing, the proposed further amendment would be published and any person, other than those who had submitted representations and comments to the Board, could submit further representations to the Board. A further hearing would then be held by the Board to consider the further representations, and the representers, commenters and further representers would be invited to the hearing. The decision of the Board, together with all the representations, comments and further representations considered by the Board, would be submitted to the Chief Executive in Council for a final decision.

81. A Member was concerned that the decision of the Committee to gazette the proposed amendment would give the public an impression that a final decision had been made. The Secretary said that if the Committee agreed to gazette the proposed amendment after considering on the information presented by relevant government departments/bureaux, the OZP amendment would be exhibited for public inspection. The Board would make the final decision after hearing the representations and comments as provided under the Ordinance. Another Member agreed to gazette the proposed amendment for public inspection.

82. The Vice-Chairman said that if the proposed amendment was gazetted for public inspection, the Board would be able to receive representations and comments from the stakeholders as well as members of the public under the statutory process. The Chairman agreed with the Vice-Chairman and said that the Committee had so far listened to the information presented by the relevant government departments/bureaux. If the proposed amendment was gazetted, then the views of the members of the public including the stakeholders could also be heard by the full Board as provided under the Ordinance.

83. The Chairman concluded that Members in general agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance.

84. After further deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Kowloon Tong OZP and that the draft Kowloon Tong OZP No. S/K18/16A at Attachment II of the Paper (to be renumbered to S/K18/17 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement at Attachment IV of the Paper for the draft Kowloon Tong OZP No. S/K18/16A as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and the revised ES would be published together with the OZP.

[The Chairman thanked Miss Fiona S.Y. Lung, DPO/K, Ms. S.H. Lam, STP/K, Mr. Wallace Lau, Principal Assistant Secretary for Education (Higher Education) of EDB, Mr. Sammy Leung, Assistant Secretary for Education (Higher Education) of EDB, Mr. Kelvin Siu, Assistant Secretary-General (Capital) of the Secretariat of UGC and Ms. Estrella Cheung, Principal Assistant Secretary for Food & Health (Health), FHB, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr. Stephen Yau returned to join the meeting at this point.]

[Mr. Dominic Lam, Prof. P.P. Ho, Ms. Julia Lau and Prof. C.M. Hui left the meeting at this point.]

[The meeting was adjourned for a short break of 5 minutes and resumed at 12:20p.m.]

[Miss Elsa Cheuk, Chief Town Planner/ Special Duties (CTP/SD) and Mr. Timothy Lui, Senior Town Planner/Special Duties (STP/SD), were invited to the meeting at this point.]

Extract of Minutes of HIC of the KCDC on 7.3.2013

九龍城區議會轄下

房屋及基礎建設委員會第八次會議紀錄

新議事項

《九龍塘分區計劃大綱草圖編號 S/K18/17》所收納的修訂項目  
(房建會文件第 15/13 號)

15. 主席表示此議程涉及其區議會選區範圍，認為交由房建會副主席勞超傑議員主持較為恰當，並根據《九龍城區議會會議常規》，由勞議員作為臨時主席，暫代主持此議程。
16. 規劃署九龍規劃處高級城市規劃師林秀霞女士介紹文件第 15/13 號中有關《九龍塘分區計劃大綱草圖編號 S/K18/17》所收納的修訂項目，包括：

(一) 把位於聯福道的前李惠利校舍用地南部由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶；及

(二) 把位於東寶庭道／延文禮士道／嘉林邊道的伯特利神學院用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶(該土地的西部)及「政府、機構或社區(12)」地帶(該土地的東部)。

林秀霞女士並就有關前李惠利校舍用地南部的土地用途改劃作以下補充：

(一) 政府已在前李惠利校舍用地的北面部分預留 6,400 平方米土地給香港浸會大學(下稱「浸大」)作校園發展，如能充分發展，可全面滿足浸大按現行政策下 2,000 多平方米教學樓面空間和 1,331 個學生宿位的剩餘需求。該校舍用地的南面部分則已超出浸大按現行政策下的需要，在公平原則下沒有理據將該部分批予浸大作教育用途。由於南部用地無須保留作高等教育用途，故教育局將用地交還政府作重新調配，確保善用寶貴的土地資源，應付本港的發展需要；

(二) 浸大曾先後於 2011 年 11 月及 2012 年 9 月兩次向食衛局提出與尖沙咀街坊福利會合作，將後者位於尖沙咀的大樓部份空間發展為一所浸大中醫醫院，並提交詳細計劃建議書。食衛局一直支持該合作計劃。浸大及後於 2013 年 2 月 18 日正式致函食衛局，表示撤回與尖沙咀街坊福利會的合作計劃，並提出前李惠利校舍用地為新選址；及

(三) 浸大建議的中醫院屬私營醫療設施，與其他私家醫院無異。由於政府現時沒有政策向個別團體提供政府土地以發展自資中醫院用途，只可考慮由私人提供土地或在已獲批的土地申請改變用途以自資興建中醫院，因此政府並不支持在前李惠利校舍的政府土地興建中醫院。即使日後香港開辦中醫院並為學生提供臨床實習機會，亦無需鄰近有關院校。現時很多提供實習機會的醫院亦非位處院校毗鄰。

17. 何顯明議員表示修訂《九龍塘分區計劃大綱草圖編號 S/K18/17》的諮

詢過程應該公平、公正及公開，並舉例指署方未有就興建位於佛光街的香港理工大學學生宿舍諮詢區議會。他指出九龍塘區的居民對老人院、長者中心及社區會堂等社區設施有需求。另外，他認為政府不應於諮詢區議會及城市規劃委員會(下稱「城規會」)前，便將前李惠利校舍用地南部列入下年度的賣地表，他認為部份用地應預留給浸大興建學生宿舍，自由黨亦反對在該地興建豪宅，故建議政府現階段將該地皮剔出賣地表。

18. 陸勁光議員查詢前李惠利校舍用地南部由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」將會提供多少個住宅單位。另外，他認為署方不應倉促將前李惠利校舍用地南部列入賣地表，他希望政府考慮地區的一致性，於該地興建老人中心等社區設施。

19. 黃以謙議員查詢伯特利神學院將來能否容許公眾人士參觀或是否會改作其它用途。另外，他希望署方從交通及環境等因素評估前李惠利校舍用地南部是否適合由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶。他查詢若有關用地改劃為住宅用地能否配合浸大的發展，以及是否會考慮附近居民的意見。他向教育局查詢若有關用地保留為「政府、機構或社區(9)」地帶，局方會否讓浸大優先使用，並向食物及衛生局(下文簡稱「食衛局」)查詢現行的中醫院政策。

20. 張仁康議員表示對前李惠利校舍用地南部由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶有保留，擔心學生的噪音會引起日後居民的投訴，並會增加該區附近道路的交通負荷。另外，他認為本港高等教育用地嚴重不足，政府將該地保留為「政府、機構或社區(9)」地帶較有公共效益，並希望政府及城規會多考慮各方的意見。

21. 吳寶強議員表示支持本港中醫藥的發展，希望政府多聆聽前李惠利校舍用地附近居民的意見。

22. 蕭亮聲議員表示本港高等教育土地不足，政府應該諮詢浸大師生對前李惠利校舍用地的意見，他亦認為該地應保留作教育用途。同時，他指出發展局不應於完成兩個月的諮詢程序及得到城規會同意改劃土地用途

前，把該用地納入下年度的賣地表。

23. 任國棟議員認為前李惠利校舍用地不應改建作豪宅，署方應該與浸大商討於該地發展私營中醫院的可行性。他指出何文田舊邨用地未經諮詢區議會便納入勾地表，反映政府沒有就改劃土地用途認真進行諮詢。另外，他表示前李惠利校舍用地附近設有九龍塘消防局，消防鐘聲及消防車出入可能會引起日後居民投訴，故認為署方更改土地用途的建議是規劃錯配。

24. 副主席表示市民對署方未完成諮詢程序便將前李惠利校舍用地改為興建豪宅的做法有保留。另一方面，他亦對於把該地預留予浸大發展私營中醫院有保留，因為有興趣申辦中醫院的機構不只浸大，政府應公平對待所有申請者。另外，他建議政府及城規會應對該地發展持開放態度，包括考慮興建基層住屋、青年宿舍或社區設施。他認為興建豪宅不能解決整體市民的住屋需要，希望政府廣泛諮詢各持份者，以就該土地的發展用途達成共識。

25. 蕭婉嫦議員認為政府在考慮土地用途時應以市民為本，建議政府做好諮詢工作。她亦表示支持發展中醫院，希望政府與浸大就可行方案作深入討論。

26. 規劃署九龍規劃專員龍小玉女士綜合回應指出：

(一) 署方所有改劃土地用途的項目必定以傳閱文件或出席會議的形式諮詢區議會。署方重視議員的意見及諮詢的程序，並確保所有諮詢過程公平、公正、公開。政府絕對無意繞過城規會的法定諮詢程序，賣地表列出的土地，必須完成法定城規程序後，方可推出市場。署方希望藉是次會議向議員解釋有關改劃土地用途的修訂項目，並將議員的意見轉交城規會考慮；

(二) 原址為何文田舊山谷邨的香港理工大學學生宿舍的土地屬「住宅(甲類)」用途，有關土地用途不需進行改劃，故無須經過法定的城規諮詢程序；

(三) 署方曾就前李惠利校舍用地南部的土地用途諮詢相關部門，獲告知該區在發展專上教育、醫療及社區設施等「政府、機構及社區」用途的土地足夠。由於九龍塘屬住宅區，署方認為發展住宅是合適的建議。社區會堂方面，庇利街的社區會堂即將落成，啓德發展區的社區會堂亦快將動工，署方亦已於何文田區預留土地興建社區會堂；

(四) 署方已就改劃土地用途對環境及交通的影響諮詢環保署、運輸署等部門，並於完成景觀及通風研究後，才將改劃土地用途建議交由城規會考慮。就學生宿舍的噪音問題，發展商可在建築設計上加設隔音措施，減低學生宿舍可能產生的噪音對該發展的影響，而學生宿舍亦屬住宅類別；在土地用途而言，並非不協調的發展；

(五) 前李惠利校舍南部用地的面積約 0.88 公頃，最高地積比率限 4.5 倍，最高建築物高度限 50 米，即約 15 層，假設單位面積約 80 平方米，將會提供近 500 個單位，滿足市民換樓的需要，有關項目不屬於低密度豪宅類別；及

(六) 伯特利神學院屬於私人重建項目，重建後不會開放予公眾使用。

27. 發展局首席助理秘書長(規劃及地政)1 鍾瑞琦女士回應指將預計可於該年度內供應市場的政府土地納入該年度的政府賣地計劃，是當局的一貫做法，這安排可就預計土地供應向市場提供具體資訊，讓市場可作所需準備。這些土地當中會包括因需進行各種程序，例如終止短期租約、有待工程完成或與相關政府部門協調等而未能即時提供，但預計應可於年度內供應的土地。她表示有關的改劃用途現已進入法定城市規劃程序，局方一直尊重有關程序，並待完成相關法定城市規劃程序後，才會將該土地推出市場。

28. 教育局首席助理秘書長(高等教育)劉家麒先生回應指教育局與大學教育資助委員會(下稱「教資會」)一直按照既定公式處理全港八所資助院校的教育用地發展。浸大近年共獲政府批撥超過 4,000 平方米政府土地和近 12 億元公帑興建新教學大樓，提供接近 30,000 平方米的教學樓面空間，



而局方亦正處理浸大申請長遠使用觀塘道前皇家空軍基地 2,000 多平方米教學樓面空間。他重申，若浸大善用前李惠利校舍用地北面部分的土地興建學生宿舍和符合其需要的教學設施，可完全滿足浸大按現行政策下 2,000 多平方米教學樓面空間和 1,300 多個學生宿位的剩餘需求。他指出浸大將會成為全港不欠學生宿位及教學樓面面積的兩間大學之一，局方認為該用地南面部分已超出浸大按政策下的需要。

29. 食衛局首席助理秘書長(衛生)1 章景星女士回應指政府一直致力推動中醫藥發展。雖然局方現時並無提供政府土地供發展私營中醫院用途的政策，但會考慮個別團體在私人土地上興建中醫院的建議。她指出根據現行法例，中醫院需具備足夠而合適的人手、院舍及設備。她表示事實上局方與衛生署支持浸大與尖沙咀街坊福利會合作發展私營中醫院的計劃，並一直協助處理有關申請，但直至今年二月才獲浸大發信通知撤回有關計劃，同時提出前李惠利校舍用地南部作為興建中醫院的選址。她指出根據現行的政策，前李惠利校舍用地南部仍為政府土地，故政府不能因地理位置原因而將該用地交由浸大發展私營中醫院。局方不支持浸大利用該地興建私營中醫院，但並不代表局方不支持浸大興建中醫院的計劃，否則局方不會一直協助浸大在尖沙咀的中醫院計劃。另外，她亦感謝吳寶強議員及蕭婉嫻議員支持中醫藥發展。

30. 潘志文議員表示浸大已向局方表明有意於該地發展中醫院，教育局應該為學生爭取。他向教育局查詢為何沒有興建首間中醫教學醫院的需求，並查詢局方曾否與浸大作深入討論。

31. 吳奮金議員表示前李惠利校舍用地應該繼續作為「政府、機構或社區」的用途，若該地改劃為住宅用途，亦只能興建約 500 個豪宅，對於解決整體房屋需求幫助不大。另外，他指出社會對改劃該地用途的反對聲音非常強烈，認為政府應在決定納入賣地表前，諮詢該用地附近居民的意見。

32. 劉偉榮議員表示，他預計該地所提供的單位將以每個 2,000 萬元以上出售，具備相約購買力的市民亦能夠在香港其他地點置業。有關土地規劃改動無助解決市民的住屋需要，將可能帶來無可估量的損失，他不贊同改

劃該地作豪宅用途。另外，他指出政府有責任推動中醫學院發展，若果政府不贊成於該地興建私營中醫院，可考慮改為公營發展。此外，他表示在學生宿舍旁邊興建豪宅，將可能對未來的住戶帶來噪音問題。

33. 黃潤昌議員表示不認同該地不會發展為豪宅的說法，並表示九龍城區缺乏社區設施用地，市區亦缺乏滿足普羅市民住屋需要的住宅用地，而非豪宅用地。他建議保留該地為「政府、機構或社區」地帶，至於該地應否預留予浸大發展中醫院可再作討論。另外，他指出既然大學對中醫藥發展有承擔，政府應該更積極配合和推動中醫藥政策。

34. 何顯明議員表示政府應優先考慮發展中醫院或讓浸大發展綜合中醫院。他希望政府尊重市民希望發展中醫藥的意願，不應將前李惠利校舍南部用地改劃為興建豪宅。

35. 任國棟議員表示署方應向社會福利署查詢應否保留前李惠利校舍用地發展社福設施。另外，他認為學生宿舍及九龍塘消防局為將來居民帶來影響。他指出政府應關顧低下階層的住屋需要，而非豪宅住戶的住屋需要。他認為發展局不應在完成諮詢程序前把該地納入下年度的賣地表，並向食衛局查詢會否支持浸大發展非私營的中醫院。

36. 張仁康議員表示同意劉偉榮議員的提議，於現階段將前李惠利校舍用地保留作「政府、機構或社區」地帶，讓九龍城區居民及區議會繼續商討有關土地用途。另外，他希望政府聆聽浸大師生對興建中醫院的訴求，而推動發展中醫院亦有助減輕其他公營醫療機構的壓力。

37. 副主席表示對於署方指該地並非發展豪宅的說法有保留。另外，他支持中醫藥發展，建議食衛局與有興趣發展中醫藥發展的院校加強溝通。若該局認為前李惠利校舍用地不適合用作發展中醫院，可提供其他方案供相關大學考慮。他認為現時沒有迫切需要將該地改劃為「住宅(乙類)」地帶。

38. 規劃署龍小玉女士回應指社會對不同面積的單位均有需求，較大的單位能夠滿足香港部分家庭的住屋需要。在作出有關改劃土地用途的建議

前，署方已根據香港規劃標準與準則評估是否需要保留該幅土地發展社區設施，而相關部門亦已因應該區人口及其政策，考慮是否需要在該幅土地發展社區設施。她明白部門的意見與居民的要求或有落差，希望諮詢期內多聆聽居民對有關土地改劃用途的意見，包括對社區設施的需要等。另外，她會與九龍塘消防局跟進任國棟議員的意見。

39. 發展局鍾瑞琦女士回應指政府一直以多管齊下的措施增加土地供應，政府亦需要兼顧不同類型住宅項目的發展及住屋需要，包括公屋、居屋及私人住宅。她表示署方在考慮其他部門的意見及地區的環境後，認為適合將該地改劃為住宅。

40. 教育局劉家麒先生指出局方預留觀塘道用地給浸大發展，是由於浸大過去數年一直使用觀塘道前皇家空軍基地用地作視覺藝術的課程。而應浸大的要求，局方正考慮由浸大提交長遠使用該地提供視覺藝術課程的建議書。他表示浸大沒有向教資會申請將發展中醫藥教學醫院納入工務工程申請項目，而局方認為浸大沒有需要在前李惠利校舍用地發展中醫院。另一方面，浸大直至 2013 年 2 月 18 日才正式以書面通知政府撤回與尖沙咀街坊福利會合作發展中醫院的計劃，所以局方難以在該日前，將浸大於前李惠利校舍用地興建中醫院視為正式建議。此外，他指出浸大建議興建的中醫院屬私營性質，局方認為不應運用大學教育的撥款資助興建有關醫療設施。

41. 食衛局章景星女士回應指浸大建議的中醫院屬私營自資醫療項目，局方認為不能直接向浸大提供鄰近的政府土地興建中醫院。另外，她指出政府最近成立的中醫中藥發展委員會將考慮興建公營中醫院的建議，但公營中醫院住院服務不等於浸大建議的私營中醫院。若政府將來制訂政策向團體提供政府土地發展中醫院，亦必須按照一貫公平、公正、透明的原則向有興趣申辦中醫院的團體批出用地。

42. 潘志文議員向教育局查詢曾與浸大商討興建中醫院建議的詳情，他表示食衛局應邀請有興趣發展中醫院的團體參與投標，以表示支持中醫藥發展，而非支持改劃該土地為住宅。另外，他指出市民較關心置業的問題，

而非換樓。他查詢政府會否因應市民及區議會的反對意見，將該土地保留為「政府、機構或社區」地帶，並將其剔出賣地表。

43. 任國棟議員希望署方就該用地興建社福設施進行諮詢。

44. 何顯明議員表示議員都不贊成將前李惠利校舍用地改劃為住宅用地，有關該地的用途可日後再作探討。

45. 副主席表示議員不贊成在該地興建豪宅，並希望局方可就該地的發展用途廣泛諮詢市民。

46. 規劃署龍小玉女士表示會按議員的意見，就該區對社福設施的需要，再諮詢社會福利署。署方亦會將議員的意見轉交城規會考慮。

Extract of Minutes of HIC of the KCDC on 7.11.2013

九龍城區議會轄下  
房屋及基礎建設委員會第 12 次會議記錄

反對 S/K 18/17 所建議的土地改變用途，並要求將其中一部分發展為社區中心附設室內運動場、長者及護老中心、多用途設施及區內非牟利團體辦事處  
(文件第 73/13 號)

85. 主席介紹文件，並表示由於城規會將於本年 12 月會議中討論有關土地改變用途，因此希望代表居民再次表達立場。另外，他指浸會大學於較早前已將大學在該地點發展中醫院意向的資料分發給各位委員參考。

86. 規劃署唐寶煌女士回應指由於城規會於 12 月須處理有關中環軍用碼頭改劃的聆訊，相信有關前李惠利用地改劃的聆訊將不會在 12 月進行。她表示就有關改劃，城規會會按照《城市規劃條例》處理和考慮收集到的申述和意見，並於稍後時間就所收到的申述和意見作公開聆訊，所有提申述人士都將被邀請出席有關聆訊。

87. 鄭利明議員表示不贊成在大學設施附近興建住宅，認為會破壞大學校園的和諧氣氛，產生社會矛盾。他建議政府把有關土地交予大學發展。

88. 蕭婉嫦議員表示在有關土地建設住宅，與周邊環境並不配合。她認為應該保留土地作社區用途，並於稍後再考慮有關的發展形式。

89. 張仁康議員表示不贊同改變有關土地為住宅用途。他以半島豪庭與理工大學學生宿舍就學生產生噪音而形成的矛盾為例，說明興建住宅於校舍附近並不合適，因此要求規劃署從善如流，將土地保持為「政府、機構或社區」地帶。此外，他亦支持主席提出將部分土地撥作社區中心和區內非牟利團體辦事處等用途。

90. 梁美芬議員表示政府必須從要長遠角度進行土地規劃，認為在有關土地興建樓宇，將會影響現有大學及引發與居民衝突。

91. 黃以謙議員表示支持保留土地為「政府、機構或社區」地帶，指地產商未必

會立即將建成的樓宇出售，因此短期樓宇的供應並不會增加。

92. 勞超傑議員指在較早時間舉行的房建會會議，委員已表達反對改變有關土地為住宅用途的立場，他要求秘書處將委員意見轉交城規會。

93. 主席請秘書處跟進，將委員有關改變土地用途的意見轉交規劃署及和城規會。

(會後補注：秘書處已於 11 月 27 日去信規劃署及和城規會轉達委員的意見。)

九龍城區議會  
九龍紅磡庇利街42號  
九龍城政府合署7樓



FAX

Annex Vc of  
TPB Paper No. 9585

KOWLOON CITY DISTRICT COUNCIL

7/F, Kowloon City Government Offices,  
42 Bailey Street, Hung Hom, Kowloon

電話號碼：2621 3410

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本函檔號：HAD KC DC/13/1/7/4

香港濟華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

執事先生：


### 《九龍塘分區計劃大綱草圖編號 S/K18/17》

本人謹代表九龍城區議會轄下房屋及基礎建設委員會(下簡稱「房建會」)就《九龍塘分區計劃大綱草圖編號 S/K18/17》所建議的土地改變用途，向貴會反映委員的意見。

房建會於 2013 年 11 月 7 日的第 12 次會議上，就貴會在《九龍塘分區計劃大綱草圖編號 S/K18/17》中把位於聯福道的前李惠利校舍南部由「政府、機構或社區(9)」地帶改為「住宅(乙類)」地帶的建議作出討論。委員認為政府不應將有關用地改劃為住宅用途，而應將其保留為「政府、機構或社區(9)」地帶，以發展社區或教育等設施，並就有關土地的用途諮詢附近居民及持分者的意見。

隨函附上房建會第 12 次會議的第 73/13 號討論文件「反對 S/K 18/17 所建議的土地改變用途，並要求將其中一部分發展為社區中心附設室內運動場、長者及護老中心、多用途設施及區內非牟利團體辦事處」，以供參閱。

九龍城區議會轄下  
房屋及基礎建設委員會主席

  
何顯明

2013 年 11 月 27 日

副本：規劃署九龍規劃專員龍小玉女士

Extract of Minutes of LegCo Panel on Education on 11.3.2013

立法會  
*Legislative Council*

Panel on Education

**IV. Issues relating to the existing policy on the use of land for education purposes**

(LC Paper No. CB(4)460/12-13(01)      -Paper provided by the Administration

LC Paper No. CB(4)460/12-13(02)      -Submission from Hong Kong Baptist University)

Related papers

Administration's answer to an oral question raised by Dr Hon LAM Tai-fai at the Council meeting of 6 February 2013

Administration's answer to a written question raised by Dr Hon LAM Tai-fai at the Council meeting of 27 February 2013

Government statement on Hong Kong Baptist University's request to use the site of the former campus of Hong Kong Institute of Vocational Education (Lee Wai Lee) dated 4 March 2013  
(<http://www.info.gov.hk/gia/general/201303/04/P201303040689.htm>)

5. The Chairman declared that he was a Court member of the Hong Kong Polytechnic University ("HKPolyU") and of the Hong Kong Baptist



University ("HKBU"), and also the supervisor and member of the school management committee of Lam Tai Fai College. Mrs Regina IP declared that she was a member of the school management committee of a Direct Subsidy Scheme school and the principal of Savantas Liberal Arts Academy. Ms Claudia MO declared that she taught courses at HKBU and the Chinese University of Hong Kong ("CUHK"). Mr Christopher CHUNG declared that he was a Court member of the University of Hong Kong ("HKU") and a Council member of the Hong Kong Arts School. The Deputy Chairman declared that he was a Court member of HKU, a part-time lecturer of HKU and the Hong Kong Institute of Education. Dr Helena WONG declared that she was a lecturer of HKPolyU. Dr Fernando CHEUNG declared that he was a lecturer of HKPolyU.

6. Ms Claudia MO queried why the policy secretaries of the bureaux concerned (namely, the Education Bureau ("EDB"), the Development Bureau ("DEVB") and the Food and Health Bureau ("FHB") were not in attendance for this agenda item which was of great importance. In this regard, the Chairman informed members that Mr Kevin YEUNG was the Acting Secretary for Education ("Acting SED") as Mr Eddie NG was on duty visit. He further said that he was fully aware of the importance of and widespread public concern arising from this agenda item. Hence, he had instructed the Secretariat to convey his request to the Administration that the Secretary for Food and Health and the Secretary for Development should also attend the Panel meeting to answer members' question. In response to the written request of the Secretariat on 8 March 2013, the EDB had replied in writing on the same day that the DEVB and FHB would be represented by Mr Thomas CHAN, Deputy Secretary for Development (Planning & Lands)1 ("DSDEV(P&L)1") and Miss Janice TSE, Deputy Secretary for Food & Health (Health)1 ("DSFH(H)1") respectively. The Chairman advised that should members have any query about the attendance of representatives from the Administration, they were at liberty to seek the Administration's explanation at this meeting.

#### Briefing by the Administration and other parties

7. At the invitation of the Chairman, Acting SED briefed members on the issues relating to the existing policy on the use of land for educational purposes by highlighting the salient points in the Administration's paper [LC Paper No. CB(4)460/12-13(01)].

8. Members noted the submission from Hong Kong Baptist University [LC Paper No. CB(4)460/12-13(02)]. Prof Albert CHAN, President and Vice-Chancellor of HKBU, and Miss FUNG Ching-man, President of HKBU Student Union, presented their views. Mr Ivan HO of Hong Kong Institute of



Architects, Mr TAM Po-yiu of Hong Kong Institute of Planners and Mr Vincent NG of Hong Kong Institute of Urban Design also stated their views.

### Discussion

#### *Campus development of tertiary institutions*

9. Mr Albert HO asked EDB to explain its role in the planning process in relation to the use of land for education purpose, in particular its assessment of the development needs of HKBU.

10. In response, Acting SED advised that as explained in the Administration's paper, government land would be allocated to University Grants Committee ("UGC")-funded institutions for campus development in accordance with the prevailing policy and procedures. To meet the shortfall in student hostels and academic space of HKBU, the Government had reserved the northern portion of the site of the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) ("ex-IVE(LWL) site") for use by HKBU. If fully utilized, HKBU's requirements for student hostel places and academic space up to the 2014-2015 academic year could be fully met under the prevailing policies and calculation criteria. The southern portion of the ex-IVE(LWL) site was beyond HKBU's requirements under the existing policies. After careful assessment, EDB was of the view that it was not necessary to reserve the southern portion of the ex-IVE(LWL) site for the expansion of higher education institutions, including HKBU. EDB also agreed that the site could be surrendered to the Government for other uses so as to optimize the use of scarce land resources.

11. The Deputy Chairman did not subscribe to the Administration's explanation, and considered that the Government should adopt a long-term vision on the planning and development of universities, instead of considering the development needs of universities merely with reference to the requirements under existing policies and standards. Dr Fernando CHEUNG shared a similar view and asked whether EDB had consulted HKBU before surrendering the southern portion of the ex-IVE(LWL) site to the Government for other uses. Ms Claudia MO took the view that SED should demonstrate his support for the development of the tertiary education sector by striving to retain the site for educational use.

12. In response, Acting SED confirmed that the Administration and UGC had all along supported HKBU and other UGC-funded institutions in their campus development on a fair and consistent basis in accordance with well-established policies. Principal Assistant Secretary (Higher Education)



said that HKBU had been consulted on its campus development needs for the triennium 2012-2013 to 2014-2015 when the Government and UGC conducted the triennial planning cycle and funding requirements for the UGC sector.

13. Mr WONG Yuk-man noted from media reports that Prof Albert CHAN had stated that he would resign from his current post if HKBU could not secure the use of the southern portion of the ex-IVE(LWL) site for its proposed development of Chinese medicine hospital. Mr WONG considered that although the policy on the use of land involved different bureaux and departments, the use of land resources for educational purposes should be within the jurisdiction of EDB. Mr WONG noted that some statistics had been given in the Government's press statement issued on 4 March 2013 to illustrate that the Government had made available sufficient land resources and funding to fully meet the needs of HKBU for campus development. He considered that EDB should also set out further explanation on the calculation criteria and in what ways the northern portion of the site would be sufficient to meet the development needs of HKBU. Miss FUNG Ching-man, President of HKBU Student Union, concurred that the Government should explain the rationale and calculation criteria leading to its conclusion that the development needs of HKBU would be fully met with the allocation of only the northern portion of the ex-IVE(LWL) site.

*Rezoning the ex-IVE(LWL) site and including it in the land sale programme*

14. Dr Fernando CHEUNG said that the ex-IVE(LWL) site was designated for "Government, Institution or Community" ("GIC") use and had been used for educational purpose for decades. Dr CHEUNG questioned the immediate need, if any, for rezoning this site for medium-density luxury residential development. Mr Charles MOK remarked that since the site in question was surrounded by the campus of HKBU on three sides, rezoning the southern portion of the site for medium-density residential development might not be the best development option. Nevertheless, consideration might be given to building public rental housing or Home Ownership Scheme flats on the site. Mr WONG Yuk-man also opined that the development of luxury residential properties could hardly address the housing needs of the community. The Chairman sought clarification on whether it was the Government's stance that the site was most suitable for medium-density residential development.

15. In response, DSDEV(P&L)1 said that after careful assessment, the Government had come to the view that the southern portion of the ex-IVE(LWL) site was not required to be reserved for higher education purpose or other GIC uses. As the areas to the west and south of the site were mainly for residential development and there were no incompatible uses in its



vicinity, the Administration considered that the site was suitable for medium-density residential development and had submitted a proposal to the Town Planning Board ("TPB") to rezone the southern portion of the site for this purpose.

16. Mr LEUNG Yiu-chung was concerned that the Administration had bypassed the proper town planning procedures as it had included the southern portion of the ex-IVE(LWL) site in the land sale programme ("LSP") before TPB had the opportunity to consider representations received during the two-month consultation period and make its final decision on the use of the site. Dr Fernando CHEUNG considered that DEVB should devise a long-term plan on the supply and use of land, and should not compete for a site that had been used for educational purpose for decades. Ms Claudia MO asked whether the DEVB could remove the listing of the site on LSP.

17. In response, DSDEV(P&L)1 confirmed that the Administration had all along followed established planning procedures in handling the ex-IVE(LWL) site. After assessment and consultation with relevant bureaux/departments, the Administration had come to the view that the site was not required to be reserved for GIC use and was suitable to be rezoned for residential purpose. Hence, in late 2012, the Planning Department submitted the relevant rezoning proposal to TPB with a view to optimizing the use of land and meeting the housing needs of the community. DSDEV(P&L)1 advised that it was the established practice of the Government to include in LSP those sites that were anticipated to be available within the year, but were not immediately available pending completion of various processes and town planning procedures. This arrangement would provide the market with information about anticipated land supply and facilitate preparation by the market. He reaffirmed that including the southern portion of the ex-IVE(LWL) site in the land sale programme was in line with the established practice, and that the site would only be put up for sale after completion of the necessary processes.

18. Mrs Regina IP enquired whether the policy of "Hong Kong property for Hong Kong people" would apply to the residential development on the ex-IVE(LWL) site. In reply, DSDEV(P&L)1 said that at the present stage, the Government had decided to apply the "Hong Kong property for Hong Kong people" measure to two sites in the Kai Tak area requiring the flats built thereon to be sold to Hong Kong residents only. The Government would consider the need to include similar requirements in the Conditions of Sale of other sites in the light of future market conditions.

19. Mr LEUNG Kwok-hung remarked that if the three policy secretaries concerned could not resolve the use of the site in question, they should seek the



direction of the Chief Secretary for Administration ("CS") or even the Chief Executive ("CE"). Mr LEUNG asked whether instruction had been sought from CS or CE. Acting SED reaffirmed that relevant bureaux/departments had followed established procedures in handling the matter and he had not sought advice from CS or CE.

20. On the question of whether the Government had consulted HKBU before recommending to TPB to rezone the southern portion of the ex-IVE(LWL) site for residential use, Professor Albert CHAN said that the Government had not consulted HKBU on the matter. Prof CHAN and Mr Andy LEE reiterated that HKBU opposed the rezoning of the site for luxury residential development, and urged that the site should be retained for educational use. In this connection, Dr Fernando CHEUNG was concerned whether any government officials had been at fault by deciding arbitrarily to recommend to TPB a change in land use.

21. Miss FUNG Ching-man noted from the Government's press statement issued on 4 March 2013 that the proposed rezoning was to meet the community's housing needs. However, Miss FUNG queried whether the development of luxury residential properties, instead of public housing units or homes for the elderly, was conducive to solving the housing problem.

22. Mr TAM Po-yiu declared that he was an external examiner of the Department of Urban Planning and Design of HKU. Mr TAM said that from the perspective of a planner, there was nothing wrong for residential properties to be located near university campus, and rezoning the southern portion of the ex-IVE(LWL) site for residential use was a compatible option as there were low-density residential properties in the vicinity. However, in accordance with the statutory town planning procedures, it would be for TPB to decide on the land use having regard to all relevant requirements, including the representations, if any, on the amendments to the approved outline zoning plan.

23. Mr Ivan HO said that the Hong Kong Institute of Architects considered that the proposed use of the southern portion of the ex-IVE(LWL) site, similar to other sites, should be handled in accordance with the established policy and applicable town planning procedures. Government land should not be granted to any party simply because it was located in the proximity of the party concerned. However, Mr HO found it questionable for the Government to include the site on its LSP prior to TPB's final decision after completion of all the statutory procedures. Mr HO said that he was not convinced of the merits of rezoning the southern portion of the ex-IVE(LWL) site to residential use because from the planning perspective, rezoning the site to residential use



might not create synergy nor benefit to the neighbouring areas. Due to the scarcity of land resources to serve different uses, Mr HO considered that the Government should immediately conduct a comprehensive review and formulate a long term plan for the development of universities.

24. Mr Vincent NG declared that he had participated in HKBU's campus development projects and was familiar with HKBU's circumstances. Mr NG took the view that the Government's move had amply reflected its eagerness to identify sites for residential development regardless of other social needs in the planning process, such as education, medical service, public space etc. He did not consider that building luxury residential properties would help resolve the housing problem. Although according to the Government's assessment, there was no immediate need to allocate the site to any higher educational institution, Mr NG took the view that the Government should adopt a long-term planning perspective and retain the ex-IVE(LWL) site for future educational use. Given that HKU and HKPolyU had implemented expansion plans in the vicinity of their main campus, the Government should consider ways to achieve the optimal use of land in urban planning and campus development.

*HKBU's proposed development of a Chinese medicine hospital*

25. Dr Helena WONG said that currently, three local universities, namely CUHK, HKU and HKBU, offered UGC-funded programmes on Chinese medicine. However, they did not have affiliated Chinese medicine hospitals for clinical training and internship. Dr WONG considered that the Administration should take action to address the need for Chinese medicine hospitals in Hong Kong. Ms Claudia MO recalled that the Government had once stated that it supported the development of Hong Kong as a Chinese medicine hub. She was concerned that there was no Chinese medicine hospital in Hong Kong and clinical internship opportunities could only be found in the Mainland.

26. In response, DSFH(H)1 advised that the Administration supported the development of Chinese medicine and Chinese medicine hospitals in Hong Kong. The Chinese Medicine Development Committee had decided to study the feasibility of Chinese medicine in-patient service such as how to provide resuscitation facilities for Chinese medicine in-patient service. There was no established policy to provide government land for the development of a private Chinese medicine hospital. Currently, clinical internship of local Chinese medicine programmes could be arranged at local Chinese medicine clinics and at Chinese medicine hospitals in the Mainland.



27. In this connection, the Chairman reminded members that the existing policy on the promotion of Chinese medicine and the development of Chinese medicine hospitals in general was outside the scope of this agenda item.

28. Mrs Regina IP asked whether FHB supported HKBU's proposal of developing a Chinese medicine hospital. In response, DSFH(H)1 advised that FHB in principle supported proposals for the development of a Chinese medicine hospital on private land by any interested party to provide Chinese medicine in-patient services. Where conditions permitted, the Chinese medicine hospital so established might also provide clinical training opportunities for institutions in Hong Kong offering Chinese medicine courses.

29. Dr Helena WONG considered that a teaching hospital should be regarded as an educational facility. Mr LEUNG Yiu-chung considered that a Chinese medicine hospital could facilitate the teaching and conduct of researches on Chinese medicine. Mr Albert HO enquired about EDB's stance on HKBU's proposed development of a Chinese medicine teaching hospital at the ex-IVE(LWL) site.

30. In response, Acting SED explained the Government's stance that Chinese medicine hospitals were medical facilities for the general public and any proposal to set up such a hospital should first and foremost be considered from the perspectives of healthcare and community needs. HKBU's proposed Chinese medicine hospital was a self-financed project not covered in the current UGC triennial plan for HKBU. If such a hospital was built, HKBU could consider partnering with it for the purpose of providing internship training for its Chinese medicine programme. Regarding the location of a teaching Chinese medicine hospital, there was no requirement that it must be within or close to the university campus.

31. Members noted that according to HKBU, it had proposed to the Government that the entire ex-IVE(LWL) site be allocated to HKBU for long term development. On the question of whether the Government had promised to allocate the southern portion of the ex-IVE(LWL) site to HKBU for the development of a Chinese medicine hospital, members noted that the Administration and HKBU held different views. Referring to the Government's press statement issued on 4 March 2013 which mentioned a meeting held on 10 October 2012 between HKBU and FHB, Dr Fernando CHEUNG sought further information from FHB about the meeting. The Deputy Chairman also enquired on the action, if any, taken after the said meeting to follow up HKBU's proposal to use the ex-IVE(LWL) site for development a Chinese medicine hospital.



32. In response, DSFH(H)1 said that in recent years, HKBU had put forward to FHB various ideas on the development of a Chinese medicine hospital. In June 2011, the Administration was advised that HKBU had found common ground with the Tsim Sha Tsui District Kai Fong Welfare Association ("TSTKFWA") in establishing a Chinese medicine hospital at the Association's building. In November 2011, HKBU submitted a detailed proposal to FHB. Since then, FHB had followed up the matter with HKBU. In September 2012, HKBU provided supplementary information on its proposal, which included detailed information on the mode of collaboration with TSTKFWA, the timetable for the development, feasibility study report and budget etc. The Government had all along supported this joint project. Subsequently, at an informal meeting on 10 October 2012, HKBU indicated that difficulties had been encountered in the joint development plan with TSTKFWA and that it was also interested in developing the hospital on the ex-IVE(LWL) site as an alternative. After the informal meeting, HKBU provided a one-page layout plan to FHB by e-mail showing the location of the proposed hospital at the southern portion of the ex-IVE(LWL) site. The plan however did not contain detailed information. FHB subsequently understood from other government departments that this proposed alternative site did not belong to HKBU and was therefore not feasible under existing policies. FHB continued its efforts on liaising with other government departments on how to assist HKBU in respect of its joint project with TSTKFWA. DSFH(H)1 further said that the Government was only formally notified by HKBU on 18 February 2013 of the withdrawal of its joint project with TSTKFWA. In the same letter, HKBU mentioned that it considered the ex-IVE(LWL) site to be the most suitable site for building the Chinese medicine hospital.

33. Noting that HKBU had provided a layout plan to FHB by e-mail on 10 October 2012, the Deputy Chairman asked whether this should be taken as HKBU's intention to pursue the development of a Chinese medicine hospital at the ex-IVE(LWL) site. DSFH(H)1 responded that on 10 October 2012, HKBU had not advised FHB that it had given up its joint project with TSTKFWA to pursue an alternative instead.

34. At the invitation of the Chairman, Prof Albert CHAN stated that in the view of HKBU, the meeting held with FHB on 10 October 2012 was a formal and official meeting. A senior official from FHB, the then Chairman of the Council of HKBU, a Vice-President responsible for administration and himself were present. The discussion at that meeting was primarily about HKBU's proposal to develop a Chinese medicine hospital at the ex-IVE(LWL) site. The official also indicated that he would assist HKBU in its request to use the site in question to develop a Chinese medicine hospital. Moreover, prior to the said meeting, HKBU had already submitted to FHB its detailed proposal on



development of a Chinese medicine hospital. The only change made to the proposal in October 2012 was the proposed location of the hospital. Prof CHAN said that it had been HKBU's well-known intention for many years to establish a Chinese medicine teaching hospital and this initiative was included in HKBU's 10-year development plan - "Vision 2020" approved by the Council of HKBU. HKBU had a reasonable expectation that FHB would follow up with relevant bureaux/departments on its revised proposal. On the question of whether HKBU had followed the formalities and established procedures in pursuing its proposal, Prof CHAN said that all along, when submitting its proposal and supplementary information for the consideration of the Administration, HKBU had not been advised that it did not follow the relevant procedures.

35. Mr TAM Po-yiu gave his view that a teaching hospital might not necessarily be in the proximity of the main university campus. Noting that the Government and the Shenzhen authority had jointly conducted a planning study on the development of the Lok Ma Chau Loop, Mr TAM said that the Government and other parties might wish to consider the feasibility of developing Chinese medicine hospitals in the Loop area.

#### Motion

36. The Chairman informed members that he had received the wordings of a motion proposed to be moved by Ms Claudia MO. He advised that the proposed motion was related to the agenda item under discussion and could therefore be moved. Dr Fernando CHEUNG proposed to move certain amendments to the original motion. Both Ms MO's original motion and Dr CHEUNG's amendments had been set out in writing and tabled before members. Members agreed to deal with the motion, and that further debate would not be required since the Panel had already discussed the subject at length.

37. At the invitation of the Chairman, Acting SED reiterated that the bureaux and departments involved had all along followed the established procedures when handling the ex-IVE(LWL) site.

38. With the concurrence of Ms Claudia MO and Dr Fernando CHEUNG, the Chairman put to vote Ms Claudia MO's motion as amended by Dr Fernando CHEUNG (at **Annex 1**). Eight members voted for the motion, no member voted against. One member abstained. The Chairman declared that the motion was passed.

*(Post-meeting note: The Administration's response to the motion was circulated to members vide LC Paper No. CB(4)538/12-13(01) on 2 April 2013.)*

39. DSFH(H)1 indicated that she would like to make some further clarifications regarding HKBU's proposal to use the southern portion of the ex-IVE(LWL) site. Due to time constraint, the Chairman invited her to provide the information in writing after the meeting.

*(Post-meeting note: A letter from FHB dated 19 March 2013 was circulated to members vide LC Paper No. CB(4)514/12-13(01) on 22 March 2013. A letter from HKBU in response to FHB's aforesaid letter was circulated to members vide LC Paper No. CB(4)537/12-13(01) on 2 April 2013.)*

*(The Chairman left the meeting at this juncture and the Deputy Chairman took over the chair.)*

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**就議程項目"使用土地作教育用途的現行政策相關事宜"  
通過的議案**

**Motion passed under agenda item "Issues relating to the existing policy  
on the use of land for education purposes"**

**議案措辭**

本委員會反對政府將前香港專業教育學院李惠利分校的教育用地改變用途，撥入賣地表作興建中密度豪宅。並要求政府保留前香港專業教育學院李惠利分校校舍用地作「政府、機構或社區」(GIC)用途，包括作原教育用途。

(毛孟靜議員動議並經張超雄議員修訂)

**Wording of the Motion**

(Translation)

That this Panel opposes the Government's move of changing the educational use of the site of the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) and including the site in the land sale programme for the construction of medium density luxury residential units, and urges the Government to retain the site of the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) for "Government, Institution or Community" ("GIC") use, including the originally designated educational use.

(Moved by Hon Claudia MO and as amended by Dr Hon Fernando CHEUNG Chiu-hung)



**Extract of Minutes of LegCo Panel on Education on 10.6.2013**

**立法會**  
***Legislative Council***

**Panel on Education**

**VI. Update on the proposed use of the southern portion of the former campus site of the Hong Kong Institute of Vocational Education (Lee Wai Lee)**

(LC Paper No. CB(4)756/12-13(03) -- Paper provided by the Administration)

Other papers previously issued in connection with the meeting on 11 March 2013

(LC Paper No. CB(4)460/12-13(01) -- Paper provided by the Administration)

LC Paper No. CB(4)460/12-13(02) -- Submission from Hong Kong Baptist University

LC Paper No. CB(4)514/12-13(01) -- Letter dated 19 March 2013 from the Food and Health Bureau

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LC Paper No. CB(4)537/12-13(01) -- Letter dated 28 March 2013 from Hong Kong Baptist University

LC Paper No. CB(4)538/12-13(01) -- Administration's response to the motion passed by the Panel under agenda item IV of the meeting held on 11 March 2013)

Briefing by the Administration

40. At the invitation of the Chairman, Under Secretary for Education ("US(Ed)") briefed members on the latest progress on the proposed use of the southern portion of the former campus site of the Hong Kong Institute of Vocational Education (Lee Wai Lee) ("ex-IVE(LWL) site") by highlighting the salient points in the Administration's paper [LC Paper No. CB(4)756/12-13(03)]. He advised members that the northern portion of the ex-IVE(LWL) site had been reserved to meet the development needs of the Hong Kong Baptist University ("HKBU"). The southern portion of the site was proposed for rezoning from "Government, Institution or Community" ("GIC") to residential use to meeting housing needs. The relevant draft Kowloon Tong Outline Zoning Plan had been exhibited for public inspection from 15 February to 15 April 2013. Upon the expiry of the public inspection period, the Town Planning Board ("TPB") had received a total of 25 884 representations. These representations were published for public comments until 11 June 2013. Taking into account the representations and comments received, TPB would proceed with making a decision on the rezoning proposal in accordance with the Town Planning Ordinance ("TPO") (Cap.131).

Discussion

*Campus development of tertiary institutions*

41. Noting a letter from HKBU dated 7 June 2013 expressing its objection to the proposed rezoning of the site in question, Mrs Regina IP sought the Education Bureau("EDB")'s view on HKBU's request for additional land for providing, at its own cost, about 300 hostel places for students pursuing self-financing programmes. Mrs IP remarked that allocating the southern portion of the ex-IVE(LWL) site to HKBU would facilitate its long term planning of campus development.



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(*Post-meeting note:* HKBU's letter was circulated to members vide LC Paper No. CB(4)770/12-13(01) on 11 June 2013.)

42. US(Ed) advised that under the prevailing policy applicable to all UGC-funded institutions, the development of student hostels for self-financing programmes was not entitled to public funding and the Government had no obligation to provide land for this purpose. However, UGC-funded institutions could consider building student hostels for their self-financing programmes on existing land within their campus as long as the facilities for UGC-funded programmes were not adversely affected.

43. In response to Mrs Regina IP's enquiry about the proportion of students that could be allocated student hostels at HKBU, US(Ed) said that upon the completion of the planned hostels in the northern portion of the ex-IVE(LWL) site, HKBU would have sufficient hostel places to satisfy student hostel demand under UGC's existing policies, including living in hostel for at least one year during the four years of study at HKBU.

44. Mr MA Fung-kwok declared that he was a Council member of HKBU. Mr MA commented that EDB should retain the site in question for education purpose even though there was no immediate need to allocate the site to any specific institution. Consideration should also be given to reserving the site in question for HKBU in exchange for another site currently in use by HKBU that was far from its Kowloon Tong campus.

45. US(Ed) said that the Government had reserved the northern portion of the ex-IVE(LWL) site for use by HKBU while the southern portion was beyond HKBU's requirement under the existing policies. After careful assessment, EDB was of the view that the site in question could be surrendered to the Government for other uses in the community.

*Development of Chinese medicine teaching hospital*

46. Dr Fernando CHEUNG declared that he was an alumnus of HKBU. Noting that HKBU had submitted its proposal on a Chinese medicine teaching hospital and the site in question was surrounded by the campus of HKBU, he considered it reasonable to reserve the entire ex-IVE(LWL) site for use by HKBU.

47. Ms Claudia MO declared that she was teaching journalism at HKBU on a part-time basis. She was of the view that EDB had the responsibility to provide land resources for education purpose. She asked whether the

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Administration would earmark the site in question for the development of a Chinese medicine teaching hospital if TPB decided against rezoning the southern portion of the ex-IVE(LWL) site to residential use.

48. US(Ed) explained that under the prevailing policies and calculation criteria, the Government had reserved the northern portion of the ex-IVE(LWL) site for use by HKBU so that its publicly-funded academic space and student hostel entitlements up to the 2014-2015 academic year could be fully met. The Chinese medicine hospital proposed by HKBU was a self-financed project not eligible for UGC funding. Hence, the Government had no policy to provide land for its development. In considering the allocation of land for educational use, EDB would have to take into account the needs of the entire education sector.

49. Deputy Secretary for Food & Health (Health)1 ("DSFH(H)1") advised that the Administration supported the development of Chinese medicine and Chinese medicine hospitals in Hong Kong. The issue of Chinese medicine in-patient service was being studied by the Chinese Medicine development Committee.

50. On the future use of the southern portion of the ex-IVE(LWL) site, Deputy Secretary for Development (Planning & Lands)1 ("DSDEV(P&L)1") informed members that TPB had yet to consider the representations and comments on the rezoning proposal and complete the statutory process.

51. Noting that UGC-funded programmes on Chinese medicine had been offered for many years, Mr MA Fung-kwok remarked that the Food and Health Bureau should have studied the issue of provision of a Chinese medicine teaching hospital much earlier. Mr LEUNG Yiu-chung considered that a Chinese medicine teaching hospital should be put in place to dovetail with the development of local Chinese medicine programmes.

52. US(Ed) said that currently, the clinical training of local Chinese medicine programmes could be arranged at Chinese medicine hospitals in the Mainland. DSFH(H)1 clarified that the local Chinese medicine sector had all along been providing out-patient service. However, as the development of a Chinese medicine hospital would involve the provision of in-patient service, the subject would require further study by the Chinese Medicine Development Committee.

53. Noting the Administration's explanation, Mr LEUNG Yiu-chung questioned whether the development of local Chinese medicine programmes would need to rely heavily on the support of the Mainland in the long run.



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US(Ed) advised that the development of undergraduate programmes comprised different modules or activities such as teaching, research and practical training. Clinical training and internship would only form part of the programmes.

*Planning-related issues*

54. Ms Claudia MO and Dr Fernando CHEUNG were gravely concerned that the Administration had included the southern portion of the ex-IVE(LWL) site in the land sale programme before the TPB had made a decision on the rezoning of the site.

55. DSDEV(P&L)1 advised that it was the established practice of the Government to include in the land sale programme those sites that were not immediately available pending completion of various processes and town planning procedures, but were anticipated to be available within the year. He reaffirmed that including the southern portion of the ex-IVE(LWL) site in the land sale programme was in line with the established practice.

56. Noting that TPB had received a total of over 25,000 representations and over 99% of these representations opposed the proposed rezoning of the site in question, Dr Helena WONG enquired about the Administration's stance in the light of these representations.

57. The Chairman declared that he was a Court member of HKBU. He remarked that the proposed rezoning, if approved by TPB, would be detrimental to the education sector. He further asked whether the Development Bureau would withdraw its rezoning proposal and return the site in question to EDB; and whether EDB would strive to secure the site for educational use.

58. DSDEV(P&L)1 explained that TPB, being an independent statutory body established under TPO, would perform its functions in accordance with relevant provisions in TPO. TPB had published the representations received for public comments until 11 June 2013; and would consider the representations and comments received on the rezoning proposal prior to making a decision. On whether the rezoning proposal would be withdrawn, DSDEV(P&L)1 reiterated that after careful assessment, the Government had come to the view that the southern portion of the ex-IVE(LWL) site was not required to be reserved for higher education purpose or other GIC uses, and had therefore submitted a proposal to TPB to rezone the southern portion of the site for residential use. Currently there was no plan to return the site to EDB.



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59. US(Ed) said that EDB was aware that over 25 000 representations had been received opposing the proposed rezoning of the site to residential use. However, it was yet to be ascertained whether the representations had made a common call for reserving the site for educational use. US(Ed) confirmed that the site in question was returned to the Government after careful assessment on the need of the higher education sector. At this juncture, EDB had no plan to seek the site for educational use.

60. The Deputy Chairman remarked that as revealed in the vast majority of representations received by TPB, the community's view was very clear. He considered that in proposing to rezone the southern portion of the ex-IVE(LWL) site, the Administration had failed to accurately gauge the prevailing public opinions on the matter.

61. Dr Kenneth CHAN declared that he was an associate professor of the Department of Government and International Studies at HKBU. Dr CHAN was concerned about the Administration's stance that the demolition of the existing building on the ex-IVE(LWL) site should only commence after the future use of the whole ex-IVE(LWL) site had been decided. He considered that this approach would impede HKBU's planning and preparation for its future development including fund-raising for the construction of new buildings and hostels. The Chairman shared similar concern and remarked that given the fluctuation in prices during the interim period, it would be difficult for HKBU to prepare the budget and control the cost if demolition works could not commence shortly.

62. In reply, US(Ed) explained that the existing building on the site was a single block straddling both the northern and southern portions and demolition of the whole building would be required before either portion of the site was to be redeveloped. It would be prudent to embark upon demolishing the building after the long-term plan on the future use of the whole site had been decided. In the interim, HKBU could continue with its planning and discussion with UGC on the details of its development plan; while the Administration would provide appropriate assistance to ensure the disbursement of funding in due course.

### **Representations Supporting Amendment Item A**

<b>Representation No.</b>	<b>Reason</b>	<b>PlanD's Response</b>
R1	<p>Hong Kong is desperately in lack of residential land. I fully support the proposed zoning for building more residential units for the goodness of Hong Kong.</p> <p>I am at the time against the HKBU to make use of the Site for their own purpose as I am very frustrated with the quality of local tertiary education and the proliferation and lowering standard of some 2<sup>nd</sup> rank universities in Hong Kong.</p>	See para. 6.4.1 of Town Planning Board (TPB) Paper No. 9585
R2	<p>A. Hong Kong is currently lack of residential land. The area zoned for residential use can help solve the problem even to small extend.</p> <p>B. HKBU's objection are groundless:</p> <p>i. HKBU is situated at city centre. Its student dormitory is not required because of its convenient location.</p> <p>ii. Chinese medicine's effectiveness is still in question. Whether we should continue put public resources into it is arguable.</p> <p>iii. HKBU's facilities are already considered adequate. More facilities for them is regarded as over – provision and redundant.</p> <p>iv. Their land use is subject to Government Property Agent's consideration.</p>	See paras. 6.4.1 and 6.4.3 of TPB Paper No. 9585
R3	<p>A. The Hong Kong community has a pressing need for housing. The Site is at a prime location fetching high land premium. It will generate substantial revenue to support local development if it is to be sold. Moreover, if more residential flats are provided in Kowloon Tong area, it will help to stabilize property prices and rentals in the area and assist the middle class to buy or upgrade their flats and improve their living environment.</p> <p>B. Hong Kong is really in need of a Chinese medicine hospital but it does not mean the Government has to give away the prime lot to an individual University for the development of a dedicated School of Chinese Medicine. The number of students enrolled for the 6-year programme of the School of Chinese Medicines, HKBU is just 600. Why do we need to give them such a prime lot for development of a hospital which belongs to them solely? There is a hospital in Kowloon Tong, why does HKBU not cooperate with it to provide Chinese medicine out-patient</p>	See paras. 6.4.1 and 6.4.3 of TPB Paper No. 9585

Representation No.	Reason	PlanD's Response
	and Chinese medicine in-patient services? I do not agree that Kowloon Tong needs to have 3 hospitals.	
R4	I support putting the whole Lee Wai Lee site for auction.	The Site is proposed to be reverted to "G/IC(9)" zone to meet the latest demand of land for GIC use
R5	Support the Government to build more flats and include "Hong Kong Property for Hong Kong People" clause. If possible, better rezone it to "Residential (Group A)".	"R(A)" zone which is intended for higher density development is not appropriate for the Site, which falls in a predominantly low to medium density setting.
R6	<p>A. Oppose to the occupation of the Site by HKBU for the following reasons:</p> <p>HKBU does not have land for hostel and teaching use because it has taken in excessive numbers of Mainland students for its bachelor, master and doctor degree programmes in Hong Kong.</p> <p>The Mainland students coming to Hong Kong can enjoy the subsidy of the taxpayers to rent flats in the prime lots in Kowloon Tong with potential for very high land premium/rentals while the local students are not provided with hostels. As a result, HKBU has to build hostels extensively, leading to shortage of land for development of the School of Chinese Medicine. It therefore takes an alternative way in an attempt to occupy public land for its use.</p> <p>The Dr. Ng Tor Tai (NTT) International House of HKBU is already fully occupied by Mainlanders. The taxpayers should not be held responsible for providing accommodation for the Mainland students. If HKBU is to develop a Chinese medicine hospital, it can demolish the NTT International House for redevelopment. In that way, the hospital can be built and combined with the part of the Lee Wai Lee site (i.e. the section belonging to HKBU) for development.</p> <p>B. Increase the public revenue and make use of the resources to solve the poverty problem.</p>	<p>A. See paras. 6.4.1 and 6.4.3 of TPB Paper No. 9585</p> <p>B. Issue falling outside the ambit of the TPB</p>
R7	A. Contrasting opinion towards HKBU's opposition to Item A as follows:	A. See paras. 6.4.1, 6.4.2 and 6.4.3 of TPB Paper

Representation No.	Reason	PlanD's Response
	<p>The Tsim Sha Tsui (TST District) Kai Fong Welfare Association locates in an area with the largest number of basic – class citizens from Yau Tsim Mong District and the ethnic minorities. Comparing with Kowloon Tong, there is always a high frequency of passenger flows near TST District Kai Fong Welfare Association, which is favourable for a Chinese Medicinal Hospital of HKBU to ensure a sufficient number of patient supports.</p> <p>The ultimate purpose for HKBU to establish a Chinese Medicinal Hospital is to provide the underprivileged class with genuine cares. “Popularization” of service is a prior concern! If the Hospital is located in Lee Wai Lee, many impoverished people would suppose that the medical services only please the wills of middle class. They would then insist on preferring the “human – touched” clinical services from the traditional Chinese – medicine stalls, instead of making a long – distance travel to Kowloon Tong simply for receiving a “scientific” mode of Chinese medical consultation.</p> <p>B. For the Lee Wai Lee issue, a balance has been made among HKBU’s aspiration in Chinese medicine education, public expectation towards the prospect of Chinese-medicine industry, the money-making concerns of property developers, and Hong Kong citizens’ wish for an even distribution of residential land uses.</p>	<p>No. 9585</p> <p>B. Noted</p>
R6738 R8315	<p>A. There is an urgent need for housing land to address housing shortage problem.</p> <p>B. HKBU has adequate land.</p>	See para. 6.4.1 of TPB Paper No. 9585
R6861	<p>A. Support to change the Site for residential use.</p> <p>B. Object to constructing a Chinese Medicine Hospital at the Site.</p>	Noted
R8322	<p>A. The School of Chinese Medicines, HKBU made inadequate preparation. The proposal was revised within a short period without consulting the Chinese Medicine graduates. It lacks the edge of providing effective and prompt medical services for the community.</p> <p>B. The School bombarded the students/graduates with emails requesting them to send their objections to the Government and suggesting them to send in more than one email with the intention of changing the support ratio in an unfair manner.</p>	See paras. 6.4.1 of TPB Paper No. 9585

**Annex VIb**  
**of TPB paper No. 9585**

Adverse Representations on Amendment Item A (rezoning of the southern portion of the LWL site from “G/IC(9)” to “R(B)”) - Main Points and Responses

[The grounds of the representations objecting to Item A are summarized and grouped under the respective points below.]

<b>Representation Points</b>	<b>PlanD's Responses</b>
<b>A. Loss of land for GIC facilities</b>	
<p>The rezoning would be an irreversible loss to the education sector, the community and the society as a whole, as it cannot be used for education or community facilities.</p> <p>There is limited supply of GIC land in Hong Kong and Kowloon Tong, but a lot of alternatives for residential use in other locations. The Site should be used for suitable uses to help more people such as community centre, educational facilities, hospital, social welfare facilities, e.g. residential care home for the elderly, specialized hostels, library, indoor recreation centre, park, cultural/art facilities or offering to non-profit making organizations for provision of community service. The Site should not be for commercial purpose or residential use that would benefit a small number of people. Reverting the Site for GIC use would serve more people and more cost effective as well as alleviate objecting views.</p> <p>Should rezone another site to “G/IC” to compensate.</p> <p>Although Kowloon Tong is a luxury residential area, development should balance the all-rounded needs of the society including education and seek for sustainable development for Hong Kong real estate. The rezoning could not ensure long-term economic benefit. Land use should match with the surrounding developments and follow the majority view.</p>	<p>The Site is proposed to be reverted to “G/IC(9)” zone. See paragraphs 6.4.4(c) and (d) of Town Planning Board (TPB) TPB Paper No. 9585. Adequate land has been reserved for open space use to serve local population.</p>
<p>The original “G/IC” zoning is to serve a buffer for the residential area in Kowloon Tong and Lok Fu to avoid excessive density. The rezoning violates the planning principle.</p>	<p>The proposed medium-rise housing is acceptable from visual and air ventilation points of view. The Site is proposed to be reverted to “G/IC(9)” zone to meet the latest demand of land for GIC use.</p>
<p>The rezoning would set a precedent for the Government to ignore the zoning system and rezone educational and community land for developer to gain profit.</p>	<p>Rezoning is a statutory public consultation process under the Town Planning Ordinance to enable the stakeholders and the public</p>

Representation Points	PlanD's Responses
	to express views for consideration of the TPB.
<b>B. Educational/ Higher Educational Uses</b>	
<p><b><u>Shortage of educational land and importance of education</u></b>  There is a shortage of land for educational purposes. According to Government statistics, the shortage amounts to 80,000m<sup>2</sup> of operational area for the eight UGC-funded institutions. When there is a shortage of land for higher educational uses, it is unreasonable to allocate an area as low density residential use.</p> <p>Student hostel places of higher educational institutions are inadequate. It is important to build student hall.</p> <p>Higher education is very important for Hong Kong's development and will contribute greatly to build up the knowledge base society. Adequate land should be reserved for sustainable development of higher education. Local higher educational places should be increased.</p> <p>Education is precious resource of the society. Education is the first priority of a country and the base of all kinds of development. It should be accorded with priority than other uses. Education is a long-term investment for the Hong Kong society and important for Hong Kong's future. The Government should provide good learning environment for students and should not neglect education due to current benefit. Education land is precious. The Site is all along been used for educational purpose. The Site should be reserved for educational use. The rezoning would deteriorate the shortage of educational land in urban area.</p> <p>Should balance education/academic development and economic development/personal benefit.</p> <p>Hong Kong Polytechnic University (PolyU) has the right to use half of the LWL site. City University of Hong Kong (CityU) is small and needs an existing school building for educational use.</p> <p><b><u>Education more important than residential/economic development</u></b>  For Hong Kong people, the Site is more suitable for educational/higher educational development, which will benefit grass roots people/general public/future development of the society, than for luxury housing.</p> <p>Educational use is more important than commercial development. Building luxury housing benefits a small amount of people but building a school will benefit more students/the public. Luxury flats are usually used for investment and benefit investors only. In the long-run, investment in education and raising the quality of education will bring more benefit to the society than residential use. Should not sacrifice long term educational need to short term economic benefit/ housing</p>	<p>See paragraphs 6.4.4 (d) and (e) of TPB Paper No. 9585</p>

Representation Points	PlanD's Responses
<p>development. Using the Site for education purpose would help enhance the ability of the youth. The TPB should not support the proposal that adversely affect expansion of a university due to luxury housing development. There is too much luxury housing in Kowloon Tong. Should not use land only for property development and move GIC facilities away from the urban area. There is a lot of land for residential development but limited land for educational use. In planning the use for a site, priority should be given to educational use but not luxury housing for making profit.</p> <p><b><u>Site suitable for educational use</u></b> Two universities (HKBU and CityU) are in proximity with the Site which makes the Site perfect for the future expansion for these two universities. The Site is reasonably near to PolyU. It will be a very desirable location for facilities which can enhance the collaboration among these three universities.</p>	
<p><b>C HKBU expansion need</b></p>	
<p><b><u>HKBU lack of space</u></b> The HKBU campus site is the smallest among the eight UGC-funded institutions (around 5.4ha). HKBU was not allocated additional land to develop necessary facilities for the implementation of the 3-3-4 academic reform. HKBU had to build new facilities on campus or construct additional floors on existing buildings. The campus is already congested to the point of saturation. Outdoor area is seriously inadequate. HKBU using the Site would increase the activity space of students, improve congestion and allow a better environment for students.</p> <p><b><u>HKBU development</u></b> The Site can be most efficiently used by allocating it to HKBU for its long-term development. The Site is surrounded on three sides by the HKBU and is geographically an integral part of the University. The HKBU already has its facilities in this street block. The expansion of HKBU into the Site represents the most efficient use of land, as it will consolidate the University's activities in one location and allow HKBU to make improvements to the environment and provide much-needed facilities.</p> <p>The Site is very important for future development of HKBU because it has all along in lack of land for development. HKBU needs the Site to meet its already growing needs, i.e. new programmes, increased need for student accommodation, etc. HKBU's library requires expansion. Educational facilities of HKBU should be enhanced. It is extremely difficult for HKBU to find land nearby to expand in the future. HKBU needs the Site more imminent than residents of luxury flats, not only for HKBU and its students but also for the surrounding community.</p>	<p>See paragraph 6.4.4(e) of TPB Paper No. 9585.</p>

Representation Points	PlanD's Responses
<p>To be consistent with the policies on higher education before and after the re-unification, and to be in line with the world trend of competing for high quality human resources, there is no reason whatsoever why the whole LWL site should not be given to HKBU for the sake of the long term benefits of the community.</p> <p>Support HKBU. Object to resume HKBU land. The need for tertiary institution is increasing. Why not give HKBU a complete campus and better use this piece of land for long-term development ?</p> <p>Sacrificing a piece of land that is crucial to HKBU's future development to commercial interests of the housing market is not constructive or synergistic with the needs of the Hong Kong community. It will cause irreversible damage to HKBU. The Site should be given to HKBU but not for luxury housing.</p> <p>LWL campus of IVE is educational facilities. If it is given to HKBU, it could be used for educational purpose immediately. This would save construction cost.</p> <p>There is no point to change the use of this land right now, then find another place for HKBU for campus development. Find a site for HKBU in other area would force extra commuting for students.</p> <p><b><u>HKBU Hostel</u></b></p> <p>The Government said that the northern portion of the LWL site can provide about 1,300 student hostel places to HKBU and adequate to meet their need under the existing educational policy. The Site exceeds the need of HKBU. This reflects short-sightedness of the Government, ignoring the long-term development of higher education.</p> <p>Living in a student hostel is part of university life. Those off-campus hostels cannot help students to enjoy university life on campus.</p> <p>Hostel places in HKBU are in shortage. Land should be used for construction of student hostels. Students have to reside off-campus and this requires additional cost. Using the Site for student hostels would reduce the demand for private housing flats in the area and reduce the commuting time. This would reduce the traffic flow. Inadequate student hostel places also adversely affect the lives of local students and students from Mainland as rent of private flat is high.</p> <p><b><u>Other points</u></b></p> <p>LWL is the training place of the fencing team. If it is demolished, there is no other place for training. HKBU needs a 50m long swimming pool.</p> <p>The Government should consider taking back HKBU staff quarter site at Fo Tan and give the Site to HKBU.</p>	



Representation Points	PlanD's Responses
<p><b><u>Previously reserved for HKBU</u></b></p> <p>HKBU has been liaising with the Government over future use of the Site for several years, it is surprising that the Government did not discuss its plans to rezone the Site with HKBU. HKBU has neither indicated to the Government nor come to any agreement with the Government that HKBU requires only half of the land and is ready to withdraw its request for the whole plot. HKBU should be given a fair opportunity to apply for use of the full area of the LWL site.</p> <p>The Government has reserved the Site for expansion of HKBU and should keep its promise.</p>	<p>See paragraph 6.4.6 of TPB Paper No. 9585.</p>
<p><b>D Chinese Medicine Hospital (CMH)/Chinese Medicine Teaching Hospital (CMTH) and/or other Medical Facilities</b></p>	
<p><b><u>Support CMH/CMTH/Medical use</u></b></p> <p>Support development of CMH/CMTH/medical use. Being a centre of eastern and western culture, Hong Kong should have a CMH. The result of a survey on public perception towards Chinese medicine services in Hong Kong shows there is an urgent and genuine need for a CMTH. Chinese medicine is effective in treating chronic and refractory diseases. Given that the aging population in HK is increasing, the need for Chinese medicine is imminent. A CMTH is urgently needed and would benefit grass root people/all Hong Kong People than luxury housing. Developing CMH would raise the competitiveness of Hong Kong, enhance the role of Hong Kong as an educational hub, raise the status of Hong Kong and attract health care travel visitors.</p> <p>Building a CMTH would facilitate professionalization of the Chinese medicine industry and would benefit more patients. Without a CMH, there would not be a systematic Chinese medicine education. CMTH can provide venue for clinical training, facilitate clinical research, contribute to the advancement/standardization/ modernization of Chinese medicine, as well as integration of Chinese and western medicine. Without in-patient service, the development of Chinese medicine, especially treatment for emergency and critical illness, is limited.</p> <p>The Site is easily accessible, readily for construction without the need to change the land use and suitable for a CMTH. The benefits of the construction of the proposed CMTH on the Site to the community, the higher education sector and the Chinese medicine industry will fulfill the principle of optimum utilization of land. To convert the Site for luxury housing is to put the cart before the horse and to put the trivial above the important. It will affect the plan of building a CMTH on the Site as well as offering internships for Chinese medicine students in Hong Kong.</p>	<p>See paragraphs 6.4.4 (f) and (h) of TPB Paper No. 9585.</p>

Representation Points	PlanD's Responses
<p>In the latest Policy Address, the Government stressed the development of Chinese medicine, but now uses the Site for luxury housing and strangles the plan of developing the first CMTH. It is self-contradictory. Efficient use of land for medical purpose demonstrates the Government's commitment to promoting Chinese medicine. Developing a CMH is an important step for medical service development and medical reform.</p> <p>The Hong Kong Government has sufficient fiscal surplus to forgo the proceeds from the sale of the Site to make long-term investment in Chinese medical education.</p> <p><b><u>Medical facilities</u></b></p> <p>For Hong Kong people, the Site is more suitable for medical service development, which will benefit grass roots people/general public than for luxury housing. More medical facilities are needed. The society needs good and more doctors in an aging city like Hong Kong. This takes a lot of investment. Such investment will not only provide better medical services but also promote the Government's image as being far-sighted, reasonable and caring.</p>	
<p><b><u>For HKBU CMTH</u></b></p> <p>The Site is small and should be given to HKBU for developing CMH/CMTH. The Site is very important for HKBU for developing Chinese medicine programme and internship. A CMTH should best be located at LWL campus, which is adjacent to the Chinese Medicine Building of HKBU. The proximity of the CMTH to the teaching facilities will enhance the effectiveness of the treatment. Teaching hospital of renowned Chinese medicine universities are built near their campus. There have been discussions about the establishment of CMH for many years. HKBU has good facilities, good experience and experienced Chinese medicine doctors, why such plan cannot be substantiated in this piece of land? Such development would not only benefit HKBU, but also call for the repaid development of Chinese medicine as well as enhancing the public health as a whole. HKBU has been reputable for the Chinese medicine discipline and its clinics have been popular. HKBU CMH could facilitate co-operation with Chinese medicine sector of Hong Kong University.</p> <p>The Government has been discussing with HKBU about building a CMH on the Site for several years. The Government breaks the promise and changes the land use.</p>	<p>See paragraph 6.4.4(g) of TPB Paper No. 9585.</p> <p>See paragraph 6.4.6 of TPB Paper No. 9585.</p>
<p><b><u>Internship of Chinese medicine students</u></b></p> <p>A CMTH will enable Chinese medicine students to conduct their internships in Hong Kong. Chinese medicine students currently have to do their internships in the Mainland. The medical system of the Mainland is different from that of Hong Kong. What students learn in the Mainland cannot be all applied to Hong Kong. This creates many</p>	<p>See paragraph 6.4.4(g) of TPB Paper No. 9585.</p>

Representation Points	PlanD's Responses
<p>problems. The CMTH can support not only HKBU, but also Chinese Medicine students from other institutions.</p> <p>There are inadequate places in Hong Kong for Chinese medicine students to practice.</p>	
<b>D1 object to constructing a CMH.</b>	Noted.
<b>E</b> [omitted]	
<b>F Proposed Residential Use</b>	
<p><b><u>Unable to address housing shortage</u></b>  The development of luxury residential properties fails to address the shortage of housing. Low/medium density residential flat does not match the society's urgent need for housing of smaller flats.</p> <p>Developing the Site into residential area cannot solve the immediate needs of housing issue without full planning at that district.</p> <p>Due to building height restriction, housing development on the Site is unable to resolve housing shortage. The Site is not a good choice for increasing flat supply.</p> <p><b><u>Object to luxury housing/residential use</u></b>  Objection to build luxury housing. Luxury apartments should not be built there. Luxury property adds little to the real economy. Rezoning the Site for building luxury housing is an irrational decision. Rich people have a lot of choices for their deluxe housing. Building luxury housing would widen the gap between the rich and the poor.</p> <p>The Site is unsuitable for residential/luxury housing development. Objection to construction of luxury housing or public rental housing. Building whatever housing in such small piece of land is very odd. There is adequate/too much residential land in Kowloon Tong/ Hong Kong. There is no need to use the Site bounded by university buildings and military camp for residential development. Should not sacrifice education and use all land for property development.</p> <p>Building residential development on the Site is lack of long-term land use planning and neglects the need of the overall development. It is very short-sighted for the Government to change the purpose of the land to residential use.</p> <p>The allocation of the LWL site for residential use will not save any land resources for the general public as a whole, as a piece of land at somewhere else would anyway be needed.</p>	<p>See paragraphs 2.4 and 6.4.4 (1) of TPB Paper No. 9585.</p> <p>However, as set out in paragraphs 6.4.4(c) and (d) of TPB Paper No. 9585, the Site is proposed to be reverted to "G/IC(9)" zone.</p>

Representation Points	PlanD's Responses
<p><b><u>Incompatible with adjoining campus/ surroundings</u></b>  Objection to construction of in-fill luxury housing in campus/abutting campus. The Site is unsuitable for housing, with university buildings on all sides. It will look strange to have a block of luxury residential building within the HKBU campus area. They are incompatible. Residential land use will jeopardize the surrounding area of the University campus, both in terms of traffic flow and walks of life, affect educational atmosphere and create a long term conflict of land use. The residents will complaint against noise from the hostels, causing a shock to hostel culture and tradition.</p> <p>The “R(B)” zone with a plot ratio 4.5 is not consistent with the surrounding residential zoning of “R(C)4”.</p> <p><b><u>Residential use affects /to be affected by surrounding uses /environment/traffic</u></b>  Additional traffic would cause conflict between vehicles and pedestrians and would create air and noise pollution, and hence degrade the overall environmental quality of the area.</p> <p>Using the land for residential area will add pressure on maintaining a low population density in the neighborhood.</p> <p>The construction work would affect the nearby residential care home for the elderly and the university.</p> <p>In case medium-density housing is built, there is insufficient supply of community services for residents.</p> <p>Would set an undesirable precedent for rezoning of other “G/IC” land for residential use.</p>	
<p>The Site abuts a fire station and not suitable for residential development.</p>	<p>The Director of Fire Services advises that for the purpose of minimizing noise impact to occupants of neighbouring buildings, measures including operating public address system with lower volume at night time and installing all speakers in such a way that least impact to the surroundings. Besides, the officer-in-charge of fire appliance/ambulance would exercise their discretion in a sensible manner in using siren (especially during the hours of darkness) having</p>

Representation Points	PlanD's Responses
	due regard to the operational needs, road safety and the prevailing traffic conditions.
<p><b><u>Should resolve grass root housing problem</u></b>  Should resolve grass root housing problem. Inadequate public housing. The Site should be used to build public/subsidized housing, and should not be for private/luxury housing. There is adequate supply of medium-density housing.</p>	See paragraph 6.4.4(l) of TPB Paper No. 9585.
<p><b><u>Need a comprehensive plan for housing issue</u></b>  Hong Kong Government should provide an organized plan for housing issues rather than ad hoc projects on scattered small sites.</p>	See paragraph 6.4.4(l) of TPB Paper No. 9585
<p><b><u>Others</u></b>  Consider lower floors for educational use and upper floors for luxury flats.</p>	It is proposed to revert the Site to "G/IC(9)" zone. See paragraphs 6.4.4(c) and (d) of TPB Paper No. 9585
<b>G Public Consultation</b>	
<p><b><u>No/Inadequate public consultation /Ignore public opinion</u></b>  The planning intention of the OZP has been developed for more than 30 years. The Government should consult public of the major change of the planning intention, from low density to medium density, through public discussion.</p> <p>Should enhance the transparency of the public consultation. Should consult HKBU and the students. Should conduct consultation again. Objection to Government's neglect of public opinion.</p> <p><b><u>procedurally wrong/misleading</u></b>  It is misleading to the public and procedurally wrong to include the Site in the Land Sale Programme while the public consultation on the rezoning is still underway.</p>	See paragraphs 6.4.4(i) and (j) of TPB Paper No. 9585
<b>H Others</b>	
Anti-property development hegemony. Should not change to a property project, only for the benefit of developer.	Noted.
Objection to conspiracy between the Government and the businessmen.	The proposed "R(B)" zone is to meet the housing need of the community, but not to benefit a particular party.
Anti-Government hegemony. Government is bullying an education institution that has no political background.	All parties are fairly treated by the Government on the basis of established policies and procedures.

<b>Representation Points</b>	<b>PlanD's Responses</b>
The town planning system is controlled by the Government. Land use planning reflects the view of Government officials. The TPB should consider the benefit of the society, not personal benefit.	The TPB is an independent statutory body with predominately non-official members and the goal of promoting the general welfare of the community. It would consider all views received impartially in making a decision on the landuse zoning of the Site.
Should consider using the private recreational land for increasing flat supply.	The use of allocated private recreational land falls within the purview of Home Affairs Bureau and should be considered separately.
The Chinese Military reserved area is more suitable for residential development/luxury housing than the Site. Should use the military camp site for educational use.	The military camp site is required for military use.
Should use the vacant Government land first to solve the housing shortage problem.	The Government has adopted a multi-pronged approach to increase land supply in short, medium and long terms. Using vacant Government land is one of the measures.
The problem of housing shortage is not due to inadequate land, but lack of planning and using too much land for luxury housing.	See paragraph 6.4.4(1) of TPB Paper No. 9585
Residential land nearby should also be changed for educational use.	Residential land nearby has all been developed.
The Government does not have long term planning for developing the area in Renfrew Road.	The land use planning for the area is reflected on the Kowloon Tong OZP.
The Site is close to military camp and not suitable for residential development. Developing luxury housing on the Site would affect the safety of the military camp. Developing the Site for educational use or CMH would be desirable.	There are existing residential and GIC developments abutting the military site. They are not incompatible.
The Site should not be used for Government use.	The Site is proposed to be reverted to "G/IC(9)" zone to meet the needs of the community. See paragraphs 6.4.4(c) and (d) in TPB Paper No. 9585.

<b>Representation Points</b>	<b>PlanD's Responses</b>
Resource should be reserved for the public and not for a small amount of people. Should consider the case on the basis of the benefit/need of the whole Hong Kong not the developer/rich. Long term development is more important. Should think for the next generation.	Noted.
The Government has huge fiscal surplus. There is no need to sell the Site for revenue.	Fiscal aspect is not a consideration of the TPB.
The rezoning amendment is not justifiable. Turning the Site into a residential plot violates the principle of building a civilized city. It reduces the town's ability to generate agglomeration economies.	Noted. The Site is proposed to be reverted to "G/IC(9)" zone to meet the need of the community.
Luxury housing is not for Hong Kong people. It would attract more Mainland people to Hong Kong to buy flat and adversely affect the opportunity of Hong Kong people to buy a flat. Building luxury housing would raise the property price. Property price is already very high. Should build more affordable housing.	The price of housing units is determined by the private market and is not a consideration of TPB.
The land is readily available for education use. The Government should not complicate the matter with such controversial move. The community deserves more harmony rather than confrontation.	It is proposed to revert the Site to "G/IC(9)" zone. See paragraphs 6.4.4(c) and (d) of TPB Paper No. 9585.
Anti-national education. Objection to development of Nam Sang Wai. From fung shui point of view, school would adversely affect nearby luxury housing.	Not relevant to the amendment.
If the TPB give the Site to HKBU for development of CMTH so that the Chinese medicine students can avoid long travelling to Mainland to practice, a representer is willing to donate a piece of land at Sai Kung for luxury housing development.	See paragraph 6.4.4(f) of TPB Paper No. 9585.
Support luxury housing/HKBU building luxury housing.	The Site is proposed to be reverted to "G/IC(9)" zone. See paragraphs 6.4.4(c) and (d) of TPB Paper No. 9585.
<b>P Proposal</b>	
P1 Revert the zoning of the Site to "G/IC(9)" / "G/IC".	See paragraph 6.4.5 of TPB Paper No. 9585.

反對修訂項目 A 的申述要點

**Major Points of Adverse Representations on Amendment Item A**

R1 – R1000 (不包括 without R1-R7)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議及 回應 (參見附件 VIb) Representation Points/Proposals and Responses (Refer to Annex VIb)
R103 R112 R380 R615	A
R67	A, B
R61 R254 R261 R485	A, B, C
R226 R269	A, B, C, D
R56 R120 R121 R192 R222 R234 R273 R277 R682 R772	A, B, C, D, F
R32	A, B, C, D, F, G
R31	A, B, C, D, F, G, H, P1
R11 R25 R28 R35	A, B, C, D, F, G, P1
R115 R116 R172 R173 R174 R268 R270 R271 R272 R280 R282 R356 R357 R359 R360 R439 R440 R479 R516 R533 R552 R584 R654 R657 R678 R691 R701 R703 R739 R767 R785 R786 R791 R792 R793 R797 R799 R800 R801 R806 R809 R813 R935 R996 R999 R1000	A, B, C, D, F, P1
R215 R734 R879 R959	A, B, C, D, P1
R408	A, B, C, F
R29	A, B, C, F, G, H
R42	A, B, C, F, G, P1
R379 R385 R465 R497 R685 R891	A, B, C, F, P1
R175 R240 R680 R742 R794	A, B, C, P1
R136	A, B, D
R74 R113 R117 R300 R507	A, B, D, F
R15	A, B, D, F, G, H
R26	A, B, D, F, G, P1
R204 R243 R536 R596 R652 R655 R656 R659 R740 R764 R765 R922	A, B, D, F, P1
R225 R677 R904	A, B, D, P1
R47 R163 R778	A, B, F
R531 R687	A, B, F, P1
R468	A, B, P1
R551 R830	A, C
R155 R177 R212 R820 R834	A, C, D

R85 R89 R239	A, C, D, F
R16	A, C, D, F, G
R14	A, C, D, F, H
R185 R436	A, C, D, F, P1
R20	A, C, D, G, H
R686 R993	A, C, D, P1
R521 R559	A, C, F
R557	A, C, F, G
R161 R224 R529	A, C, F, P1
R77 R259 R860	A, C, P1
R450 R568 R632	A, D
R45	A, D, F
R8	A, D, F, G
R241 R645 R646	A, D, F, P1
R990	A, D, P1
R17 R18 R46 R150	A, F
R9	A, F, G, P1
R22	A, F, H
R452 R689 R955 R997	A, F, P1
R815	A, H
R54 R893 R941	A, P1
R52 R105 R144 R200 R228 R250 R266 R302 R307 R377 R396 R473 R474 R491 R515 R528 R583 R635 R763 R770	B
R66 R106 R153 R187 R193 R237 R294 R312 R410 R413 R414 R483 R494 R498 R500 R543 R545 R605 R670 R833	B, C
R40 R72 R78 R92 R95 R183 R197 R220 R257 R289 R365 R383 R400 R768 R771 R841 R844 R858	B, C, D
R81 R88 R375 R384 R537 R556 R614	B, C, D, F
R34	B, C, D, F, G, P1
R94 R275 R279	B, C, D, F, H
R168 R180 R191 R245 R263 R354 R372 R416 R423 R441 R509 R642 R692 R698 R699 R700 R737 R738 R917	B, C, D, F, P1
R382	B, C, D, G
R41 R43 R230 R238 R445 R469 R506 R508 R547 R550 R629 R643 R644 R648 R649 R650 R693 R694 R695 R696 R706 R707 R708 R709 R710 R711 R712 R713 R714 R715 R716 R717 R718 R719 R720 R721 R722 R723 R724 R725 R726 R727 R728 R729 R730 R731 R732 R733 R789 R790 R882 R974	B, C, D, P1
R38 R65 R70 R73 R75 R107 R123 R127 R134 R138 R139 R140 R149 R260 R299 R355 R393 R411 R495 R554	B, C, F
R44	B, C, F, G



R12	B, C, F, G, P1
R221 R535	B, C, F, H
R145 R170 R171 R214 R303 R313 R314 R361 R470 R471 R484 R523 R625 R641 R665 R766 R780 R781 R811 R889 R940 R998	B, C, F, P1
R37 R39 R49 R114 R190 R233 R291 R298 R301 R305 R306 R311 R317 R318 R320 R321 R322 R324 R325 R327 R328 R329 R330 R331 R332 R333 R334 R335 R339 R340 R341 R342 R343 R344 R345 R348 R349 R350 R352 R395 R397 R412 R417 R419 R420 R421 R425 R428 R429 R434 R449 R455 R461 R463 R476 R477 R481 R489 R490 R493 R502 R503 R505 R511 R513 R539 R540 R541 R548 R586 R606 R607 R608 R622 R627 R634 R639 R664 R667 R668 R671 R675 R704 R754 R775 R776 R796 R805 R807 R864 R874 R899 R927 R933	B, C, P1
R79 R108 R160 R368 R520 R631 R816 R837 R848 R850 R852 R855 R875 R877	B, D
R188 R219 R442 R621 R674 R676 R774	B, D, F
R83	B, D, F, G, H
R169 R387 R404 R454 R457 R462 R653 R783 R787 R930 R971 R984	B, D, F, P1
R392	B, D, H
R295 R475 R914 R950 R954 R962 R963 R964 R980	B, D, P1
R130 R131 R151 R194 R216 R253 R264 R267 R504 R636 R779 R814 R821	B, F
R10 R19	B, F, G
R23	B, F, G, H
R394	B, F, H
R36 R255 R288 R389 R451 R486 R587 R628 R669 R757 R915 R926 R948	B, F, P1
R13	B, G
R939	B, G, H, P1
R938	B, H, P1
R48 R50 R251 R438 R446 R447 R681 R753 R890 R897 R901 R906 R916 R921 R923 R936 R942 R944 R947 R952 R960 R961 R966 R968 R978 R987 R992 R995	B, P1
R69 R76 R86 R87 R96 R122 R126 R128 R135 R137 R141 R148 R152 R195 R201 R207 R244 R246 R247 R287 R309 R316 R388 R403 R405 R424 R478 R517 R522 R546 R572 R613 R862	C
R55 R60 R63 R64 R84 R90 R100 R102 R118 R119 R124 R199 R203 R218 R274 R283 R362 R363 R366 R378 R381 R415 R524 R561 R595 R633 R637 R835 R856	C, D
R57 R98 R109 R133 R147 R158 R196 R252 R278 R281 R310 R402 R418 R448 R526 R563 R617 R672 R822 R828	C, D, F
R27	C, D, F, G
R407	C, D, F, H, P1
R21 R53 R166 R176 R182 R227 R265 R276 R284 R358 R370 R371 R459 R527 R532 R544 R553 R624 R626 R661 R690 R741 R782 R803 R810 R895 R932 R949 R951 R956 R972	C, D, F, P1

R422	C, D, H, P1
R30 R104 R125 R164 R184 R202 R319 R433 R464 R492 R542 R673 R684 R705 R746 R788 R892	C, D, P1
R33 R59 R62 R71 R82 R97 R129 R142 R156 R157 R162 R167 R178 R189 R206 R308 R315 R336 R351 R386 R399 R406 R496 R512 R514 R518 R525 R534 R679 R773 R819	C, F
R364 R610	C, F, H
R437	C, F, H, P1
R68 R179 R229 R231 R290 R390 R391 R458 R460 R487 R488 R501 R609 R777 R784 R795 R884 R912 R965	C, F, P1
R99	C, H
R638	C, H, P1
R58 R146 R205 R217 R236 R249 R293 R304 R323 R338 R346 R353 R367 R376 R443 R444 R466 R472 R510 R558 R588 R611 R612 R702 R755 R756 R824 R857 R885 R887 R894 R896 R900 R905 R907 R908 R909 R913 R918 R929 R931 R934 R945 R953 R958 R967 R970 R976 R977 R983 R985 R986 R988 R989 R991 R994	C, P1
R91 R101 R110 R111 R159 R208 R209 R213 R223 R235 R256 R258 R347 R369 R373 R538 R562 R564 R565 R566 R567 R569 R570 R571 R573 R574 R575 R577 R578 R579 R580 R581 R589 R591 R592 R593 R597 R598 R599 R600 R603 R604 R616 R618 R620 R623 R630 R640 R743 R744 R745 R748 R749 R750 R751 R752 R758 R759 R760 R761 R762 R817 R818 R823 R829 R832 R838 R839 R840 R846 R849 R851 R853 R854 R865 R866 R867 R868 R869 R872 R876 R878	D
R93 R132 R154 R165 R210 R242 R262 R374 R409 R480 R499 R519 R555 R582 R590 R594 R601 R602 R619 R827 R836 R845 R859 R871 R873	D, F
R804	D, F, G, P1
R198 R292 R337 R530 R697 R735 R736	D, F, P1
R576 R842	D, H
R24 R181 R232 R296 R297 R401 R435 R453 R456 R482 R647 R651 R658 R660 R662 R663 R666 R688 R798 R802 R880 R881 R888 R902 R903 R911 R919 R924 R928 R946 R969 R973 R979	D, P1
R80 R143 R186 R285 R549 R683 R769 R812 R847 R870	F
R211	F, G
R248 R560	F, H
R398	F, H, P1
R51 R467 R886 R910 R925 R937 R943 R975 R981	F, P1
R286 R883 R957 R982	H, P1
R747 R825 R826 R831 R843 R861 R863	NIL
R326 R426 R427 R430 R431 R432 R585 R808 R898 R920	P1

R1001 – R2000 (不包括 without R1192)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議 及回應 (參見附件 V1b) Representation Points/ Proposals and Responses (Refer to Annex V1b)
R1461 R1465 R1478	A
R1474	A, B, C, D
R1031 R1200 R1209	A, B, C, D, F
R1019	A, B, C, D, F, G
R1126	A, B, C, D, F, H, P1
R1001 R1005 R1014 R1028 R1029 R1032 R1033 R1050 R1051 R1052 R1111 R1141 R1164 R1211 R1220 R1269 R1319 R1328 R1388 R1422 R1436 R1483 R1498 R1499 R1505 R1507 R1539 R1544 R1709 R1788 R1789 R1790 R1791 R1810 R1881 R1882 R1949	A, B, C, D, F, P1
R1508 R1509 R1728	A, B, C, D, H, P1
R1112 R1178 R1214 R1414 R1510 R1605 R1615 R1814 R1906 R1913	A, B, C, D, P1
R1190 R1310 R1531 R1793 R1966 R1982	A, B, C, F, P1
R1260 R1280 R1287 R1365	A, B, C, P1
R1479 R1480	A, B, D
R1781	A, B, D, F
R1566	A, B, D, F, G, P1
R1216 R1406 R1500 R1502 R1504 R1541 R1675 R1792 R1877 R1893 R1894	A, B, D, F, P1
R1094 R1570	A, B, D, P1
R1025	A, B, F
R1022 R1023 R1326 R1403	A, B, F, P1
R1452	A, B, G, P1
R1243 R1349 R1351 R1404 R1440 R1547 R1548 R1643 R1672 R1725 R1846 R1939 R1986	A, B, P1
R1020	A, C, D, F
R1577	A, C, D, F, H, P1
R1191 R1603 R1644	A, C, D, F, P1
R1657 R1666	A, C, D, P1
R1391	A, C, D1, P1
R1047	A, C, F, H, P1

R1342 R1503 R1646 R1656 R1891 R1899	A, C, F, P1
R1174 R1217 R1553 R1732 R1928 R1990	A, C, P1
R1521	A, F
R1575 R1631 R1834 R1874	A, F, P1
R1002 R1105 R1122 R1149 R1210 R1229 R1247 R1371 R1396 R1397 R1431 R1640 R1819	A, P1
R1609	A, B, D, F, P1
R1026 R1475 R1482 R1518	B
R1477 R1741	B, C
R1040	B, C, D
R1027 R1506 R1524	B, C, D, F
R1177	B, C, D, F, H
R1276	B, C, D, F, H, P1
R1004 R1016 R1068 R1155 R1194 R1205 R1207 R1380 R1446 R1456 R1756 R1918 R1944 R1970 R1981	B, C, D, F, P1
R1809 R1839	B, C, D, H, P1
R1107 R1167 R1189 R1237 R1251 R1317 R1379 R1393 R1434 R1537 R1576 R1607 R1645 R1674 R1687 R1726 R1727 R1759 R1828 R1914 R1917	B, C, D, P1
R1045 R1188	B, C, F
R1150	B, C, F, H, P1
R1088 R1104 R1110 R1136 R1139 R1142 R1274 R1275 R1311 R1416 R1417 R1542 R1551 R1594 R1733 R1743 R1757 R1769 R1866 R1875 R1911 R1934	B, C, F, P1
R1516	B, C, H
R1219 R1598 R1802	B, C, H, P1
R1007 R1010 R1035 R1038 R1082 R1093 R1129 R1138 R1140 R1144 R1152 R1157 R1196 R1223 R1239 R1266 R1285 R1299 R1300 R1309 R1339 R1346 R1357 R1369 R1376 R1392 R1453 R1454 R1458 R1563 R1581 R1617 R1619 R1628 R1636 R1671 R1693 R1719 R1723 R1737 R1739 R1755 R1758 R1767 R1768 R1770 R1775 R1844 R1868 R1895 R1900 R1962 R1996	B, C, P1
R1072 R1075 R1083 R1490 R1491 R1493 R1495	B, D
R1070 R1203 R1466 R1470 R1519	B, D, F
R1021 R1186	B, D, F, G
R1024	B, D, F, G, H
R1034 R1195 R1584 R1658	B, D, F, G, P1
R1467	B, D, F, H
R1103 R1232 R1258 R1437 R1578 R1664 R1734 R1817 R1833 R1857 R1916 R1948 R1953	B, D, F, P1

R1015 R1041 R1116 R1118 R1146 R1158 R1212 R1241 R1272 R1282 R1297 R1315 R1320 R1325 R1334 R1345 R1347 R1382 R1405 R1424 R1430 R1441 R1513 R1564 R1591 R1612 R1662 R1698 R1711 R1750 R1847 R1850 R1852 R1856 R1888 R1898 R1956 R1963 R1976 R1998	B, D, P1
R1008 R1523	B, F
R1327 R1543	B, F, G, H, P1
R1854 R1915	B, F, G, P1
R1090 R1097 R1121 R1124 R1173 R1201 R1238 R1256 R1270 R1303 R1335 R1344 R1374 R1386 R1415 R1432 R1439 R1534 R1549 R1597 R1622 R1655 R1715 R1797 R1806 R1864 R1922 R1923 R1967 R1997	B, F, P1
R1714	B, G, H, P1
R1273 R1408 R1629 R1840	B, G, P1
R1338 R1377 R1623 R1635 R1766 R1796 R1804 R1938	B, H, P1
R1003 R1058 R1084 R1085 R1091 R1100 R1101 R1106 R1117 R1120 R1127 R1128 R1132 R1137 R1145 R1151 R1168 R1228 R1234 R1245 R1252 R1255 R1264 R1267 R1271 R1283 R1284 R1289 R1295 R1296 R1301 R1306 R1312 R1321 R1330 R1331 R1333 R1348 R1352 R1353 R1354 R1366 R1370 R1372 R1373 R1375 R1412 R1413 R1418 R1420 R1426 R1451 R1484 R1486 R1546 R1555 R1556 R1557 R1558 R1559 R1561 R1588 R1604 R1618 R1625 R1627 R1639 R1641 R1648 R1650 R1651 R1659 R1663 R1676 R1682 R1692 R1696 R1699 R1707 R1718 R1720 R1721 R1746 R1747 R1753 R1771 R1795 R1798 R1807 R1813 R1821 R1836 R1842 R1849 R1851 R1859 R1862 R1863 R1886 R1907 R1909 R1920 R1927 R1929 R1945 R1946 R1947 R1950 R1951 R1954 R1958 R1974 R1978 R1983 R1992 R1993	B, P1
R1059 R1061 R1074 R1202 R1204 R1457 R1512	C
R1065 R1208 R1485 R1514 R1520 R1784	C, D, F
R1215	C, D, F, G, P1
R1143 R1159 R1286 R1291 R1385 R1387 R1501 R1511 R1552 R1608 R1610 R1621 R1660 R1677 R1695 R1703 R1748 R1884 R1890	C, D, F, P1
R1848	C, D, H, P1
R1013 R1046 R1049 R1055 R1113 R1197 R1199 R1224 R1227 R1235 R1240 R1244 R1254 R1394 R1428 R1438 R1538 R1540 R1568 R1574 R1592 R1606 R1647 R1667 R1691 R1764 R1786 R1827 R1841 R1883 R1892 R1897 R1904 R1930 R1943 R1957 R1969 R1972 R1977	C, D, P1
R1460	C, F
R1367 R1562 R1738	C, F, G, P1
R1030 R1098 R1099 R1102 R1119 R1125 R1166 R1172 R1180 R1198 R1206 R1314 R1337 R1359 R1378 R1402 R1423 R1448 R1526 R1532 R1536 R1572 R1593 R1616 R1661 R1685 R1689 R1713 R1729 R1735 R1742 R1777 R1816 R1825 R1838 R1867	C, F, P1

R1876 R1879 R1902 R1908 R1925 R1941 R1965 R1968 R1984 R1987 R1991	
R1263	C, G, H, P1
R1932	C, G, P1
R1278 R1599 R1853	C, H, P1
R1009 R1039 R1086 R1087 R1089 R1096 R1108 R1114 R1115 R1123 R1131 R1133 R1147 R1153 R1154 R1156 R1162 R1169 R1170 R1171 R1175 R1176 R1181 R1182 R1183 R1184 R1185 R1218 R1230 R1231 R1242 R1246 R1248 R1249 R1250 R1253 R1257 R1259 R1261 R1268 R1277 R1279 R1281 R1288 R1290 R1292 R1298 R1302 R1304 R1305 R1313 R1318 R1322 R1324 R1329 R1355 R1358 R1360 R1361 R1364 R1381 R1384 R1389 R1390 R1399 R1400 R1407 R1419 R1425 R1427 R1429 R1433 R1435 R1442 R1447 R1449 R1450 R1455 R1545 R1550 R1554 R1571 R1580 R1583 R1589 R1590 R1601 R1633 R1634 R1652 R1654 R1665 R1669 R1670 R1681 R1683 R1684 R1686 R1694 R1704 R1706 R1712 R1716 R1717 R1724 R1740 R1745 R1749 R1751 R1761 R1762 R1773 R1774 R1778 R1800 R1801 R1803 R1805 R1812 R1815 R1822 R1824 R1829 R1830 R1831 R1832 R1843 R1845 R1858 R1872 R1880 R1885 R1887 R1889 R1910 R1919 R1931 R1936 R1937 R1955 R1959 R1960 R1964 R1975 R1979 R1985 R1988 R1989 R1994	C, P1
R1017 R1042 R1056 R1057 R1060 R1062 R1063 R1064 R1066 R1067 R1069 R1077 R1078 R1079 R1080 R1462 R1463 R1464 R1468 R1469 R1473 R1481 R1487 R1488 R1489 R1492 R1494 R1496 R1497 R1782	D
R1071 R1073 R1076 R1081 R1459 R1471 R1472 R1476 R1780 R1783 R1785 R1787	D, F
R1586	D, F, G, P1
R1043 R1092 R1134 R1222 R1236 R1316 R1525 R1528 R1533 R1600 R1624 R1690 R1702 R1779 R1818 R1835 R1837	D, F, P1
R1529	D, G, P1
R1006 R1012 R1036 R1048 R1053 R1054 R1095 R1135 R1148 R1160 R1161 R1163 R1193 R1213 R1225 R1226 R1233 R1262 R1308 R1340 R1343 R1350 R1362 R1363 R1368 R1383 R1395 R1398 R1401 R1409 R1410 R1421 R1444 R1445 R1530 R1535 R1560 R1565 R1569 R1585 R1587 R1596 R1602 R1614 R1630 R1632 R1637 R1642 R1649 R1680 R1688 R1697 R1701 R1705 R1710 R1731 R1760 R1763 R1772 R1794 R1799 R1808 R1811 R1855 R1865 R1869 R1896 R1901 R1903 R1912 R1933 R1940 R1942 R1952 R1961 R1971 R1973 R1980	D, P1
R1522	F
R1823	F, G, P1
R1638	F, H, P1
R1011 R1018 R1109 R1179 R1221 R1265 R1293 R1294 R1307 R1323 R1332 R1336 R1341 R1356 R1411 R1443 R1517 R1527 R1567 R1573 R1579 R1582 R1611 R1613 R1620 R1668 R1678 R1679 R1722 R1730 R1744 R1752 R1765 R1776 R1820 R1860	F, P1

R1861 R1873 R1924 R1926 R1935 R1999 R2000	
R1044	G
R1626 R1653 R1700 R1995	G, P1
R1187 R1736 R1870 R1871	H, P1
R1515	NIL
R1037 R1130 R1165 R1595 R1673 R1708 R1754 R1826 R1878 R1905 R1921	P1

R2001 – R3000 (不包括 without R2312, R2375)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議 及回應 (參見附件 V1b) Representation Points/Proposals and Responses (Refer to Annex V1b)
R2471	A, B
R2446	A, B, C, D, F
R2759 R2938 R2970	A, B, C, D, F, P1
R2479 R2483	A, B, C, D, P1
R2992	A, B, C, F, H, P1
R2444	A, B, C, F, P1
R2002 R2137 R2192 R2298 R2321 R2590 R2598 R2683	A, B, C, P1
R2141 R2220 R2763 R2937	A, B, D, F, P1
R2160	A, B, D, H, P1
R2269 R2464 R2465 R2808 R2816 R2819	A, B, D, P1
R2336 R2357 R2643 R2774	A, B, F, P1
R2031 R2946	A, B, P1
R2480 R2481 R2482 R2484	A, C, D, F, P1
R2530 R2655 R2949	A, C, D, P1
R2387	A, C, F, P1
R2175 R2252 R2551	A, C, H, P1
R2149 R2203 R2666 R2771 R2932 R2950	A, C, P1
R2392 R2707	A, D, F, P1
R2036 R2341 R2760	A, D, P1
R2397 R2451	A, F
R2509	A, F, P1
R2013 R2023 R2028 R2091 R2122 R2132 R2145 R2237 R2251 R2283 R2284 R2307 R2313 R2348 R2519 R2521 R2541 R2614 R2618 R2680 R2778 R2802 R2809 R2810 R2941 R2958	A, P1
R2367 R2368 R2373 R2381 R2384 R2450 R2455 R2456 R2460 R2462 R2971 R2999	B
R2383	B, C
R2440	B, C, D
R2459 R2468	B, C, D, F
R2260 R2445 R2477 R2607 R2931 R2936	B, C, D, F, P1

R2385	B, C, D, F, G
R2054 R2813	B, C, D, H, P1
R2077 R2154 R2177 R2225 R2288 R2449 R2511 R2645 R2947 R2952	B, C, D, P1
R2009 R2333 R2438 R2489 R2517 R2539 R2685 R2752 R2822 R2844 R2969	B, C, F, P1
R2197	B, C, G, P1
R2502 R2549 R2555 R2823	B, C, H, P1
R2010 R2037 R2044 R2063 R2071 R2084 R2098 R2100 R2110 R2116 R2119 R2121 R2124 R2148 R2213 R2216 R2239 R2245 R2271 R2276 R2356 R2376 R2436 R2488 R2503 R2516 R2522 R2523 R2534 R2535 R2573 R2576 R2589 R2637 R2638 R2639 R2664 R2679 R2684 R2696 R2741 R2772 R2781 R2797 R2821 R2843 R2848 R2878 R2880 R2896 R2897 R2898 R2910 R2919 R2925 R2957 R2960	B, C, P1
R2366 R2377 R2993	B, D
R2388 R2467 R2604 R2856	B, D, F, P1
R2218	B, D, H, P1
R2017 R2034 R2074 R2133 R2255 R2273 R2277 R2291 R2325 R2393 R2437 R2531 R2566 R2586 R2587 R2688 R2765 R2773 R2775 R2777 R2791 R2865 R2866 R2877 R2930 R2935	B, D, P1
R2448	B, F, H
R2035 R2089 R2095 R2214 R2247 R2258 R2259 R2275 R2282 R2326 R2335 R2343 R2349 R2466 R2475 R2505 R2594 R2605 R2702 R2728 R2731 R2754 R2766 R2825 R2892 R2894 R2912 R2939	B, F, P1
R2362	B, G
R2019 R2101 R2105 R2174 R2495 R2508 R2732 R2869 R2962	B, H, P1
R2012 R2014 R2024 R2042 R2045 R2047 R2059 R2062 R2066 R2069 R2076 R2080 R2081 R2087 R2106 R2108 R2113 R2114 R2118 R2130 R2131 R2135 R2138 R2152 R2163 R2166 R2185 R2188 R2195 R2204 R2212 R2223 R2235 R2236 R2238 R2243 R2244 R2262 R2272 R2278 R2279 R2297 R2318 R2324 R2332 R2344 R2487 R2491 R2494 R2500 R2513 R2538 R2554 R2559 R2562 R2563 R2571 R2572 R2578 R2580 R2582 R2585 R2603 R2612 R2615 R2620 R2627 R2630 R2632 R2646 R2654 R2656 R2674 R2700 R2709 R2711 R2713 R2714 R2717 R2720 R2736 R2739 R2740 R2744 R2745 R2746 R2758 R2762 R2780 R2784 R2787 R2793 R2795 R2801 R2815 R2826 R2832 R2835 R2837 R2841 R2845 R2846 R2849 R2850 R2852 R2855 R2858 R2859 R2891 R2895 R2899 R2902 R2903 R2906 R2908 R2915 R2916 R2917 R2918 R2922 R2924 R2940 R2944 R2948 R2954 R2955 R2963 R2966 R2972 R2973	B, P1
R2364 R2457 R2472 R2476 R2997 R3000	C
R2442	C, D
R2829	C, D, F, H, P1
R2049 R2300 R2378 R2441 R2490 R2524 R2653 R2694 R2776 R2881 R2968	C, D, F, P1

R2127	C, D, H, P1
R2016 R2022 R2043 R2051 R2070 R2088 R2129 R2134 R2150 R2155 R2198 R2226 R2228 R2257 R2270 R2280 R2302 R2339 R2345 R2391 R2394 R2395 R2398 R2399 R2400 R2401 R2402 R2403 R2404 R2405 R2406 R2407 R2408 R2409 R2410 R2411 R2412 R2413 R2414 R2415 R2416 R2417 R2418 R2419 R2420 R2421 R2422 R2423 R2424 R2425 R2426 R2427 R2428 R2429 R2430 R2431 R2432 R2433 R2434 R2435 R2485 R2497 R2504 R2536 R2570 R2606 R2648 R2657 R2673 R2676 R2704 R2738 R2761 R2767 R2769 R2783 R2785 R2790 R2805 R2840 R2853 R2854 R2870 R2879 R2909 R2953 R2975 R2976 R2977 R2978 R2979 R2980 R2981 R2982 R2983 R2984 R2985 R2986 R2987 R2988 R2989	C, D, P1
R2452 R2453	C, F
R2021	C, F, G, P1
R2520 R2661 R2812	C, F, H, P1
R2026 R2041 R2060 R2061 R2073 R2102 R2123 R2162 R2167 R2205 R2215 R2232 R2233 R2241 R2261 R2301 R2306 R2386 R2389 R2498 R2510 R2525 R2528 R2529 R2547 R2558 R2560 R2565 R2567 R2568 R2574 R2579 R2583 R2619 R2623 R2650 R2658 R2687 R2691 R2701 R2726 R2735 R2747 R2751 R2800 R2803 R2871 R2872 R2890 R2928 R2929 R2951	C, F, P1
R2056	C, G, P1
R2020 R2136 R2172 R2176 R2230 R2263 R2296 R2330 R2514 R2665 R2729 R2764 R2867 R2883	C, H, P1
R2004 R2006 R2011 R2015 R2025 R2027 R2029 R2030 R2032 R2033 R2038 R2039 R2046 R2048 R2050 R2052 R2055 R2058 R2064 R2065 R2067 R2072 R2075 R2078 R2082 R2085 R2086 R2090 R2093 R2094 R2096 R2097 R2103 R2104 R2107 R2111 R2112 R2115 R2117 R2120 R2126 R2139 R2140 R2142 R2143 R2147 R2153 R2157 R2158 R2161 R2164 R2165 R2171 R2173 R2180 R2181 R2182 R2184 R2186 R2187 R2189 R2190 R2191 R2196 R2199 R2200 R2201 R2202 R2206 R2208 R2210 R2211 R2227 R2229 R2231 R2234 R2246 R2248 R2250 R2253 R2254 R2266 R2267 R2268 R2285 R2286 R2290 R2293 R2294 R2299 R2303 R2304 R2305 R2310 R2311 R2315 R2316 R2317 R2319 R2323 R2329 R2331 R2338 R2340 R2346 R2350 R2351 R2352 R2354 R2355 R2390 R2492 R2493 R2499 R2501 R2506 R2507 R2512 R2515 R2518 R2526 R2527 R2532 R2533 R2537 R2540 R2542 R2546 R2548 R2550 R2552 R2553 R2556 R2557 R2561 R2569 R2577 R2581 R2584 R2588 R2591 R2592 R2593 R2595 R2596 R2597 R2599 R2600 R2601 R2602 R2608 R2609 R2613 R2616 R2617 R2621 R2622 R2624 R2625 R2626 R2628 R2629 R2631 R2633 R2634 R2635 R2636 R2642 R2644 R2647 R2649 R2651 R2652 R2659 R2660 R2662 R2663 R2667 R2671 R2672 R2675 R2678 R2681 R2682 R2686 R2689 R2690 R2692 R2693 R2695 R2697 R2699 R2703 R2705 R2708 R2712 R2716 R2718 R2719 R2725 R2727 R2730 R2733 R2737	C, P1

R2742 R2749 R2756 R2757 R2768 R2770 R2779 R2782 R2786 R2788 R2789 R2792 R2794 R2796 R2798 R2807 R2814 R2817 R2818 R2820 R2824 R2827 R2828 R2830 R2831 R2833 R2834 R2836 R2838 R2839 R2842 R2847 R2857 R2860 R2861 R2862 R2863 R2868 R2882 R2884 R2885 R2886 R2887 R2888 R2889 R2893 R2900 R2901 R2905 R2911 R2914 R2920 R2923 R2926 R2942 R2943 R2945 R2956 R2961 R2965 R2967 R2974	
R2040 R2358 R2363 R2365 R2371 R2372 R2379 R2458 R2474 R2990 R2995 R2996 R2998	D
R2360 R2369 R2447 R2994	D, F
R2193	D, F, H, P1
R2005 R2109 R2156 R2289 R2478 R2496 R2677 R2710 R2753 R2873 R2927	D, F, P1
R2159 R2564	D, H, P1
R2001 R2003 R2007 R2008 R2018 R2053 R2057 R2099 R2128 R2168 R2170 R2179 R2183 R2194 R2207 R2209 R2217 R2219 R2224 R2240 R2242 R2249 R2265 R2274 R2287 R2292 R2295 R2308 R2314 R2322 R2327 R2328 R2334 R2337 R2342 R2396 R2439 R2463 R2543 R2575 R2610 R2611 R2640 R2669 R2670 R2698 R2721 R2723 R2724 R2748 R2750 R2755 R2799 R2806 R2811 R2851 R2864 R2933 R2934 R2959	D, P1
R2370 R2382 R2469 R2470 R2473 R2991	F
R2068 R2256 R2443	F, G, P1
R2374 R2461	F, H
R2913	F, H, P1
R2079 R2083 R2092 R2125 R2144 R2146 R2151 R2221 R2222 R2281 R2309 R2347 R2454 R2544 R2668 R2715 R2722 R2734 R2804 R2874 R2875 R2876	F, P1
R2264	G, P1
R2359	H
R2169 R2320 R2743 R2907	H, P1
R2361	NIL
R2178 R2353 R2380 R2486 R2545 R2641 R2706 R2904 R2921 R2964	P1

R3001 - R4000 (不包括 without R3178, 3208)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申 述 要 點 / 建議及回應 (參見附件 V1b) Representation Points/Proposals and Responses (Refer to Annex V1b)
R-3201 R-3268	A
R-3776	A, B, C, D, F
R-3049 R-3050 R-3063 R-3215 R-3282 R-3781 R-3755	A, B, C, D, F, P1
R-3760	A, B, C, P1
R-3154 R-3155 R-3156	A, B, D, F
R-3039 R-3216 R-3379 R-3472 R-3520 R-3909 R-3943	A, B, D, F, P1
R-3616	A, B, D, P1
R-3285	A, B, F, G, P1
R-3304 R-3308 R-3339 R-3883	A, B, P1
R-3200	A, C
R-3514 R-3523	A, C, D, F, P1
R-3604	A, C, D, P1
R-3759	A, C, F, G
R-3757	A, C, F, G, P1
R-3305	A, C, F, P1
R-3373 R-3650 R-3805	A, C, P1
R-3413	A, D, F, G, P1
R-3298	A, D, P1
R-3793	A, F, G
R-3654	A, F, G, P1
R-3851	A, F, H, P1
R-3519 R-3944	A, F, P1
R-3790	A, G, P1
R-3032 R-3307 R-3320 R-3336 R-3356 R-3359 R-3439 R-3488 R-3499 R-3588 R-3615 R-3709 R-3828 R-3888 R-3932 R-3962	A, P1
R-3002 R-3003 R-3013 R-3019 R-3020 R-3177 R-3204 R-3230 R-3247 R-3254 R-3267 R-3269 R-3270 R-3272 R-3786	B
R-3274 R-3653	B, C

R-3185 R-3241	B, C, D
R-3052 R-3772 R-3791 R-3889	B, C, D, F, P1
R-3525 R-3558 R-3734 R-3801 R-3863 R-3959	B, C, D, P1
R-3001	B, C, F
R-3388	B, C, F, G, P1
R-3485	B, C, F, H, P1
R-3023 R-3041 R-3217 R-3302 R-3375 R-3390 R-3394 R-3607 R-3651 R-3667 R-3694 R-3721 R-3758 R-3804 R-3848	B, C, F, P1
R-3544 R-3767	B, C, G, P1
R-3044 R-3283 R-3333 R-3344 R-3349 R-3423 R-3424 R-3487 R-3491 R-3496 R-3530 R-3555 R-3567 R-3568 R-3576 R-3617 R-3659 R-3743 R-3763 R-3802 R-3837 R-3858 R-3974	B, C, P1
R-3057 R-3158 R-3160 R-3163 R-3164 R-3172 R-3212	B, D
R-3228 R-3232 R-3238 R-3276 R-3765 R-3787	
R-3030 R-3378 R-3475 R-3565 R-3585 R-3639 R-3680	B, D, F, P1
R-3773 R-3778	
R-3955	B, D, H, P1
R-3024 R-3026 R-3286 R-3306 R-3374 R-3411 R-3442 R-3452 R-3482 R-3513 R-3533 R-3543 R-3547 R-3566 R-3579 R-3589 R-3591 R-3594 R-3606 R-3608 R-3665 R-3673 R-3677 R-3688 R-3771 R-3808 R-3820 R-3875 R-3881 R-3895 R-3896 R-3929 R-3934 R-3936 R-3941 R-3966 R-3971 R-3999	B, D, P1
R-3167 R-3180 R-3187 R-3189 R-3207 R-3221 R-3245	B, F
R-3486 R-3735	B, F, G, P1
R-3550 R-3741 R-3830	B, F, H, P1
R-3277 R-3279 R-3280 R-3341 R-3366 R-3372 R-3377 R-3503 R-3522 R-3569 R-3590 R-3634 R-3643 R-3644 R-3681 R-3687 R-3746 R-3814 R-3816 R-3822 R-3826 R-3829 R-3891 R-3894 R-3953 R-3957 R-3964 R-3988	B, F, P1
R-3754 R-3833	B, G, P1
R-3222 R-3656	B, H
R-3400 R-3450 R-3609 R-3613 R-3714 R-3730 R-3745 R-3857 R-3903 R-3917	B, H, P1

[illegible]



R-3009	R-3037	R-3040	R-3281	R-3365	R-3389	R-3536	R-3545	R-3637	D, F, P1
R-3674	R-3775	R-3779	R-3812	R-3870	R-3874	R-3892	R-3993		
R-3161	R-3168	R-3199	R-3213	R-3231	R-3234	R-3262	R-3263		D, H
R-3856									D, H, P1
R-3027	R-3028	R-3031	R-3036	R-3042	R-3053	R-3312	R-3315	R-3346	D, P1
R-3383	R-3392	R-3410	R-3417	R-3420	R-3425	R-3428	R-3429	R-3436	
R-3453	R-3454	R-3477	R-3483	R-3495	R-3518	R-3538	R-3548	R-3560	
R-3577	R-3595	R-3596	R-3625	R-3626	R-3627	R-3636	R-3661	R-3671	
R-3693	R-3696	R-3704	R-3795	R-3819	R-3832	R-3842	R-3862	R-3864	
R-3872	R-3885	R-3906	R-3913	R-3919	R-3950	R-3952	R-3954	R-3958	
R-3963	R-3967	R-3985	R-3986						
R-3004	R-3008	R-3011	R-3016	R-3153	R-3179	R-3182	R-3265	R-3271	F
R-3048									F, G, P1
R-3005	R-3012								F, H
R-3780									F, H, P1
R-3051	R-3214	R-3284	R-3332	R-3343	R-3352	R-3384	R-3492	R-3524	F, P1
R-3535	R-3612	R-3685	R-3697	R-3701	R-3737	R-3738	R-3753	R-3777	
R-3809	R-3818	R-3838	R-3847	R-3854	R-3861	R-3911	R-3916	R-3938	
R-3972	R-3980	R-3981							
R-3235	R-3261	R-3275							G
R-3700									G, P1
R-3193	R-3243								H
R-3403	R-3408	R-3409	R-3455	R-3468	R-3497	R-3575	R-3584	R-3623	H, P1
R-3710	R-3719	R-3855	R-3908	R-3933					
R-3006	R-3007	R-3010	R-3054	R-3062	R-3181	R-3183	R-3192	R-3227	NIL
R-3233	R-3242	R-3250	R-3251	R-3253	R-3256	R-3258	R-3259	R-3273	
R-3784									
R-3025	R-3043	R-3287	R-3288	R-3289	R-3290	R-3393	R-3415	R-3419	P1
R-3526	R-3597	R-3629	R-3670	R-3684	R-3940	R-3942	R-3979		

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R-4290	A
R-4310	A, B, C, D, F
R-4313 R-4702 R-4712 R-4713 R-4716 R-4717 R-4779	A, B, C, D, F, G, P1
R-4018 R-4688 R-4705 R-4938	A, B, C, D, F, P1
R-4156 R-4174	A, B, C, D, P1
R-4282 R-4996	A, B, C, F, G
R-4386 R-4387 R-4715 R-4780	A, B, C, F, G, P1
R-4447 R-4999	A, B, C, P1
R-4976	A, B, D, F
R-4082 R-4127 R-4308 R-4985 R-4989 R-5000	A, B, D, F, P1
R-4464 R-4615 R-4961	A, B, D, P1
R-4482	A, B, F, G, P1
R-4059 R-4191 R-4244 R-4252 R-4268	A, B, F, P1
R-4053 R-4092 R-4340 R-4349 R-4357 R-4359 R-4379 R-4481	A, B, P1
R-4665 R-4743 R-4908 R-4949	
R-4364 R-4389 R-4709 R-4714 R-4722 R-4781 R-4889	A, C, D, F, G, P1
R-4031 R-4253 R-4319 R-4320 R-4321 R-4322 R-4323 R-4324	A, C, D, F, P1
R-4325 R-4326 R-4327	
R-4767	A, C, D, H, P1
R-4566	A, C, D, P1
R-4311 R-4986	A, C, F, G
R-4312 R-4381 R-4382 R-4383 R-4384 R-4385 R-4388 R-4390	A, C, F, G, P1
R-4391 R-4765 R-4774 R-4970	
R-4568 R-4756 R-4777	A, C, F, P1
R-4136	A, C, H, P1
R-4143 R-4259 R-4467 R-4485 R-4517 R-4661 R-4719 R-4943	A, C, P1
R-4212	A, D, F, P1
R-4001 R-4154 R-4173 R-4394 R-4569 R-4725 R-4950	A, D, P1
R-4993	A, F, G, H
R-4003 R-4149 R-4158 R-4276 R-4283 R-4418 R-4453 R-4471	A, F, P1
R-4480 R-4586 R-4591 R-4821	
R-4040	A, H, P1

R-4021 R-4115 R-4168 R-4189 R-4192 R-4246 R-4265 R-4279	A, P1
R-4345 R-4396 R-4405 R-4415 R-4435 R-4441 R-4445 R-4449	
R-4476 R-4486 R-4491 R-4504 R-4508 R-4514 R-4529 R-4537	
R-4551 R-4558 R-4580 R-4592 R-4601 R-4606 R-4647 R-4660	
R-4730 R-4737 R-4764 R-4769 R-4788 R-4800 R-4847 R-4952	
R-4292	B
R-4162 R-4226 R-4248 R-4995	B, C, D, F, P1
R-4044 R-4073 R-4091 R-4121 R-4157 R-4167 R-4337 R-4378	B, C, D, P1
R-4563 R-4749 R-4898 R-4968	
R-4094 R-4195 R-4228 R-4280 R-4288 R-4330 R-4338 R-4421	B, C, F, P1
R-4477 R-4495 R-4511 R-4672 R-4770 R-4771 R-4841 R-4894	
R-4981 R-4983	B, C, G
R-4361	B, C, G, P1
R-4232	B, C, H, P1
R-4009 R-4016 R-4023 R-4043 R-4060 R-4074 R-4126 R-4130	B, C, P1
R-4133 R-4147 R-4151 R-4155 R-4171 R-4194 R-4204 R-4211	
R-4229 R-4243 R-4250 R-4256 R-4281 R-4339 R-4393 R-4399	
R-4434 R-4450 R-4489 R-4505 R-4543 R-4549 R-4559 R-4573	
R-4574 R-4575 R-4595 R-4611 R-4616 R-4638 R-4651 R-4690	
R-4732 R-4735 R-4747 R-4762 R-4836 R-4871 R-4910 R-4914	
R-4915 R-4920 R-4923 R-4932 R-4954 R-4988	
R-4297 R-4300 R-4303 R-4971 R-4975	B, D
R-4301	B, D, F
R-4087 R-4122 R-4177 R-4237 R-4261 R-4262 R-4266 R-4304	B, D, F, P1
R-4346 R-4372 R-4446 R-4526 R-4560 R-4643 R-4694 R-4757	
R-4808 R-4854 R-4958	
R-4506	B, D, G, P1
R-4026 R-4063 R-4066 R-4100 R-4137 R-4164 R-4198 R-4203	B, D, P1
R-4207 R-4208 R-4370 R-4375 R-4380 R-4410 R-4461 R-4466	
R-4468 R-4484 R-4493 R-4494 R-4523 R-4598 R-4635 R-4653	
R-4655 R-4669 R-4675 R-4697 R-4720 R-4744 R-4752 R-4753	
R-4820 R-4859 R-4940 R-4956 R-4969 R-4984	
R-4216	B, F, G, H, P1
R-4570	B, F, G, P1
R-4263 R-4333	B, F, H, P1
R-4006 R-4019 R-4022 R-4027 R-4090 R-4104 R-4108 R-4119	B, F, P1
R-4129 R-4150 R-4160 R-4172 R-4187 R-4235 R-4273 R-4342	
R-4360 R-4362 R-4377 R-4420 R-4424 R-4428 R-4431 R-4438	
R-4442 R-4478 R-4498 R-4500 R-4501 R-4538 R-4572 R-4579	
R-4626 R-4678 R-4689 R-4724 R-4759 R-4766 R-4772 R-4799	
R-4819 R-4840 R-4845 R-4873 R-4926 R-4944 R-4945	

R-4835								B, G, P1	
R-4220	R-4401	R-4436	R-4437	R-4525	R-4581	R-4613	R-4691	B, H, P1	
R-4739	R-4745	R-4812							
R-4028	R-4035	R-4047	R-4050	R-4055	R-4061	R-4064	R-4069	B, P1	
R-4070	R-4075	R-4076	R-4083	R-4084	R-4095	R-4097	R-4098		
R-4111	R-4114	R-4135	R-4139	R-4144	R-4153	R-4161	R-4165		
R-4169	R-4180	R-4185	R-4186	R-4188	R-4190	R-4193	R-4197		
R-4199	R-4206	R-4209	R-4213	R-4214	R-4218	R-4238	R-4241		
R-4245	R-4251	R-4255	R-4257	R-4315	R-4318	R-4334	R-4335		
R-4336	R-4341	R-4344	R-4350	R-4352	R-4354	R-4356	R-4358		
R-4365	R-4369	R-4371	R-4376	R-4397	R-4403	R-4406	R-4409		
R-4411	R-4412	R-4414	R-4422	R-4427	R-4429	R-4430	R-4432		
R-4433	R-4440	R-4444	R-4448	R-4452	R-4456	R-4457	R-4458		
R-4459	R-4460	R-4462	R-4463	R-4465	R-4470	R-4475	R-4479		
R-4487	R-4492	R-4496	R-4499	R-4507	R-4515	R-4516	R-4519		
R-4531	R-4534	R-4539	R-4546	R-4547	R-4555	R-4557	R-4562		
R-4565	R-4567	R-4571	R-4585	R-4587	R-4590	R-4596	R-4599		
R-4600	R-4608	R-4609	R-4610	R-4618	R-4620	R-4625	R-4627		
R-4628	R-4630	R-4634	R-4645	R-4654	R-4662	R-4666	R-4674		
R-4676	R-4677	R-4680	R-4683	R-4684	R-4685	R-4687	R-4693		
R-4698	R-4700	R-4704	R-4707	R-4708	R-4723	R-4726	R-4733		
R-4740	R-4748	R-4751	R-4760	R-4776	R-4782	R-4783	R-4784		
R-4785	R-4787	R-4792	R-4793	R-4795	R-4796	R-4797	R-4801		
R-4802	R-4803	R-4806	R-4814	R-4818	R-4822	R-4823	R-4829		
R-4831	R-4832	R-4837	R-4838	R-4839	R-4846	R-4849	R-4850		
R-4853	R-4856	R-4865	R-4868	R-4870	R-4874	R-4880	R-4883		
R-4887	R-4893	R-4895	R-4896	R-4897	R-4904	R-4906	R-4909		
R-4911	R-4918	R-4922	R-4929	R-4939	R-4941	R-4942	R-4946		
R-4953	R-4960	R-4963	R-4977	R-4978	R-4987				
R-4284								C	
R-4974	R-4979							C, D	
R-4296								C, D, F	
R-4755								C, D, F, H, P1	
R-4002	R-4065	R-4096	R-4099	R-4112	R-4286	R-4502	R-4522	C, D, F, P1	
R-4588	R-4664	R-4891	R-4900	R-4902					
R-4577								C, D, G, P1	
R-4827								C, D, H, P1	
R-4010	R-4037	R-4056	R-4058	R-4068	R-4081	R-4101	R-4131	C, D, P1	
R-4140	R-4222	R-4242	R-4247	R-4392	R-4509	R-4540	R-4561		
R-4696	R-4729	R-4736	R-4750	R-4786	R-4834	R-4855	R-4862		
R-4866	R-4885	R-4933	R-4991						

R-4668	R-4810							C, F, G, P1
R-4541								C, F, H, P1
R-4011	R-4038	R-4042	R-4045	R-4048	R-4051	R-4089	R-4117	C, F, P1
R-4125	R-4181	R-4182	R-4196	R-4200	R-4210	R-4258	R-4285	
R-4368	R-4373	R-4423	R-4425	R-4439	R-4518	R-4530	R-4584	
R-4617	R-4622	R-4686	R-4703	R-4734	R-4738	R-4789	R-4863	
R-4878	R-4881	R-4937	R-4964	R-4966				
R-4503	R-4701	R-4899						
R-4067	R-4086	R-4178	R-4201	R-4417	R-4886			C, H, P1
R-4004	R-4005	R-4007	R-4012	R-4014	R-4017	R-4020	R-4034	C, P1
R-4036	R-4041	R-4054	R-4057	R-4062	R-4072	R-4078	R-4093	
R-4103	R-4109	R-4116	R-4120	R-4124	R-4128	R-4138	R-4141	
R-4152	R-4159	R-4170	R-4176	R-4202	R-4215	R-4217	R-4221	
R-4224	R-4225	R-4233	R-4236	R-4239	R-4254	R-4260	R-4267	
R-4271	R-4274	R-4275	R-4277	R-4306	R-4309	R-4316	R-4328	
R-4331	R-4343	R-4355	R-4366	R-4367	R-4374	R-4402	R-4407	
R-4408	R-4413	R-4426	R-4443	R-4469	R-4472	R-4473	R-4474	
R-4490	R-4510	R-4513	R-4521	R-4524	R-4527	R-4528	R-4533	
R-4536	R-4542	R-4550	R-4552	R-4553	R-4576	R-4582	R-4602	
R-4604	R-4612	R-4624	R-4636	R-4637	R-4639	R-4641	R-4644	
R-4648	R-4649	R-4658	R-4667	R-4673	R-4679	R-4681	R-4695	
R-4699	R-4721	R-4728	R-4731	R-4741	R-4763	R-4768	R-4773	
R-4790	R-4791	R-4805	R-4807	R-4809	R-4811	R-4813	R-4824	
R-4830	R-4833	R-4842	R-4843	R-4844	R-4851	R-4861	R-4864	
R-4872	R-4875	R-4876	R-4877	R-4888	R-4901	R-4903	R-4907	
R-4917	R-4919	R-4928	R-4931	R-4935	R-4936	R-4955	R-4957	
R-4962	R-4992	R-4994	R-4998					
R-4287	R-4289	R-4293	R-4294	R-4295	R-4299			D
R-4302	R-4972	R-4973						D, F
R-4025	R-4046	R-4110	R-4118	R-4175	R-4183	R-4219	R-4230	D, F, P1
R-4272	R-4305	R-4329	R-4400	R-4614	R-4642	R-4656	R-4682	
R-4758	R-4775	R-4848	R-4869	R-4921	R-4959			
R-4052	R-4512	R-4640	R-4884					D, H, P1
R-4008	R-4013	R-4024	R-4029	R-4030	R-4071	R-4077	R-4105	D, P1
R-4106	R-4107	R-4123	R-4134	R-4163	R-4166	R-4223	R-4231	
R-4234	R-4249	R-4278	R-4307	R-4317	R-4332	R-4348	R-4363	
R-4416	R-4419	R-4451	R-4483	R-4497	R-4532	R-4578	R-4589	
R-4594	R-4597	R-4603	R-4605	R-4607	R-4619	R-4621	R-4629	
R-4650	R-4657	R-4670	R-4692	R-4710	R-4816	R-4858	R-4860	
R-4882	R-4890	R-4892	R-4912	R-4916	R-4927	R-4930	R-4934	
R-4967	R-4990							
R-4291	R-4298	R-4982						

R-4015	R-4454	R-4905	R-4948						F, G, P1
R-4079	R-4179	R-4706							F, H, P1
R-4032	R-4033	R-4049	R-4080	R-4088	R-4102	R-4142	R-4145		F, P1
R-4146	R-4148	R-4205	R-4227	R-4240	R-4264	R-4270	R-4314		
R-4347	R-4351	R-4395	R-4398	R-4404	R-4455	R-4488	R-4520		
R-4548	R-4554	R-4556	R-4564	R-4583	R-4593	R-4623	R-4632		
R-4633	R-4646	R-4652	R-4663	R-4711	R-4718	R-4727	R-4742		
R-4746	R-4754	R-4761	R-4778	R-4798	R-4804	R-4815	R-4817		
R-4825	R-4828	R-4867	R-4924	R-4951	R-4965				
R-4545	R-4671	R-4794	R-4826	R-4913	R-4947				G, P1
R-4039	R-4085	R-4113	R-4132	R-4269	R-4353	R-4535	R-4659		H, P1
R-4857	R-4925	R-4997							
R-4980									NIL
R-4184	R-4544	R-4631	R-4852	R-4879					P1

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R-5591 R-5594	A
R-5128	A, B, C, D, F
R-5087 R-5438	A, B, C, D, F, G, H
R-5430	A, B, C, D, F, G, P1
R-5072 R-5089	A, B, C, D, F, P1
R-5043 R-5077 R-5432 R-5539 R-5540 R-5618	A, B, C, F, G, P1
R-5437	A, B, C, P1
R-5252	A, B, D
R-5452 R-5981	A, B, D, F, P1
R-5436	A, B, F, G
R-5001 R-5003 R-5004 R-5079 R-5206 R-5444 R-5862	A, B, F, P1
R-5029	A, B, H, P1
R-5040 R-5717 R-5730	A, B, P1
R-5074	A, C, D, F
R-5431	A, C, D, F, G
R-5044 R-5429 R-5434 R-5435	A, C, D, F, G, P1
R-5075	A, C, F, G
R-5083 R-5138	A, C, F, G, H, P1
R-5068 R-5073 R-5076 R-5439 R-5440 R-5441 R-5443 R-5541	A, C, F, G, P1
R-5561 R-5580 R-5585 R-5703 R-5704 R-5729 R-5925	
R-5303 R-5420	A, C, P1
R-5050 R-5568	A, D, P1
R-5084 R-5453 R-5519 R-5684 R-5932	A, F, P1
R-5983	A, H, P1
R-5010 R-5026 R-5056 R-5124 R-5195 R-5203 R-5297 R-5341	A, P1
R-5465 R-5486 R-5501 R-5542 R-5553 R-5589 R-5613 R-5787	
R-5828 R-5836 R-5907 R-5915	
R-5008 R-5033 R-5034 R-5082 R-5126 R-5222 R-5232 R-5253	B
R-5603	
R-5211 R-5446	B, C
R-5487	B, C, D, F, H, P1
R-5104 R-5445 R-5583	B, C, D, F, P1
R-5081 R-5103	B, C, D, H, P1

R-5296 R-5305 R-5378 R-5477 R-5786	B, C, D, P1
R-5481 R-5771	B, C, F, H, P1
R-5009 R-5070 R-5168 R-5200 R-5302 R-5328 R-5427 R-5433	B, C, F, P1
R-5442 R-5466 R-5520 R-5668 R-5781 R-5922 R-5930	
R-5802 R-5952	B, C, G, P1
R-5784	B, C, H, P1
R-5024 R-5031 R-5037 R-5039 R-5069 R-5093 R-5096 R-5118	B, C, P1
R-5208 R-5209 R-5265 R-5266 R-5271 R-5276 R-5323 R-5326	
R-5348 R-5372 R-5412 R-5455 R-5464 R-5469 R-5491 R-5506	
R-5527 R-5538 R-5749 R-5782 R-5827 R-5833 R-5863 R-5978	
R-5982	
R-5059 R-5228 R-5254 R-5602	B, D
R-5220	B, D, F
R-5100 R-5167	B, D, F, H, P1
R-5204 R-5397 R-5623 R-5891 R-5893 R-5949 R-5971	B, D, F, P1
R-5177	B, D, G, P1
R-5233	B, D, H
R-5855 R-5961	B, D, H, P1
R-5129 R-5152 R-5291 R-5320 R-5342 R-5345 R-5360 R-5473	B, D, P1
R-5504 R-5511 R-5552 R-5557 R-5667 R-5685 R-5716 R-5845	
R-5894 R-5900 R-5969	
R-5112 R-5130 R-5421 R-5640 R-5696 R-5702 R-5914 R-5916	B, F, H, P1
R-5047 R-5057 R-5078 R-5092 R-5106 R-5107 R-5110 R-5131	B, F, P1
R-5141 R-5146 R-5148 R-5153 R-5158 R-5169 R-5175 R-5268	
R-5289 R-5382 R-5450 R-5451 R-5475 R-5479 R-5483 R-5502	
R-5503 R-5508 R-5564 R-5605 R-5615 R-5619 R-5620 R-5631	
R-5637 R-5692 R-5694 R-5733 R-5741 R-5743 R-5747 R-5775	
R-5776 R-5800 R-5807 R-5832 R-5842 R-5850 R-5851 R-5877	
R-5884 R-5890 R-5918 R-5934 R-5937 R-5966 R-5972 R-5988	
R-5411	B, G, H, P1
R-5155 R-5955	B, G, P1
R-5018 R-5163 R-5193 R-5270 R-5670 R-5706 R-5711 R-5732	B, H, P1
R-5742 R-5837 R-5853 R-5875 R-5898 R-5910	
R-5015 R-5017 R-5020 R-5022 R-5023 R-5028 R-5035 R-5038	B, P1
R-5042 R-5045 R-5049 R-5051 R-5053 R-5058 R-5071 R-5086	
R-5091 R-5094 R-5095 R-5098 R-5101 R-5102 R-5116 R-5122	
R-5123 R-5125 R-5133 R-5135 R-5145 R-5150 R-5159 R-5165	
R-5171 R-5179 R-5180 R-5183 R-5188 R-5191 R-5196 R-5198	
R-5202 R-5264 R-5272 R-5273 R-5277 R-5279 R-5280 R-5288	
R-5299 R-5307 R-5309 R-5311 R-5318 R-5322 R-5327 R-5329	
R-5332 R-5333 R-5336 R-5340 R-5344 R-5349 R-5351 R-5361	

R-5363	R-5366	R-5373	R-5381	R-5395	R-5399	R-5402	R-5407	
R-5408	R-5409	R-5413	R-5415	R-5418	R-5419	R-5425	R-5449	
R-5474	R-5478	R-5482	R-5485	R-5495	R-5496	R-5497	R-5498	
R-5499	R-5505	R-5510	R-5515	R-5518	R-5521	R-5524	R-5526	
R-5528	R-5529	R-5535	R-5543	R-5546	R-5562	R-5563	R-5574	
R-5579	R-5586	R-5604	R-5607	R-5609	R-5611	R-5612	R-5616	
R-5617	R-5621	R-5622	R-5627	R-5628	R-5629	R-5635	R-5636	
R-5641	R-5642	R-5643	R-5645	R-5653	R-5654	R-5660	R-5661	
R-5662	R-5664	R-5666	R-5671	R-5674	R-5679	R-5680	R-5682	
R-5683	R-5687	R-5691	R-5698	R-5701	R-5708	R-5719	R-5720	
R-5723	R-5731	R-5734	R-5735	R-5738	R-5744	R-5746	R-5748	
R-5750	R-5751	R-5753	R-5756	R-5759	R-5760	R-5763	R-5764	
R-5766	R-5769	R-5772	R-5773	R-5777	R-5779	R-5780	R-5788	
R-5790	R-5791	R-5795	R-5797	R-5798	R-5801	R-5809	R-5811	
R-5812	R-5813	R-5816	R-5817	R-5824	R-5834	R-5838	R-5843	
R-5852	R-5854	R-5858	R-5861	R-5865	R-5867	R-5869	R-5870	
R-5872	R-5876	R-5879	R-5881	R-5887	R-5888	R-5889	R-5896	
R-5899	R-5904	R-5913	R-5917	R-5919	R-5920	R-5926	R-5927	
R-5928	R-5929	R-5933	R-5940	R-5941	R-5943	R-5946	R-5953	
R-5973	R-5975	R-5976	R-5980	R-5985	R-5987	R-5997	R-5999	
R-5213	R-5245	R-5545						C
R-5127	R-5235	R-5249						C, D
R-5942								C, D, F, H, P1
R-5119	R-5176	R-5396	R-5544					C, D, F, P1
R-5533								C, D, H, P1
R-5025	R-5261	R-5314	R-5385	R-5387	R-5406	R-5456	R-5472	C, D, P1
R-5659	R-5675	R-5678	R-5713	R-5984	R-5986			
R-5064	R-5241							C, F
R-5945								C, F, G, H, P1
R-5136	R-5673	R-5857	R-5951					C, F, H, P1
R-5085	R-5121	R-5134	R-5151	R-5156	R-5161	R-5181	R-5282	C, F, P1
R-5294	R-5312	R-5337	R-5358	R-5379	R-5398	R-5410	R-5424	
R-5493	R-5517	R-5532	R-5634	R-5656	R-5690	R-5695	R-5727	
R-5755	R-5768	R-5892	R-5950	R-5957	R-5958	R-5960	R-5964	
R-5447								C, G, P1
R-5192	R-5275	R-5338	R-5355	R-5377	R-5531	R-5608	R-5689	C, H, P1
R-5829								

R-5002	R-5006	R-5007	R-5014	R-5016	R-5019	R-5021	R-5027	C, P1
R-5030	R-5036	R-5048	R-5052	R-5055	R-5080	R-5097	R-5108	
R-5154	R-5160	R-5162	R-5164	R-5170	R-5173	R-5182	R-5184	
R-5185	R-5186	R-5190	R-5194	R-5205	R-5260	R-5267	R-5274	
R-5278	R-5283	R-5284	R-5286	R-5287	R-5301	R-5304	R-5315	
R-5321	R-5330	R-5331	R-5339	R-5343	R-5346	R-5350	R-5352	
R-5356	R-5357	R-5362	R-5364	R-5365	R-5368	R-5369	R-5380	
R-5386	R-5389	R-5392	R-5394	R-5400	R-5416	R-5423	R-5426	
R-5457	R-5459	R-5461	R-5463	R-5468	R-5471	R-5480	R-5484	
R-5489	R-5490	R-5509	R-5513	R-5514	R-5522	R-5525	R-5530	
R-5534	R-5558	R-5559	R-5569	R-5570	R-5571	R-5573	R-5578	
R-5582	R-5610	R-5625	R-5626	R-5630	R-5657	R-5676	R-5677	
R-5681	R-5688	R-5693	R-5705	R-5707	R-5739	R-5740	R-5757	
R-5761	R-5762	R-5765	R-5770	R-5778	R-5783	R-5789	R-5792	
R-5793	R-5794	R-5815	R-5822	R-5826	R-5831	R-5841	R-5906	
R-5909	R-5921	R-5944	R-5947	R-5948	R-5954	R-5963	R-5965	
R-5967	R-5979	R-6000						
R-5060	R-5061	R-5062	R-5065	R-5066	R-5212	R-5223	R-5234	D
R-5239	R-5243	R-5246	R-5247	R-5250	R-5255	R-5590	R-5595	
R-5596	R-5597	R-5598	R-5601					
R-5063	R-5088	R-5215	R-5217	R-5218	R-5219	R-5226	R-5238	D, F
R-5244								
R-5293								D, F, G, P1
R-5290								D, F, H, P1
R-5115	R-5139	R-5140	R-5147	R-5178	R-5256	R-5257	R-5258	D, F, P1
R-5259	R-5390	R-5500	R-5639	R-5672	R-5785	R-5856	R-5885	
R-5923	R-5974							
R-5013	R-5572							D, G, P1
R-5393	R-5592							D, H
R-5011	R-5111	R-5646						D, H, P1
R-5005	R-5041	R-5157	R-5187	R-5210	R-5295	R-5298	R-5313	D, P1
R-5316	R-5334	R-5335	R-5371	R-5391	R-5401	R-5454	R-5548	
R-5549	R-5550	R-5551	R-5554	R-5581	R-5584	R-5587	R-5588	
R-5624	R-5686	R-5745	R-5767	R-5804	R-5830	R-5849	R-5936	
R-5970								
R-5067	R-5224							F
R-5722								F, G, P1
R-5189	R-5375	R-5384	R-5523	R-5649	R-5874			F, H, P1

R-5046	R-5054	R-5090	R-5099	R-5105	R-5113	R-5120	R-5137	F, P1
R-5143	R-5172	R-5281	R-5285	R-5292	R-5300	R-5306	R-5308	
R-5317	R-5324	R-5347	R-5353	R-5354	R-5367	R-5370	R-5374	
R-5376	R-5388	R-5403	R-5414	R-5448	R-5460	R-5467	R-5470	
R-5476	R-5492	R-5494	R-5507	R-5512	R-5536	R-5537	R-5632	
R-5633	R-5644	R-5699	R-5709	R-5710	R-5718	R-5724	R-5736	
R-5737	R-5752	R-5754	R-5796	R-5803	R-5806	R-5819	R-5820	
R-5839	R-5846	R-5860	R-5864	R-5873	R-5878	R-5882	R-5883	
R-5902	R-5912	R-5956	R-5959	R-5962	R-5993			
R-5638	R-5669	R-5990						G, P1
R-5240								H
R-5032	R-5109	R-5132	R-5142	R-5144	R-5149	R-5166	R-5174	H, P1
R-5197	R-5199	R-5310	R-5319	R-5325	R-5383	R-5404	R-5417	
R-5458	R-5488	R-5516	R-5606	R-5647	R-5721	R-5728	R-5758	
R-5774	R-5808	R-5818	R-5821	R-5823	R-5825	R-5866	R-5895	
R-5911	R-5924	R-5991	R-5992	R-5994	R-5995	R-5996		
R-5214	R-5216	R-5221	R-5225	R-5227	R-5229	R-5230	R-5231	NIL
R-5236	R-5237	R-5242	R-5248	R-5251	R-5593	R-5599	R-5600	
R-5012	R-5114	R-5117	R-5201	R-5207	R-5262	R-5263	R-5269	P1
R-5359	R-5405	R-5422	R-5428	R-5462	R-5547	R-5555	R-5556	
R-5560	R-5565	R-5566	R-5567	R-5575	R-5576	R-5577	R-5614	
R-5648	R-5650	R-5651	R-5652	R-5655	R-5658	R-5663	R-5665	
R-5697	R-5700	R-5712	R-5714	R-5715	R-5725	R-5726	R-5799	
R-5805	R-5810	R-5814	R-5835	R-5844	R-5847	R-5848	R-5859	
R-5868	R-5871	R-5880	R-5886	R-5897	R-5901	R-5903	R-5905	
R-5908	R-5931	R-5935	R-5938	R-5939	R-5968	R-5977	R-5989	
R-5998								

R6001 – R7000 (不包括 without R6618, R6738 & R6861)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議及回應 (參見附件 VIb) Representation Points/Proposals and Responses (Refer to Annex VIb)
R-6580 R-6648 R-6649 R-6702 R-6841 R-6842 R-6858 R-6950	A
R-6627 R-6680	A, B
R-6191	A, B, C, D, F
R-6321	A, B, C, D, F, G, H, P1
R-6716 R-6756	A, B, C, D, F, G, P1
R-6750	A, B, C, D, F, H, P1
R-6495 R-6505 R-6595 R-6930 R-6997 R-6998	A, B, C, D, F, P1
R-6726 R-6728 R-6729 R-6731 R-6733	A, B, C, D, P1
R-6720	A, B, C, F, G, H
R-6653 R-6928	A, B, C, F, G, H, P1
R-6374 R-6413 R-6435 R-6438 R-6476 R-6568 R-6715 R-6814	A, B, C, F, G, P1
R-6887 R-6910 R-6924 R-6927 R-6929 R-6940	
R-6709	A, B, C, F, P1
R-6503	A, B, C, P1
R-6189 R-6590 R-6954	A, B, D, F, P1
R-6047 R-6053 R-6347 R-6368 R-6373 R-6723 R-6922 R-6992	A, B, D, P1
R-6710	A, B, F, G, P1
R-6265 R-6416 R-6456 R-6504	A, B, F, P1
R-6718	A, C, D, F, G
R-6328	A, C, D, F, G, H, P1
R-6489 R-6624 R-6632 R-6652 R-6677 R-6707 R-6708 R-6743	A, C, D, F, G, P1
R-6749 R-6797 R-6799 R-6800 R-6802 R-6806 R-6832 R-6834	
R-6835 R-6837 R-6838 R-6839 R-6881 R-6882 R-6926	
R-6941	A, C, D, F, P1
R-6320	A, C, F
R-6735 R-6736	A, C, F, G
R-6600 R-6705	A, C, F, G, H, P1
R-6025 R-6088 R-6103 R-6105 R-6111 R-6114 R-6115 R-6118	A, C, F, G, P1
R-6120 R-6125 R-6156 R-6160 R-6205 R-6327 R-6329 R-6330	
R-6331 R-6332 R-6333 R-6334 R-6345 R-6353 R-6434 R-6523	
R-6524 R-6534 R-6543 R-6545 R-6546 R-6577 R-6578 R-6579	
R-6606 R-6617 R-6620 R-6621 R-6622 R-6623 R-6625 R-6633	
R-6634 R-6635 R-6636 R-6637 R-6640 R-6641 R-6643 R-6646	

R-6647 R-6651 R-6654 R-6655 R-6656 R-6657 R-6669 R-6670	
R-6671 R-6672 R-6676 R-6678 R-6681 R-6706 R-6711 R-6725	
R-6741 R-6751 R-6786 R-6787 R-6789 R-6792 R-6794 R-6798	
R-6801 R-6804 R-6805 R-6808 R-6816 R-6817 R-6818 R-6819	
R-6830 R-6831 R-6833 R-6836 R-6840 R-6860 R-6863 R-6867	
R-6880 R-6884 R-6885 R-6889 R-6900 R-6909 R-6911 R-6914	
R-6934 R-6936 R-6939 R-6947 R-6957 R-6958 R-6961 R-6966	
R-6967 R-6968 R-6971 R-6974 R-6986 R-6999	
R-6912	A, C, G, H, P1
R-6862	A, C, G, P1
R-6642	A, D
R-6713	A, D, F, G, P1
R-6089 R-6554	A, F, H, P1
R-6030 R-6344 R-6399 R-6700	A, F, P1
R-6955	A, G
R-6035 R-6149 R-6150 R-6177 R-6178 R-6186 R-6356 R-6388	A, P1
R-6395 R-6426 R-6464 R-6483 R-6484 R-6555 R-6572 R-6603	
R-6611 R-6615 R-6732 R-6739 R-6745 R-6869 R-6893 R-6980	
R-6988	
R-6848 R-6849	B
R-6853 R-6859	B, C
R-6638 R-6645 R-6719	B, C, D
R-6446 R-6589	B, C, D, F, H, P1
R-6402 R-6498 R-6526 R-6614	B, C, D, F, P1
R-6387	B, C, D, H, P1
R-6214 R-6339 R-6358 R-6419 R-6477 R-6499 R-6506 R-6531	B, C, D, P1
R-6586 R-6727 R-6925 R-6996	
R-6306 R-6752	B, C, F, H, P1
R-6083 R-6442 R-6776	B, C, F, P1
R-6386	B, C, G, P1
R-6059 R-6281 R-6389 R-6404 R-6449 R-6485	B, C, H, P1
R-6154 R-6190 R-6193 R-6218 R-6251 R-6275 R-6349 R-6450	B, C, P1
R-6452 R-6510 R-6527 R-6560 R-6596 R-6788 R-6812 R-6854	
R-6872	
R-6335 R-6337 R-6575 R-6581 R-6658 R-6659 R-6664 R-6673	B, D
R-6675 R-6687 R-6724 R-6843 R-6844 R-6847 R-6856	
R-6639	B, D, F, H, P1
R-6008 R-6077 R-6412 R-6432 R-6454 R-6461 R-6465 R-6473	B, D, F, P1
R-6508 R-6509 R-6557 R-6588	
R-6385	B, D, G, P1



R-6952								B, D, H
R-6126								B, D, H, P1
R-6117	R-6124	R-6127	R-6152	R-6157	R-6245	R-6316	R-6341	B, D, P1
R-6379	R-6417	R-6421	R-6436	R-6443	R-6462	R-6722	R-6742	
R-6907	R-6977	R-6990	R-6993	R-6995				
R-6935								B, F
R-6033								B, F, G, P1
R-6199	R-6283	R-6403	R-6486	R-6994				B, F, H, P1
R-6006	R-6014	R-6022	R-6042	R-6054	R-6068	R-6090	R-6104	B, F, P1
R-6141	R-6159	R-6188	R-6212	R-6234	R-6246	R-6248	R-6250	
R-6252	R-6269	R-6313	R-6354	R-6361	R-6398	R-6427	R-6433	
R-6444	R-6459	R-6478	R-6490	R-6530	R-6569	R-6607	R-6608	
R-6616	R-6712	R-6757	R-6760	R-6761	R-6764	R-6770	R-6782	
R-6811	R-6820	R-6823	R-6875	R-6878	R-6919	R-6944		
R-6128	R-6174	R-6200	R-6304	R-6322	R-6362	R-6382	R-6383	B, H, P1
R-6397	R-6769	R-6874	R-6906					
R-6007	R-6009	R-6010	R-6018	R-6021	R-6024	R-6027	R-6029	B, P1
R-6032	R-6036	R-6041	R-6043	R-6044	R-6048	R-6049	R-6050	
R-6052	R-6055	R-6056	R-6057	R-6058	R-6063	R-6064	R-6067	
R-6071	R-6074	R-6079	R-6080	R-6082	R-6085	R-6087	R-6097	
R-6100	R-6107	R-6108	R-6110	R-6113	R-6116	R-6130	R-6131	
R-6133	R-6135	R-6136	R-6140	R-6143	R-6147	R-6148	R-6153	
R-6164	R-6165	R-6169	R-6172	R-6173	R-6176	R-6180	R-6182	
R-6187	R-6194	R-6195	R-6197	R-6203	R-6208	R-6213	R-6222	
R-6226	R-6227	R-6229	R-6230	R-6231	R-6232	R-6233	R-6236	
R-6237	R-6238	R-6240	R-6241	R-6244	R-6254	R-6255	R-6256	
R-6259	R-6262	R-6266	R-6268	R-6270	R-6278	R-6284	R-6289	
R-6293	R-6296	R-6298	R-6299	R-6300	R-6302	R-6303	R-6308	
R-6309	R-6310	R-6314	R-6317	R-6323	R-6324	R-6343	R-6350	
R-6351	R-6355	R-6357	R-6359	R-6365	R-6370	R-6372	R-6377	
R-6391	R-6394	R-6407	R-6408	R-6409	R-6410	R-6414	R-6428	
R-6431	R-6448	R-6458	R-6463	R-6470	R-6491	R-6492	R-6496	
R-6497	R-6500	R-6502	R-6511	R-6513	R-6516	R-6525	R-6528	
R-6529	R-6535	R-6537	R-6538	R-6539	R-6548	R-6561	R-6564	
R-6566	R-6587	R-6591	R-6594	R-6601	R-6610	R-6744	R-6746	
R-6747	R-6758	R-6762	R-6765	R-6774	R-6775	R-6781	R-6826	
R-6829	R-6871	R-6876	R-6877	R-6894	R-6895	R-6904	R-6905	
R-6969	R-6973	R-6976	R-6978	R-6979	R-6982	R-6983		
R-6630	R-6663	R-6721	R-6734					C
R-6626	R-6628							C, D
R-6522	R-6714							C, D, F, G, P1

R-6139	R-6221	R-6312	R-6340	R-6956				C, D, F, P1
R-6401								C, D, G, P1
R-6016	R-6034	R-6086	R-6376	R-6425	R-6440	R-6447	R-6481	C, D, P1
R-6494	R-6533	R-6558	R-6754	R-6755	R-6883	R-6923	R-6931	
R-6937								
R-6717								C, F
R-6015	R-6019	R-6102	R-6106	R-6220	R-6247	R-6264	R-6276	C, F, P1
R-6422	R-6423	R-6424	R-6439	R-6501	R-6519	R-6521	R-6585	
R-6593	R-6598	R-6737	R-6777	R-6778	R-6783	R-6825	R-6870	
R-6942	R-6943	R-6953						
R-6455	R-6469	R-6584						C, G, P1
R-6084	R-6223	R-6279	R-6311					C, H, P1
R-6002	R-6003	R-6012	R-6017	R-6028	R-6046	R-6070	R-6072	C, P1
R-6075	R-6076	R-6081	R-6091	R-6092	R-6093	R-6094	R-6095	
R-6096	R-6099	R-6137	R-6162	R-6204	R-6210	R-6215	R-6217	
R-6225	R-6235	R-6239	R-6242	R-6249	R-6253	R-6261	R-6272	
R-6274	R-6277	R-6282	R-6287	R-6305	R-6307	R-6367	R-6406	
R-6430	R-6451	R-6453	R-6467	R-6474	R-6482	R-6487	R-6488	
R-6493	R-6541	R-6567	R-6583	R-6599	R-6730	R-6763	R-6768	
R-6772	R-6779	R-6780	R-6813	R-6815	R-6821	R-6824	R-6855	
R-6864	R-6890	R-6896	R-6898	R-6913	R-6946	R-6960		
R-6573	R-6574	R-6576	R-6619	R-6650	R-6662	R-6674	R-6679	D
R-6690	R-6695	R-6698	R-6703	R-6845	R-6846	R-6850	R-6851	
R-6852	R-6916	R-6917	R-6920					
R-6704	R-6945	R-6948	R-6949	R-6951				D, F
R-6915								D, F, G
R-6507								D, F, H, P1
R-6201	R-6326	R-6415	R-6553	R-6667	R-6766	R-6773	R-6784	D, F, P1
R-6785	R-6938	R-6987	R-6991					
R-6206	R-6865							D, H, P1
R-6062	R-6078	R-6123	R-6134	R-6161	R-6192	R-6198	R-6202	D, P1
R-6216	R-6224	R-6260	R-6286	R-6288	R-6290	R-6318	R-6325	
R-6369	R-6371	R-6393	R-6437	R-6445	R-6479	R-6544	R-6547	
R-6556	R-6563	R-6570	R-6592	R-6613	R-6665	R-6666	R-6668	
R-6682	R-6684	R-6688	R-6691	R-6693	R-6696	R-6697	R-6701	
R-6771	R-6793	R-6803	R-6886	R-6888	R-6891	R-6903	R-6972	
R-6981	R-6985							
R-6660	R-6661	R-6689	R-6857	R-6959				F
R-6565								F, G, P1
R-6031	R-6384	R-6400	R-6460	R-6892				F, H, P1

R-6004	R-6013	R-6069	R-6098	R-6151	R-6171	R-6183	R-6207	F, PI
R-6209	R-6211	R-6257	R-6280	R-6292	R-6294	R-6297	R-6315	
R-6342	R-6360	R-6366	R-6420	R-6512	R-6532	R-6540	R-6542	
R-6551	R-6562	R-6571	R-6605	R-6609	R-6644	R-6759	R-6828	
R-6868	R-6873	R-6879						
R-6045	R-6271	R-6363	R-6441	R-6457				G, PI
R-6005	R-6040	R-6060	R-6066	R-6132	R-6144	R-6146	R-6163	H, PI
R-6196	R-6219	R-6267	R-6273	R-6285	R-6291	R-6295	R-6380	
R-6381	R-6405	R-6517	R-6520	R-6602	R-6683	R-6822	R-6897	
R-6899	R-6901	R-6902	R-6932					
R-6336	R-6338	R-6629	R-6685	R-6686	R-6699	R-6918	R-6921	NIL
R-6001	R-6011	R-6020	R-6023	R-6026	R-6037	R-6038	R-6039	PI
R-6051	R-6061	R-6065	R-6073	R-6101	R-6109	R-6112	R-6119	
R-6121	R-6122	R-6129	R-6138	R-6142	R-6145	R-6155	R-6158	
R-6166	R-6167	R-6168	R-6170	R-6175	R-6179	R-6181	R-6184	
R-6185	R-6228	R-6243	R-6258	R-6263	R-6301	R-6319	R-6346	
R-6348	R-6352	R-6364	R-6375	R-6378	R-6390	R-6392	R-6396	
R-6411	R-6418	R-6429	R-6466	R-6468	R-6471	R-6472	R-6475	
R-6480	R-6514	R-6515	R-6518	R-6536	R-6549	R-6550	R-6552	
R-6559	R-6582	R-6597	R-6604	R-6612	R-6631	R-6692	R-6694	
R-6740	R-6748	R-6753	R-6767	R-6790	R-6791	R-6795	R-6796	
R-6807	R-6809	R-6810	R-6827	R-6866	R-6908	R-6933	R-6962	
R-6963	R-6964	R-6965	R-6970	R-6975	R-6984	R-6989	R-7000	

R7001 – R8000 (不包括 without R7025, R7386, R7914, R7945)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議及回應 (參見附件 VIb) Representation Points/Proposals and Responses (Refer to Annex VIb)
R-7362 R-7579 R-7591 R-7595 R-7601 R-7607 R-7609 R-7610 R-7611 R-7613 R-7615 R-7617 R-7825 R-7826 R-7829 R-7954 R-7959 R-7974 R-7975	A, B, C, D, F
R-7133 R-7366 R-7869	A, B, C, D, F, G
R-7900	A, B, C, D, F, G, H
R-7036 R-7037 R-7153 R-7154 R-7289 R-7312 R-7342 R-7343 R-7344 R-7345 R-7346 R-7347 R-7348 R-7349 R-7350 R-7351 R-7352 R-7353 R-7354 R-7355 R-7356 R-7357 R-7358 R-7359 R-7360 R-7462 R-7466 R-7501 R-7632 R-7633 R-7634 R-7680 R-7725 R-7726 R-7727	A, B, C, D, F, G, H, PI
R-7083 R-7136 R-7263 R-7282 R-7285 R-7286 R-7291 R-7308 R-7311 R-7318 R-7325 R-7341 R-7449 R-7464 R-7465 R-7492 R-7493 R-7497 R-7502 R-7539 R-7560 R-7656 R-7669 R-7670 R-7673 R-7684 R-7692 R-7717 R-7718 R-7724 R-7740 R-7741 R-7742 R-7758 R-7759 R-7795 R-7800 R-7905 R-7934 R-7935	A, B, C, D, F, G, PI
R-7189 R-7209	A, B, C, D, F, H, PI
R-7130 R-7260 R-7262 R-7537 R-7545 R-7549 R-7551 R-7553 R-7554 R-7556 R-7561 R-7602 R-7604 R-7612 R-7614 R-7616 R-7690 R-7691 R-7693 R-7721 R-7729 R-7820 R-7827 R-7828 R-7847 R-7851 R-7854 R-7865 R-7908 R-7909 R-7918 R-7927 R-7933 R-7944 R-7950 R-7958 R-7976 R-7978	A, B, C, D, F, PI
R-7757	A, B, C, D, H, PI
R-7544 R-7559 R-7608 R-7677 R-7879 R-7881 R-7894 R-7917	A, B, C, D, PI
R-7247	A, B, C, F, G
R-7790	A, B, C, F, G, H
R-7290 R-7546 R-7804 R-7824	A, B, C, F, G, H, PI
R-7080 R-7101 R-7127 R-7129 R-7162 R-7223 R-7224 R-7266 R-7270 R-7272 R-7288 R-7313 R-7314 R-7317 R-7324 R-7504 R-7505 R-7625 R-7671 R-7783 R-7796 R-7799 R-7810 R-7813 R-7823 R-7848 R-7937 R-7939	A, B, C, F, G, PI
R-7886 R-7897	A, B, C, F, PI
R-7530 R-7576	A, B, D
R-7364 R-7580 R-7582 R-7583 R-7586 R-7599 R-7951	A, B, D, F
R-7128	A, B, D, F, G, H, PI
R-7679	A, B, D, F, G, PI

R-7298 R-7332 R-7422 R-7552 R-7574 R-7674 R-7675 R-7745	A, B, D, F, PI
R-7769 R-7780 R-7930 R-7977	
R-7192 R-7744	A, B, D, PI
R-7120 R-7962	A, B, F
R-7126	A, B, F, G
R-7860	A, B, F, G, PI
R-7003 R-7135 R-7222 R-7264 R-7321 R-7334 R-7450 R-7786	A, B, F, PI
R-7245	A, B, H
R-7732 R-7733 R-7913	A, B, PI
R-7965	A, C, D
R-7148	A, C, D, F, G
R-7533	A, C, D, F, G, H, PI
R-7086 R-7113 R-7134 R-7161 R-7188 R-7243 R-7248 R-7309 R-7319 R-7486 R-7542 R-7618 R-7622 R-7627 R-7644 R-7649 R-7668 R-7702 R-7797 R-7798 R-7801 R-7811 R-7819 R-7883 R-7884 R-7892 R-7936 R-7982	A, C, D, F, G, PI
R-7575 R-7728	A, C, D, F, PI
R-7738 R-7818 R-7893	A, C, D, PI
R-7084 R-7085 R-7213 R-7367 R-7368 R-7369 R-7370 R-7371 R-7372 R-7373 R-7374 R-7375 R-7376 R-7383 R-7384 R-7385 R-7387 R-7388 R-7389 R-7390 R-7392 R-7393 R-7401 R-7402 R-7403 R-7961	A, C, F, G
R-7736	A, C, F, G, H
R-7338 R-7440 R-7640	A, C, F, G, H, PI
R-7001 R-7004 R-7006 R-7007 R-7008 R-7095 R-7097 R-7102 R-7103 R-7106 R-7107 R-7109 R-7110 R-7112 R-7114 R-7115 R-7121 R-7123 R-7138 R-7150 R-7160 R-7165 R-7166 R-7167 R-7168 R-7169 R-7170 R-7172 R-7176 R-7177 R-7195 R-7210 R-7211 R-7225 R-7230 R-7231 R-7232 R-7249 R-7250 R-7265 R-7273 R-7274 R-7283 R-7292 R-7293 R-7294 R-7310 R-7323 R-7327 R-7331 R-7336 R-7340 R-7451 R-7453 R-7454 R-7460 R-7461 R-7467 R-7468 R-7470 R-7471 R-7481 R-7635 R-7637 R-7643 R-7651 R-7657 R-7696 R-7697 R-7698 R-7699 R-7700 R-7701 R-7703 R-7704 R-7705 R-7706 R-7707 R-7708 R-7709 R-7710 R-7711 R-7712 R-7715 R-7716 R-7720 R-7760 R-7762 R-7772 R-7781 R-7794 R-7802 R-7803 R-7805 R-7806 R-7807 R-7808 R-7809 R-7812 R-7846 R-7856 R-7866 R-7867 R-7872 R-7877 R-7890 R-7926 R-7932 R-7940 R-7960 R-7963 R-7967 R-7970	A, C, F, G, PI
R-7252 R-7441 R-7442 R-7444 R-7445 R-7446 R-7457 R-7458	A, C, F, PI
R-7459 R-7524 R-7641 R-7694	
R-7002 R-7208 R-7215	A, C, PI
R-7183	A, D

R-7423	A, D, F
R-7447 R-7735	A, D, F, G, P1
R-7218 R-7220 R-7221 R-7226 R-7287 R-7448 R-7499	A, D, F, P1
R-7216 R-7476	A, D, P1
R-7603	A, F
R-7822	A, F, G
R-7269 R-7326 R-7455	A, F, G, H, P1
R-7636	A, F, G, P1
R-7132 R-7212 R-7217 R-7219 R-7227 R-7267 R-7268 R-7271 R-7295 R-7296 R-7320 R-7328 R-7335 R-7496 R-7503 R-7626 R-7628 R-7629 R-7630 R-7631 R-7761 R-7784 R-7785 R-7792 R-7793 R-7817	A, F, P1
R-7009 R-7013 R-7141 R-7142 R-7228 R-7322 R-7443 R-7488 R-7489 R-7490 R-7491 R-7498 R-7639 R-7816 R-7907 R-7990 R-7991 R-7992 R-7993 R-7994 R-7995 R-7996 R-7997 R-7998 R-7999 R-8000	A, P1
R-7199 R-7202 R-7203 R-7204 R-7205 R-7206 R-7300 R-7301 R-7302 R-7304 R-7305 R-7377 R-7526 R-7592 R-7972	B
R-7088 R-7242	B, C
R-7149 R-7363 R-7365 R-7532	B, C, D
R-7567 R-7578 R-7964 R-7973	B, C, D, F
R-7870	B, C, D, F, G
R-7606 R-7832 R-7835 R-7836 R-7837 R-7838 R-7839 R-7840 R-7842 R-7843 R-7844 R-7845 R-7868 R-7871 R-7873 R-7874 R-7880 R-7889 R-7980 R-7981 R-7983	B, C, D, F, H
R-7619	B, C, D, F, H, P1
R-7081 R-7082 R-7087 R-7229 R-7251 R-7316 R-7424 R-7478 R-7587 R-7946	B, C, D, F, P1
R-7236	B, C, D, G, H, P1
R-7898	B, C, D, G, P1
R-7152 R-7469 R-7540 R-7589 R-7676 R-7767 R-7928	B, C, D, P1
R-7404 R-7569 R-7577 R-7596	B, C, F
R-7214	B, C, F, G, P1
R-7888	B, C, F, H
R-7522 R-7541	B, C, F, H, P1
R-7090 R-7315 R-7521 R-7748 R-7875 R-7885 R-7904	B, C, F, P1
R-7896	B, C, G, F, P1
R-7666	B, C, G, P1
R-7196 R-7519 R-7558	B, C, H, P1
R-7089 R-7201 R-7405 R-7474 R-7483 R-7509 R-7722 R-7850	B, C, P1
R-7146 R-7185 R-7186 R-7207 R-7244 R-7254 R-7303 R-7581 R-7593 R-7667 R-7855 R-7966	B, D
R-7525 R-7528 R-7573	B, D, F

R-7330 R-7482	B, D, F, G, P1
R-7124 R-7416 R-7831	B, D, F, H
R-7426	B, D, F, H, P1
R-7011 R-7151 R-7155 R-7194 R-7235 R-7238 R-7239 R-7246 R-7261 R-7297 R-7307 R-7495 R-7548 R-7658 R-7659 R-7660 R-7661 R-7662 R-7663 R-7664 R-7665 R-7899 R-7910 R-7920 R-7921 R-7922	B, D, F, P1
R-7021	B, D, H
R-7538 R-7942	B, D, H, P1
R-7191 R-7382 R-7413 R-7425 R-7479 R-7480 R-7494 R-7507 R-7768 R-7791	B, D, P1
R-7256 R-7257 R-7299 R-7412 R-7562	B, F
R-7408 R-7409	B, F, H
R-7119 R-7523	B, F, H, P1
R-7159 R-7175 R-7190 R-7233 R-7234 R-7237 R-7258 R-7420 R-7427 R-7428 R-7430 R-7506 R-7515 R-7585 R-7685 R-7687 R-7688 R-7689 R-7765 R-7861 R-7862 R-7863 R-7864 R-7876 R-7891	B, F, P1
R-7600	B, G
R-7255 R-7306 R-7411 R-7852	B, H
R-7527	B, P
R-7019 R-7100 R-7117 R-7156 R-7163 R-7171 R-7179 R-7279 R-7394 R-7395 R-7396 R-7397 R-7398 R-7399 R-7400 R-7435 R-7472 R-7473 R-7508 R-7510 R-7513 R-7516 R-7555 R-7557 R-7683 R-7686 R-7713 R-7714 R-7719 R-7753 R-7763 R-7782 R-7788 R-7814 R-7815 R-7947	B, P1
R-7145 R-7406 R-7415 R-7571 R-7594 R-7957 R-7968	C
R-7144 R-7333 R-7570 R-7841	C, D
R-7198 R-7379 R-7380 R-7381 R-7407 R-7417	C, D, F
R-7915	C, D, F, G, P1
R-7182 R-7414 R-7821 R-7125 R-7131 R-7337 R-7419 R-7475 R-7512 R-7518 R-7597 R-7755 R-7773 R-7849	C, D, F, H
R-7024 R-7026 R-7027 R-7028 R-7029 R-7030 R-7031 R-7032 R-7033 R-7034 R-7035 R-7038 R-7039 R-7040 R-7041 R-7042 R-7043 R-7044 R-7045 R-7046 R-7047 R-7048 R-7049 R-7050 R-7051 R-7052 R-7053 R-7054 R-7055 R-7056 R-7057 R-7058 R-7059 R-7060 R-7061 R-7062 R-7063 R-7064 R-7065 R-7066 R-7067 R-7068 R-7069 R-7070 R-7071 R-7072 R-7073 R-7074 R-7075 R-7076 R-7077 R-7078 R-7079 R-7329 R-7605 R-7731 R-7737 R-7746 R-7752 R-7774 R-7778 R-7787 R-7859 R-7878 R-7923 R-7929	C, D, P1
R-7137 R-7361 R-7563 R-7568 R-7588 R-7682 R-7857 R-7955 R-7985 R-7987	C, F

R-7418	R-7487	R-7547	R-7754	R-7766	R-7771	R-7916	R-7952	C, F, P1
R-7734	R-7789							C, G, P1
R-7598								C, H
R-7015	R-7016	R-7018	R-7020	R-7094	R-7096	R-7111	R-7157	C, P1
R-7410	R-7431	R-7432	R-7434	R-7437	R-7517	R-7543	R-7642	
R-7750	R-7776	R-7777	R-7911					
R-7147	R-7181	R-7184	R-7187	R-7378	R-7529	R-7531	R-7535	D
R-7564	R-7565	R-7572	R-7590	R-7695	R-7830	R-7901	R-7902	
R-7903	R-7948							
R-7010	R-7259	R-7534	R-7536	R-7833	R-7953			D, F
R-7979								D, F, H
R-7118	R-7281	R-7421	R-7500	R-7672	R-7956			D, F, P1
R-7197	R-7339	R-7834						D, H
R-7122	R-7514							D, H, P1
R-7012	R-7014	R-7017	R-7098	R-7104	R-7105	R-7108	R-7116	D, P1
R-7139	R-7140	R-7158	R-7193	R-7200	R-7240	R-7280	R-7284	
R-7436	R-7438	R-7439	R-7452	R-7456	R-7484	R-7520	R-7638	
R-7652	R-7678	R-7730	R-7739	R-7743	R-7747	R-7751	R-7779	
R-7887	R-7895	R-7912	R-7924	R-7931	R-7938	R-7941	R-7943	
R-7091	R-7092	R-7093	R-7253	R-7391	R-7550	R-7566	R-7858	
R-7949	R-7969	R-7971	R-7984					F
R-7986								F, G, P1
R-7477								F, H, P1
R-7023	R-7164	R-7241	R-7429	R-7433	R-7511	R-7681	R-7749	F, P1
R-7853	R-7882							
R-7775								G, P1
R-7925								H, P1
R-7022	R-7143	R-7584						NIL
R-7005	R-7099	R-7173	R-7174	R-7178	R-7180	R-7275	R-7276	P1
R-7277	R-7278	R-7463	R-7485	R-7620	R-7621	R-7623	R-7624	
R-7645	R-7646	R-7647	R-7648	R-7650	R-7653	R-7654	R-7655	
R-7723	R-7756	R-7764	R-7770	R-7906	R-7919	R-7988	R-7989	

R8001 – R9000 (不包括 without R8975, R8315 & R8322)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議 及回應 (參見附件 Vlb) Representation Points/Proposals and Responses (Refer to Annex Vlb)
R-8399 R-8781 R-8991	A
R-8285 R-8298 R-8306	A, B, C, D
R-8006 R-8009 R-8013 R-8014 R-8304	A, B, C, D, F
R-8041 R-8110 R-8237 R-8252 R-8385 R-8486 R-8490 R-8491 R-8492 R-8493 R-8494 R-8495 R-8547 R-8599 R-8680 R-8687	A, B, C, D, F, G, PI
R-8015 R-8018 R-8063 R-8121 R-8124 R-8135 R-8196 R-8247 R-8286 R-8310 R-8389 R-8575 R-8576 R-8588 R-8590 R-8797 R-8948	A, B, C, D, F, PI
R-8052 R-8311	A, B, C, D, G, PI
R-8580 R-8591	A, B, C, D, PI
R-8043	A, B, C, F
R-8034 R-8262 R-8264 R-8946	A, B, C, F, G
R-8189 R-8190 R-8195 R-8256 R-8340 R-8565 R-8644 R-8662 R-8669 R-8681 R-8686 R-8690 R-8700 R-8733 R-8834 R-8849 R-8955	A, B, C, F, G, PI
R-8101 R-8238	A, B, C, F, PI
R-8241 R-8923	A, B, C, PI
R-8012 R-8017 R-8146 R-8158 R-8159 R-8160 R-8162 R-8164 R-8165 R-8167 R-8177 R-8179 R-8313 R-8443	A, B, D, F
R-8864	A, B, D, F, G, PI
R-8032 R-8122 R-8259 R-8261 R-8307 R-8978 R-8996	A, B, D, F, PI
R-8439 R-8994	A, B, D, PI
R-8147 R-8148 R-8149 R-8150 R-8151 R-8152 R-8153 R-8154 R-8155 R-8156 R-8161 R-8163 R-8166 R-8168 R-8169 R-8170 R-8171 R-8172 R-8173 R-8175 R-8176 R-8178 R-8180 R-8181 R-8182 R-8183 R-8293 R-8309 R-8314	A, B, F
R-8325 R-8925 R-9000	A, B, F, PI
R-8555	A, B, G, PI
R-8447 R-8449 R-8510	A, B, PI
R-8245 R-8294	A, C
R-8204	A, C, D, F, G, H
R-8037 R-8099 R-8100 R-8505 R-8548 R-8568 R-8577 R-8708 R-8718 R-8721 R-8807 R-8857 R-8926 R-8982	A, C, D, F, G, PI

R-8174	A, C, D, F, H
R-8312 R-8318	A, C, D, F, PI
R-8267	A, C, D, G, H
R-8339 R-8368 R-8546	A, C, D, G, PI
R-8040 R-8270	A, C, D, PI
R-8145 R-8184	A, C, F
R-8022 R-8242	A, C, F, G
R-8570	A, C, F, G, H, PI
R-8028 R-8050 R-8051 R-8053 R-8055 R-8056 R-8059 R-8060 R-8061 R-8083 R-8086 R-8087 R-8111 R-8112 R-8113 R-8114 R-8115 R-8116 R-8117 R-8118 R-8119 R-8120 R-8127 R-8136 R-8137 R-8138 R-8139 R-8140 R-8141 R-8187 R-8192 R-8194 R-8197 R-8234 R-8248 R-8253 R-8254 R-8258 R-8273 R-8274 R-8275 R-8276 R-8278 R-8284 R-8290 R-8326 R-8327 R-8328 R-8329 R-8330 R-8331 R-8332 R-8335 R-8336 R-8341 R-8342 R-8343 R-8344 R-8349 R-8350 R-8359 R-8360 R-8362 R-8363 R-8364 R-8365 R-8366 R-8367 R-8369 R-8370 R-8371 R-8372 R-8373 R-8374 R-8375 R-8377 R-8378 R-8379 R-8381 R-8388 R-8396 R-8450 R-8451 R-8452 R-8453 R-8454 R-8455 R-8456 R-8457 R-8458 R-8459 R-8460 R-8461 R-8462 R-8464 R-8466 R-8470 R-8471 R-8472 R-8474 R-8479 R-8480 R-8481 R-8482 R-8488 R-8496 R-8497 R-8508 R-8509 R-8526 R-8545 R-8550 R-8558 R-8559 R-8563 R-8564 R-8566 R-8567 R-8569 R-8571 R-8572 R-8573 R-8594 R-8595 R-8596 R-8597 R-8598 R-8642 R-8643 R-8645 R-8646 R-8647 R-8648 R-8649 R-8650 R-8651 R-8652 R-8653 R-8657 R-8663 R-8664 R-8665 R-8666 R-8667 R-8668 R-8675 R-8676 R-8677 R-8678 R-8679 R-8682 R-8683 R-8684 R-8685 R-8688 R-8689 R-8691 R-8692 R-8693 R-8694 R-8695 R-8696 R-8697 R-8698 R-8699 R-8701 R-8702 R-8703 R-8704 R-8705 R-8706 R-8707 R-8709 R-8710 R-8711 R-8712 R-8713 R-8714 R-8715 R-8716 R-8717 R-8734 R-8795 R-8796 R-8809 R-8824 R-8827 R-8828 R-8829 R-8830 R-8833 R-8842 R-8856 R-8867 R-8870 R-8871 R-8876 R-8877 R-8878 R-8949 R-8950 R-8951 R-8952 R-8953 R-8954 R-8956 R-8957 R-8958 R-8959 R-8960 R-8961 R-8962 R-8963 R-8964 R-8965 R-8966 R-8967 R-8968 R-8969 R-8970 R-8971 R-8972 R-8973 R-8974 R-8976 R-8977	A, C, F, G, PI
R-8058 R-8186 R-8203 R-8233 R-8296 R-8999	A, C, F, PI
R-8193 R-8266	A, D, F, G, H
R-8263	A, D, F, H, PI
R-8448	A, D, PI
R-8011 R-8157 R-8789	A, F
R-8468	A, F, D, PI
R-8123	A, F, G, PI
R-8530	A, F, H, PI
R-8188 R-8305 R-8993 R-8995 R-8997 R-8998	A, F, PI

R-8527	A, G, P1
R-8467 R-8477 R-8525	A, H, P1
R-8048 R-8049 R-8064 R-8065 R-8066 R-8067 R-8068 R-8069 R-8070 R-8071 R-8072 R-8073 R-8074 R-8075 R-8076 R-8077 R-8078 R-8079 R-8080 R-8081 R-8082 R-8084 R-8085 R-8088 R-8089 R-8090 R-8091 R-8092 R-8093 R-8094 R-8095 R-8096 R-8097 R-8098 R-8348 R-8398 R-8436 R-8441 R-8483 R-8484 R-8670 R-8671 R-8672 R-8673 R-8674 R-8732 R-8760 R-8804 R-8806 R-8811 R-8812 R-8813 R-8814 R-8815 R-8816 R-8817 R-8818 R-8819 R-8820 R-8821 R-8822 R-8823 R-8825 R-8826 R-8831 R-8832 R-8848 R-8860 R-8861 R-8862 R-8863 R-8873 R-8874 R-8875 R-8879 R-8880 R-8881 R-8882 R-8883 R-8884 R-8885 R-8886 R-8889 R-8890 R-8891 R-8892 R-8893 R-8894 R-8895 R-8896 R-8897 R-8898 R-8899 R-8900 R-8901 R-8902 R-8903 R-8904 R-8905 R-8906 R-8907 R-8909 R-8910 R-8911 R-8912 R-8913 R-8914 R-8915 R-8916 R-8917 R-8918 R-8919 R-8920 R-8921 R-8922 R-8927 R-8928 R-8929 R-8930 R-8931 R-8932 R-8933 R-8934 R-8935 R-8936 R-8937 R-8938 R-8939	A, P1
R-8007 R-8024 R-8302 R-8779 R-8782 R-8784 R-8941 R-8943 R-8944	B
R-8023 R-8201 R-8321 R-8945	B, C, D, F
R-8345	B, C, D, F, G
R-8036 R-8382	B, C, D, F, G, P1
R-8205	B, C, D, F, H
R-8020 R-8281	B, C, D, F, P1
R-8395	B, C, D, G, P1
R-8035 R-8292 R-8347 R-8659	B, C, D, P1
R-8010 R-8239	B, C, F
R-8265	B, C, F, G
R-8288 R-8574 R-8850	B, C, F, P1
R-8383 R-8536	B, C, G, P1
R-8351 R-8501 R-8512 R-8514 R-8587 R-8602 R-8767 R-8769 R-8981	B, C, P1
R-8021 R-8295 R-8777 R-8990	B, D
R-8016 R-8249 R-8319	B, D, F
R-8780	B, D, F, G
R-8215	B, D, F, H
R-8799	B, D, F, H, P1
R-8200 R-8303 R-8334 R-8397 R-8401 R-8402 R-8503 R-8516 R-8524 R-8551 R-8579 R-8724 R-8803 R-8983	B, D, F, P1
R-8593	B, D, G, H, P1
R-8323	B, D, G, P1
R-8250	B, D, H, P1
R-8026 R-8030 R-8062 R-8246 R-8271 R-8346 R-8353 R-8358 R-8442 R-8444 R-8446	B, D, P1

R-8463 R-8465 R-8533 R-8537 R-8584 R-8605 R-8616 R-8656 R-8751 R-8761	
R-8289	B, F
R-8800	B, D, F, P1
R-8499	B, F, H, P1
R-8004 R-8046 R-8054 R-8057 R-8102 R-8105 R-8106 R-8143 R-8232 R-8391 R-8409 R-8431 R-8433 R-8513 R-8517 R-8549 R-8553 R-8554 R-8556 R-8581 R-8583 R-8585 R-8728 R-8738 R-8740 R-8749 R-8762 R-8766 R-8773 R-8798 R-8847 R-8947	B, F, P1
R-8418 R-8745	B, G, P1
R-8240	B, H
R-8507 R-8522 R-8541	B, H, P1
R-8045 R-8103 R-8104 R-8107 R-8108 R-8109 R-8134 R-8142 R-8244 R-8354 R-8356 R-8357 R-8386 R-8392 R-8414 R-8420 R-8423 R-8425 R-8426 R-8430 R-8475 R-8476 R-8478 R-8500 R-8511 R-8515 R-8523 R-8531 R-8534 R-8542 R-8543 R-8544 R-8552 R-8560 R-8578 R-8641 R-8654 R-8660 R-8661 R-8723 R-8726 R-8727 R-8735 R-8736 R-8739 R-8746 R-8747 R-8748 R-8752 R-8757 R-8759 R-8764 R-8774 R-8775 R-8841 R-8858 R-8859	B, P1
R-8324 R-8989	C
R-8316 R-8992	C, D
R-8042 R-8810	C, D, F
R-8211 R-8229	C, D, F, G
R-8280	C, D, F, G, P1
R-8029 R-8031 R-8033 R-8125 R-8126 R-8128 R-8129 R-8185 R-8191 R-8202 R-8207 R-8208 R-8209 R-8210 R-8212 R-8213 R-8214 R-8216 R-8217 R-8218 R-8219 R-8221 R-8222 R-8223 R-8224 R-8225 R-8226 R-8227 R-8228 R-8268 R-8279 R-8758	C, D, F, H
R-8025 R-8230 R-8251 R-8801	C, D, F, P1
R-8039 R-8132 R-8469 R-8485 R-8562 R-8658 R-8722 R-8754 R-8755 R-8771 R-8908 R-8986	C, D, P1
R-8206 R-8282 R-8283 R-8320 R-8790	C, F
R-8130	C, F, G
R-8198 R-8235 R-8297 R-8408 R-8489 R-8504 R-8592 R-8601 R-8741 R-8802 R-8980	C, F, P1
R-8422 R-8586	C, H, P1
R-8277 R-8384 R-8405 R-8410 R-8413 R-8415 R-8419 R-8427 R-8429 R-8445 R-8473 R-8487 R-8498 R-8502 R-8532 R-8557 R-8561 R-8589 R-8655 R-8743 R-8744 R-8750 R-8756 R-8763 R-8768 R-8770 R-8840	C, P1
R-8008 R-8231 R-8291 R-8299 R-8400 R-8776 R-8785 R-8786 R-8808 R-8940 R-8942 R-8988	D
R-8783 R-8792	D, F
R-8047 R-8255 R-8269 R-8272 R-8788 R-8794	D, F, G, H

R-8287 R-8535 R-8582 R-8637 R-8742 R-8787 R-8791 R-8987	D, F, P1
R-8300 R-8301	D, H
R-8027	D, H, P1
R-8038 R-8387 R-8390 R-8393 R-8403 R-8435 R-8520 R-8600 R-8603 R-8604 R-8606 R-8620 R-8621 R-8622 R-8630 R-8631 R-8632 R-8633 R-8636 R-8638 R-8639 R-8640 R-8719 R-8720 R-8725 R-8836 R-8837 R-8839 R-8846 R-8854 R-8866 R-8868 R-8869 R-8887 R-8888 R-8984	D, P1
R-8019 R-8131 R-8220 R-8317 R-8778	F
R-8236	D, F, P1
R-8924	F, G, P1
R-8529 R-8539	F, H, P1
R-8001 R-8002 R-8003 R-8005 R-8044 R-8133 R-8199 R-8243 R-8308 R-8337 R-8355 R-8404 R-8406 R-8407 R-8411 R-8412 R-8416 R-8417 R-8421 R-8424 R-8428 R-8434 R-8438 R-8440 R-8506 R-8528 R-8538 R-8540 R-8729 R-8730 R-8737 R-8765 R-8772 R-8872	F, P1
R-8376 R-8437	H, P1
R-8793	NIL
R-8144 R-8257 R-8260 R-8333 R-8338 R-8352 R-8361 R-8380 R-8394 R-8432 R-8518 R-8519 R-8521 R-8607 R-8608 R-8609 R-8610 R-8611 R-8612 R-8613 R-8614 R-8615 R-8617 R-8618 R-8619 R-8623 R-8624 R-8625 R-8626 R-8627 R-8628 R-8629 R-8634 R-8635 R-8731 R-8753 R-8805 R-8835 R-8838 R-8843 R-8844 R-8845 R-8851 R-8852 R-8853 R-8855 R-8865 R-8979 R-8985	P1



R9001 – R10000 (不包括 without R9044, R9685)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議及回應 (參見附件 Vlb) Representation Points/ Proposals and Responses (Refer to Annex Vlb)
R-9423	A, B, C, D, F, P1
R-9098 R-9327 R-9448	A, B, C, D, P1
R-9211 R-9276 R-9287 R-9299 R-9300 R-9304 R-9318 R-9319 R-9515 R-9652 R-9944	A, B, C, F, G, P1
R-9095 R-9266 R-9597 R-9667 R-9684 R-9748 R-9754 R-9788 R-9789 R-9811 R-9877	A, B, C, F, P1
R-9096	A, B, C, P1
R-9080 R-9090 R-9273 R-9337 R-9338 R-9442	A, B, D, F, P1
R-9059 R-9060	A, B, D, H, P1
R-9024 R-9027 R-9050 R-9052 R-9061 R-9062 R-9063 R-9084 R-9085 R-9094 R-9100 R-9102 R-9103 R-9104 R-9182 R-9183 R-9184 R-9185 R-9186 R-9187 R-9193 R-9194 R-9196 R-9201 R-9202 R-9213 R-9214 R-9215 R-9216 R-9217 R-9218 R-9219 R-9220 R-9221 R-9222 R-9223 R-9224 R-9225 R-9262 R-9274 R-9325 R-9326 R-9340 R-9424 R-9425 R-9426 R-9439 R-9441 R-9445 R-9446 R-9447 R-9997	A, B, D, P1
R-9054 R-9055 R-9065 R-9278 R-9616 R-10000	A, B, F, G, P1
R-9101	A, B, F, H, P1
R-9001 R-9004 R-9005 R-9006 R-9015 R-9016 R-9019 R-9033 R-9039 R-9041 R-9042 R-9043 R-9049 R-9064 R-9072 R-9074 R-9075 R-9076 R-9077 R-9081 R-9087 R-9088 R-9089 R-9091 R-9093 R-9331 R-9332 R-9333 R-9335 R-9339 R-9341 R-9391 R-9392 R-9438 R-9444 R-9621	A, B, F, P1
R-9694	A, C, D, F, G, P1
R-9023 R-9450 R-9635 R-9671 R-9845	A, C, D, F, P1
R-9152	A, C, D, P1
R-9028 R-9029 R-9030 R-9031 R-9032 R-9056 R-9177 R-9180 R-9181 R-9188 R-9189 R-9190 R-9191 R-9195 R-9209 R-9210 R-9212 R-9226 R-9292 R-9293 R-9297 R-9298 R-9301 R-9302 R-9303 R-9305 R-9306 R-9307 R-9308 R-9309 R-9310 R-9311 R-9312 R-9313 R-9314 R-9315 R-9316 R-9317 R-9320 R-9343 R-9344 R-9345 R-9346 R-9347 R-9352 R-9357 R-9381 R-9432 R-9433 R-9434 R-9435 R-9437 R-9497 R-9498 R-9502 R-9503 R-9505 R-9506 R-9508 R-9509 R-9510 R-9511 R-9512 R-9518 R-9519 R-9520 R-9521 R-9522 R-9523 R-9524 R-9526 R-9527	A, C, F, G, P1

R-9534 R-9535 R-9536 R-9537 R-9538 R-9539 R-9540 R-9541 R-9542 R-9545 R-9546 R-9547 R-9548 R-9549 R-9550 R-9552 R-9556 R-9557 R-9558 R-9560 R-9561 R-9564 R-9568 R-9569 R-9570 R-9571 R-9572 R-9576 R-9577 R-9578 R-9579 R-9580 R-9583 R-9584 R-9587 R-9599 R-9607 R-9610 R-9611 R-9612 R-9614 R-9623 R-9626 R-9627 R-9628 R-9629 R-9630 R-9632 R-9633 R-9636 R-9641 R-9642 R-9643 R-9647 R-9648 R-9658 R-9692 R-9693 R-9695 R-9696 R-9697 R-9701 R-9702 R-9708 R-9709 R-9710 R-9712 R-9717 R-9718 R-9719 R-9720 R-9721 R-9722 R-9723 R-9724 R-9725 R-9727 R-9728 R-9732 R-9733 R-9734 R-9735 R-9736 R-9738 R-9739 R-9741 R-9744 R-9757 R-9758 R-9759 R-9760 R-9767 R-9770 R-9778 R-9804 R-9806 R-9807 R-9808 R-9813 R-9819 R-9820 R-9823 R-9833 R-9861 R-9862 R-9890 R-9891 R-9892 R-9895 R-9896 R-9898 R-9899 R-9902 R-9904 R-9908 R-9909 R-9910 R-9911 R-9913 R-9914 R-9921 R-9922 R-9927 R-9930 R-9931 R-9932 R-9933 R-9934 R-9935 R-9936 R-9937 R-9939 R-9941 R-9943 R-9947 R-9948 R-9950 R-9951 R-9961 R-9967 R-9972 R-9977 R-9978 R-9980 R-9995 R-9996 R-9998 R-9999	
R-9035 R-9038	A, C, F, H, P1
R-9010 R-9013 R-9021 R-9057 R-9110 R-9163 R-9164 R-9165 R-9166 R-9167 R-9168 R-9169 R-9170 R-9171 R-9172 R-9173 R-9174 R-9175 R-9176 R-9178 R-9179 R-9192 R-9197 R-9198 R-9199 R-9200 R-9206 R-9207 R-9208 R-9227 R-9281 R-9284 R-9285 R-9286 R-9288 R-9289 R-9290 R-9294 R-9323 R-9324 R-9330 R-9390 R-9428 R-9429 R-9431 R-9436 R-9493 R-9496 R-9499 R-9500 R-9501 R-9504 R-9507 R-9513 R-9514 R-9528 R-9551 R-9553 R-9554 R-9555 R-9559 R-9565 R-9566 R-9567 R-9573 R-9575 R-9582 R-9586 R-9588 R-9589 R-9590 R-9591 R-9592 R-9593 R-9594 R-9595 R-9596 R-9598 R-9600 R-9601 R-9602 R-9603 R-9604 R-9605 R-9606 R-9608 R-9609 R-9613 R-9634 R-9639 R-9640 R-9644 R-9645 R-9649 R-9650 R-9651 R-9653 R-9655 R-9656 R-9657 R-9659 R-9662 R-9663 R-9664 R-9668 R-9669 R-9670 R-9672 R-9673 R-9674 R-9675 R-9676 R-9677 R-9678 R-9679 R-9680 R-9681 R-9682 R-9683 R-9686 R-9690 R-9698 R-9699 R-9704 R-9705 R-9706 R-9711 R-9713 R-9715 R-9716 R-9729 R-9731 R-9740 R-9742 R-9743 R-9745 R-9746 R-9747 R-9749 R-9750 R-9751 R-9752 R-9761 R-9762 R-9763 R-9764 R-9765 R-9768 R-9769 R-9771 R-9772 R-9773 R-9774 R-9775 R-9776 R-9777 R-9779 R-9780 R-9781 R-9782 R-9783 R-9784 R-9785 R-9786 R-9787 R-9790 R-9791 R-9792 R-9793 R-9794 R-9795 R-9797 R-9798 R-9799 R-9800 R-9809 R-9810 R-9812 R-9814 R-9815	A, C, F, P1

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R-9280	A, C, G, P1
R-9040 R-9086 R-9329	A, D, F, P1
R-9277	A, F, G, H, P1
R-9045 R-9046 R-9058 R-9275 R-9279 R-9353 R-9354 R-9355 R-9356 R-9533 R-9631 R-9665 R-9666 R-9962 R-9963 R-9965 R-9966 R-9994	A, F, G, P1
R-9022 R-9034	A, F, H, P1
R-9002 R-9003 R-9014 R-9025 R-9026 R-9051 R-9073 R-9078 R-9079 R-9082 R-9083 R-9092 R-9099 R-9203 R-9267 R-9270 R-9282 R-9336 R-9351 R-9427 R-9440 R-9443 R-9449 R-9529 R-9530 R-9531 R-9532 R-9615 R-9622 R-9818 R-9968 R-9969 R-9970 R-9971	A, F, P1
R-9114 R-9115 R-9116 R-9117 R-9118 R-9119 R-9120 R-9121 R-9122 R-9123 R-9124 R-9125 R-9126 R-9127 R-9128 R-9129 R-9130 R-9131 R-9132 R-9133 R-9134 R-9135 R-9263 R-9264 R-9405 R-9406 R-9407 R-9451 R-9452 R-9453 R-9454 R-9455 R-9456 R-9457 R-9458 R-9459 R-9460 R-9461 R-9462 R-9463 R-9464 R-9465 R-9466 R-9467 R-9468 R-9469 R-9470 R-9471 R-9472 R-9473 R-9474 R-9475 R-9476 R-9990	A, P1
R-9481	B, C, D, H, P1
R-9231 R-9242 R-9382 R-9383 R-9384 R-9385 R-9386 R-9387 R-9388 R-9389	B, C, D, P1
R-9988	B, C, F, H, P1
R-9237 R-9360 R-9414	B, C, F, P1
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R-9159 R-9261 R-9380 R-9411 R-9479 R-9485	B, C, P1
R-9036 R-9037 R-9108 R-9113 R-9291 R-9295 R-9296 R-9416 R-9488 R-9617 R-9618 R-9619 R-9620 R-9945 R-9946 R-9993	B, D, F, P1
R-9236 R-9243 R-9365 R-9366 R-9478 R-9492 R-9984 R-9985 R-9986 R-9987	B, D, P1
R-9017 R-9020 R-9097 R-9151 R-9238 R-9245 R-9328 R-9334 R-9349	B, F, P1

R-9484 R-9516	
R-9140 R-9160 R-9249	B, H, P1
R-9141 R-9142 R-9143 R-9148 R-9153 R-9154 R-9157 R-9161 R-9162 R-9205 R-9228 R-9235 R-9239 R-9250 R-9256 R-9259 R-9359 R-9368 R-9372 R-9373 R-9375 R-9376 R-9395 R-9397 R-9399 R-9400 R-9409 R-9410 R-9412 R-9413 R-9415 R-9417 R-9419 R-9420 R-9482 R-9483 R-9486 R-9487 R-9989	B, P1
R-9730	C, D, F, P1
R-9251 R-9983	C, D, P1
R-9367	C, F, G, P1
R-9369 R-9394 R-9477	C, F, P1
R-9007 R-9008 R-9009 R-9011 R-9012 R-9047 R-9048 R-9053 R-9067 R-9068 R-9069 R-9070 R-9071 R-9268 R-9269 R-9271 R-9272	C, G, P1
R-9402 R-9408 R-9490	C, H, P1
R-9137 R-9138 R-9144 R-9147 R-9149 R-9156 R-9158 R-9204 R-9230 R-9233 R-9234 R-9240 R-9244 R-9248 R-9254 R-9260 R-9358 R-9370 R-9377 R-9378 R-9393 R-9396 R-9401 R-9404 R-9422 R-9489 R-9491 R-9992	C, P1
R-9991	D, F, P1
R-9150 R-9155 R-9229 R-9241 R-9247 R-9258 R-9361 R-9362 R-9363 R-9398 R-9982	D, P1
R-9018	F, H, P1
R-9066 R-9139 R-9145 R-9252 R-9253 R-9255 R-9257 R-9283 R-9342 R-9348 R-9350 R-9364 R-9371 R-9374 R-9379 R-9418 R-9421 R-9430 R-9480 R-9494 R-9495 R-9517 R-9525 R-9543 R-9544 R-9562 R-9563 R-9574 R-9581 R-9585 R-9624 R-9625 R-9637 R-9638 R-9646 R-9654 R-9660 R-9661 R-9687 R-9688 R-9689 R-9691 R-9700 R-9703 R-9707 R-9714 R-9726 R-9737 R-9753 R-9755 R-9756 R-9766 R-9796 R-9801 R-9802 R-9803 R-9805 R-9816 R-9824 R-9827 R-9828 R-9848 R-9853 R-9858 R-9876 R-9929 R-9940 R-9942 R-9949 R-9957 R-9958 R-9964 R-9979 R-9981	F, P1
R-9136 R-9146 R-9232 R-9246 R-9403	H, P1

R10001 - R11000	
申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議 及回應 (參見附件 Vlb) Representation Points/Proposals and Responses (Refer to Annex Vlb)
R10347 R10795	A, B, C, D, F, P1
R10151 R10452 R10782 R10790 R10792 R10794 R10796 R10797 R10798 R10799 R10811 R10836 R10837	A, B, C, D, P1
R10476 R10630	A, B, C, F, G, H, P1
R10038 R10109 R10113 R10175 R10278 R10279 R10382 R10470 R10704 R10934	A, B, C, F, G, P1
R10003 R10004 R10065 R10207 R10209 R10216 R10236 R10251 R10262 R10263 R10264 R10344 R10365 R10366 R10394 R10398 R10462 R10463 R10464 R10806 R10809 R10810 R10816 R10917 R10926 R10938	A, B, C, F, P1
R10059 R10434 R10698 R10699 R10700 R10701 R10711 R10713 R10723 R10724 R10725 R10726 R10773 R10791 R10801 R10829	A, B, D, F, P1
R10800 R10828	A, B, D, H, P1
R10014 R10039 R10046 R10056 R10069 R10080 R10081 R10082 R10114 R10115 R10116 R10117 R10120 R10150 R10176 R10178 R10179 R10180 R10181 R10182 R10185 R10291 R10293 R10294 R10295 R10312 R10317 R10318 R10319 R10320 R10321 R10322 R10323 R10329 R10345 R10346 R10380 R10402 R10403 R10412 R10424 R10428 R10429 R10430 R10431 R10432 R10433 R10457 R10458 R10485 R10486 R10748 R10761 R10769 R10770 R10772 R10783 R10793 R10814 R10820 R10835 R10838 R10839 R10873 R10875 R10876 R10877 R10878 R10879 R10880 R10881 R10882 R10883 R10891 R10892 R10893 R10894 R10895 R10897 R10898 R10899 R10900 R10901 R10909 R10910 R10911 R10939 R10940	A, B, D, P1
R10411	A, B, F, G, H, P1
R10001 R10029 R10057 R10058 R10087 R10089 R10091 R10101 R10110 R10125 R10156 R10205 R10206 R10241 R10243 R10257 R10259 R10261 R10268 R10269 R10272 R10390 R10465 R10466	A, B, F, G, P1
R10774	A, B, F, H, P1
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R10997	A, B, P1

R10022 R10396 R10999	A, C, D, F, P1
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R10474	A, C, F, G, H, P1
R10395 R10803	A, C, F, H, P1
R10016 R10021 R10025 R10026 R10031 R10032 R10033 R10054 R10055 R10063 R10064 R10066 R10111 R10121 R10122 R10123 R10128 R10141 R10143 R10157 R10158 R10159 R10164 R10167 R10168 R10169 R10177 R10186 R10188 R10189 R10190 R10192 R10193 R10194 R10195 R10210 R10211 R10215 R10226 R10235 R10244 R10273 R10283 R10299 R10340 R10341 R10342 R10343 R10360 R10361 R10362 R10387 R10388 R10389 R10392 R10397 R10399 R10417 R10419 R10439 R10440 R10441 R10442 R10443 R10459 R10460 R10461 R10467 R10471 R10481 R10490 R10802 R10804 R10805 R10808 R10821 R10834 R10853 R10854 R10858 R10862 R10863 R10865 R10869 R10874 R10884 R10885 R10886 R10887 R10888 R10889 R10890 R10896 R10902 R10904 R10912 R10920 R10921 R10923 R10925 R10932 R10937 R10994 R10996	A, C, F, P1
R10817	A, C, P1
R10009 R10331 R10455 R10683	A, D, F, P1
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R10651	A, H, P1
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R10086 R10472 R10812 R10815 R10818 R10960	B, C, D, F, P1
R10311 R10736 R10991	B, C, D, P1
R10162	B, C, F, G, P1
R10941	B, C, F, P1
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R10498 R10610 R10624 R10641 R10653 R10751	B, D, P1
R10615	B, F, G, P1
R10832	B, F, H, P1
R10012 R10071 R10096 R10097 R10146 R10147 R10148 R10152 R10153 R10154 R10229 R10513 R10551 R10553 R10556 R10596 R10597 R10613 R10712 R10759 R10768 R10813 R10833 R10913 R10914 R10962 R10970 R10973 R10976 R10982 R10984	B, F, P1
R10571	B, H, P1
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R10687	C, D, F, P1
R10848	C, D, G, P1
R10605	C, D, P1
R10222 R10245	C, F, G, P1
R10095 R10538 R10562 R10588 R10727 R10822 R10953	C, F, P1
R10005 R10015 R10019 R10020 R10023 R10119 R10124 R10126 R10131 R10135 R10160 R10161 R10187 R10219 R10221 R10223 R10224 R10225 R10227 R10253	C, G, P1

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R10964	C, H, P1
R10496 R10523 R10541 R10555 R10575 R10589 R10590 R10601 R10602 R10642 R10643 R10657 R10658 R10664 R10665 R10668 R10669 R10670 R10674 R10675 R10677 R10686 R10690 R10692 R10693 R10702 R10708 R10719 R10720 R10946 R10981 R10983	C, P1
R10581 R10756 R10779	D, F, P1
R10554	D, H, P1
R10494 R10509 R10510 R10514 R10559 R10567 R10574 R10578 R10580 R10609 R10611 R10684 R10685 R10691 R10747 R10750 R10754 R10969 R10989	D, P1
R10145 R10517 R10579 R10650 R10663 R10915	F, H, P1
R10072 R10073 R10094 R10144 R10296 R10473 R10493 R10497 R10500 R10503 R10508 R10511 R10512 R10515 R10521 R10526 R10528 R10546 R10558 R10561 R10565 R10582 R10586 R10636 R10644 R10645 R10647 R10652 R10659 R10662 R10680 R10682 R10715 R10716 R10718 R10721 R10729 R10734 R10752 R10753 R10755 R10758 R10766 R10767 R10824 R10840 R10841 R10859 R10860 R10861 R10864 R10870 R10916 R10918 R10919 R10927 R10928 R10929 R10930 R10931 R10943 R10951 R10966 R10980 R10985 R10986 R10992	F, P1
R10950 R10977 R10978 R10979	G, P1
R10507 R10525 R10550 R10560 R10566 R10570 R10572 R10573 R10595 R10606 R10655 R10666 R10963 R10971 R10987	H, P1
R10326 R10495 R10499 R10501 R10502 R10504 R10505 R10506 R10519 R10527 R10533 R10543 R10545 R10547 R10548 R10549 R10568 R10569 R10576 R10577 R10608 R10614 R10667 R10671 R10681 R10697 R10741 R10749 R10948	P1

R11001 – R12000 (不包括 without R11508)

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R11240	A, B, C, D, F, G, H, P1
R11938 R11985	A, B, C, D, F, P1
R11657 R11661 R11682 R11700 R11865 R11894 R11960 R11962 R11964 R11966 R11967 R11968 R11969 R11970 R11971 R11986 R11987	A, B, C, D, P1
R11017 R11023 R11026 R11028 R11029 R11154 R11224 R11241 R11252 R11259 R11403 R11714 R11838 R11842 R11843 R11844 R11888 R11926	A, B, C, F, G, P1
R11839	A, B, C, F, H, P1
R11090 R11101 R11197 R11247 R11528 R11732 R11761 R11832 R11870	A, B, C, F, P1
R11040 R11355	A, B, C, P1
R11867	A, B, C, D, P1
R11654 R11658 R11659 R11664 R11675 R11707 R11729 R11764 R11803 R11813 R11815 R11817 R11866 R11892 R11993	A, B, D, F, P1
R11850 R11856 R11871 R11956	A, B, D, H, P1
R11010 R11013 R11014 R11015 R11104 R11106 R11158 R11184 R11223 R11228 R11229 R11230 R11231 R11232 R11233 R11634 R11643 R11645 R11648 R11652 R11660 R11662 R11663 R11667 R11668 R11674 R11676 R11677 R11678 R11679 R11680 R11683 R11689 R11696 R11697 R11698 R11699 R11701 R11705 R11708 R11709 R11717 R11718 R11722 R11730 R11731 R11747 R11748 R11791 R11792 R11793 R11794 R11800 R11801 R11802 R11810 R11811 R11814 R11816 R11845 R11846 R11847 R11851 R11852 R11853 R11854 R11855 R11864 R11869 R11872 R11889 R11890 R11891 R11900 R11903 R11904 R11905 R11906 R11907 R11908 R11909 R11917 R11918 R11936 R11937 R11943 R11950 R11954 R11955 R11961 R11963 R11965	A, B, D, P1
R11144 R11146 R11152 R11215 R11237 R11633 R11642 R11644 R11649 R11655 R11702 R11704 R11721 R11738	A, B, F, G, P1
R11059 R11141 R11211 R11212 R11238 R11703 R11737 R11739 R11745 R11758 R11804 R11858	A, B, F, P1
R11086 R11308	A, B, P1
R11401 R11402 R11415 R11496 R11497 R11506 R11626	A, C, D, F, G, P1
R11762 R11763	A, C, D, F, P1

R11132	A, C, F, G, H, P1
R11006 R11007 R11009 R11018 R11019 R11022 R11024 R11025 R11027 R11055 R11056 R11066 R11067 R11068 R11071 R11073 R11075 R11077 R11088 R11089 R11127 R11128 R11129 R11130 R11131 R11142 R11143 R11145 R11153 R11162 R11163 R11183 R11206 R11208 R11209 R11242 R11248 R11249 R11250 R11251 R11253 R11254 R11256 R11257 R11258 R11260 R11262 R11263 R11267 R11272 R11277 R11278 R11279 R11280 R11281 R11282 R11284 R11285 R11286 R11288 R11289 R11290 R11291 R11292 R11404 R11405 R11495 R11498 R11504 R11516 R11517 R11638 R11639 R11640 R11693 R11695 R11710 R11711 R11715 R11716 R11740 R11795 R11822 R11824 R11825 R11826 R11827 R11836 R11840 R11881 R11882 R11883 R11884 R11885 R11886 R11887 R11893 R11910 R11912 R11913 R11914 R11921 R11932 R11939 R11953 R11975 R11976 R11977 R11979 R11980 R11981 R11982 R11983 R11984	A, C, F, G, P1
R11069 R11076 R11078 R11079 R11080 R11081 R11083 R11096 R11105 R11107 R11137 R11138 R11139 R11140 R11156 R11198 R11199 R11200 R11244 R11245 R11246 R11255 R11261 R11264 R11265 R11266 R11268 R11269 R11270 R11271 R11273 R11274 R11275 R11276 R11287 R11630 R11650 R11651 R11665 R11666 R11669 R11670 R11671 R11672 R11673 R11690 R11724 R11725 R11726 R11728 R11735 R11736 R11742 R11757 R11759 R11760 R11799 R11806 R11809 R11812 R11837 R11849 R11857 R11859 R11860 R11861 R11863 R11895 R11896 R11897 R11898 R11915 R11916 R11919 R11920 R11925 R11927 R11928 R11929 R11930 R11931 R11940 R11944 R11945 R11946 R11959 R11988 R11989 R11992 R11057	A, C, F, P1
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R11151	A, D, F, G, P1
R11805	A, D, F, P1
R11082	A, D, P1
R11072 R11074 R11155 R11160 R11161 R11172 R11173 R11174 R11175 R11176 R11177 R11178 R11179 R11180 R11181 R11185 R11186 R11187 R11217 R11219 R11220 R11635 R11828 R11829 R11830 R11834 R11835 R11947 R11949	A, F, G, P1
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R11483	B, C, D, F, H, P1
R11070 R11126 R11214 R11218 R11492 R11612 R11749 R11797 R11899	B, C, D, F, P1
R11310 R11331 R11482 R11606	B, C, D, P1
R11605 R11782	B, C, F, H, P1
R11039 R11373 R11423 R11454 R11465 R11551 R11788	B, C, F, P1
R11148 R11221 R11225 R11227 R11235 R11750 R11868	B, C, G, P1
R11050 R11342 R11362 R11365 R11407 R11436 R11438 R11449 R11450 R11468 R11472 R11474 R11478 R11518 R11552 R11558 R11586 R11593 R11603 R11608 R11622 R11628 R11771 R11775 R11776	B, C, P1
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R11332 R11372 R11390 R11400 R11485 R11512 R11529 R11550 R11598 R11778	B, D, P1
R11302 R11329	B, F, H, P1
R11016 R11021 R11094 R11295 R11298 R11299 R11300 R11321 R11325 R11335 R11356 R11359 R11366 R11367 R11368 R11391 R11398 R11411 R11428 R11440 R11441 R11442 R11458 R11477 R11490 R11519 R11521 R11533 R11544 R11572 R11602 R11610 R11627 R11646 R11656 R11684 R11686 R11706 R11720 R11751 R11752 R11783 R11785 R11787 R11789 R11877 R11995 R11996 R11998 R11999	B, F, P1
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R11051 R11305 R11345 R11376 R11412 R11457 R11876	B, H, P1
R11020 R11030 R11031 R11033 R11034 R11036 R11037 R11038 R11041 R11042 R11043 R11044 R11045 R11046 R11047 R11049 R11052 R11054 R11294 R11303 R11304 R11306 R11307 R11312 R11313 R11314 R11318 R11319 R11320 R11324 R11327 R11328 R11336 R11338 R11339 R11340 R11341 R11343 R11346 R11347 R11348 R11349 R11350 R11352 R11357 R11358 R11360 R11361 R11379 R11381 R11388 R11389 R11393 R11397 R11408 R11410 R11413 R11419 R11420 R11435 R11437 R11439 R11443 R11444 R11446 R11448 R11451 R11452 R11455 R11456 R11461 R11463 R11464 R11466 R11467 R11471 R11476 R11491 R11499 R11500 R11503 R11507 R11509 R11514 R11523 R11524 R11534 R11535 R11539 R11540 R11541 R11542 R11545 R11546 R11548 R11559 R11560 R11561 R11562 R11565 R11566 R11567 R11568 R11570 R11571 R11576 R11577 R11578 R11579 R11580 R11583 R11584 R11585 R11587 R11588 R11589 R11592 R11594 R11600 R11611 R11613 R11614 R11615 R11617 R11624 R11625 R11629 R11772 R11773 R11779	B, P1

R11781 R11790	
R11513	C, D, F, H, P1
R11431 R11480 R11621	C, D, P1
R11053	C, F, G, P1
R11768	C, F, H, P1
R11008 R11092 R11093 R11322 R11326 R11364 R11369 R11429 R11445 R11525 R11526 R11536 R11601 R11607 R11719 R11754 R11755 R11756	C, F, P1
R11064 R11108 R11109 R11133 R11149 R11150 R11166 R11171 R11207 R11243 R11494 R11688 R11691 R11692 R11694 R11712 R11713 R11878 R11879 R11880	C, G, P1
R11409 R11473	C, H, P1
R11363 R11377 R11394 R11395 R11430 R11432 R11459 R11462 R11469 R11486 R11493 R11501 R11502 R11538 R11543 R11547 R11555 R11557 R11564 R11575 R11581 R11590 R11591 R11595 R11597 R11609 R11618 R11766 R11767 R11774 R11777	C, P1
R11293 R11370 R11416 R11417 R11481 R11997	D, F, P1
R11035 R11296 R11323 R11392 R11418 R11422 R11424 R11425 R11426 R11427 R11447 R11470 R11475 R11484 R11489 R11515 R11530 R11531 R11556 R11574 R11623 R11784	D, P1
R11510	F, G, P1
R11522 R11569 R11647 R11723	F, H, P1
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R11297 R11301 R11344 R11354 R11520 R11563 R11604 R11786	H, P1
R11309 R11311 R11330 R11333 R11380 R11383 R11384 R11385 R11386 R11505 R11527 R11553 R11596 R11619 R11765	P1

R12001 – R13000 (不包括 without R12158, R12195, R12433, R12504)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/ 建議及回應 (參見附件 V1b) Representation Points/Proposals and Responses (Refer to Annex V1b)
R12587	A, B, C, D, F, G, H, P1
R12351 R12964	A, B, C, D, F, G, P1
R12076 R12077 R12078 R12079 R12080 R12081	A, B, C, D, F, P1
R12688 R12689 R12852	A, B, C, D, P1
R12092 R12093 R12095 R12097 R12098 R12100 R12102 R12104 R12107 R12329 R12335 R12337 R12338 R12339 R12340 R12342 R12343 R12348 R12354 R12357 R12506 R12535 R12538 R12539 R12540 R12575 R12791 R12794 R12795 R12798 R12817 R12818 R12819 R12823 R12827 R12828 R12829 R12894 R12895 R12896 R12915 R12957 R12965	A, B, C, F, G, P1
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R12873 R12498 R12601 R12608 R12609 R12610 R12686 R12806 R12812 R12814 R12866	A, B, D, F, P1
R12067 R12614 R12626 R12629 R12630 R12631 R12632 R12712 R12808 R12813 R12844 R12845 R12872 R12923 R12931 R12932 R12943	A, B, D, P1
R12640 R12641 R12777 R12778 R12780 R12781 R12788 R12789	A, B, F, G, P1
R12012 R12031 R12045 R12301 R12611 R12658 R12666 R12680 R12693 R12716 R12717 R12726 R12743 R12752 R12757 R12804 R12807 R12811 R12850 R12854 R12855 R12856 R12862 R12867 R12868 R12876 R12877 R12880 R12883 R12919 R12924 R12925 R12929 R12945 R12946 R12947 R12949 R12970 R12975 R12979 R12982 R12983 R12997	A, B, F, P1
R12838	A, B, H, P1
R12020 R12021 R12024 R12039 R12050 R12055 R12056 R12058 R12059 R12060 R12061 R12062 R12063 R12064 R12068 R12070 R12071 R12072 R12073 R12074 R12649 R12652 R12654 R12655 R12659 R12661 R12662 R12663 R12664 R12665 R12668 R12669 R12670 R12679 R12697 R12698 R12701 R12702 R12720 R12721 R12724 R12731 R12735 R12739 R12740 R12741 R12748 R12751	A, B, P1

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R12099 R12110 R12341 R12572 R12574 R12576 R12577 R12579 R12580 R12969	A, C, D, F, G, P1
R12879	A, C, D, P1
R12101 R12108 R12336 R12349 R12350 R12537 R12784 R12950 R12951 R12955 R12967	A, C, F, G, H, P1
R12094 R12096 R12103 R12105 R12106 R12109 R12112 R12328 R12330 R12331 R12332 R12334 R12344 R12345 R12346 R12347 R12353 R12355 R12356 R12358 R12441 R12445 R12449 R12503 R12530 R12533 R12534 R12536 R12571 R12633 R12634 R12638 R12690 R12750 R12785 R12792 R12820 R12821 R12822 R12825 R12826 R12831 R12909 R12927 R12952 R12953 R12954 R12956 R12958 R12959 R12960 R12961 R12962 R12963 R12966 R12968	A, C, F, G, P1
R12211 R12212 R12597 R12625 R12656 R12677 R12692 R12754 R12759 R12857 R12882 R12948	A, C, F, P1
R12747	A, C, H, P1
R12675 R12678 R12681 R12696 R12699 R12700 R12723 R12766 R12770 R12836 R12878 R12886 R12928 R12942	A, C, P1
R12644 R12645	A, D, F, G, P1
R12865	A, D, F, P1
R12704 R12977 R12978 R12999	A, D, P1
R12111 R12221 R12222 R12352 R12426 R12427 R12428 R12442 R12443 R12444 R12446 R12447 R12448 R12492 R12494 R12570 R12603 R12604 R12616 R12617 R12618 R12619 R12620 R12621 R12636 R12642 R12643 R12646 R12647 R12684 R12691 R12708 R12713 R12714 R12771 R12772 R12773 R12774 R12775 R12786 R12790 R12793 R12824 R12830 R12841 R12842 R12843 R12846 R12847 R12848 R12910 R12911 R12912 R12917 R12933 R12934 R12935 R12936 R12937 R12984 R12986 R12987 R12989 R12992	A, F, G, P1
R12926	A, F, H, P1
R12003 R12014 R12018 R12019 R12022 R12023 R12025 R12042 R12051 R12053 R12054 R12057 R12066 R12196 R12197 R12199 R12200 R12201 R12202 R12203 R12204 R12205 R12217 R12218 R12219 R12220 R12223 R12224 R12225 R12226 R12227 R12228 R12229 R12230 R12231 R12232 R12233 R12234 R12235 R12236 R12237 R12238 R12239 R12240 R12241 R12242 R12243 R12244 R12245 R12246 R12247 R12248 R12249 R12250 R12251 R12252 R12253 R12254 R12255 R12256 R12257 R12258 R12259 R12260	A, F, P1

R12261	R12262	R12263	R12264	R12265	R12266	R12267	R12268	
R12269	R12270	R12271	R12272	R12273	R12274	R12275	R12276	
R12316	R12393	R12394	R12395	R12396	R12397	R12622	R12623	
R12624	R12653	R12667	R12671	R12718	R12722	R12728	R12736	
R12744	R12745	R12753	R12755	R12760	R12761	R12762	R12805	
R12809	R12810	R12849	R12881	R12887	R12888	R12889	R12918	
R12920	R12921	R12922	R12976	R12980	R12996			
R12639	R12776	R12782	R12783	R12800	R12801	R12802	R12815	
R12816	R12916	R12988	R12990	R12991	R12993	R12994		
R12650	R12674	R12973						
R12030	R12065	R12166	R12167	R12473	R12476	R12585	R12588	A, P1
R12599	R12607	R12615	R12648	R12651	R12657	R12672	R12676	
R12682	R12694	R12703	R12705	R12706	R12711	R12715	R12725	
R12730	R12732	R12734	R12737	R12738	R12746	R12756	R12834	
R12835	R12851	R12859	R12860	R12863	R12874	R12875	R12891	
R12897	R12898	R12899	R12900	R12901	R12902	R12903	R12904	
R12905	R12906	R12907	R12908	R12930	R12941	R12974	R12998	
R12188								
R12134	R12302	R12376	R12526	R12596	R12635			
R12318								
R12482								B, C, D, F, H, P1
R12075	R12085	R12115	R12321	R12555				
R12637	R12779	R12796	R12797	R12803	R12913	R12914	R12995	
R12084	R12131	R12175	R12178	R12362	R12377	R12387	R12451	
R12484	R12520	R12592	R12595					
R12719	R12729							
R12578								
R12083	R12132	R12138	R12417	R12515	R12525	R12561	R12581	
R12583	R12584	R12594	R12602	R12627	R12687	R12767	R12884	
R12190	R12307	R12311	R12320	R12365	R12384	R12465	R12573	
R12047								B, F, P1
R12001	R12004	R12005	R12006	R12008	R12013	R12016	R12017	
R12026	R12028	R12029	R12033	R12034	R12036	R12040	R12041	
R12043	R12048	R12049	R12089	R12090	R12113	R12127	R12135	
R12139	R12149	R12163	R12165	R12171	R12181	R12187	R12366	
R12372	R12375	R12383	R12421	R12430	R12434	R12438	R12456	
R12516	R12532	R12546	R12551	R12582	R12590	R12591	R12593	

R12082	R12087	R12088	R12114	R12117	R12118	R12119	R12122	B, P1
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R12154	R12155	R12162	R12170	R12172	R12173	R12174	R12176	
R12177	R12180	R12182	R12277	R12279	R12286	R12291	R12293	
R12294	R12295	R12304	R12305	R12309	R12363	R12367	R12369	
R12371	R12374	R12379	R12380	R12388	R12390	R12391	R12392	
R12404	R12413	R12418	R12422	R12436	R12437	R12439	R12459	
R12462	R12471	R12472	R12475	R12478	R12479	R12480	R12481	
R12483	R12485	R12488	R12489	R12490	R12496	R12501	R12513	
R12514	R12519	R12527	R12554	R12559	R12560	R12562	R12566	
R12567	R12568	R12586	R12605	R12612	R12613	R12870		C, D, F, P1
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R12296	R12308	R12319	R12415	R12453				
R12799	R12985							
R12027	R12037	R12044	R12069	R12121	R12125	R12151	R12152	
R12159	R12289	R12300	R12423	R12429	R12435	R12543	R12544	
R12547	R12549	R12606						
R12150								
R12128	R12183							
R12086	R12091	R12124	R12129	R12146	R12147	R12160	R12161	C, P1
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R12303	R12312	R12313	R12314	R12315	R12322	R12359	R12361	
R12364	R12378	R12381	R12385	R12389	R12405	R12408	R12409	
R12412	R12419	R12425	R12450	R12452	R12455	R12461	R12468	
R12474	R12487	R12507	R12510	R12511	R12518	R12541	R12542	
R12497								
R12010	R12011	R12186	R12189	R12323	R12523	R12524	R12529	
R12552	R12553	R12598						
R12184	R12360							
R12136	R12153	R12179	R12185	R12281	R12283	R12284	R12285	D, P1
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R12454	R12460	R12469	R12477	R12486	R12491	R12499	R12500	
R12512	R12517	R12522	R12531	R12545	R12558	R12589	R12600	
R12695	R12944	R12981						
R12052	R12628	R12685	R12709	R12710	R12727	R12733	R12742	
R12892	R12893	R12940						
R12009	R12015	R12035	R12046	R12432				



R12002	R12007	R12032	R12038	R12116	R12120	R12123	R12140	F, P1
R12148	R12191	R12192	R12278	R12306	R12310	R12324	R12368	
R12370	R12382	R12386	R12407	R12410	R12411	R12416	R12420	
R12440	R12458	R12467	R12470	R12493	R12505	R12528	R12548	
R12550	R12564	R12569	R12683	R12938	R12939			
R12145	R12156	R12157	R12288	R12290	R12431	R12457	R12463	H, P1
R12466								
R12464	R12495	R12502	R12508	R12509	R12521	R12556	R12557	P1
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R13001 – R14000 (不包括 without R13881, R13977)

申述編號 Rep. No. (TPB/R/S/K18/17-)	申述要點/建議及 回應 (參見附件 Vlb) Representation Points/Proposals and Responses (Refer to Annex Vlb)
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R13172 R13214 R13617 R13686 R13861 R13932	A, B, C, D, P1
R13396	A, B, C, F, G, H, P1
R13090 R13096 R13104 R13105 R13144 R13147 R13223 R13229 R13275 R13281 R13282 R13630 R13672 R13812 R13860 R13879 R13930 R13963 R13966 R13967 R13972	A, B, C, F, G, P1
R13651 R13922	A, B, C, F, H, P1
R13046 R13086 R13094 R13119 R13153 R13191 R13193 R13194 R13210 R13222 R13228 R13232 R13244 R13248 R13254 R13267 R13268 R13320 R13329 R13331 R13451 R13545 R13546 R13581 R13619 R13673 R13717 R13719 R13834 R13917 R13918 R13919 R13921 R13968 R13970 R13988	A, B, C, F, P1
R13507	A, B, C, G, P1
R13197 R13240 R13369 R13370	A, B, C, P1
R13179	A, B, D, F, G, H, P1
R13493 R13498 R13631 R13635 R13648 R13707 R13926	A, B, D, F, P1
R13620	A, B, D, G, P1
R13822 R13931	A, B, D, H, P1
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R13176 R13180 R13215 R13233 R13376 R13377 R13669 R13701 R13722 R13776 R13777 R13788	A, B, F, G, P1
R13220	A, B, F, H, P1
R13010 R13016 R13018 R13023 R13047 R13062 R13070 R13072 R13073 R13074 R13075 R13078 R13108 R13117 R13122 R13159 R13175 R13183 R13185 R13188 R13189 R13203 R13211 R13213 R13219 R13221 R13224 R13225 R13237 R13250 R13253 R13258 R13259 R13271 R13273 R13279 R13286 R13287 R13289 R13290 R13292 R13293 R13294 R13321 R13327 R13354 R13355 R13356	A, B, F, P1

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R13118	A, B, H, P1
R13003 R13004 R13005 R13006 R13007 R13008 R13009 R13013 R13019 R13022 R13025 R13028 R13053 R13057 R13058 R13061 R13064 R13068 R13080 R13081 R13083 R13084 R13091 R13098 R13100 R13101 R13106 R13112 R13120 R13127 R13128 R13132 R13136 R13138 R13150 R13155 R13158 R13160 R13161 R13163 R13164 R13165 R13170 R13192 R13198 R13218 R13252 R13264 R13298 R13371 R13372 R13387 R13388 R13389 R13392 R13576 R13870 R13883	A, B, P1
R13381	A, C, D, F, G, H, P1
R13079 R13284 R13386 R13671 R13821 R13969	A, C, D, F, G, P1
R13310 R13350 R13393 R13514 R13551	A, C, D, F, P1
R13249	A, C, D, G, P1
R13503	A, C, F, G, H, P1
R13030 R13032 R13033 R13040 R13043 R13044 R13045 R13140 R13142 R13143 R13171 R13178 R13195 R13201 R13202 R13207 R13208 R13260 R13283 R13301 R13373 R13378 R13383 R13384 R13385 R13394 R13395 R13397 R13398 R13408 R13425 R13427 R13428 R13430 R13431 R13432 R13433 R13434 R13435 R13436 R13464 R13465 R13466 R13467 R13468 R13469 R13470 R13471 R13472 R13473 R13474 R13475 R13476 R13477 R13478 R13479 R13480 R13485 R13487 R13489 R13639 R13653 R13667 R13668 R13691 R13748 R13751 R13766 R13778 R13780 R13781 R13825 R13826 R13828 R13866 R13955 R13964 R13965	A, C, F, G, P1
R13442 R13502	A, C, F, H, P1
R13001 R13011 R13015 R13031 R13034 R13035 R13036 R13037 R13038 R13071 R13076 R13077 R13087 R13137 R13182 R13245 R13246 R13247 R13256 R13272 R13276 R13277 R13285 R13288 R13322 R13323 R13324 R13374 R13379 R13407 R13409 R13445 R13504 R13583 R13640 R13641 R13649 R13666 R13678 R13679 R13682 R13683 R13685 R13705 R13731 R13746 R13747 R13749 R13750 R13752 R13762 R13763 R13767 R13768 R13769 R13770 R13771 R13772 R13773 R13782 R13810 R13817 R13855 R13863	A, C, F, P1

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R13991	R13994							
R13116								A, C, H, P1
R13021	R13027	R13050	R13056	R13082	R13093	R13111	R13113	A, C, P1
R13114	R13121	R13123	R13124	R13133	R13154	R13238	R13243	
R13496								
R13157	R13670							A, D, F, G, P1
R13677	R13946							A, D, F, H, P1
R13181	R13311	R13352	R13494	R13674	R13676	R13697	R13709	A, D, F, P1
R13711	R13729	R13797	R13890	R13951				
R13020	R13024	R13063	R13069	R13199	R13296			A, D, P1
R13088	R13089	R13187	R13190	R13209	R13212	R13216	R13217	A, F, G, P1
R13405	R13515	R13727	R13847	R13848	R13849	R13850	R13851	
R13852	R13859	R13942						
R13251	R13328	R13368	R13654	R13732	R13743			A, F, H, P1
R13002	R13048	R13051	R13054	R13060	R13085	R13092	R13102	A, F, P1
R13107	R13129	R13130	R13151	R13152	R13162	R13173	R13174	
R13184	R13265	R13278	R13280	R13291	R13295	R13325	R13326	
R13349	R13351	R13353	R13375	R13390	R13391	R13429	R13444	
R13462	R13550	R13584	R13622	R13629	R13652	R13664	R13675	
R13713	R13734	R13757	R13803	R13869	R13885	R13887	R13906	
R13924	R13962	R13976	R13987					
R13200								A, G, P1
R13099	R13115	R13361	R13414	R13565	R13864			A, H, P1
R13026	R13049	R13052	R13055	R13059	R13065	R13066	R13110	A, P1
R13125	R13131	R13134	R13135	R13139	R13149	R13156	R13239	
R13402	R13453	R13459	R13522	R13572	R13595	R13597		
R13497								B, D, F, P1
R13495	R13824	R13829	R13894	R13950				B, C, D, F, P1
R13512								B, C, D, H, P1
R13166	R13167	R13168	R13169	R13274	R13527			B, C, D, P1
R13365	R13841	R13872	R13981					B, C, F, G, P1
R13553	R13554	R13610						B, C, F, H, P1
R13302	R13303	R13305	R13307	R13308	R13314	R13448	R13556	B, C, F, P1
R13612								
R13266	R13330	R13337	R13338	R13339	R13362	R13364	R13574	B, C, G, P1
R13820	R13832	R13833	R13871	R13905	R13929	R13944	R13949	
R13956	R13961							
R13312	R13313	R13315	R13511	R13524	R13570	R13593	R13615	B, C, P1
R13934								B, D, F, H, P1

R13261	R13262	R13263	R13270	R13306	R13317	R13319	R13335	B, D, F, P1
R13413	R13420	R13421	R13501	R13603	R13681	R13740	R13813	
R13827	R13831	R13837	R13880	R13892	R13893	R13897	R13920	
R13928	R13933	R13937	R13938	R13939	R13948	R13952	R13971	
R13983	R13996							
R13242	R13537	R13569	R13605	R13627				B, D, P1
R13519	R13573	R13611						B, F, H, P1
R13012	R13014	R13017	R13177	R13196	R13231	R13236	R13241	B, F, P1
R13255	R13269	R13332	R13333	R13334	R13336	R13341	R13342	
R13343	R13348	R13438	R13457	R13460	R13529	R13568	R13588	
R13596	R13643	R13755	R13789	R13838	R13856	R13857	R13877	
R13424								B, H, P1
R13230	R13234	R13235	R13400	R13404	R13411	R13418	R13443	B, P1
R13482	R13488	R13521	R13525	R13536	R13577	R13578	R13594	
R13598	R13607	R13609	R13632	R13633	R13644	R13645	R13646	
R13647								
R13555								C, D, F, H, P1
R13316	R13318	R13557						C, D, F, P1
R13359	R13549							C, D, G, P1
R13449	R13604	R13614						C, D, P1
R13360	R13363	R13366	R13830	R13884	R13891	R13992		C, F, G, P1
R13309	R13423	R13454	R13458	R13486	R13520	R13526	R13528	C, F, P1
R13559	R13571	R13586	R13836	R13865	R13585			
R13367								C, G, H, P1
R13067	R13097	R13109	R13126	R13145	R13146	R13148	R13186	C, G, P1
R13382	R13450	R13513	R13517	R13540	R13541	R13543	R13634	
R13636	R13637	R13638	R13699	R13703	R13708	R13716	R13733	
R13737	R13744	R13745	R13791	R13792	R13796	R13802	R13804	
R13806	R13808	R13811	R13819	R13888	R13889	R13896	R13901	
R13902	R13903	R13910	R13912	R13914	R13927	R13935	R13941	
R13957	R13958	R13959	R13960	R13974	R13980	R13986	R13989	
R13455								C, H, P1
R13300	R13401	R13440	R13446	R13461	R13463	R13484	R13506	C, P1
R13508	R13509	R13523	R13532	R13534	R13535	R13539	R13548	
R13558	R13560	R13561	R13562	R13563	R13564	R13566	R13567	
R13602	R13606	R13608	R13616	R13790				
R13552								D, F, G, P1
R13447	R13492							D, F, P1
R13297	R13299	R13416	R13422	R13426	R13437	R13439	R13456	D, P1
R13483	R13533	R13538	R13589	R13590	R13591	R13592	R13599	
R13601	R13621	R13623	R13624	R13625	R13626	R13628		

R13039	R13095	R13736	R13738	R13739	R13764	R13765	R13783	F, B, D, P1
R13895	R13899	R13913	R13943	R13997	R13998	R13999		
R13410	R13613	R13754	R13835					F, H, P1
R13029	R13340	R13344	R13345	R13346	R13347	R13380	R13403	F, P1
R13406	R13417	R13419	R13481	R13499	R13500	R13582	R13587	
R13600	R13680	R13718	R13721	R13753	R13756	R13760	R13761	
R13774	R13775	R13779	R13793	R13794	R13795	R13839	R13840	
R13842	R13843	R13844	R13845	R13846	R13853	R13854	R13858	
R13873	R13995							
R13510								G, H, P1
R13531								G, P1
R13412								H, P1
R13490	R13491							P1

R14001 – R15000 (不包括 without R14090)

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R14994	A, B
R14997 R15000	A, B, C, D, F, P1
R14239 R14265 R14289 R14290 R14291 R14378	A, B, C, D, P1
R14993	A, B, C, F
R14054 R14379 R14664 R14794 R14827 R14828 R14865 R14906 R14907 R14908 R14909 R14910 R14912 R14913 R14914 R14915 R14916 R14917 R14926 R14938 R14939 R14948 R14956	A, B, C, F, G, P1
R14242 R14423 R14710 R14843	A, B, C, F, P1
R14970	A, B, C, P1
R14221 R14313 R14358 R14377 R14592 R14593 R14626 R14627 R14712 R14847 R14892	A, B, D, F, P1
R14219	A, B, D, H, P1
R14001 R14003 R14004 R14005 R14006 R14007 R14009 R14010 R14017 R14018 R14019 R14020 R14021 R14022 R14028 R14029 R14031 R14032 R14033 R14039 R14047 R14048 R14049 R14056 R14061 R14107 R14108 R14109 R14125 R14129 R14143 R14144 R14145 R14146 R14148 R14149 R14150 R14168 R14169 R14180 R14181 R14182 R14184 R14194 R14195 R14233 R14234 R14248 R14249 R14250 R14251 R14267 R14268 R14269 R14270 R14271 R14272 R14273 R14274 R14275 R14326 R14327 R14328 R14329 R14330 R14351 R14352 R14353 R14354 R14355 R14356 R14357 R14559 R14566 R14611 R14648 R14690 R14795	A, B, D, P1
R14660	A, B, F, G, H, P1
R14314 R14315 R14428 R14429 R14443 R14555 R14560 R14563 R14569 R14573 R14574 R14577 R14579 R14580 R14581 R14583 R14590 R14630 R14634 R14635 R14657 R14658 R14667 R14668 R14671 R14673 R14674 R14675 R14676 R14678 R14679 R14680 R14681 R14684 R14686 R14694 R14704 R14705 R14706 R14735 R14737 R14740 R14749 R14752 R14753 R14761 R14763 R14765 R14766 R14770 R14773 R14774 R14778 R14781 R14782 R14786 R14787 R14788 R14791 R14792 R14805 R14806 R14814 R14816 R14817 R14819 R14824 R14832 R14836 R14996	A, B, F, G, P1

R14584 R14585 R14588 R14594 R14615 R14625 R14646 R14650 R14651 R14699 R14702 R14713 R14728 R14730 R14796 R14834 R14841 R14845 R14855 R14889 R14890 R14937 R14962 R14976	A, B, F, P1
R14362 R14437 R14683 R14809 R14811 R14963 R14968 R14977 R14982 R14983 R14984 R14986 R14989 R14991 R14992	A, B, P1
R14944	A, C, D, F, G, P1
R14718	A, C, F, G, H, P1
R14002 R14011 R14012 R14013 R14014 R14015 R14016 R14023 R14024 R14025 R14026 R14027 R14030 R14035 R14036 R14037 R14051 R14052 R14053 R14057 R14058 R14059 R14060 R14062 R14064 R14065 R14068 R14069 R14070 R14071 R14072 R14073 R14074 R14075 R14077 R14086 R14087 R14088 R14089 R14091 R14113 R14119 R14120 R14123 R14124 R14126 R14127 R14128 R14132 R14151 R14152 R14153 R14154 R14155 R14156 R14157 R14158 R14159 R14160 R14161 R14173 R14185 R14192 R14198 R14201 R14209 R14227 R14228 R14229 R14230 R14232 R14240 R14243 R14244 R14253 R14254 R14255 R14256 R14257 R14278 R14279 R14280 R14281 R14284 R14285 R14287 R14297 R14298 R14316 R14323 R14331 R14334 R14335 R14336 R14338 R14339 R14340 R14343 R14344 R14345 R14346 R14347 R14348 R14359 R14408 R14410 R14411 R14413 R14414 R14418 R14420 R14422 R14424 R14447 R14449 R14450 R14453 R14454 R14455 R14458 R14459 R14461 R14466 R14468 R14469 R14524 R14531 R14532 R14540 R14542 R14556 R14564 R14572 R14613 R14614 R14631 R14639 R14661 R14663 R14682 R14685 R14691 R14698 R14717 R14719 R14722 R14742 R14745 R14748 R14751 R14764 R14775 R14803 R14810 R14820 R14821 R14825 R14831 R14866 R14867 R14868 R14898 R14899 R14903 R14911 R14935 R14942 R14943 R14945 R14946 R14947 R14949 R14950 R14951 R14952 R14953 R14954 R14957 R14958 R14959 R14988	A, C, F, G, P1
R14463 R14591	A, C, F, H, P1
R14038 R14040 R14041 R14042 R14076 R14078 R14079 R14081 R14082 R14083 R14116 R14117 R14121 R14122 R14130 R14131 R14147 R14171 R14172 R14174 R14175 R14176 R14177 R14178 R14179 R14186 R14187 R14188 R14189 R14193 R14204 R14235 R14236 R14237 R14276 R14286 R14288 R14292 R14293 R14294 R14295 R14296 R14300 R14301 R14332 R14333 R14360 R14394 R14419 R14421 R14445 R14451 R14460 R14464 R14502 R14516 R14528 R14534 R14535 R14536 R14557 R14586 R14587 R14589 R14596 R14597 R14677 R14701 R14707 R14709 R14733 R14734 R14818 R14842 R14852 R14853 R14854 R14861 R14873 R14894 R14896 R14980	A, C, F, P1



R15001 – R16000 (不包括 without R15008, R15038, R15442)

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R15010	A, B, C, D, F
R15269	A, B, C, D, F, G, P1
R15022	A, B, C, D, F, P1
R15621	A, B, C, D, H, P1
R15493 R15514 R15542 R15550 R15617	A, B, C, D, P1
R15646 R15665	A, B, C, F, G, H, P1
R15069 R15070 R15072 R15143 R15158 R15160 R15161 R15176 R15202 R15203 R15251 R15257 R15267 R15270 R15273 R15322 R15357 R15405 R15428 R15433 R15435 R15447 R15448 R15452 R15454 R15464 R15471 R15476 R15501 R15637 R15644 R15645 R15664	A, B, C, F, G, P1
R15064 R15846 R15852	A, B, C, F, P1
R15085 R15091 R15100	A, B, C, P1
R15004	A, B, D, F
R15082 R15500 R15538 R15549 R15560 R15563 R15573 R15610 R15611 R15615 R15618	A, B, D, F, P1
R15543 R15567 R15608	A, B, D, H, P1
R15108 R15184 R15185 R15186 R15281 R15284 R15285 R15286 R15290 R15291 R15292 R15337 R15338 R15419 R15423 R15424 R15425 R15426 R15427 R15482 R15488 R15490 R15496 R15513 R15525 R15527 R15536 R15537 R15539 R15544 R15545 R15546 R15548 R15551 R15552 R15558 R15566 R15568 R15569 R15570 R15571 R15609 R15612 R15616 R15619 R15620 R15628 R15629 R15630 R15631 R15635 R15654 R15655 R15667 R15916 R15917 R15918 R15936 R15937 R15988	A, B, D, P1
R15526 R15528	A, B, F, G, P1
R15060 R15090 R15212 R15216 R15220 R15382 R15459 R15491 R15516 R15517 R15518 R15519 R15520 R15529 R15531 R15532 R15540 R15561 R15562 R15564 R15572 R15632 R15984 R15985	A, B, F, P1
R15080 R15088 R15089 R15092 R15096 R15097 R15101 R15103 R15104 R15214 R15219 R15222 R15231 R15235 R15990 R15996	A, B, P1
R15416 R15505 R15993	A, C, D, F, G, P1
R15633 R15722	A, C, F, G, H, P1

R15068 R15073 R15093 R15112 R15113 R15114 R15115 R15116 R15117 R15118 R15119 R15120 R15121 R15122 R15123 R15124 R15125 R15126 R15127 R15128 R15129 R15130 R15131 R15132 R15133 R15134 R15135 R15136 R15137 R15138 R15139 R15140 R15141 R15142 R15144 R15151 R15152 R15153 R15154 R15156 R15157 R15159 R15162 R15163 R15164 R15175 R15197 R15198 R15199 R15204 R15207 R15208 R15209 R15233 R15246 R15247 R15248 R15249 R15250 R15252 R15253 R15254 R15255 R15256 R15263 R15264 R15265 R15266 R15268 R15271 R15275 R15276 R15277 R15278 R15279 R15280 R15289 R15294 R15295 R15296 R15323 R15329 R15347 R15349 R15350 R15352 R15354 R15355 R15356 R15360 R15362 R15363 R15365 R15377 R15387 R15406 R15407 R15408 R15409 R15410 R15411 R15412 R15413 R15414 R15415 R15418 R15429 R15430 R15431 R15432 R15434 R15436 R15437 R15438 R15439 R15440 R15441 R15443 R15445 R15446 R15449 R15450 R15451 R15453 R15455 R15456 R15457 R15458 R15460 R15461 R15463 R15465 R15466 R15467 R15468 R15469 R15480 R15502 R15503 R15504 R15506 R15507 R15508 R15509 R15510 R15511 R15512 R15638 R15639 R15640 R15641 R15642 R15643 R15647 R15648 R15649 R15650 R15652 R15656 R15657 R15658 R15659 R15660 R15661 R15662 R15663 R15724 R15774 R15775 R15776 R15777 R15778 R15779 R15782 R15784 R15785 R15786 R15787 R15788 R15791 R15793 R15794 R15796 R15797 R15800 R15801 R15802 R15807 R15808 R15833 R15834 R15859 R15860 R15861 R15862 R15907 R15908 R15911 R15920 R15921 R15922 R15923 R15924 R15926 R15927 R15928 R15935 R15986	A, C, F, G, P1
R15042 R15065 R15420 R15421 R15422 R15474 R15475 R15477 R15481 R15625 R15627 R15671 R15839 R15840 R15841 R15842 R15843 R15844 R15845 R15847 R15848 R15849 R15850 R15851 R15853 R15854 R15855 R15856 R15857 R15858 R15863 R15910 R15914 R15925 R15929 R15930 R15931 R15932 R15933 R15934	A, C, F, P1
R15078 R15079 R15084 R15087 R15106 R15107 R15394	A, C, P1
R15044	A, D, F, G, H, P1
R15494	A, D, F, H, P1
R15524 R15565	A, D, F, P1
R15215 R15227	A, D, P1
R15094	A, F
R15478 R15485	A, F, G, H, P1
R15484 R15995	A, F, G, P1
R15224	A, F, H, P1
R15058 R15061 R15102 R15210 R15217 R15272 R15383 R15386 R15417 R15486 R15487 R15489 R15495 R15497 R15498 R15499 R15515 R15521 R15522 R15523 R15530 R15533 R15534 R15535 R15547 R15553 R15554 R15555 R15556 R15557 R15559 R15607 R15636 R15666 R15717 R15978 R15987 R16000	A, F, P1

R15003 R15059 R15083 R15086 R15099 R15105 R15218 R15601 R15602 R15623 R15803 R15904 R15964 R15965 R15966 R15967 R15968 R15969 R15970 R15971 R15972 R15973 R15989 R15992 R15994 R15998 R15999	A, P1
R15015	B
R15017	B, C
R15005 R15828 R15902 R15947 R15952	B, C, D, F, P1
R15332	B, C, F, G, P1
R15001 R15230 R15390 R15680 R15726 R15743	B, C, F, P1
R15109 R15110 R15148 R15173 R15192 R15193 R15195 R15196 R15238 R15239 R15240 R15242 R15293 R15299 R15301 R15309 R15311 R15313 R15314 R15315 R15317 R15318 R15321 R15334 R15335 R15339 R15340 R15341 R15342 R15343 R15344 R15345 R15346 R15358 R15364 R15367 R15368 R15369 R15379 R15384 R15385 R15388 R15404 R15462	B, C, G, P1
R15037	B, C, H
R15032 R15586 R15692 R15735 R15748 R15750 R15765 R15823 R15824 R15830 R15867 R15868 R15977	B, C, P1
R15040	B, D, F
R15056 R15057 R15077 R15211 R15213 R15604 R15890 R15960	B, D, F, P1
R15719	B, D, H, P1
R15588 R15737 R15789 R15819 R15865 R15959	B, D, P1
R15033 R15035 R15041	B, F
R15403	B, F, H, P1
R15221 R15223 R15225 R15228 R15232 R15236 R15492 R15541 R15576 R15587 R15606 R15614 R15688 R15691 R15741 R15760 R15766 R15773 R15836 R15873 R15875 R15885 R15900 R15955 R15961	B, F, P1
R15024	B, G
R15401 R15939	B, G, P1
R15048 R15049 R15050 R15051 R15052 R15053 R15054 R15055 R15391 R15393 R15397 R15399 R15574 R15575 R15578 R15582 R15585 R15589 R15590 R15591 R15592 R15593 R15594 R15595 R15596 R15603 R15673 R15679 R15681 R15683 R15693 R15696 R15699 R15702 R15704 R15707 R15709 R15714 R15715 R15720 R15725 R15729 R15744 R15745 R15749 R15751 R15752 R15753 R15758 R15762 R15771 R15783 R15799 R15804 R15805 R15809 R15810 R15811 R15812 R15820 R15821 R15829 R15832 R15869 R15872 R15878 R15880 R15882 R15887 R15889 R15891 R15895 R15896 R15897 R15898 R15899 R15901 R15905 R15943 R15944 R15946 R15948 R15949 R15950 R15953 R15954 R15958 R15962 R15963 R15981	B, P1
R15016 R15025	C
R15002	C, D, F, G, H, P1

R15009 R15034 R15727	C, D, F, P1
R15043 R15678	C, D, P1
R15006 R15014 R15020 R15036	C, F
R15019 R15237 R15336	C, F, G, P1
R15026	C, F, H
R15229 R15392 R15395 R15584 R15599 R15605 R15703 R15711 R15738 R15747 R15764 R15772 R15813 R15818 R15951 R15976 R15982	C, F, P1
R15011 R15031	C, G
R15307	C, G, H, P1
R15062 R15063 R15066 R15067 R15071 R15074 R15075 R15076 R15111 R15145 R15146 R15147 R15149 R15150 R15155 R15165 R15166 R15167 R15168 R15169 R15170 R15171 R15172 R15174 R15177 R15178 R15179 R15180 R15181 R15182 R15183 R15188 R15189 R15190 R15191 R15194 R15200 R15201 R15205 R15206 R15241 R15243 R15244 R15245 R15258 R15259 R15260 R15261 R15262 R15274 R15297 R15298 R15300 R15302 R15303 R15304 R15305 R15306 R15308 R15310 R15312 R15316 R15319 R15320 R15324 R15325 R15326 R15327 R15328 R15330 R15331 R15333 R15348 R15351 R15353 R15359 R15361 R15366 R15370 R15371 R15372 R15373 R15374 R15375 R15376 R15378 R15380 R15381 R15389 R15400 R15444 R15470 R15472 R15473 R15479 R15780 R15781 R15997 R15067 R15071 R15074 R15075 R15076 R15111 R15145 R15146 R15147 R15149 R15150 R15155 R15165 R15166 R15167 R15168 R15169 R15170 R15171 R15172 R15174 R15177 R15178 R15179 R15180 R15181 R15182 R15183 R15188 R15189 R15190 R15191 R15194 R15200 R15201 R15205 R15206 R15241 R15243 R15244 R15245 R15258 R15259 R15260 R15261 R15262 R15274 R15297 R15298 R15300 R15302 R15303 R15304 R15305 R15306 R15308 R15310 R15312 R15316 R15319 R15320 R15324 R15325 R15326 R15327 R15328 R15330 R15331 R15333 R15348 R15351 R15353 R15359 R15361 R15366 R15370 R15371 R15372 R15373 R15374 R15375 R15376 R15378 R15380 R15381 R15389 R15400 R15444 R15470 R15472 R15473 R15479 R15780 R15781 R15997	C, G, P1
R15713	C, H, P1
R15021 R15396 R15577 R15579 R15580 R15581 R15583 R15597 R15598 R15677 R15687 R15689 R15694 R15695 R15697 R15700 R15701 R15705 R15712 R15721 R15731 R15736 R15739 R15742 R15761 R15767 R15770 R15790 R15795 R15798 R15815 R15816 R15817 R15835 R15866 R15871 R15879 R15883 R15884 R15906 R15938 R15942 R15945 R15957 R15979	C, P1
R15728 R15814 R15893 R15894 R15956	D, F, P1
R15708	D, H, P1
R15675 R15706 R15710 R15763 R15806 R15822 R15870 R15874 R15941 R15975	D, P1



R15030	F
R15081 R15098 R15187 R15234 R15282 R15283 R15287 R15288 R15483 R15622 R15624 R15626 R15651 R15653 R15837 R15838 R15864 R15909 R15912 R15913 R15915 R15919	F, B, D, P1
R15007 R15018	F, G
R15012	F, G, P1
R15600 R15756	F, H, P1
R15013 R15023 R15028 R15029 R15226 R15613 R15634 R15668 R15669 R15670 R15672 R15674 R15676 R15684 R15685 R15686 R15718 R15730 R15740 R15754 R15755 R15757 R15759 R15768 R15769 R15825 R15826 R15877 R15886 R15888 R15892 R15903 R15983 R15991	F, P1
R15723	G, P1
R15039 R15682 R15690 R15698 R15716 R15732 R15733 R15734 R15746 R15827 R15831 R15881 R15974	H, P1
R15027 R15045 R15046 R15047 R15095 R15398 R15402 R15792 R15876 R15940 R15980	P1

R16001 – R17000 (不包括 without R16559)

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R16641 R16642	A, B, F, P1
R16275	A, B, C, D, F, P1
R16255 R16634 R16658 R16691 R16998	A, B, C, D, P1
R16015 R16020 R16055 R16122 R16176 R16196 R16197 R16202 R16203 R16220 R16230 R16231 R16232 R16233 R16236 R16345 R16408 R16409 R16560 R16587 R16591 R16617	A, B, C, F, G, P1
R16016 R16035 R16036 R16117 R16152 R16436 R16437 R16562 R16581 R16583 R16584 R16593 R16595 R16598 R16609 R16631 R16656 R16674 R16675 R16999	A, B, C, F, P1
R16335	A, B, C, H, P1
R16155	A, B, C, P1
R16025 R16151 R16154 R16561 R16692	A, B, D, F, P1
R16001 R16007 R16014 R16019 R16026 R16150 R16285 R16290 R16291 R16295 R16355 R16547 R16601 R16608 R16646 R16654 R16657 R16659 R16661 R16665 R16676 R16677 R16682 R16882 R16997	A, B, D, P1
R16050 R16058 R16296 R16636	A, B, F, G, P1
R16092 R16600	A, B, F, H, P1
R16009 R16010 R16011 R16012 R16018 R16021 R16024 R16029 R16030 R16031 R16032 R16037 R16039 R16043 R16044 R16045 R16046 R16047 R16048 R16059 R16060 R16085 R16089 R16091 R16103 R16106 R16107 R16109 R16110 R16118 R16119 R16138 R16249 R16250 R16283 R16363 R16403 R16548 R16552 R16553 R16590 R16618 R16619 R16645 R16663 R16673 R16683 R16684 R16686 R16687 R16689 R16690	A, B, F, P1
R16438 R16902	A, B, H, P1
R16038 R16082 R16083 R16086 R16245 R16248 R16251 R16277 R16280 R16284 R16305 R16306 R16308 R16309 R16311 R16313 R16314 R16316 R16317 R16323 R16327 R16333 R16357 R16359 R16365 R16386 R16401 R16402 R16405 R16406 R16407 R16585 R16586 R16588	A, B, P1
R16517	A, C, D, F, P1
R16897	A, C, D, P1
R16042 R16049 R16056 R16057 R16065 R16066 R16080 R16093 R16094 R16095 R16096 R16097 R16098 R16099 R16100 R16101 R16102 R16113	A, C, F, G, P1

R16120 R16121 R16123 R16127 R16132 R16136 R16143 R16157 R16161 R16164 R16165 R16170 R16171 R16172 R16173 R16175 R16177 R16178 R16179 R16180 R16181 R16182 R16183 R16184 R16185 R16186 R16204 R16205 R16206 R16207 R16208 R16209 R16210 R16211 R16212 R16213 R16214 R16215 R16216 R16217 R16218 R16219 R16221 R16222 R16223 R16224 R16225 R16226 R16227 R16228 R16229 R16240 R16247 R16276 R16292 R16330 R16338 R16351 R16352 R16353 R16410 R16411 R16425 R16426 R16427 R16428 R16429 R16430 R16550 R16582 R16602 R16606 R16607 R16624 R16625 R16627 R16638 R16639 R16667 R16668 R16669 R16829	
R16679	A, C, F, H, P1
R16005 R16008 R16034 R16069 R16070 R16075 R16076 R16079 R16114 R16149 R16347 R16349 R16433 R16494 R16495 R16578 R16599 R16605 R16610 R16637 R16680 R16883 R16884	A, C, F, P1
R16913	A, C, H, P1
R16252 R16320 R16332 R16388 R16393	A, C, P1
R16028 R16087 R16115 R16331 R16681	A, D, F, P1
R16088 R16246 R16268 R16279 R16318 R16319	A, D, P1
R16013 R16054 R16166 R16523 R16524 R16525 R16542 R16543 R16544 R16545 R16565 R16566 R16567 R16568 R16569 R16571 R16572 R16573 R16574 R16575 R16576 R16622 R16643 R16644 R16649 R16790 R16791 R16823 R16824 R16825 R16826 R16827 R16885	A, F, G, P1
R16053	A, F, H, P1
R16023 R16027 R16033 R16084 R16105 R16108 R16111 R16112 R16116 R16234 R16307 R16310 R16326 R16339 R16348 R16356 R16366 R16367 R16368 R16369 R16384 R16385 R16397 R16422 R16423 R16424 R16434 R16556 R16557 R16558 R16563 R16596 R16597 R16616 R16628 R16655 R16660 R16662 R16670 R16688 R16792 R16793 R16794 R16795 R16994 R17000	A, F, P1
R16002 R16004 R16006 R16133 R16188 R16235 R16243 R16244 R16364 R16370 R16371 R16372 R16373 R16374 R16375 R16376 R16377 R16378 R16379 R16380 R16381 R16382 R16383 R16439 R16473 R16479 R16594	A, P1
R16064 R16156 R16254 R16435 R16555 R16648 R16787	B, C, D, F, P1
R16139 R16269 R16466 R16512 R16819 R16908 R16962	B, C, D, P1
R16051	B, C, F, G, P1
R16141 R16334 R16725 R16786 R16821 R16905 R16930 R16955 R16968 R16972	B, C, F, P1
R16167 R16549 R16551 R16603 R16604 R16611 R16613 R16614 R16621	B, C, G, P1

R16623 R16626 R16630 R16635 R16650 R16652 R16678 R16995	
R16131 R16135 R16140 R16453 R16474 R16502 R16507 R16755 R16762 R16775 R16778 R16783 R16822 R16828 R16893 R16894 R16909 R16934 R16936 R16958 R16963 R16965 R16971 R16989	B, C, P1
R16579 R16923	B, D, F, H, P1
R16040 R16041 R16052 R16061 R16062 R16063 R16147 R16153 R16159 R16168 R16278 R16282 R16350 R16354 R16496 R16497 R16498 R16499 R16554 R16577 R16580 R16589 R16592 R16620 R16664 R16671 R16672 R16685 R16694 R16830 R16856 R16886 R16996	B, D, F, P1
R16803	B, D, H, P1
R16142 R16272 R16461 R16531 R16535 R16749 R16904 R16916	B, D, P1
R16158 R16195 R16237 R16241 R16242 R16260 R16286 R16287 R16288 R16289 R16293 R16294 R16297 R16298 R16299 R16300 R16302 R16303 R16304 R16312 R16321 R16324 R16325 R16328 R16329 R16336 R16337 R16340 R16341 R16343 R16346 R16361 R16362 R16387 R16389 R16390 R16391 R16392 R16394 R16395 R16396 R16398 R16399 R16400 R16444 R16454 R16469 R16471 R16478 R16486 R16492 R16510 R16514 R16515 R16518 R16520 R16522 R16532 R16537 R16539 R16719 R16769 R16773 R16800 R16801 R16833 R16853 R16866 R16892 R16898 R16917 R16932 R16937 R16964 R16974 R16977 R16984	B, F, P1
R16907	B, G, P1
R16708 R16731 R16781 R16912 R16991	B, H, P1
R16022 R16067 R16125 R16134 R16145 R16160 R16163 R16189 R16190 R16192 R16193 R16194 R16198 R16199 R16256 R16259 R16270 R16271 R16440 R16441 R16443 R16446 R16448 R16449 R16451 R16455 R16458 R16459 R16460 R16462 R16464 R16467 R16468 R16470 R16472 R16477 R16481 R16484 R16485 R16488 R16489 R16491 R16493 R16501 R16506 R16508 R16509 R16511 R16528 R16529 R16546 R16696 R16697 R16698 R16701 R16706 R16711 R16720 R16721 R16723 R16727 R16732 R16734 R16736 R16739 R16743 R16747 R16750 R16751 R16752 R16759 R16760 R16766 R16772 R16776 R16777 R16780 R16782 R16796 R16797 R16806 R16807 R16808 R16811 R16812 R16815 R16818 R16820 R16834 R16835 R16839 R16844 R16845 R16848 R16850 R16851 R16852 R16855 R16857 R16858 R16862 R16865 R16868 R16869 R16870 R16871 R16872 R16877 R16878 R16881 R16889 R16890 R16899 R16901 R16911 R16914 R16915 R16918 R16924 R16928 R16929 R16931 R16933 R16938 R16942 R16943 R16949 R16950 R16951 R16952 R16954 R16956 R16957 R16959 R16969 R16970 R16976 R16980 R16981 R16990	B, P1

R16146	C, D, F, P1
R16640	C, D, G, P1
R16148 R16261 R16262 R16768 R16802 R16809	C, D, P1
R16342 R16456 R16615 R16633 R16993	C, F, G, P1
R16238 R16239 R16264 R16322 R16358 R16404 R16465 R16475 R16482 R16541 R16703 R16729 R16753 R16836 R16841 R16843 R16906 R16961 R16967	C, F, P1
R16077 R16081 R16169 R16412 R16413 R16414 R16415 R16416 R16417 R16418 R16419 R16420 R16421 R16431 R16432 R16612 R16629 R16632 R16647 R16651 R16653 R16666	C, G, P1
R16265 R16266 R16774 R16817 R16832 R16861 R16895 R16920	C, H, P1
R16068 R16137 R16162 R16201 R16253 R16257 R16263 R16267 R16273 R16442 R16445 R16447 R16500 R16503 R16504 R16527 R16530 R16533 R16695 R16700 R16702 R16704 R16705 R16709 R16712 R16716 R16718 R16722 R16724 R16730 R16733 R16735 R16742 R16763 R16764 R16765 R16784 R16785 R16788 R16789 R16799 R16804 R16813 R16837 R16838 R16840 R16846 R16849 R16854 R16863 R16864 R16873 R16874 R16880 R16888 R16891 R16919 R16926 R16939 R16941 R16944 R16945 R16947 R16948 R16973 R16978 R16982 R16983	C, P1
R16090 R16144 R16452 R16707 R16867 R16925 R16985 R16986	D, F, P1
R16124 R16126 R16128 R16129 R16130 R16200 R16490 R16538 R16710 R16714 R16726 R16740 R16746 R16757 R16771 R16810 R16876 R16896 R16900 R16987	D, P1
R16910	F, G, P1
R16301 R16847	F, H, P1
R16003 R16071 R16072 R16073 R16074 R16078 R16104 R16174 R16187 R16191 R16258 R16274 R16281 R16315 R16344 R16360 R16450 R16457 R16463 R16480 R16483 R16487 R16505 R16516 R16519 R16521 R16526 R16534 R16536 R16540 R16564 R16570 R16693 R16699 R16748 R16758 R16761 R16767 R16770 R16798 R16805 R16814 R16816 R16831 R16842 R16860 R16875 R16903 R16921 R16927 R16935 R16940 R16953 R16979 R16988 R16992	F, P1
R16922	G, P1
R16476 R16513 R16717 R16728 R16738 R16741 R16859	H, P1
R16017 R16713 R16715 R16737 R16744 R16745 R16754 R16756 R16779 R16879 R16887 R16946 R16960 R16966 R16975	P1

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R17291	R17442							A, B, C, D, F, G, P1
R17010	R17055	R17193						A, B, C, D, F, P1
R17018	R17117	R17118	R17156	R17168	R17188			A, B, C, D, P1
R17616								A, B, C, F, G
R17457								A, B, C, F, G, H, P1
R17007	R17038	R17069	R17159	R17166	R17284	R17285	R17289 R17290	A, B, C, F, G, P1
R17293	R17302	R17304	R17305	R17306	R17307	R17308	R17309 R17313	
R17314	R17316	R17319	R17322	R17323	R17428	R17429	R17434 R17440	
R17441	R17443	R17446	R17447	R17448	R17449	R17452	R17454 R17455	
R17602	R17605	R17606	R17609	R17611	R17757	R17772	R17839	
R17014	R17028	R17029	R17033	R17037	R17049	R17050	R17057 R17058	A, B, C, F, P1
R17059	R17071	R17077	R17082	R17083	R17087	R17092	R17093 R17095	
R17099	R17106	R17129	R17136	R17139	R17145	R17151	R17158 R17160	
R17162	R17167	R17170	R17177	R17178	R17181	R17194	R17195 R17196	
R17199	R17775	R17944	R17959	R17960	R17989			
R17068	R17119	R17179						A, B, D, F, P1
R17003	R17004	R17005	R17006	R17016	R17034	R17035	R17046 R17060	A, B, D, P1
R17066	R17076	R17102	R17103	R17115	R17120	R17121	R17172 R17180	
R17186	R17191	R17903	R17904	R17905	R17906	R17907		
R17525	R17530	R17822						A, B, F, G, P1
R17002	R17042	R17044	R17105	R17111	R17174	R17175	R17192 R17223	A, B, F, P1
R17224	R17528	R17538						
R17024	R17030	R17091	R17123	R17143	R17144	R17150	R17722 R17732	A, B, P1
R17733	R17793	R17794						
R17292	R17444	R17453	R17456					A, C, D, F, G, P1
R17149	R17949							A, C, D, F, P1
R17460	R17615	R17634	R17635					A, C, F, G
R17431	R17756							A, C, F, G, H, P1

R17048	R17061	R17100	R17154	R17163	R17165	R17189	R17287 R17288	A, C, F, G, P1
R17303	R17310	R17311	R17312	R17315	R17317	R17318	R17320 R17321	
R17324	R17375	R17426	R17427	R17430	R17432	R17433	R17435 R17436	
R17437	R17438	R17439	R17445	R17450	R17451	R17458	R17459 R17461	
R17462	R17463	R17464	R17465	R17524	R17526	R17533	R17534 R17603	
R17604	R17607	R17608	R17610	R17617	R17618	R17619	R17620 R17632	
R17633	R17760	R17761	R17762	R17763	R17773	R17774	R17776 R17777	
R17778	R17779	R17780	R17832	R17842	R17843	R17859	R17860 R17861	
R17872	R17873	R17908	R17909	R17910				
R17789								A, C, F, H, P1
R17036	R17063	R17065	R17078	R17086	R17088	R17097	R17108 R17114	A, C, F, P1
R17122	R17126	R17127	R17134	R17137	R17138	R17142	R17161 R17169	
R17171	R17176	R17190	R17197	R17200	R17222	R17527	R17770 R17801	
R17802	R17803	R17833	R17862	R17877	R17968	R17969	R17970 R17983	
R17985	R17987							
R17342								A, C, G, P1
R17021	R17148	R17153	R17202	R17373	R17730	R17795		A, C, P1
R17201	R17217	R17218	R17221					A, D, F, P1
R17491	R17510	R17517						A, D, P1
R17025	R17027	R17098	R17529	R17771	R17804	R17815	R17817 R17819	A, F, G, P1
R17820	R17821	R17831	R17835	R17837	R17838	R17840	R17841 R17851	
R17853	R17856	R17938	R17942					
R17026	R17085	R17146	R17185	R17198	R17219	R17220	R17225 R17226	A, F, P1
R17227	R17228	R17229	R17230	R17231	R17232	R17233	R17234 R17235	
R17236	R17237	R17238	R17239	R17240	R17485	R17726	R17796 R17797	
R17798	R17806							
R17022	R17023	R17281	R17299	R17327	R17361	R17371	R17694 R17744	A, P1
R17787	R17788	R17792	R17800	R17805	R17808	R17809	R17845 R17846	
R17847	R17848	R17849	R17850	R17888	R17889	R17890	R17891 R17936	
R17952								
R17214								B, C, D, F
R17015	R17039	R17040	R17074	R17096	R17155	R17557	R17755 R17957	B, C, D, F, P1
R17984								
R17514	R17532	R17728	R17783	R17784	R17829	R17866	R17867 R17868	B, C, D, P1
R17869	R17871	R17875	R17876	R17880	R17881	R17882	R17883 R17884	
R17896	R17897	R17898	R17899	R17900	R17901	R17902	R17920 R17921	
R17922	R17923	R17924	R17925	R17926	R17927	R17928	R17929 R17930	
R17931	R17932	R17933	R17934	R17935				
R17130								B, C, F, G, P1
R17259	R17335	R17575	R17870					B, C, F, P1

R17001	R17011	R17013	R17017	R17020	R17032	R17045	R17094	R17104	B, C, G, P1	
R17109	R17112	R17116	R17125	R17131	R17133	R17164	R17781	R17785		
R17790	R17791	R17807	R17823	R17852	R17858	R17892	R17895			
R17997									B, C, H, P1	
R17269	R17331	R17345	R17352	R17379	R17390	R17413	R17415	R17424	B, C, P1	
R17486	R17488	R17566	R17628	R17642	R17724	R17746	R17749			
R17990									B, D, F, G, P1	
R17012	R17019	R17041	R17047	R17053	R17054	R17056	R17062	R17064	B, D, F, P1	
R17067	R17070	R17072	R17073	R17075	R17079	R17080	R17081	R17084		
R17089	R17090	R17101	R17110	R17124	R17147	R17152	R17157	R17182		
R17183	R17184	R17512	R17729	R17764	R17765	R17766	R17767	R17768		
R17769	R17834	R17893	R17911	R17912	R17913	R17914	R17915	R17916		
R17917	R17918	R17919	R17937	R17945	R17946	R17947	R17948	R17950		
R17951	R17953	R17954	R17955	R17956	R17958	R17961	R17962	R17963		
R17964	R17965	R17966	R17967	R17971	R17972	R17973	R17974	R17975		
R17976	R17977	R17978	R17979	R17980	R17981	R17982	R17986	R17988		
R17991	R17992									
R17215	R17277	R17297	R17339	R17346	R17347	R17349	R17680			B, D, P1
R17051	R17128	R17140	R17141	R17173	R17275	R17276	R17325	R17343		B, F, P1
R17370	R17477	R17483	R17503	R17513	R17531	R17539	R17567	R17576		
R17587	R17591	R17593	R17612	R17626	R17636	R17643	R17688	R17692		
R17717	R17720	R17994								
R17205	R17206	R17208	R17212	R17739					B, H, P1	
R17204	R17260	R17266	R17267	R17279	R17296	R17301	R17326	R17329	B, P1	
R17330	R17334	R17337	R17338	R17340	R17341	R17348	R17353	R17356		
R17358	R17363	R17364	R17372	R17378	R17382	R17383	R17384	R17385		
R17386	R17388	R17389	R17392	R17394	R17395	R17396	R17397	R17398		
R17399	R17400	R17402	R17403	R17404	R17406	R17407	R17408	R17412		
R17418	R17419	R17420	R17422	R17466	R17467	R17468	R17470	R17471		
R17473	R17474	R17476	R17482	R17484	R17489	R17494	R17496	R17507		
R17511	R17516	R17518	R17519	R17536	R17537	R17543	R17547	R17552		
R17553	R17554	R17555	R17556	R17560	R17568	R17569	R17572	R17577		
R17578	R17579	R17580	R17581	R17583	R17585	R17588	R17589	R17590		
R17592	R17594	R17595	R17601	R17613	R17621	R17622	R17623	R17624		
R17629	R17640	R17644	R17648	R17649	R17650	R17653	R17655	R17658		
R17659	R17662	R17665	R17670	R17679	R17681	R17683	R17686	R17687		
R17689	R17691	R17693	R17698	R17700	R17701	R17702	R17703	R17712		
R17713	R17714	R17715	R17716	R17723	R17735	R17737	R17747	R17748		
R17750	R17751	R17995	R17998							

R17743								C, D, F, P1	
R17886								C, D, G, P1	
R17254	R17374	R17469	R17515	R17574	R17660	R17667	R17745	C, D, P1	
R17417								C, D1, P1	
R17132	R17844							C, F, G, P1	
R17052	R17280	R17282	R17300	R17328	R17391	R17423	R17425	R17540	C, F, P1
R17562	R17614	R17671	R17721	R17725					
R17885								C, G, H, P1	
R17008	R17009	R17187	R17758	R17759	R17782	R17786	R17799	R17810	C, G, P1
R17811	R17812	R17813	R17814	R17816	R17818	R17824	R17825	R17826	
R17827	R17828	R17830	R17836	R17854	R17855	R17857	R17863	R17864	
R17865	R17878	R17879	R17887	R17894	R17939	R17940	R17941	R17943	
R17210	R17211	R17250	R17252	R17256	R17257	R17258	R17262	R17265	C, P1
R17273	R17283	R17294	R17295	R17332	R17333	R17354	R17360	R17365	
R17366	R17367	R17368	R17393	R17414	R17472	R17478	R17479	R17480	
R17481	R17487	R17490	R17497	R17499	R17500	R17501	R17504	R17505	
R17508	R17509	R17520	R17535	R17541	R17542	R17544	R17545	R17546	
R17548	R17558	R17561	R17570	R17582	R17586	R17597	R17598	R17630	
R17631	R17637	R17645	R17646	R17651	R17654	R17656	R17657	R17661	
R17664	R17672	R17675	R17676	R17677	R17690	R17695	R17699	R17704	
R17705	R17706	R17707	R17708	R17709	R17718	R17719	R17727	R17731	
R17734	R17741	R17742	R17752	R17753	R17996				
R17243	R17286	R17369	R17668	R17674	R17999				D, F, P1
R17216	R17241	R17244	R17245	R17246	R17248	R17249	R17251	R17253	D, P1
R17255	R17261	R17268	R17270	R17271	R17272	R17278	R17298	R17336	
R17351	R17357	R17359	R17362	R17377	R17401	R17475	R17495	R17550	
R17647	R17673	R17685	R17754						
R17031	R17043	R17107	R17135	R17207	R17344	R17355	R17381	R17387	F, P1
R17405	R17409	R17410	R17411	R17416	R17421	R17492	R17493	R17498	
R17521	R17522	R17523	R17549	R17551	R17559	R17564	R17565	R17571	
R17573	R17584	R17596	R17599	R17600	R17625	R17627	R17638	R17639	
R17641	R17652	R17663	R17666	R17669	R17682	R17684	R17696	R17697	
R17711	R17740	R17874	R18000						
R17376								G, H, P1	
R17710								G, P1	
R17203	R17209	R17213	R17242	R17738					H, P1
R17247	R17263	R17264	R17274	R17350	R17380	R17502	R17506	R17563	P1
R17678	R17736	R17993							

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R18327	R18786	R18822						A, B, C, D, F, G, PI
R18744								A, B, C, D, F, PI
R18650	R18735	R18736	R18737	R18738	R18787	R18821		A, B, C, D, PI
R18362								A, B, C, F, G, H, PI
R18070	R18076	R18078	R18093	R18096	R18108	R18118	R18123	A, B, C, F, G, PI
R18124	R18135	R18136	R18141	R18164	R18169	R18192	R18193	
R18194	R18196	R18199	R18200	R18213	R18218	R18228	R18231	
R18232	R18236	R18247	R18250	R18294	R18296	R18297	R18300	
R18303	R18304	R18306	R18307	R18309	R18310	R18322	R18323	
R18326	R18329	R18330	R18343	R18353	R18358	R18363	R18364	
R18366	R18367	R18371	R18386	R18388	R18394	R18407	R18409	
R18410	R18414	R18415	R18416	R18419	R18420	R18421	R18423	
R18424	R18436	R18437	R18438	R18439	R18451	R18462	R18498	
R18501	R18515	R18520	R18521	R18522	R18523	R18524	R18526	
R18530	R18533	R18552	R18554	R18555	R18575	R18576	R18577	
R18578	R18579							
R18658	R18669	R18740						A, B, C, F, PI
R18626	R18653	R18677	R18686	R18711	R18908			A, B, D, F, PI
R18128	R18129	R18446	R18510	R18573	R18574	R18625	R18639	A, B, D, PI
R18652	R18654	R18662	R18667	R18671	R18672	R18673	R18675	
R18678	R18679	R18682	R18683	R18684	R18687	R18709	R18733	
R18734	R18742	R18751	R18755	R18756				
R18791	R18792	R18797	R18801	R18802	R18803	R18805	R18812	
R18813	R18815	R18817	R18818	R18820	R18842	R18843	R18844	
R18845	R18846	R18847	R18848	R18849	R18954	R18955	R18973	
R18974	R18975	R18976	R18979	R18980	R18984			
R18449	R18461	R18666	R18681	R18691	R18692	R18757	R18760	A, B, F, G, PI
R18788	R18819							A, B, F, PI
R18127	R18195	R18509	R18622	R18624	R18642	R18643	R18644	
R18645	R18648	R18656	R18689	R18695	R18700	R18701	R18704	
R18705	R18752	R18776	R18777	R18861	R18862			

R18041	R18063	R18824	R18865	R18868	R18870	R18871	R18872	A, B, PI
R18874	R18875	R18878	R18879	R18884	R18885	R18886	R18892	
R18894	R18895	R18901	R18902	R18903	R18907	R18909		
R18197	R18214	R18393	R18597	R18989				A, C, D, F, G, PI
R18065	R18067	R18068	R18071	R18074	R18075	R18094	R18097	A, C, F, G, PI
R18113	R18114	R18115	R18119	R18120	R18121	R18122	R18125	
R18130	R18131	R18134	R18139	R18142	R18143	R18152	R18153	
R18154	R18156	R18159	R18160	R18163	R18165	R18166	R18167	
R18168	R18171	R18182	R18183	R18186	R18187	R18189	R18190	
R18198	R18201	R18205	R18207	R18208	R18209	R18210	R18211	
R18215	R18216	R18217	R18222	R18227	R18229	R18233	R18235	
R18237	R18239	R18244	R18246	R18248	R18249	R18251	R18252	
R18253	R18254	R18255	R18256	R18257	R18258	R18259	R18260	
R18261	R18262	R18263	R18264	R18265	R18266	R18267	R18268	
R18269	R18270	R18271	R18275	R18278	R18279	R18280	R18281	
R18283	R18284	R18286	R18287	R18288	R18289	R18290	R18292	
R18293	R18295	R18298	R18299	R18305	R18308	R18311	R18312	
R18313	R18315	R18316	R18317	R18318	R18319	R18320	R18321	
R18324	R18325	R18328	R18331	R18332	R18333	R18334	R18337	
R18338	R18340	R18341	R18342	R18344	R18345	R18346	R18347	
R18348	R18349	R18354	R18356	R18357	R18361	R18365	R18368	
R18369	R18372	R18373	R18374	R18375	R18376	R18377	R18378	
R18379	R18380	R18381	R18382	R18383	R18384	R18385	R18387	
R18392	R18395	R18397	R18399	R18400	R18401	R18402	R18403	
R18404	R18405	R18408	R18411	R18412	R18413	R18417	R18418	
R18422	R18425	R18426	R18427	R18429	R18430	R18431	R18434	
R18435	R18440	R18442	R18443	R18452	R18466	R18467	R18469	
R18471	R18472	R18473	R18476	R18487	R18492	R18499	R18500	
R18502	R18503	R18516	R18517	R18519	R18525	R18527	R18528	
R18529	R18531	R18532	R18534	R18535	R18537	R18538	R18539	
R18540	R18541	R18542	R18548	R18549	R18550	R18551	R18553	
R18556	R18557	R18558	R18559	R18561	R18565	R18569	R18570	
R18571	R18586	R18587	R18588	R18589	R18590	R18592	R18593	
R18595	R18599	R18629	R18631	R18634	R18637	R18640	R18641	
R18664	R18685	R18707	R18754	R18766	R18767	R18798	R18814	
R18816	R18850	R18851	R18852	R18854	R18855	R18856	R18857	
R18913	R18914	R18915	R18916	R18917	R18918	R18919	R18920	
R18921	R18922	R18923	R18924	R18925	R18926	R18927	R18928	
R18929	R18930	R18931	R18933	R18934	R18935			
R18069	R18396	R18398	R18477					A, C, F, G, H, PI

R18087	R18088	R18089	R18090	R18091	R18132	R18285	R18444	A, C, F, P1
R18445	R18460	R18630	R18632	R18635	R18636	R18638	R18657	
R18668	R18670	R18698	R18743	R18759	R18761	R18795	R18807	
R18808	R18809	R18810	R18811	R18825	R18826	R18831	R18836	
R18837	R18838	R18858	R18859	R18863	R18877	R18887	R18900	
R18906	R18964	R18965	R18968	R18999				
R18888	R18896	R18897						A, C, P1
R18866	R18882	R18889	R18898					A, D, F, P1
R18864	R18867	R18869	R18881	R18890				A, D, P1
R18448	R18455	R18463	R18465	R18665	R18688	R18784		A, F, G, P1
R18095	R18126	R18188	R18191	R18225	R18226	R18242	R18245	A, F, P1
R18543	R18562	R18585	R18591	R18620	R18621	R18623	R18647	
R18649	R18676	R18690	R18694	R18696	R18697	R18699	R18702	
R18703	R18710	R18712	R18741	R18753	R18762	R18765	R18779	
R18780	R18781	R18782	R18783	R18793	R18794	R18799	R18800	
R18873	R18876	R18880	R18899	R18905	R18969	R18970	R18971	
R18972								
R18619								A, H, P1
R18003	R18031	R18454	R18600	R18601	R18602	R18603	R18604	A, P1
R18605	R18606	R18607	R18608	R18609	R18610	R18611	R18612	
R18613	R18614	R18615	R18616	R18617	R18618	R18991	R18992	
R18039								B, C, D, F, P1
R18061	R18720							B, C, D, P1
R18359	R18389	R18480						B, C, F, G, P1
R18001	R18051	R18713						B, C, F, P1
R18066	R18073	R18077	R18079	R18080	R18084	R18086	R18099	B, C, G, P1
R18107	R18111	R18112	R18117	R18138	R18147	R18148	R18149	
R18150	R18151	R18157	R18161	R18170	R18173	R18177	R18178	
R18179	R18180	R18184	R18204	R18272	R18273	R18291	R18352	
R18390	R18391	R18406	R18441	R18453	R18479	R18482	R18483	
R18486	R18490	R18493	R18494	R18495	R18506	R18507	R18508	
R18511	R18514	R18518	R18536	R18544	R18545	R18563	R18564	
R18566	R18567	R18568	R18772	R18778				
R18027	R18036	R18052	R18721					
R18133	R18355	R18458	R18459	R18659	R18660	R18661	R18719	B, D, F, P1
R18745	R18746	R18747	R18748	R18763	R18764	R18768	R18769	
R18830	R18832	R18833	R18834	R18835	R18839	R18840	R18841	
R18853	R18959	R18978	R18993	R18994	R18995	R18996	R18997	
R18998	R19000							

R18033								B, D, P1
R18718	R18007	R18017	R18018	R18026	R18028	R18040	R18043	B, F, P1
R18044	R18045	R18655	R18680	R18725	R18732	R18739	R18750	
R18758	R18790	R18796	R18823	R18827	R18828	R18829		
R18717								B, G, P1
R18002	R18004	R18008	R18014	R18025	R18029	R18032	R18034	B, P1
R18049	R18050	R18053	R18055	R18057	R18058	R18059	R18062	
R18716	R18723	R18726						
R18505	R18513							C, D, G, P1
R18082	R18137	R18144	R18203					C, F, G, P1
R18022								C, F, P1
R18105								C, G, H, P1
R18064	R18072	R18081	R18083	R18092	R18098	R18100	R18101	C, G, P1
R18102	R18103	R18104	R18106	R18109	R18110	R18116	R18140	
R18145	R18146	R18155	R18158	R18162	R18172	R18174	R18175	
R18176	R18181	R18185	R18202	R18206	R18212	R18219	R18220	
R18221	R18223	R18224	R18234	R18238	R18240	R18241	R18243	
R18274	R18276	R18301	R18302	R18314	R18335	R18336	R18339	
R18350	R18351	R18360	R18370	R18432	R18433	R18447	R18450	
R18456	R18457	R18464	R18468	R18470	R18474	R18475	R18478	
R18481	R18484	R18485	R18488	R18489	R18491	R18496	R18497	
R18504	R18512	R18546	R18547	R18560	R18572	R18594	R18596	
R18706	R18770	R18771	R18773	R18774	R18775			
R18005	R18006	R18015	R18016	R18021	R18038	R18048	R18056	C, P1
R18724	R18730	R18731						
R18019	R18024	R18054						D, F, P1
R18035	R18037	R18729						D, P1
R18860								F, G, P1
R18009	R18010	R18013	R18020	R18046	R18047	R18282	R18627	F, P1
R18628	R18633	R18646	R18663	R18674	R18714	R18715	R18727	
R18785	R18789	R18806	R18883	R18891	R18893	R18904	R18910	
R18958	R18982	R18983						
R18042								G, H, P1
R18030	R18728							G, P1
R18011								H, P1
R18012	R18023							P1

R19001 – R20000

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R19040 R19041 R19042 R19646	A, B, C, D, P1
R19015 R19120 R19128 R19196 R19313 R19314 R19347 R19380 R19381 R19382 R19469 R19484 R19591 R19592 R19597 R19689	A, B, C, F, G, P1
R19400 R19403	A, B, C, F, H, P1
R19051 R19053 R19178 R19254 R19259 R19276 R19363 R19368 R19372 R19389 R19396 R19399 R19407 R19408 R19409 R19411 R19419 R19432 R19541 R19544 R19554 R19556 R19573 R19575 R19576 R19594 R19606 R19607 R19608 R19614 R19623 R19631 R19634 R19635 R19647 R19655 R19661 R19662 R19664 R19676 R19682 R19692 R19693 R19696 R19699 R19701 R19711 R19714 R19715 R19732 R19734 R19735 R19738 R19741 R19746 R19764	A, B, C, F, P1
R19536 R19551 R19694	A, B, C, P1
R19281 R19282 R19370 R19373 R19398 R19401 R19427 R19430 R19433 R19438 R19526 R19527 R19530 R19535 R19558 R19567 R19572 R19577 R19579 R19583 R19584 R19586 R19605 R19620 R19625 R19638 R19654 R19659 R19665 R19671 R19684 R19686 R19705 R19709 R19712 R19717 R19719 R19721 R19736 R19742 R19744 R19757	A, B, D, F, P1
R19256 R19257 R19279 R19298 R19299 R19300 R19302 R19303 R19323 R19324 R19336 R19337 R19338 R19339 R19340 R19346 R19434 R19435 R19436 R19437 R19475 R19477 R19537 R19539 R19563 R19660 R19752 R19815 R19816 R19817 R19822 R19939	A, B, D, P1
R19441 R19445 R19448 R19451 R19452 R19467 R19468 R19478 R19479 R19480 R19481 R19482 R19483 R19487 R19488 R19489 R19513 R19518 R19520 R19521 R19522 R19523 R19524 R19525 R19644 R19723	A, B, F, G, P1
R19574 R19700	A, B, F, H, P1
R19348 R19385 R19423 R19615 R19632 R19648 R19679 R19680 R19898 R19909 R19919 R19928	A, B, F, P1
R19277 R19349 R19350 R19356 R19420 R19424 R19550 R19552 R19557 R19561 R19564 R19566 R19569 R19571 R19624 R19650 R19663 R19667 R19668 R19672 R19678 R19681 R19690 R19691 R19718 R19722 R19762 R19763 R19922	A, B, P1
R19273	A, C, D, F, G, H, P1

R19983 R19984 R19985 R19986 R19987 R19990	A, C, D, F, G, P1
R19547 R19748 R19756	A, C, D, F, P1
R19138 R19198	A, C, F, G, H, P1
R19009 R19014 R19016 R19017 R19018 R19019 R19020 R19021 R19027 R19028 R19029 R19030 R19031 R19032 R19044 R19046 R19047 R19048 R19049 R19059 R19064 R19065 R19066 R19067 R19073 R19074 R19075 R19076 R19077 R19080 R19083 R19084 R19085 R19091 R19093 R19094 R19095 R19096 R19097 R19098 R19099 R19102 R19104 R19107 R19108 R19115 R19116 R19117 R19118 R19121 R19123 R19124 R19125 R19126 R19129 R19131 R19133 R19141 R19144 R19149 R19154 R19155 R19156 R19160 R19161 R19162 R19165 R19179 R19180 R19181 R19182 R19183 R19184 R19185 R19186 R19187 R19188 R19189 R19194 R19195 R19197 R19201 R19202 R19203 R19211 R19221 R19223 R19226 R19241 R19244 R19248 R19252 R19267 R19284 R19285 R19286 R19287 R19318 R19319 R19320 R19321 R19322 R19325 R19326 R19327 R19328 R19329 R19330 R19331 R19332 R19333 R19334 R19341 R19343 R19344 R19345 R19377 R19378 R19397 R19440 R19444 R19446 R19449 R19450 R19466 R19470 R19485 R19498 R19503 R19542 R19640 R19730 R19798 R19799 R19803 R19933 R19934 R19988 R19989 R19997 R19998 R19999 R20000	A, C, F, G, P1
R19392 R19611	A, C, F, H, P1
R19022 R19023 R19024 R19025 R19033 R19034 R19035 R19037 R19038 R19039 R19043 R19050 R19052 R19054 R19057 R19058 R19060 R19061 R19063 R19069 R19070 R19071 R19072 R19079 R19081 R19100 R19101 R19103 R19105 R19110 R19111 R19112 R19113 R19127 R19130 R19134 R19135 R19139 R19145 R19147 R19148 R19150 R19151 R19152 R19153 R19157 R19158 R19159 R19166 R19167 R19168 R19169 R19170 R19171 R19172 R19173 R19174 R19175 R19176 R19177 R19191 R19192 R19193 R19200 R19204 R19205 R19206 R19208 R19209 R19210 R19215 R19216 R19217 R19219 R19222 R19224 R19225 R19227 R19228 R19229 R19230 R19231 R19233 R19234 R19235 R19236 R19237 R19239 R19243 R19245 R19246 R19247 R19249 R19250 R19253 R19262 R19268 R19283 R19295 R19296 R19297 R19301 R19308 R19309 R19310 R19312 R19335 R19366 R19369 R19374 R19379 R19384 R19395 R19405 R19416 R19417 R19418 R19422 R19425 R19454 R19519 R19529 R19533 R19585 R19610 R19642 R19649 R19683 R19687 R19702 R19708 R19720 R19743 R19745 R19758 R19761 R19818 R19819 R19936 R19937 R19938	A, C, F, P1
R19351 R19361 R19388 R19546 R19548 R19652	A, C, P1
R19439 R19460 R19493	A, D, F, G, P1
R19630	A, D, F, P1
R19362 R19387 R19410	A, D, P1



R19367	A, F, C, P1
R19265 R19269 R19443 R19464 R19465 R19471 R19486 R19501 R19509 R19514 R19515 R19516 R19517 R19598 R19599 R19601 R19639 R19641 R19724 R19725 R19726 R19731	A, F, G, P1
R19604 R19618	A, F, H, P1
R19003 R19261 R19274 R19386 R19412 R19413 R19414 R19500 R19543 R19595 R19602 R19603 R19658 R19666 R19669 R19716 R19737 R19740 R19749 R19750 R19751 R19760	A, F, P1
R19263 R19271 R19657	A, H, P1
R19007 R19008 R19352 R19353 R19354 R19355 R19357 R19358 R19359 R19360 R19375 R19442 R19447 R19568 R19587 R19589 R19637 R19670 R19685 R19710 R19747 R19821 R19881 R19994 R19995 R19996	A, P1
R19002 R19311 R19390 R19415 R19421 R19540 R19555 R19582 R19656 R19674 R19675 R19677 R19688 R19704 R19707 R19766	B, C, D, F, P1
R19770 R19804 R19857	B, C, D, P1
R19371 R19383 R19431 R19559 R19713	B, C, F, G, P1
R19769 R19979	B, C, F, P1
R19280 R19462 R19474 R19491 R19492 R19494 R19495 R19502 R19505 R19507 R19508 R19510 R19511 R19512 R19534 R19538 R19643	B, C, G, P1
R19858	B, C, H, P1
R19765 R19773 R19774 R19778 R19787 R19789 R19795 R19797 R19808 R19810 R19814 R19862 R19883 R19888 R19906 R19912 R19915 R19954 R19958 R19975 R19977 R19982	B, C, P1
R19364	B, D, F, G, H, P1
R19636 R19695	B, D, F, H, P1
R19001 R19010 R19270 R19275 R19278 R19288 R19289 R19290 R19291 R19292 R19293 R19294 R19304 R19305 R19306 R19307 R19315 R19316 R19317 R19342 R19365 R19376 R19391 R19394 R19402 R19404 R19406 R19426 R19428 R19429 R19528 R19531 R19532 R19549 R19553 R19560 R19562 R19565 R19578 R19580 R19581 R19588 R19590 R19593 R19596 R19627 R19651 R19653 R19673 R19697 R19698 R19703 R19727 R19728 R19729 R19733 R19739 R19753 R19754 R19755 R19767 R19820 R19835 R19920 R19935	B, D, F, P1
R19806 R19842 R19866 R19887 R19955	B, D, P1
R19617	B, F, H, P1
R19260 R19612 R19616 R19619 R19621 R19622 R19645 R19792 R19796 R19826 R19851 R19863 R19871 R19882 R19885 R19902 R19905 R19910 R19911 R19921 R19929 R19931 R19943 R19947 R19959 R19960 R19966 R19976	B, F, P1
R19026 R19045 R19146 R19768 R19772 R19775 R19776 R19777 R19779 R19782	B, P1

R19785 R19788 R19790 R19807 R19809 R19825 R19828 R19830 R19843 R19844 R19845 R19848 R19849 R19850 R19860 R19865 R19868 R19869 R19870 R19875 R19876 R19889 R19890 R19892 R19893 R19895 R19897 R19899 R19900 R19907 R19908 R19917 R19918 R19923 R19924 R19926 R19927 R19930 R19941 R19942 R19946 R19948 R19950 R19953 R19961 R19963 R19967 R19969 R19971 R19973 R19980 R19991	
R19570	C, B, F, G, P1
R19629	C, D, F, G, P1
R19864	C, D, F, P1
R19272 R19393 R19458 R19628 R19633	C, D, G, P1
R19901	C, D, P1
R19993	C, F
R19258 R19759 R19800	C, F, G, P1
R19805 R19854 R19886 R19916	C, F, P1
R19004 R19005 R19006 R19011 R19012 R19013 R19453 R19456 R19461 R19463 R19472 R19473 R19476 R19490 R19496 R19497 R19499 R19506 R19609 R19706 R19801 R19802	C, G, P1
R19874	C, H, P1
R19771 R19780 R19784 R19791 R19811 R19847 R19867 R19872 R19873 R19878 R19880 R19884 R19925 R19944 R19951 R19957 R19964 R19965 R19974	C, P1
R19813 R19831 R19832 R19833 R19834 R19836 R19837 R19838 R19839 R19840	D, F, P1
R19940	D, H, P1
R19143 R19783 R19786 R19793 R19794 R19812 R19823 R19824 R19856 R19859 R19861 R19877 R19879 R19956 R19968 R19970 R19972 R19981	D, P1
R19827	F, G, P1
R19036 R19055 R19056 R19062 R19068 R19078 R19082 R19086 R19087 R19088 R19089 R19090 R19092 R19106 R19109 R19114 R19119 R19132 R19136 R19137 R19140 R19142 R19163 R19164 R19190 R19199 R19207 R19212 R19213 R19214 R19218 R19220 R19232 R19238 R19240 R19242 R19251 R19255 R19264 R19266 R19455 R19457 R19459 R19504 R19545 R19600 R19613 R19626 R19829 R19841 R19846 R19853 R19855 R19891 R19894 R19903 R19904 R19913 R19914 R19932 R19949 R19952 R19962 R19992	F, P1
R19781 R19945	H, P1
R19122 R19852 R19896 R19978	P1

R20001 - R21000 (不包括 without R20145)

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R20567 R20778 R20779 R20780 R20782 R20783 R20786 R20879	A, B, C, D, F, G, P1
R20463 R20496 R20582	A, B, C, D, P1
R20785	A, B, C, F, G, H, P1
R20009 R20011 R20013 R20019 R20021 R20022 R20026 R20033 R20046 R20057 R20058 R20077 R20078 R20091 R20098 R20103 R20110 R20111 R20112 R20114 R20286 R20743 R20744 R20745 R20746 R20747 R20748 R20749 R20750 R20751 R20752 R20753 R20754 R20755 R20756 R20757 R20758 R20759 R20760 R20761 R20762 R20763 R20768 R20772 R20773 R20774 R20784 R20788 R20789 R20808 R20828 R20861 R20862 R20863 R20864 R20865 R20866 R20867 R20868 R20874 R20875 R20876 R20877 R20880 R20944 R20945 R20953 R20956 R20957 R20958 R20959 R20960	A, B, C, F, G, P1
R20251 R20424 R20429 R20435 R20587	A, B, C, F, P1
R20513	A, B, C, P1
R20486 R20530 R20537 R20586 R20592 R20851 R20854	A, B, D, F, P1
R20048 R20049 R20051 R20052 R20053 R20054 R20350 R20449 R20483 R20504 R20588 R20589 R20590 R20591 R20593 R20594 R20601 R20815 R20912 R20913 R20914 R20915 R20917 R20919 R20920 R20921 R20927 R20928	A, B, D, P1
R20413 R20909	A, B, F, G, P1
R20118 R20327 R20341 R20377 R20384 R20398 R20403 R20404 R20414 R20420 R20438 R20476 R20495 R20506 R20508 R20512 R20560 R20568 R20584 R20612 R20626 R20631 R20816 R20822 R20824 R20833 R20838 R20839 R20841 R20843 R20850	A, B, F, P1
R20329 R20385 R20510	A, B, H, P1
R20330 R20331 R20332 R20333 R20335 R20336 R20337 R20340 R20366 R20368 R20369 R20374 R20376 R20391 R20392 R20393 R20397 R20399 R20400 R20401 R20402 R20409 R20410 R20411 R20412 R20415 R20417 R20421 R20425 R20426 R20428 R20430 R20431 R20436 R20437 R20439 R20440 R20441 R20442 R20443 R20473 R20474 R20475 R20477 R20478 R20479 R20484 R20489 R20491 R20494 R20503 R20505 R20507 R20514 R20515 R20524 R20525 R20526 R20563 R20595 R20598 R20599 R20600 R20602 R20604 R20605 R20607 R20609 R20610 R20613 R20616 R20617 R20619 R20621 R20625 R20628 R20630	A, B, P1
R20027 R20037 R20097 R20124 R20781 R20790	A, C, D, F, G, P1

R20889	A, C, D, F, P1
R20557	A, C, D, P1
R20005 R20017 R20067 R20075	A, C, F, G, H, P1
R20001 R20002 R20003 R20004 R20006 R20007 R20008 R20010 R20012 R20014 R20015 R20016 R20018 R20020 R20023 R20024 R20025 R20028 R20029 R20030 R20031 R20032 R20034 R20035 R20036 R20038 R20039 R20040 R20041 R20042 R20043 R20044 R20045 R20047 R20059 R20060 R20061 R20062 R20063 R20064 R20065 R20066 R20068 R20069 R20070 R20071 R20072 R20073 R20074 R20076 R20079 R20080 R20081 R20082 R20083 R20084 R20085 R20086 R20087 R20088 R20089 R20090 R20092 R20093 R20094 R20095 R20096 R20099 R20100 R20101 R20102 R20104 R20105 R20106 R20107 R20108 R20109 R20113 R20115 R20116 R20122 R20123 R20125 R20126 R20127 R20128 R20129 R20130 R20131 R20132 R20133 R20134 R20135 R20136 R20137 R20138 R20139 R20140 R20141 R20142 R20143 R20144 R20146 R20147 R20148 R20149 R20150 R20151 R20152 R20153 R20154 R20155 R20156 R20157 R20158 R20344 R20460 R20461 R20464 R20465 R20466 R20467 R20518 R20521 R20522 R20577 R20578 R20632 R20633 R20654 R20733 R20738 R20742 R20764 R20765 R20766 R20767 R20769 R20770 R20771 R20775 R20776 R20777 R20787 R20796 R20797 R20798 R20799 R20800 R20801 R20802 R20803 R20804 R20805 R20806 R20807 R20809 R20812 R20857 R20859 R20878 R20881 R20882 R20890 R20892 R20895 R20896 R20899 R20916 R20918 R20923 R20924 R20930 R20931 R20932 R20933 R20934 R20935 R20936 R20937 R20938 R20939 R20940 R20941 R20942 R20943 R20946 R20947 R20948 R20949 R20950 R20951 R20952 R20954 R20955 R20962 R20965 R20967 R20968 R20975 R20976 R20977 R20978 R20983 R20984 R20989 R20990 R20993	A, C, F, G, P1
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R20555	A, C, G, P1
R20596	A, C, H, P1
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R20886	A, D, F, G, P1
R20364 R20367 R20371 R20386 R20388 R20408 R20485 R20500 R20579 R20580 R20611 R20820 R20842 R20848 R20849	A, D, F, P1
R20264 R20370 R20379 R20380 R20427 R20481 R20482 R20493 R20511 R20566 R20620 R20830	A, D, P1
R20730 R20736 R20737	A, F, G, H, P1
R20535 R20562 R20573 R20722 R20728 R20735 R20887 R20888 R20894	A, F, G, P1
R20497	A, F, H, P1
R20342 R20375 R20381 R20396 R20406 R20407 R20416 R20418 R20455 R20456 R20457 R20458 R20459 R20509 R20585 R20603 R20608 R20615 R20618 R20623	A, F, P1

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R20173 R20245 R20328 R20334 R20405 R20422 R20423 R20432 R20433 R20434 R20446 R20447 R20448 R20469 R20470 R20471 R20472 R20480 R20487 R20488 R20499 R20501 R20517 R20527 R20571 R20597 R20606 R20622 R20629 R20664 R20832 R20836 R20837 R20907 R20908 R20911	A, P1
R20258 R20324 R20823 R20897	B, C, D, F, P1
R20634	B, C, D, G, P1
R20266 R20275 R20294 R20528 R20893	B, C, D, P1
R20569	B, C, F, P1
R20252	B, C, F, G, P1
R20284 R20303 R20548 R20550	B, C, F, P1
R20709	B, C, H, P1
R20163 R20175 R20176 R20283 R20299 R20355 R20574 R20687 R20704 R20998 R20999	B, C, P1
R20649	B, D, F, H, P1
R20117 R20274 R20345 R20346 R20347 R20348 R20349 R20444 R20445 R20452 R20462 R20468 R20523 R20529 R20531 R20532 R20549 R20551 R20553 R20665 R20734 R20831 R20996 R20997	B, D, F, P1
R20201	B, D, H, P1
R20194 R20199 R20232 R20254 R20257 R20292 R20542 R20543 R20655 R20680 R20718 R20720	B, D, P1
R20307 R20321 R20565	B, F, H, P1
R20119 R20120 R20164 R20170 R20186 R20230 R20234 R20240 R20246 R20249 R20296 R20304 R20305 R20306 R20308 R20361 R20382 R20389 R20395 R20490 R20534 R20536 R20540 R20544 R20545 R20556 R20583 R20647 R20674 R20689 R20702 R20795 R20829 R20871 R20995	B, F, P1
R20218 R20690	B, H, P1
R20159 R20161 R20165 R20166 R20168 R20179 R20188 R20192 R20195 R20196 R20198 R20205 R20207 R20210 R20212 R20215 R20216 R20225 R20228 R20229 R20233 R20235 R20237 R20243 R20244 R20247 R20248 R20278 R20280 R20281 R20289 R20297 R20301 R20302 R20309 R20312 R20313 R20316 R20317 R20318 R20325 R20326 R20353 R20354 R20356 R20357 R20539 R20541 R20554 R20644 R20646 R20656 R20662 R20675 R20677 R20678 R20682 R20686 R20691 R20694 R20696 R20697 R20699 R20701 R20703 R20705 R20706 R20707 R20711 R20712 R20715 R20717 R20739 R20740 R20741 R20791 R20794 R20811 R20869 R20870 R20872 R20873	B, P1
R20676 R20688	B, H, P1
R20672	C, D, F, G, H, P1

R20291 R20673	C, D, F, P1
R20270 R20271 R20272 R20719	C, D, P1
R20910	C, F, G, P1
R20200 R20206 R20219 R20220 R20319 R20362 R20373 R20561 R20648 R20683 R20685 R20695 R20698 R20710 R20714	C, F, P1
R20450 R20451 R20453 R20454 R20516 R20519 R20520 R20891 R20898 R20900 R20901 R20902 R20904 R20905 R20906 R20922	C, G, P1
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R20661 R20666	D, F, H, P1
R20172 R20177 R20259 R20262 R20263 R20390 R20639 R20640 R20643 R20645 R20650 R20663	D, F, P1
R20538	D, G, P1
R20668	D, H, P1
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R20242 R20279	D, F, P1
R20670	F, G, H, P1
R20050 R20121 R20162 R20178 R20189 R20203 R20236 R20241 R20277 R20293 R20300 R20311 R20322 R20323 R20363 R20372 R20383 R20387 R20394 R20533 R20552 R20575 R20652 R20721 R20723 R20724 R20725 R20726 R20727 R20729 R20731 R20732 R20961 R20963 R20964 R20966 R20969 R20970 R20971 R20972 R20973 R20988	F, P1
R20994	G, H, P1
R20558	G, P1
R20360	H, P1
R20191 R20213 R20564 R20653 R20810 R20813 R20814	P1

R21001 – R22000 (不包括 without R21034, R21060, R21166, R21280, R21351)

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R21215 R21789	A, B, C, D, F, P1
R21352 R21498 R21579 R21678 R21683 R21735 R21977	A, B, C, D, P1
R21061 R21281 R21293 R21310 R21312 R21324 R21339 R21350 R21375 R21399 R21400 R21410 R21414 R21421 R21442 R21444 R21445 R21455 R21457 R21464 R21466 R21467 R21469 R21472 R21473 R21475 R21485 R21487 R21488 R21504 R21531 R21583 R21585 R21587 R21600 R21602 R21604 R21608 R21613 R21614 R21615 R21647 R21703 R21771 R21772 R21784 R21838 R21905	A, B, C, F, G, P1
R21176 R21289 R21290 R21291 R21388 R21526 R21561 R21568 R21570 R21581 R21589 R21750 R21751 R21758 R21349	A, B, C, F, P1
R21349 R21802	A, B, C, P1
R21527	A, B, D, F, G, P1
R21285 R21292 R21620 R21752 R21978 R21979	A, B, D, F, P1
R21258 R21259 R21260 R21261 R21278 R21279 R21294 R21295 R21325 R21326 R21327 R21328 R21353 R21354 R21355 R21359 R21360 R21390 R21392 R21393 R21394 R21429 R21430 R21432 R21523 R21533 R21537 R21551 R21552 R21553 R21556 R21628 R21629 R21656 R21658 R21705 R21710 R21737 R21738 R21749 R21753 R21754 R21755 R21836 R21951 R21952 R21965 R21973 R21981	A, B, D, P1
R21068 R21636 R21637 R21638 R21642 R21643 R21644 R21651 R21653 R21660 R21661 R21676 R21677 R21687 R21691 R21692 R21694 R21739 R21862 R21865	A, B, F, G, P1
R21574	A, B, F, H, P1
R21023 R21272 R21275 R21277 R21283 R21286 R21296 R21303 R21331 R21338 R21341 R21357 R21358 R21362 R21364 R21368 R21495 R21499 R21515 R21517 R21518 R21535 R21543 R21544 R21550 R21563 R21566 R21569 R21571 R21572 R21573 R21575 R21577 R21590 R21591 R21667 R21668 R21717 R21720 R21741 R21794	A, B, F, P1
R21927	A, B, G, P1
R21019 R21020 R21021 R21022 R21274 R21302 R21305 R21306 R21307 R21309 R21313 R21315 R21316 R21320 R21370 R21371 R21492 R21493 R21494 R21496 R21511 R21529 R21542 R21548 R21549 R21580 R21652 R21829 R21934 R21938	A, B, P1
R21456 R21774 R21775 R21779	A, C, D, F, G, P1

R21174 R21287	A, C, D, F, P1
R21470 R21606	A, C, F, G, H, P1
R21003 R21010 R21035 R21036 R21037 R21038 R21059 R21071 R21072 R21073 R21149 R21256 R21332 R21333 R21346 R21347 R21348 R21374 R21397 R21398 R21401 R21402 R21403 R21404 R21405 R21406 R21407 R21408 R21409 R21411 R21415 R21416 R21417 R21420 R21422 R21424 R21425 R21426 R21427 R21433 R21434 R21435 R21436 R21437 R21438 R21439 R21440 R21441 R21443 R21446 R21447 R21448 R21449 R21450 R21451 R21452 R21453 R21454 R21458 R21459 R21460 R21461 R21462 R21463 R21468 R21471 R21474 R21486 R21489 R21490 R21500 R21501 R21502 R21503 R21505 R21506 R21532 R21557 R21558 R21559 R21560 R21564 R21582 R21584 R21586 R21588 R21592 R21593 R21594 R21595 R21596 R21597 R21598 R21599 R21601 R21603 R21605 R21607 R21609 R21610 R21611 R21612 R21616 R21617 R21619 R21621 R21645 R21648 R21650 R21659 R21674 R21689 R21690 R21695 R21708 R21715 R21742 R21770 R21773 R21776 R21777 R21778 R21780 R21781 R21782 R21783 R21785 R21786 R21835 R21837 R21839 R21840 R21841 R21842 R21843 R21844 R21845 R21848 R21849 R21856 R21858 R21859 R21860 R21863 R21874 R21875 R21876 R21877 R21878 R21879 R21880 R21881 R21882 R21883 R21884 R21885 R21886 R21887 R21888 R21889 R21891 R21941 R21942 R21950 R21955 R21956 R21957 R21958 R21959 R21962 R21963 R21966 R21968 R21969 R21970	A, C, F, G, P1
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R21311 R21376	A, C, P1
R21271 R21576	A, D, F, P1
R21308 R21314 R21318 R21319	A, D, P1
R21009 R21299 R21356 R21361 R21639 R21646 R21649 R21675 R21686 R21688 R21693 R21696 R21697 R21698 R21699 R21700 R21714 R21761 R21762 R21763 R21764 R21765 R21766 R21870 R21873 R21975 R21992	A, F, G, P1
R21301 R21363	A, F, H, P1
R21025 R21067 R21074 R21075 R21115 R21122 R21138 R21187 R21270 R21276 R21304 R21317 R21323 R21335 R21337 R21340 R21513 R21525 R21541 R21565 R21704 R21850 R21869 R21932 R21933 R21972	A, F, P1
R21547	A, G, P1

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R21094	B, C, D, H, P1
R21051 R21107	B, C, D, P1
R21546	B, C, F, G, P1
R21049	B, C, F, H, P1
R21029 R21031 R21167 R21465 R21899 R21940	B, C, F, P1
R21156	B, C, F, G, P1
R21530 R21536 R21540 R21618 R21622 R21623 R21624 R21625 R21626 R21631 R21640 R21663 R21664 R21666 R21669 R21672 R21673 R21682 R21711 R21722 R21730 R21732 R21746 R21748 R21759 R21867 R21871	B, C, G, P1
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R21736	B, D, F, H, P1
R21056 R21057 R21148 R21161 R21173 R21175 R21250 R21251 R21255 R21257 R21268 R21269 R21322 R21329 R21365 R21373 R21382 R21384 R21391 R21396 R21428 R21512 R21630 R21632 R21633 R21654 R21662 R21665 R21680 R21681 R21685 R21709 R21724 R21726 R21728 R21729 R21733 R21734 R21743 R21760 R21796 R21890 R21892 R21897 R21944 R21967 R21976	B, D, F, P1
R21079 R21910	B, D, H, P1
R21091 R21108 R21179 R21787 R21807 R21814 R21893 R21986 R21991	B, D, P1
R21567	B, F, H, P1
R21032 R21089 R21095 R21109 R21110 R21111 R21113 R21136 R21139 R21158 R21188 R21230 R21282 R21300 R21377 R21381 R21479 R21514 R21519 R21520 R21545 R21578 R21804 R21827 R21828 R21830 R21833 R21896 R21923 R21937 R21989	B, F, P1
R21004 R21914	B, H, P1
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R21826 R21831 R21834 R21894 R21898 R21901 R21903 R21906 R21908 R21911 R21912 R21913 R21915 R21917 R21918 R21919 R21920 R21921 R21925 R21928 R21929 R21930 R21931 R21945 R21947 R21948 R21987 R21988 R21990	
R21380 R21926 R21943	C, D, F, P1
R21706	C, D, G, P1
R21050	C, D, H, P1
R21232	C, D, P1
R21534 R21723	C, F, G, P1
R21132 R21144 R21146 R21793 R21936	C, F, P1
R21702 R21731	C, G, H, P1
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R21007	C, H, P1
R21001 R21082 R21090 R21101 R21117 R21124 R21128 R21131 R21143 R21171 R21185 R21191 R21196 R21211 R21234 R21235 R21236 R21477 R21482 R21491 R21562 R21788 R21805 R21812 R21818 R21819 R21832 R21984	C, P1
R21126	D, F, H, P1
R21186 R21204 R21378 R21480	D, F, P1
R21808	D, H, P1
R21006 R21053 R21062 R21065 R21083 R21088 R21102 R21125 R21141 R21153 R21162 R21172 R21262 R21379 R21815 R21907 R21916 R21982 R21983	D, P1
R21336	F, G, H, P1
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R21017 R21372	G, P1
R21105 R21118 R21224 R21825 R21902 R21909 R21997	P1

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<p>申述編號 Rep. No. (TPB/R/S/K18/17-)</p>	<p>申述要點/建議及 回應 (參見附件 Vlb) Representation Points/Proposals and Responses (Refer to Annex Vlb)</p>
R22530	A, B, C, D, F, G, H, P1
R22119 R22287 R22386 R22905 R22916	A, B, C, D, P1
R22819	A, B, C, F, G, H, P1
R22022 R22033 R22036 R22039 R22040 R22041 R22042 R22044 R22053 R22058 R22060 R22062 R22065 R22075 R22076 R22078 R22082 R22226 R22228 R22231 R22275 R22348 R22354 R22361 R22362 R22364 R22365 R22367 R22368 R22396 R22398 R22408 R22504 R22667 R22669 R22673 R22786 R22841 R22842 R22847 R22858 R22862 R22863 R22868 R22874 R22892 R22925 R22929 R22931 R22939 R22945 R22959	A, B, C, F, G, P1
R22096 R22099 R22102 R22152 R22256 R22302 R22377 R22438 R22896 R22924 R22947 R22948	A, B, C, F, P1
R22499	A, B, C, H, P1
R22288 R22326 R22447 R22574	A, B, C, P1
R22605 R22704 R22804 R22810 R22812 R22890 R22895	A, B, D, F, P1
R22085 R22109 R22111 R22115 R22116 R22117 R22118 R22128 R22138 R22140 R22141 R22142 R22159 R22160 R22178 R22221 R22222 R22223 R22235 R22391 R22392 R22418 R22419 R22662 R22721 R22724 R22805 R22809 R22811 R22813 R22849 R22879 R22880 R22881 R22886 R22887 R22893 R22894 R22898 R22917 R22976	A, B, D, P1
R22244 R22245 R22246 R22247 R22254 R22257 R22604	A, B, F, G, P1
R22089 R22095 R22098 R22100 R22104 R22107 R22112 R22113 R22114 R22121 R22122 R22123 R22126 R22127 R22129 R22135 R22139 R22143 R22144 R22145 R22146 R22149 R22151 R22165 R22169 R22172 R22176 R22177 R22179 R22184 R22185 R22186 R22187 R22188 R22189 R22190 R22191 R22192 R22193 R22194 R22195 R22196 R22220 R22243 R22252 R22253 R22303 R22384 R22385 R22403 R22565 R22571 R22576 R22611 R22615 R22617 R22631 R22634 R22798 R22802 R22803 R22888 R22899 R22922 R22961 R22963 R22965 R22968 R22969 R22971 R22983 R22984 R22985 R22986 R22987 R22991 R22992	A, B, F, P1
R22610	A, B, H, P1
R22251 R22268 R22416 R22417 R22420 R22421 R22424 R22448 R22540 R22549	A, B, P1

R22559 R22561 R22563 R22564 R22570 R22572 R22577 R22580 R22582 R22583 R22584 R22586 R22587 R22596 R22597 R22598 R22606 R22607 R22612 R22614 R22620 R22628 R22629 R22632 R22639 R22644 R22793 R22794 R22795 R22796 R22934 R22937 R22940 R22941 R22942	
R22009 R22074 R22229 R22286 R22345 R22366 R22395 R22397 R22399 R22531 R22784 R22825 R22988	A, C, D, F, G, P1
R22382 R22703	A, C, D, F, P1
R22064 R22285 R22838 R22839	A, C, F, G, H, P1
R22006 R22015 R22016 R22019 R22021 R22027 R22029 R22030 R22031 R22032 R22034 R22035 R22037 R22038 R22043 R22045 R22046 R22047 R22048 R22049 R22050 R22051 R22052 R22054 R22055 R22056 R22059 R22061 R22063 R22066 R22067 R22068 R22069 R22070 R22071 R22072 R22073 R22077 R22079 R22080 R22081 R22083 R22084 R22197 R22202 R22203 R22207 R22210 R22211 R22212 R22213 R22214 R22217 R22218 R22219 R22227 R22230 R22232 R22263 R22264 R22270 R22271 R22272 R22273 R22274 R22276 R22277 R22278 R22279 R22280 R22281 R22282 R22283 R22284 R22312 R22313 R22314 R22342 R22346 R22347 R22349 R22350 R22351 R22352 R22353 R22355 R22356 R22357 R22358 R22359 R22360 R22363 R22370 R22371 R22372 R22400 R22401 R22407 R22433 R22434 R22435 R22442 R22443 R22527 R22601 R22603 R22623 R22626 R22668 R22670 R22671 R22672 R22691 R22697 R22782 R22783 R22785 R22787 R22788 R22789 R22790 R22791 R22800 R22814 R22815 R22816 R22817 R22818 R22820 R22821 R22822 R22823 R22824 R22826 R22827 R22828 R22829 R22830 R22831 R22832 R22833 R22834 R22835 R22836 R22837 R22840 R22843 R22844 R22845 R22846 R22852 R22853 R22855 R22857 R22859 R22860 R22861 R22866 R22867 R22869 R22870 R22871 R22872 R22873 R22875 R22876 R22907 R22910 R22921 R22930 R22932 R22933 R22944 R22972 R22974	A, C, F, G, P1
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R22664	A, C, G, P1
R22248 R22411 R22444 R22578 R22579 R22599 R22608 R22630 R22911 R22935 R22943	A, C, P1
R22258	A, D, F, G, P1
R22092 R22097 R22136 R22182 R22259 R22964	A, D, F, P1

R22413 R22422 R22906 R22946	A, D, P1
R22255	A, F, G, H, P1
R22236 R22265 R22412 R22706 R22708 R22709	A, F, G, P1
R22087 R22101 R22105 R22106 R22108 R22110 R22120 R22125 R22148 R22164 R22166 R22167 R22168 R22173 R22175 R22183 R22224 R22225 R22233 R22250 R22269 R22236 R22237 R22338 R22339 R22390 R22558 R22569 R22573 R22581 R22588 R22590 R22635 R22636 R22637 R22638 R22640 R22641 R22663 R22700 R22715 R22717 R22718 R22792 R22914 R22920 R22938 R22962 R22970 R22973 R22989 R22990	A, F, P1
R22560	A, H, P1
R22153 R22156 R22157 R22327 R22445 R22446 R22467 R22520 R22525 R22619 R22678 R22689 R22734 R22903 R22908 R22913 R22918 R22936 R22949 R22950 R22951 R22952 R22953 R22954 R22955 R22956 R22957 R22958 R22960 R22977	A, P1
R22627	B, C, D, F, P1
R22237 R22238 R22239 R22240 R22241 R22242 R22656 R22657	B, C, D, P1
R22318	B, C, F, G, H, P1
R22901	B, C, F, G, P1
R22299 R22457 R22458 R22480 R22484 R22529 R22676 R22766 R22767	B, C, F, P1
R22130 R22131 R22132 R22133 R22675 R22685 R22686 R22687 R22688 R22710 R22711 R22979	B, C, G, P1
R22010	B, C, H, P1
R22321 R22332 R22454 R22489 R22498 R22502 R22507 R22510 R22526 R22539 R22544 R22547 R22550 R22680 R22747 R22753 R22758	B, C, P1
R22797	B, D, F, H, P1
R22154 R22155 R22158 R22161 R22162 R22163 R22234 R22261 R22267 R22309 R22410 R22423 R22501 R22705 R22728 R22765 R22799 R22801 R22850 R22889 R22909 R22919 R22966 R22978	B, D, F, P1
R22296 R22330 R22471 R22517 R22679 R22699 R22714 R22737	B, D, P1
R22472	B, F, H, P1
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R22320	B, G, P1
R22654 R22754	B, H, P1
R22012 R22290 R22304 R22307 R22324 R22331 R22374 R22375 R22406 R22426	B, P1

R22428 R22430 R22432 R22459 R22460 R22461 R22462 R22463 R22464 R22470 R22473 R22474 R22475 R22476 R22478 R22487 R22490 R22491 R22493 R22494 R22496 R22497 R22505 R22506 R22513 R22518 R22519 R22522 R22524 R22528 R22541 R22542 R22546 R22650 R22651 R22652 R22653 R22655 R22659 R22682 R22683 R22694 R22702 R22727 R22732 R22735 R22736 R22739 R22741 R22742 R22744 R22745 R22746 R22752 R22756 R22757 R22759 R22761 R22768 R22769 R22771 R22774 R22775 R22778 R22780 R22993 R22996 R22997	
R22514	C, B, P1
R22289 R22333 R22394 R22740	C, D, F, P1
R22311 R22405 R22429 R22451 R22684 R22698	C, D, P1
R22509	C, F, G, P1
R22298 R22479 R22556 R22592 R22660 R22677 R22695 R22730 R22731 R22770 R22928	C, F, P1
R22262 R22665 R22666 R22674 R22716	C, G, P1
R22334	C, H, P1
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R22297 R22316 R22387 R22409 R22508 R22548 R22562 R22923 R22926 R22998	D, F, P1
R22292 R22308 R22388 R22402 R22450 R22455 R22456 R22465 R22469 R22488	D, P1
R22532 R22751 R22760 R22763 R22777	
R22295 R22554 R22807	F, H, P1
R22013 R22215 R22216 R22266 R22294 R22306 R22310 R22373 R22389 R22393 R22436 R22437 R22452 R22453 R22477 R22481 R22486 R22492 R22500 R22545 R22555 R22557 R22566 R22591 R22595 R22600 R22602 R22609 R22616 R22622 R22624 R22625 R22642 R22661 R22693 R22720 R22722 R22723 R22738 R22743 R22748 R22749 R22755 R22762 R22776 R22781 R22851 R22864 R22865 R22877 R22878 R22882 R22883 R22884 R22885 R22975 R22980 R22981 R22982 R22995 R23000	F, P1
R22516	G, H, P1
R22553	G, P1
R22057	H, P1
R22007 R22011 R22014 R22301 R22646 R22647 R22648 R22733 R22999	P1

R23001 – R24000 (不包括 without R23304, R23810, R23929)

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R23635	A, B, C, D, F, G, PI
R23190 R23191 R23192	A, B, C, D, PI
R23063 R23120 R23122 R23137 R23144 R23151 R23216 R23299 R23300 R23302 R23307 R23313 R23355 R23508 R23511 R23513 R23514 R23527 R23551 R23559 R23597 R23634 R23656 R23852 R23853 R23859 R23870 R23877 R23880 R23967 R23968 R23971	A, B, C, F, G, PI
R23316	A, B, C, F, H, PI
R23100 R23152 R23155 R23209 R23218 R23312 R23344 R23351 R23372 R23387 R23560 R23774 R23787 R23831 R23873 R23883 R23887 R23902 R23904 R23938 R23963	A, B, C, F, PI
R23071	A, B, C, PI
R23103 R23242 R23265 R23520 R23534	A, B, D, F, PI
R23108 R23111 R23112 R23123 R23124 R23125 R23126 R23131 R23132 R23133 R23134 R23135 R23136 R23138 R23139 R23158 R23159 R23160 R23163 R23188 R23189 R23211 R23212 R23213 R23214 R23220 R23221 R23241 R23261 R23262 R23263 R23264 R23266 R23268 R23271 R23315 R23324 R23325 R23326 R23327 R23346 R23347 R23348 R23350 R23386 R23466 R23485 R23502 R23507 R23521 R23522 R23533 R23550 R23561 R23563 R23620 R23625 R23626 R23627 R23628 R23629 R23679 R23680 R23856 R23862 R23863 R23875 R23915 R23916 R23933 R23934 R23935 R23966	A, B, D, PI
R23495 R23854	A, B, F, G, H, PI
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R23427 R23463 R23615 R23616 R23789 R23791 R23973 R23974 R23989	A, B, F, PI
R23893	A, B, PI
R23064 R23412 R23878 R23970	A, C, D, F, G, PI
R23544	A, C, D, F, PI

R23816	A, C, F, G, H, PI
R23102 R23107 R23110 R23118 R23119 R23121 R23140 R23141 R23142 R23143 R23147 R23148 R23149 R23154 R23156 R23157 R23161 R23164 R23165 R23168 R23170 R23173 R23181 R23182 R23183 R23184 R23185 R23186 R23187 R23210 R23215 R23223 R23267 R23293 R23294 R23295 R23298 R23301 R23303 R23306 R23309 R23310 R23311 R23319 R23320 R23321 R23322 R23329 R23330 R23334 R23338 R23340 R23342 R23343 R23354 R23356 R23357 R23358 R23359 R23360 R23361 R23370 R23373 R23374 R23375 R23376 R23381 R23393 R23396 R23405 R23406 R23411 R23449 R23457 R23465 R23479 R23487 R23496 R23506 R23509 R23523 R23524 R23543 R23583 R23596 R23598 R23602 R23632 R23642 R23643 R23647 R23650 R23651 R23652 R23653 R23668 R23685 R23719 R23732 R23733 R23736 R23742 R23768 R23771 R23803 R23804 R23805 R23806 R23807 R23817 R23857 R23861 R23876 R23879 R23888 R23889 R23891 R23894 R23896 R23907 R23926	A, C, F, G, PI
R23203	A, C, F, H, PI
R23097 R23098 R23099 R23101 R23104 R23105 R23106 R23109 R23113 R23129 R23145 R23146 R23153 R23162 R23167 R23169 R23174 R23175 R23199 R23200 R23201 R23202 R23204 R23205 R23206 R23207 R23208 R23217 R23219 R23222 R23225 R23231 R23232 R23244 R23245 R23246 R23251 R23252 R23253 R23254 R23255 R23256 R23257 R23258 R23259 R23260 R23269 R23270 R23272 R23273 R23274 R23275 R23276 R23277 R23278 R23279 R23280 R23281 R23282 R23283 R23284 R23305 R23308 R23314 R23317 R23328 R23336 R23337 R23339 R23341 R23345 R23371 R23383 R23385 R23390 R23391 R23392 R23518 R23519 R23540 R23541 R23542 R23545 R23546 R23547 R23548 R23549 R23554 R23555 R23558 R23603 R23621 R23630 R23633 R23675 R23720 R23749 R23751 R23772 R23773 R23778 R23779 R23781 R23793 R23795 R23826 R23829 R23830 R23855 R23871 R23900 R23901 R23903 R23905 R23969	A, C, F, PI
R23587 R23961	A, D, F, G, PI
R23848	A, D, PI
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R23016 R23290 R23842	A, P1
R23172 R23384 R23483 R23780 R23790 R23835 R23865	B, C, D, F, P1
R23010	B, C, D, P1
R23788 R23923	B, C, F, G, P1
R23020 R23021	B, C, F, P1
R23984	B, C, G, H, P1
R23455 R23458 R23470 R23471 R23473 R23474 R23489 R23497 R23515 R23517 R23622 R23782 R23783 R23784 R23796 R23798 R23800 R23823 R23825 R23843 R23866 R23869 R23897 R23899 R23910 R23912 R23913 R23914 R23917 R23921 R23922 R23925 R23928 R23930 R23931 R23945 R23951 R23952 R23956 R23957 R23972 R23976 R23985 R23987	B, C, G, P1
R23006 R23030 R23564 R23571 R23575	B, C, P1
R23478	B, D, F, H, P1
R23093 R23094 R23095 R23096 R23114 R23115 R23116 R23117 R23127 R23128 R23130 R23166 R23171 R23176 R23177 R23178 R23179 R23180 R23193 R23194 R23195 R23196 R23197 R23198 R23224 R23226 R23227 R23228 R23229 R23230 R23233 R23234 R23235 R23236 R23237 R23238 R23239 R23240 R23243 R23247 R23248 R23249 R23250 R23285 R23286 R23287 R23296 R23297 R23318 R23323 R23331 R23332 R23333 R23335 R23349 R23352 R23353 R23377 R23378 R23379 R23380 R23382 R23388 R23389 R23450 R23482 R23484 R23525 R23526 R23528 R23529 R23530 R23531 R23532 R23535 R23536 R23537 R23538 R23539 R23552 R23553 R23556 R23557 R23562 R23581 R23691 R23775 R23777 R23828 R23924 R23932 R23939 R23941 R23946	B, D, F, P1

R23015 R23072 R23078	B, D, P1
R23009 R23022 R23023 R23039 R23080 R23081 R23085 R23289 R23566 R23996	B, F, P1
R23012	B, H, P1
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R23799	C, D, G, P1
R23074	C, D, P1
R23475 R23792 R23864 R23954	C, F, G, P1
R23014	C, F, H, P1
R23013 R23061 R23069 R23088	C, F, P1
R23460 R23476 R23832 R23834 R23981	C, G, H, P1
R23454 R23456 R23461 R23464 R23468 R23469 R23472 R23480 R23490 R23491 R23492 R23493 R23498 R23499 R23500 R23501 R23503 R23504 R23516 R23624 R23776 R23785 R23794 R23811 R23813 R23821 R23822 R23833 R23837 R23867 R23881 R23882 R23884 R23895 R23898 R23911 R23918 R23919 R23920 R23936 R23940 R23947 R23949 R23950 R23955 R23964 R23965 R23975 R23977 R23978 R23979 R23980 R23983	C, G, P1
R23029 R23036 R23037 R23046 R23047 R23049 R23050 R23052 R23055 R23056 R23059 R23066 R23068 R23082 R23288 R23570 R23573 R23574 R23994	C, P1
R23008 R23024 R23027 R23031 R23033 R23083 R23291 R23569 R23995	D, P1
R23646	F, H, P1
R23018 R23019 R23035 R23038 R23054 R23073 R23077 R23084 R23092 R23364 R23568 R23576 R23992 R23997 R23998 R24000	F, P1
R23004	P1

R24001 – R25000 (不包括 without R24916, R24944)

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R-24393 R-24538	A, B, C, D, F, P1
R-24190 R-24544 R-24645 R-24716 R-24725	A, B, C, D, P1
R-24872	A, B, C, F, G
R-24777	A, B, C, F, G, H, P1
R-24299 R-24300 R-24343 R-24364 R-24383 R-24719 R-24722 R-24833 R-24836 R-24869 R-24871 R-24880 R-24940 R-24954 R-24963	A, B, C, F, G, P1
R-24784 R-24786 R-24788 R-24789 R-24790 R-24945 R-24947	A, B, C, F, P1
R-24810	A, B, C, P1
R-24662 R-24663 R-24675 R-24676 R-24677 R-24726	A, B, D, F, P1
R-24408 R-24708	A, B, D, H, P1
R-24183 R-24186 R-24204 R-24306 R-24407 R-24448 R-24449 R-24450 R-24464 R-24472 R-24473 R-24474 R-24475 R-24502 R-24510 R-24539 R-24602 R-24603 R-24606 R-24607 R-24608 R-24609 R-24621 R-24622 R-24678 R-24706 R-24707 R-24709 R-24710 R-24711 R-24712 R-24713 R-24714 R-24715 R-24723 R-24724 R-24738 R-24739 R-24750 R-24754 R-24755 R-24756 R-24758 R-24759 R-24764 R-24770 R-24779 R-24780 R-24781 R-24792 R-24793 R-24794 R-24795 R-24796 R-24797 R-24798 R-24799 R-24800 R-24801 R-24802 R-24803 R-24894 R-24951 R-24990 R-24991 R-24992	A, B, D, P1
R-24807 R-24892 R-24937 R-24941 R-24943 R-24956 R-24957 R-24961 R-24962 R-24971	A, B, F, G, P1
R-24146 R-24192 R-24208 R-24209 R-24357 R-24638 R-24670 R-24900 R-24946	A, B, F, P1
R-24170 R-24171 R-24172 R-24173 R-24174 R-24175 R-24176 R-24177 R-24179 R-24180 R-24181 R-24182 R-24187 R-24188 R-24189 R-24195 R-24200 R-24203 R-24205 R-24206 R-24281 R-24631 R-24632 R-24642 R-24644 R-24650 R-24651 R-24853 R-24854 R-24855 R-24857 R-24858 R-24860 R-24861 R-24907 R-24933 R-24975 R-24977 R-24980	A, B, P1
R-24337	A, C, D, F, G, P1
R-24824	A, C, D, F, P1
R-24285 R-24292 R-24295 R-24590 R-24875 R-24881	A, C, F, G
R-24297	A, C, F, G, H, P1

R-24054 R-24055 R-24056 R-24057 R-24058 R-24059 R-24060 R-24063 R-24184 R-24185 R-24210 R-24211 R-24216 R-24220 R-24221 R-24222 R-24223 R-24224 R-24225 R-24226 R-24227 R-24228 R-24286 R-24287 R-24288 R-24290 R-24293 R-24294 R-24296 R-24298 R-24338 R-24339 R-24340 R-24341 R-24342 R-24344 R-24345 R-24354 R-24382 R-24385 R-24386 R-24389 R-24390 R-24391 R-24392 R-24456 R-24457 R-24461 R-24462 R-24463 R-24501 R-24508 R-24509 R-24541 R-24542 R-24546 R-24547 R-24548 R-24549 R-24550 R-24551 R-24552 R-24553 R-24554 R-24555 R-24556 R-24557 R-24558 R-24576 R-24579 R-24591 R-24592 R-24594 R-24595 R-24604 R-24610 R-24612 R-24613 R-24614 R-24615 R-24616 R-24617 R-24618 R-24619 R-24620 R-24646 R-24649 R-24679 R-24696 R-24721 R-24749 R-24751 R-24753 R-24757 R-24771 R-24772 R-24773 R-24774 R-24775 R-24776 R-24778 R-24782 R-24783 R-24804 R-24808 R-24809 R-24834 R-24837 R-24838 R-24839 R-24840 R-24841 R-24842 R-24843 R-24844 R-24845 R-24846 R-24870 R-24873 R-24874 R-24876 R-24877 R-24878 R-24879 R-24882 R-24883 R-24884 R-24885 R-24886 R-24887 R-24888 R-24891 R-24898 R-24909 R-24925 R-24938 R-24942 R-24948 R-24949 R-24950 R-24952 R-24953 R-24955 R-24959 R-24964 R-24965 R-24968 R-24969 R-24970 R-24972	A, C, F, G, P1
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R-24191 R-24207 R-24214 R-24637 R-24905 R-24979 R-24981 R-24983	A, C, P1
R-24890 R-24897 R-24939 R-24958 R-24960	A, D, F, G, P1
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### Comments on Representations

Comment No.	Reason	PlanD's Response
C1	Support all of the representations that object to Items A and B. (no reason provided)	Noted.
C2	<p>Regarding Item A :</p> <p>A. Support HKBU's proposal for the Site.</p> <p>B. Support HKBU's goal of establishing a CMTH on the southern part of the LWL Site. Not only would the hospital provide accredited course-work for training Chinese medicine doctors, it would satisfy the needs of the community for in-patient Chinese medicine services and provide hospital internships for Hong Kong and Mainland Chinese medicine students. This is the kind of innovative program that will contribute to Hong Kong's continuing leadership and prosperity in the Asian region.</p> <p>C. Rezoning of the Site would be an irrecoverable loss to the education sector and the Hong Kong community as a whole.</p>	See points A, C and D in Annex VIb.
C3	Object to Item A. To retain the site as "G/IC(9)" for HKBU's various uses, such as for future expansion, i.e. building a Chinese medicine teaching hospital, or building a student hostel, but not for PolyU or other uses.	See points C and D in Annex VIb.
C4	<p>A. Providing comments on R1 to R7 which support Item A. Comments are:</p> <p>i. Alternative sites for residential development can be found elsewhere in Hong Kong; however, alternative "G/IC" sites to meet future education needs are extremely limited. HKBU, whose existing campus surrounds the Site on 3 sides, requires a comprehensive and sustainable campus development solution. Residential development on the Site would be irreversible and a permanent loss to Hong Kong. The development of 495 private residential flats on the LWL site would not alleviate the acute public housing shortage. The proposed luxury housing would not improve the lives of those Hong Kong residents most in need. It would have a negligible impact in stabilising property prices in the area, but pushing up property prices in the District. These flats would therefore not be affordable for the majority of the 'middle classes'. Rezoning the site to "R(A)" would be inappropriate given the predominantly low to medium density character of the local area. "R(A)" is unsuitable for this area which is predominantly zoned "G/IC" and even in other parts of Kowloon Tong where typical residential is restricted</p>	A. Noted and see points B, C and D in Annex VIb.

Comment No.	Reason	PlanD's Response
	<p>under the “Residential (Group C)” (“R(C)”) zone. The “R(B)” zoning of the Site is out-of-character and incompatible with the immediate area and results in a piecemeal and illogical zoning pattern. The development of private residential housing directly adjacent to over 3,500 student hostel spaces is considered an inappropriate use of land and a cause for potential noise and nuisance complaints from future residents due to the land use conflict.</p> <p>ii. A recent survey found that there was significant support (81% of interviewees) for the establishment of a CMTH in Hong Kong to train local practitioners. 36.6% stated that they felt it was necessary for the CMTH to be located near the University campus. HKBU is requesting the Site so as to develop a self-financed, public university operated, non-profit making CMTH. The CMTH will provide internship places for the three CM Schools in Hong Kong and will undertake clinical research in CM and inter-disciplinary research in Chinese and Western medicine. The CMTH will offer affordable treatment to the local community. The TST District Kai Fong Welfare Association site was no longer feasible for a CMTH. The Site being convenient and close to existing Chinese medicine facilities is the most suitable location for a CMTH. The School of Chinese Medicine of HKBU, already provides a CM Clinic for the community, therefore the proposed cooperation with the Hong Kong Baptist Hospital is not necessary.</p> <p>iii. HKBU need the Site, see point C in Annex VIb</p> <p>iv. Points stated in R3 and R6 are related to land (not planning) considerations. The benefits of education will influence the generation to come, whereas the land sale will result in a one-off revenue benefit.</p> <p>v. R1's view on the quality of local tertiary education is not a planning consideration.</p> <p>vi. R2's view that HKBU's land use is subject to Government Property Agency's consideration fails to appreciate land use is a consideration of the TPB.</p> <p>B. Providing analysis of the representations that object to Item A.</p>	B. Noted.
C5	A. HKBU should be offered the land for the future development of education instead of using it for building another block of luxurious flats. This relatively small site is surrounded on three sides by HKBU campus. There is no additional unoccupied spaces in	A. See point C in Annex VIb.

Comment No.	Reason	PlanD's Response
	<p>the vicinity of HKBU for the expansion and future development for higher education. City University of Hong Kong, enjoys rather large outlay of land both in Yau Yat Chuen and Beacon Hill. I want to highlight to the TPB the importance of wise land allotment for the community. We must decide to place young people's future above developers' padded pockets.</p> <p>B. Attached a list with the names of 175 people supporting the commenter.</p>	B. Noted.
C6	<p>A. Does not indicate which representations the comment is related to.</p> <p>B. Object to Item A.</p> <p>C. Retain the Site as "G/IC(9)".</p>	See point P1 in Annex VIb
C7	<p>A. Does not indicate which representations the comment is related to.</p> <p>B. Support to use the Site for educational development and oppose to use the education site for building luxury apartments.</p>	See point B in Annex VIb
C8	<p>A. Same as C15 below.</p> <p>B. Comment on R1: R1's logic is absurd. If an education institution is not to the standard, we need to improve it rather than demolishing it. HK's future is in education that we must by all means help to improve, rather to destruct!</p> <p>C. Comment on R3: not agree with R3. First, this piece of land would not help to ease the shortage of residence in HK. Building a teaching hospital or maintaining the land for educational use, in contrast, will benefit whole HK society. HKSAR government is for HK people, not the other way round! So is the government income!</p>	See C15
C9	<p>Comment on R1 to R7</p> <p>A. A number of the representations voiced their dissatisfaction with either HKBU or the Hong Kong tertiary system as a whole, or both. None of these are relevant to the land use and town planning process.</p> <p>B. Some representations mentioned the current need for housing as their reason for supporting the subject matter. This rezoning does not help towards providing more affordable housing for the everyday Hong Kong people. Hong Kong education institutions are also gravely lacking education land. Thus, the Site should be</p>	<p>A. Noted</p> <p>B. See point F in Annex VIb.</p>



Comment No.	Reason	PlanD's Response
	retained for education use and not be rezoned for residential building.	
C10	<p>A. Support those representations that object to Item A. Reasons are:</p> <p>The public opinions are loud and clear, and the oppositions expressed by them are overwhelming. There are well-articulated and validly-based arguments. The supporting representations amount to only 0.03% of the total number of representations.</p> <p>B. The arguments stated in the 7 supporting representations are very weak :</p> <ul style="list-style-type: none"> <li>- Inappropriateness for the Site to be granted to HKBU is not a reason at all for supporting the Site to be rezoned from “G/IC” to residential use;</li> <li>- Rezoning of the Site would bring in additional government revenue is neither a solid reason in the context of town planning nor addressing the planning merits. The revenue would be insignificant.</li> <li>- The argument that rezoning of the Site may alleviate housing problem is in lack of a vision for a large picture, in that there would only be a small number of luxurious residential apartments which could not help alleviate the general housing problem and not be used for helping the “upgrading market”.</li> </ul>	Noted. See Annex VIb
C11	<ul style="list-style-type: none"> <li>- Same as C15.</li> <li>- Additional comment: The Hong Kong society has a need for Chinese medicine. Chinese medicine students need to go to Mainland frequently to practice. This needs to be improved.</li> </ul>	<p>See C15</p> <p>See point D in Annex VIb</p>
C12	<p>Providing comments on representation no. R25:</p> <p>A. Mary Rose School concurs with R25 of HKBU. Regarding the part on environmental quality, rezoning of the Site to “R(B)” would have adverse impact on the environment, including :</p> <ul style="list-style-type: none"> <li>- Traffic flow in the area would be increased. This would increase the risk of traffic accident during student picking up/dropping off from school buses. There would also be higher traffic noise and more vehicle emission causing downgrading of local environmental quality; and</li> <li>- Higher plot ratio would usually be adopted for commercial luxury development and would likely block natural lighting and air ventilation.</li> </ul>	Noted. See point F in Annex VIb.

<b>Comment No.</b>	<b>Reason</b>	<b>PlanD's Response</b>
	B. Thus, support retain the Site as "G/IC(9)".	
C13, C14, C55 & C2729 – C2981 (total 256 comments)	Support those representations that object to Item A. (no reason provided)	Noted.
C15, C20 – C54 C56 – C1890	Support those representations that object to Item A and Support retaining the Site as "G/IC(9)". Reasons are:  A. Allowing HKBU to undertake integrated and coherent planning of the entire Site for its future development.  B. Allowing HKBU to build a CMTH on the Site which would benefit society at large.	See points C, D and P1 in Annex VIb.
C16, C17, C19 C1891 – C2728 (total 841 comments)	Support those representations that object to Item A and Support retaining the Site as "G/IC(9)". Reasons same as A of C15 above.	See C15 above.
C18	Support those representations that object to Item A. Support retaining the Site as "G/IC(9)", planning of the entire Site for its future development which would benefit the society at large.	See point P1 in Annex VIb.

**Demand for and Planned Provision of Major GIC Facilities and Open Space in Kowloon Tong**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Secondary School	1 whole-day classroom for 40 persons aged 12-17	31 classrooms	439	445	+414 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	44 classrooms	469	469	+424 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children ages 3 to 6	13 classrooms	353	353	+339 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Clinic/ Health Centre	1 per 100,000 persons	0	1	1	+1
Post Office <sup>#</sup>	1 per 30,000 persons	1	0	0	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sport Centre	1 per 50,000 to 65,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Leisure Centre* (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	1	0	0	-1*
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0	1	1	+1
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	1	1	+1
District Open Space	10 ha per 100,000 persons	2.82ha	19.57	19.57	+16.75ha
Local Open Space	10 ha per 100,000 persons	2.82ha	6.62	8.72	+5.9ha

Note:

- (1) Based on latest projection, the planned population for the area is 29,150.
  - (2) Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary school, primary school, sports ground.
- # As Post Office could be incorporated into a non-domestic building or the non-domestic part of a commercial/residential building, it was considered not necessary to reserve the whole Site for standalone development of a post office.
- \* Leisure centre is provided only as an alternative to Sports Centre. There is 8 Sports Centre in the Kowloon City district which already satisfy the demand of the whole district (i.e. 7.05 Sports Centre) including Kowloon Tong area. Provision of leisure centre as an alternative is not required.

The Notes for “R(B)” zone is proposed to be deleted

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat House Residential Institution Utility Installation for Private Project	Eating Place Educational Institution Government Use Hotel Institutional Use Library Office Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

~~This zone is intended primarily for medium density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.~~

~~(Please see next page)~~

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) ~~No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.5 and building height of 50m, to be measured from the mean level of Renfrew Road.~~
- (2) ~~In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- (3) ~~Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~

**Proposed Amendments to the Explanatory Statement of the  
draft Kowloon Tong Outline Zoning Plan No. S/K18/18**

**Paragraphs 6, 7.1, 8.3 and 8.5 of the Explanatory Statement are proposed to be amended:**

**6. POPULATION**

According to the 2011 Census, the population of the Area was about 27,200 persons. If the planned uses on the OZP are developed, the planned population of the Area would be about ~~30,590~~ 29,150 persons.

**7. BUILDING HEIGHT RESTRICTIIONS IN THE AREA**

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the relevant airport height restrictions are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, appropriate building height restrictions have been incorporated into the Kowloon Tong OZP for the "Commercial" ("C"), "~~R(B)~~", "R(C)", "G/IC" and "OU" annotated "Sports and Recreation Club" and "Petrol Filling Station" zones on the Plan.

**8. LAND USE ZONINGS**

~~8.3 "Residential (Group B)" ("R(B)") : Total Area 0.88 ha~~

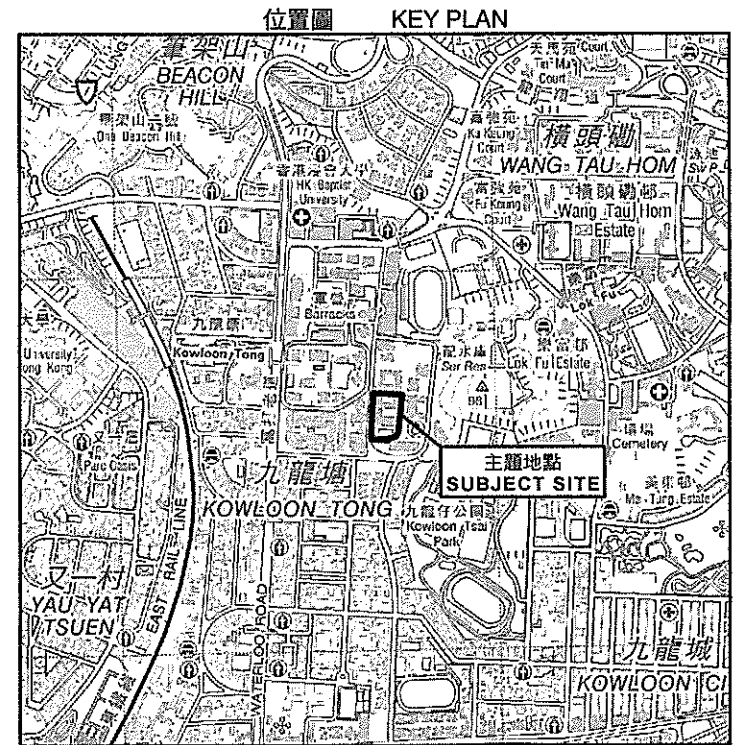
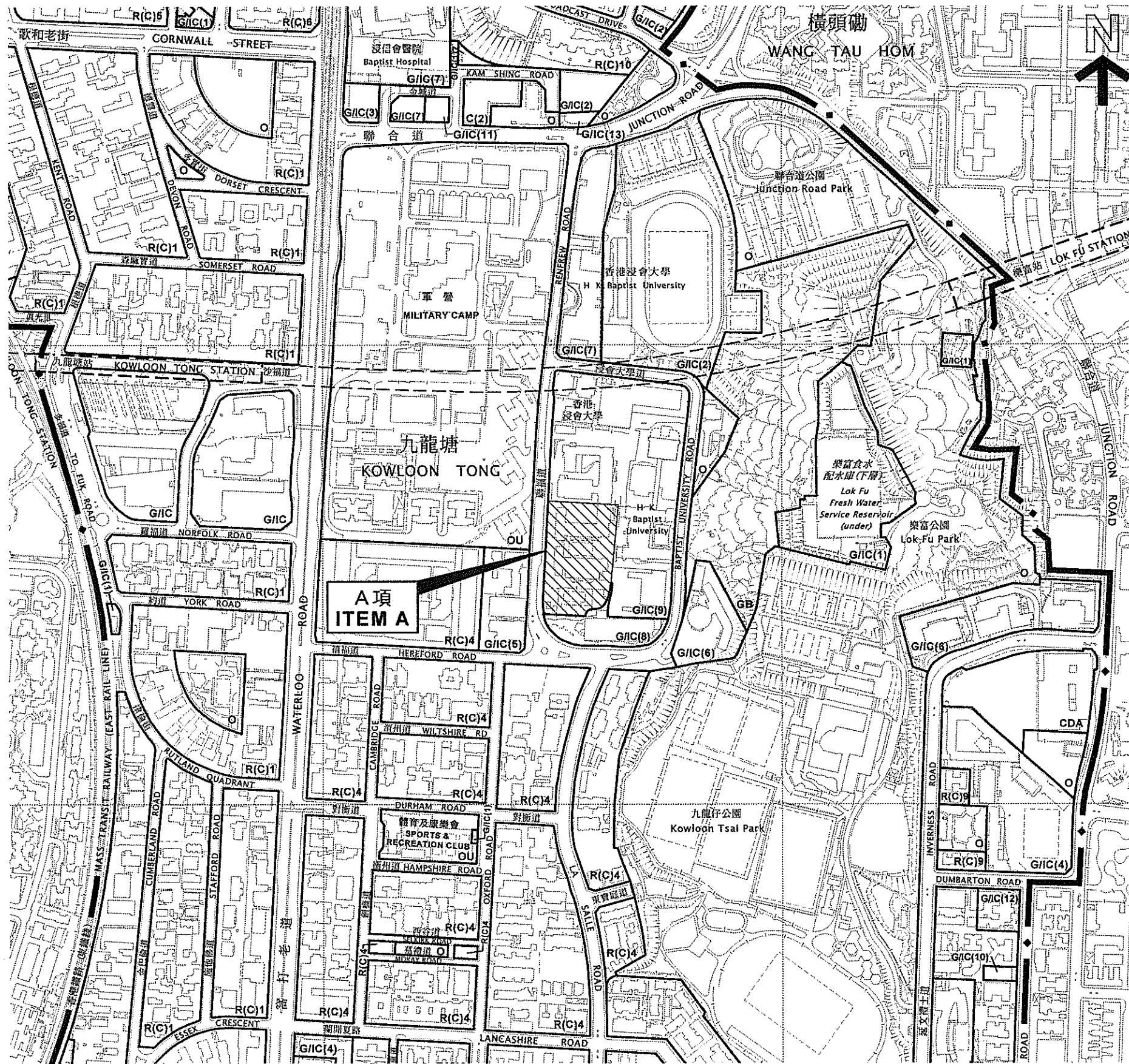
~~8.3.1 This zone is intended primarily for medium density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.~~

~~8.3.2 A site abutting the Hong Kong Baptist University (HKBU) Baptist University Road campus at Renfrew Road is zoned "R(B)" and subject to a maximum plot ratio of 4.5 and a maximum building height restriction of 50m to be measured from the mean level of Renfrew Road. The building height restriction of 50m is broadly comparable with the adjacent existing buildings of the HKBU within the same street block.~~

~~8.3.3 To provide design/architectural flexibility, minor relaxation of the plot ratio restriction for the zone may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction for the zone may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.3 and 7.4 above.~~

~~8.54 "Government, Institution or Community" ("G/IC") : Total Area 39.59 40.47 ha~~

**[with deletion of paragraph 8.3, paragraphs 8.4 to 8.8 to be renumbered accordingly]**



SCALE 1 : 20 000 比例尺

草圖編號 S/K 18/18 的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/K18/18

根據城市規劃條例第6C(2)條公布的建議修訂  
PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)  
OF THE TOWN PLANNING ORDINANCE

A 項 ITEM A

把位於聯福道的一塊土地，由「住宅(乙類)」地帶改劃為「政府、機構或社區(9)」地帶  
REZONING OF A SITE AT RENFREW ROAD FROM "RESIDENTIAL (GROUP B)"  
TO "GOVERNMENT, INSTITUTION OR COMMUNITY(9)"

夾附的《註釋》屬這份圖則的一部分，  
《註釋》的建議修訂已根據城市規劃條例第6C(2)條公布。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND THE PROPOSED AMENDMENT THERETO HAS BEEN PUBLISHED  
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

(參看附表)  
(SEE ATTACHED SCHEDULE)

九龍塘分區計劃大綱草圖編號 S/K 18/18 的建議修訂  
PROPOSED AMENDMENT TO DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN No. S/K18/18

SCALE 1 : 5 000 比例尺

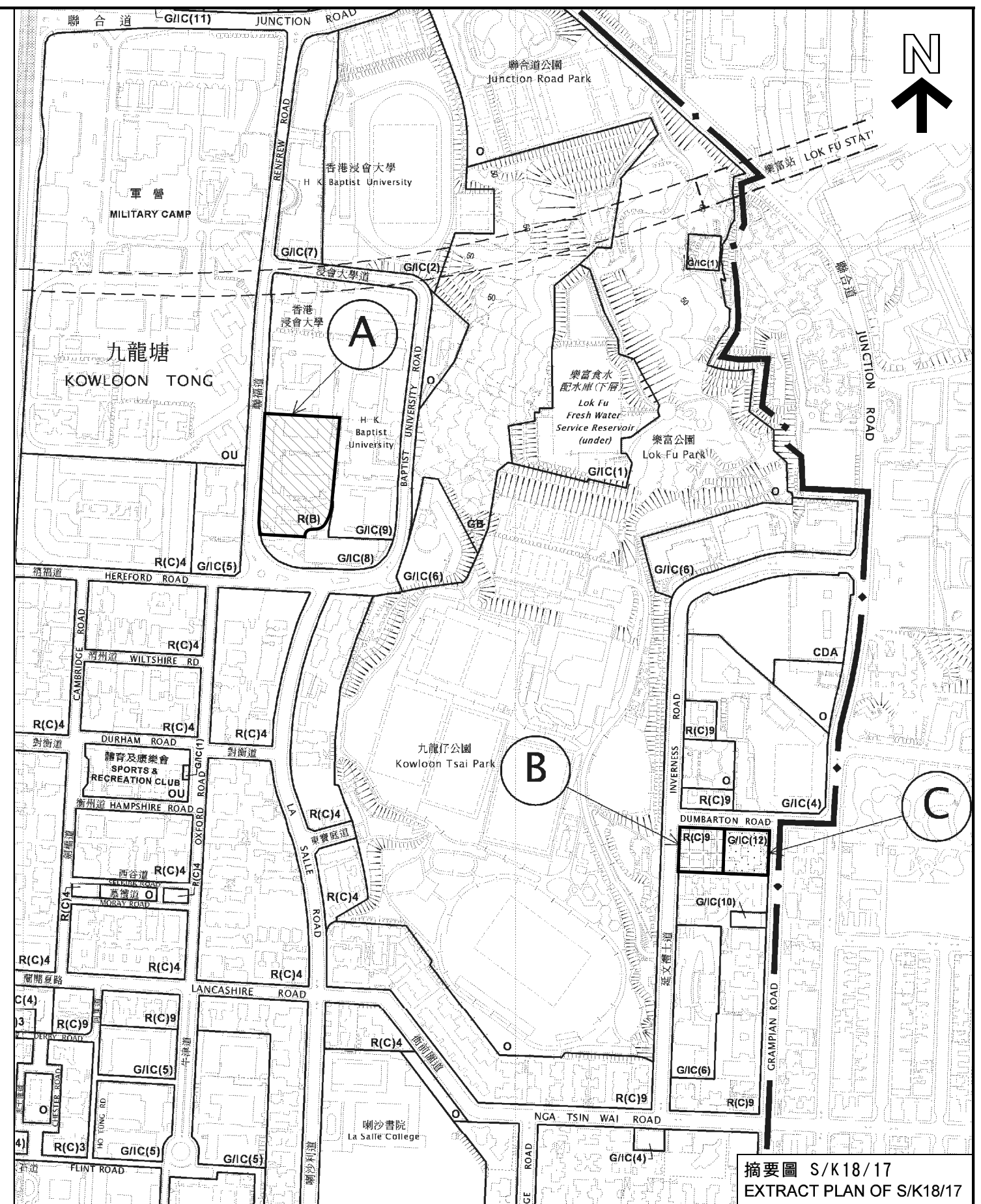
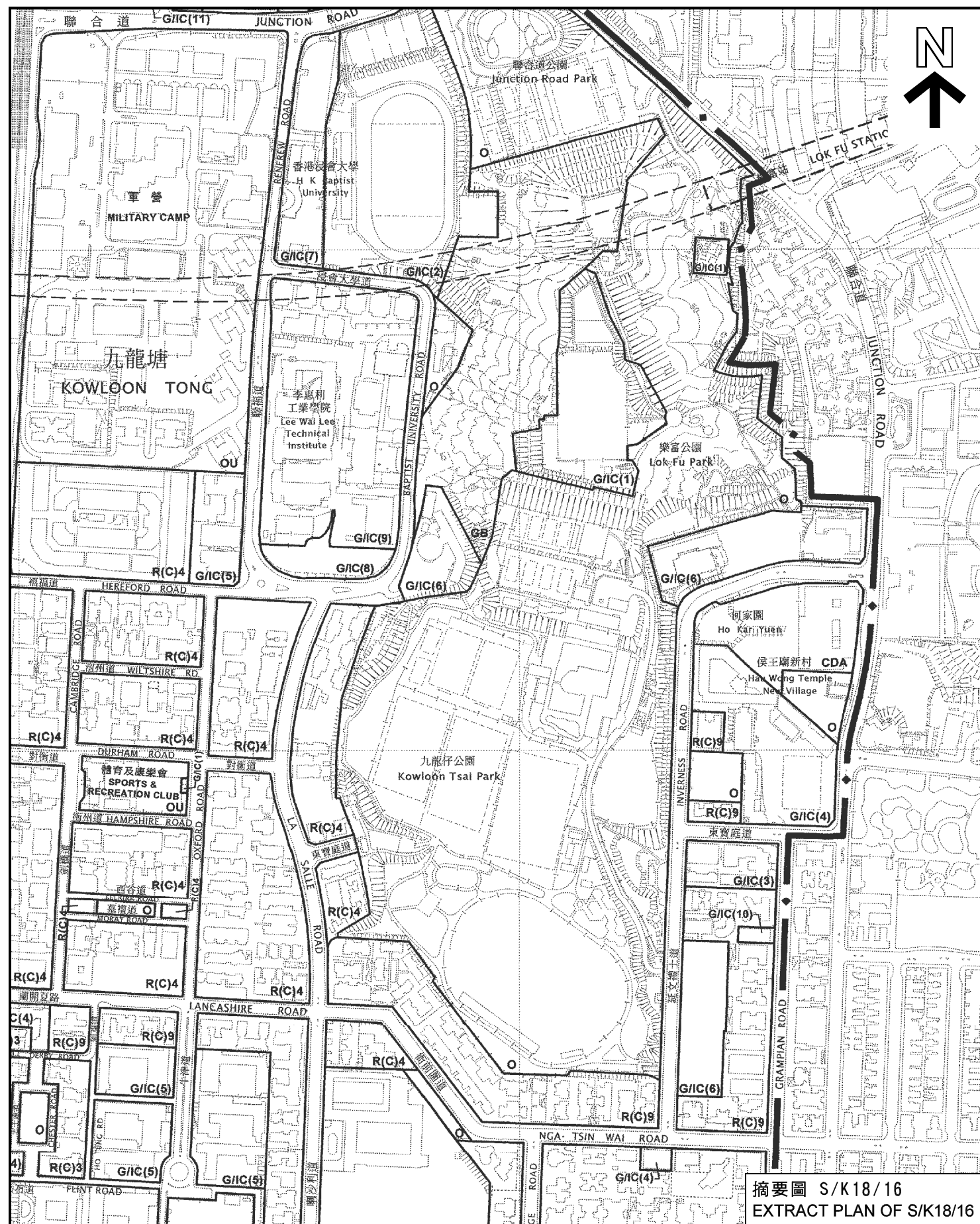
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規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD



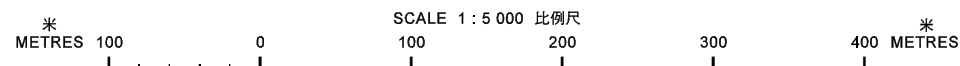
圖則編號  
PLAN No. R/S/K18/17 - A1





本摘要圖於2014年2月13日擬備，所根據的資料為  
於2009年12月8日核准的分區計劃大綱圖編號S/K18/16及  
於2013年2月15日展示的分區計劃大綱圖編號S/K18/17  
EXTRACT PLAN PREPARED ON 13.2.2014  
BASED ON OUTLINE ZONING PLAN No.  
S/K18/16 APPROVED ON 8.12.2009 AND  
S/K18/17 EXHIBITED ON 15.2.2013

九龍塘分區計劃大綱核准圖編號 S/K18/16 及九龍塘分區計劃大綱草圖編號 S/K18/17 之比較  
COMPARISON OF THE APPROVED KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/16  
AND THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/17

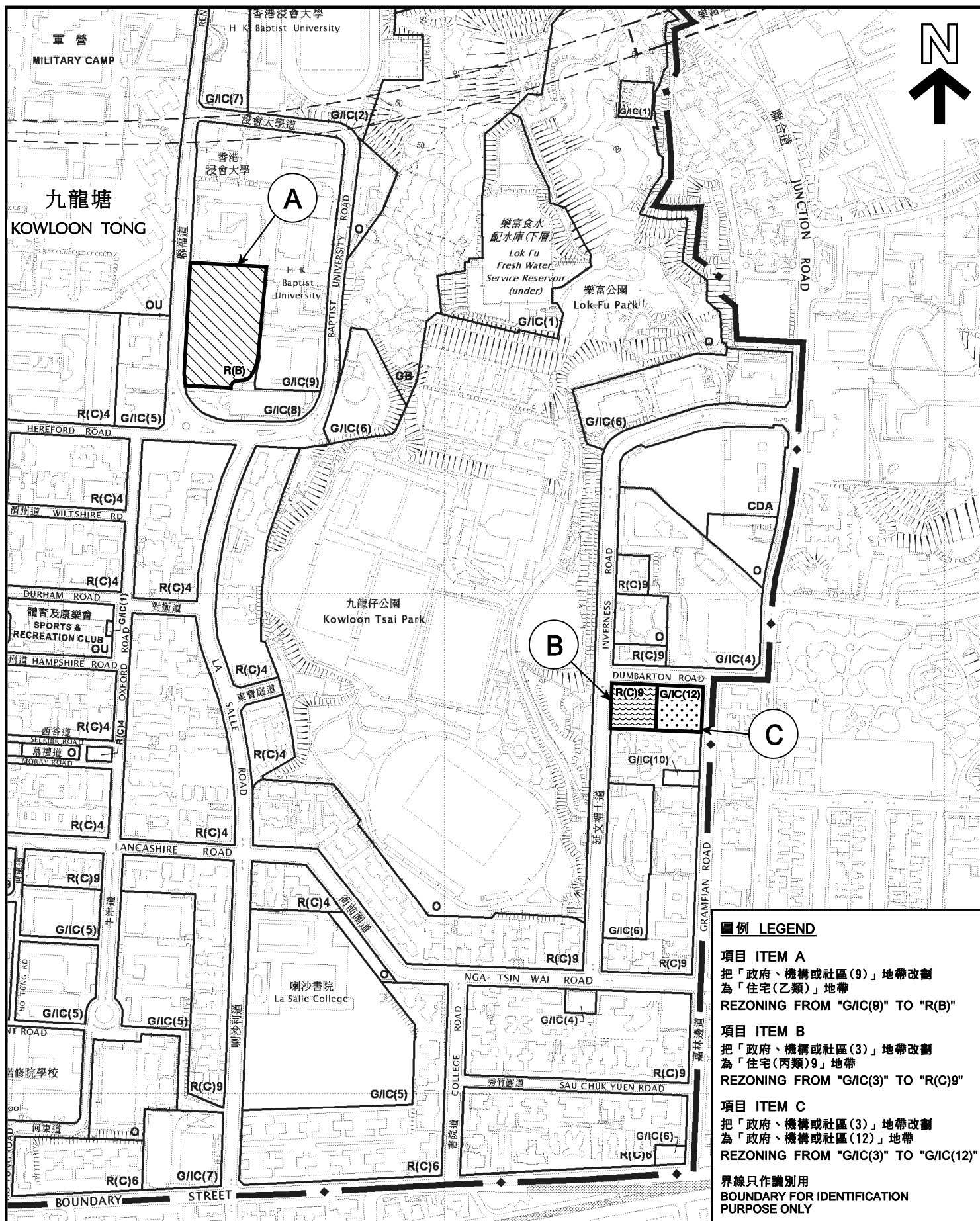


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/K18/1

PLAN  
H - 1



納入分區計劃大綱草圖編號S/K18/17的修訂項目  
AMENDMENTS INCORPORATED  
INTO DRAFT OZP No. S/K18/17

就九龍塘分區計劃大綱草圖編號S/K18/17提出的  
申述個案以及相關意見作出考慮

CONSIDERATION OF REPRESENTATIONS AND RELATED COMMENTS  
TO THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/17

本摘要圖於2014年2月20日擬備，所根據的資料為於2013年12月20日展示的分區計劃大綱圖編號S/K18/18  
EXTRACT PLAN PREPARED ON 20.2.2014  
BASED ON OUTLINE ZONING PLAN No. S/K18/18 EXHIBITED ON 20.12.2013

SCALE 1 : 5 000 比例尺

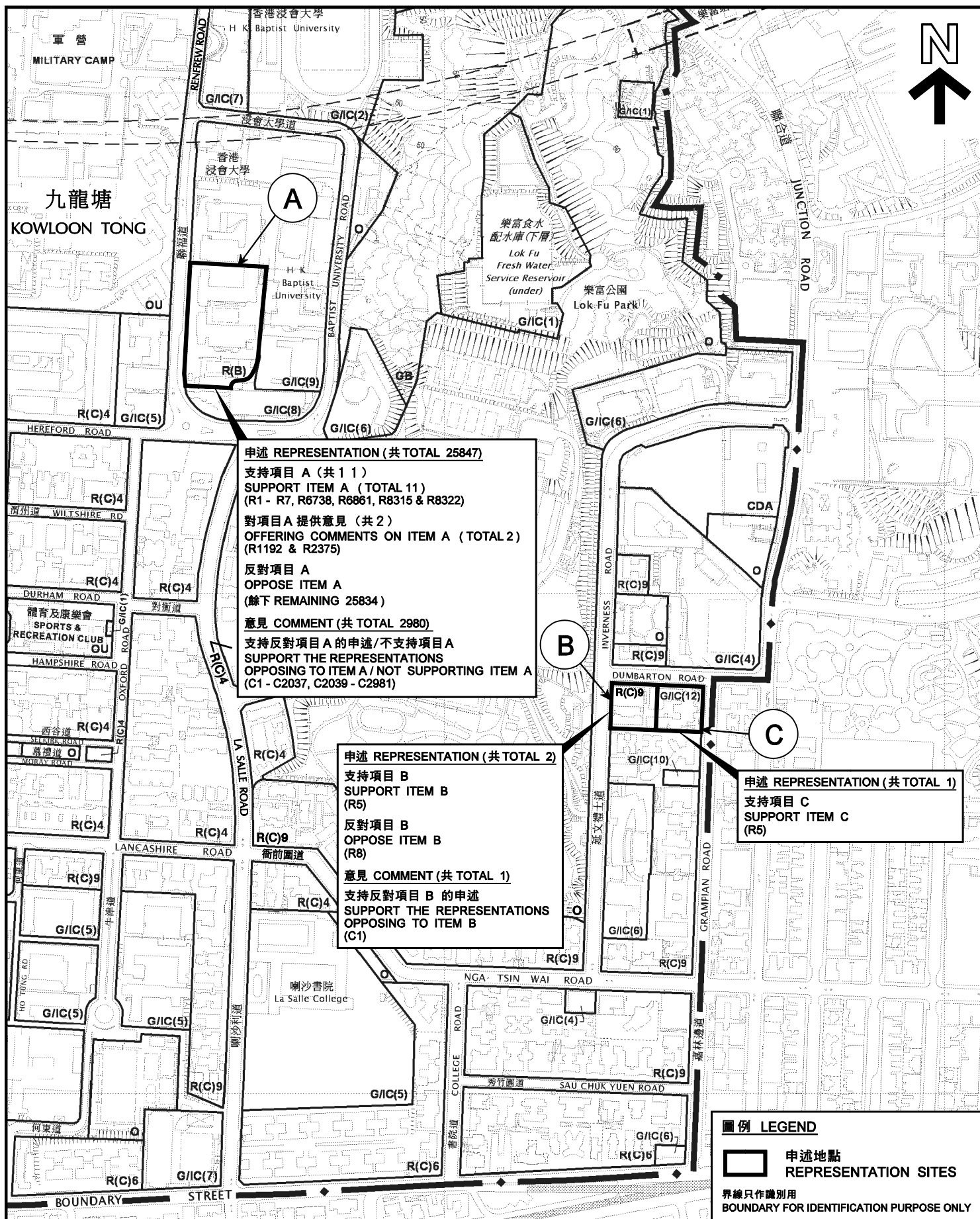
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/K18/17

圖 PLAN  
H - 2



## 位置圖 LOCATION PLAN

就九龍塘分區計劃大綱草圖編號S/K18/17提出的  
 申述個案以及相關意見作出考慮

CONSIDERATION OF REPRESENTATIONS AND RELATED COMMENTS  
 TO THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/17

本摘要圖於2014年3月3日擬備，所根據的  
 資料為於2013年12月20日展示的分區計劃大  
 綱圖編號S/K18/18  
 EXTRACT PLAN PREPARED ON 3.3.2014  
 BASED ON OUTLINE ZONING PLAN No.  
 S/K18/18 EXHIBITED ON 20.12.2013

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規劃署

PLANNING  
 DEPARTMENT



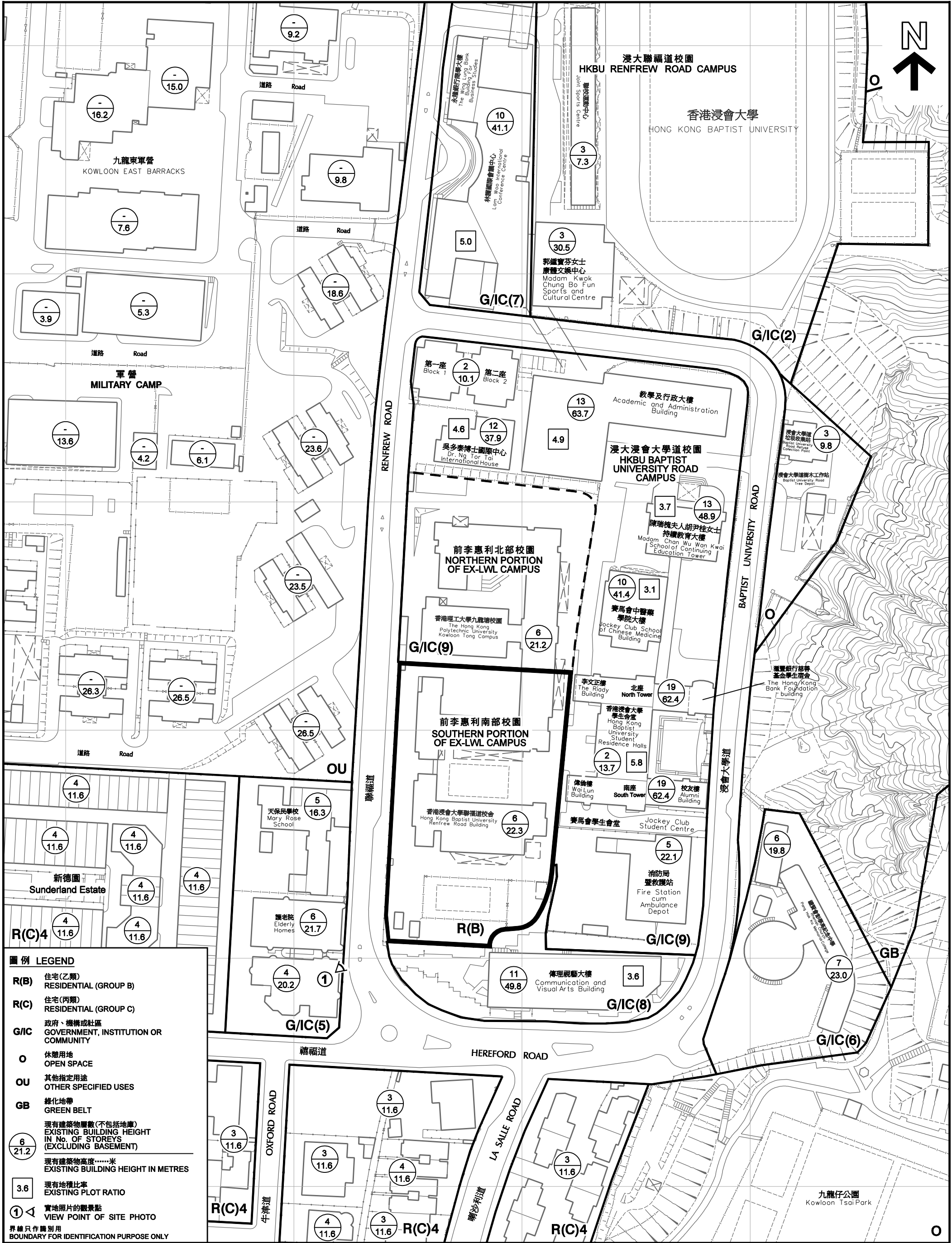
參考編號  
 REFERENCE No.

R/S/K18/17

圖 PLAN

H - 3





**圖例 LEGEND**

**R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)

**R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)

**G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

**OU** 其他指定用途  
OTHER SPECIFIED USES

**GB** 綠化地帶  
GREEN BELT

**6**  
21.2  
現有建築物層數(不包括地庫)  
EXISTING BUILDING HEIGHT  
IN No. OF STOREYS  
(EXCLUDING BASEMENT)

**3.6**  
現有建築物高度.....米  
EXISTING BUILDING HEIGHT IN METRES

**3.6**  
現有地積比率  
EXISTING PLOT RATIO

**1**  
實地照片的觀景點  
VIEW POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<b>平面圖 SITE PLAN</b>		<b>規劃署 PLANNING DEPARTMENT</b>	
就九龍塘分區計劃大綱草圖編號S/K18/17提出的 申述個案以及相關意見作出考慮 CONSIDERATION OF REPRESENTATIONS AND RELATED COMMENTS TO THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/17		參考編號 REFERENCE No.	
本摘要圖於2014年2月24日擬備，所根據的資料為測量圖編號11-NW-10C、10D、15A及15B EXTRACT PLAN PREPARED ON 24.2.2014 BASED ON SURVEY SHEETS No. 11-NW-10C, 10D, 15A & 15B		R/S/K18/17	
米 METRES 20 0 20 40 60 80 100 120 SCALE 1:1 500 比例尺		圖 PLAN H - 4	



有關地點  
THE SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

就九龍塘分區計劃大綱草圖編號S/K18/17提出的  
申述個案以及相關意見作出考慮  
CONSIDERATION OF REPRESENTATIONS AND RELATED COMMENTS  
TO THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN No. S/K18/17

本圖於2014年2月20日擬備，所根據的資料為攝於  
2012年11月19日的實地照片  
PLAN PREPARED ON 20.2.2014 BASED ON SITE  
PHOTO TAKEN ON 19.11.2012

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

R/S/K18/17

圖 PLAN  
H - 5

Extract of the minutes of the TPB meeting

held on 10.3.2014, 11.3.2014, 17.3.2014, 20.3.2014, 25.3.2014 and 26.3.2014

**Agenda Item 2**

[Open Meeting (Presentation and Question Session only)]

Consideration of Representations and Comments in respect of the Draft Kowloon Tong  
Outline Zoning Plan No. S/K18/17  
(TPB Paper 9585)

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[The meeting was conducted in Cantonese.]

2. The following Members had declared interests on the item for having affiliation with HKBU, owning properties in the vicinity of the representation site at Renfrew Road (i.e. southern portion of the ex-Lee Wai Lee (LWL) site) (the Site), and/or having current business dealings with HKBU. As their interests were direct, they had not been invited to attend the meeting:

- |                     |   |
|---------------------|---|
| Mr Laurence L.J. Li | - being an ex-honorary member of the Court of the Hong Kong Baptist University (HKBU) and was once involved in the discussion in the Court regarding the use of the Site. HKBU had submitted representation No. 25 (R25) and comment No. 4 (C4) |
| Mr Stephen H.B. Yau | - being the Chairman of the Social Work Advisory Committee of the Department of Social Work in HKBU   |
| Ms Christina M. Lee | - owning properties on Durham Road and  |



being a part-time student of HKBU since September 2013

- |                        |   |   |
|------------------------|---|---|
| Mr Clarence W.C. Leung | - | owning a property near the junction of Durham Road and La Salle Road              |
| Ms Julia M.K. Lau      | - | owning a share of a property near the junction of Hereford Road and Waterloo Road |
| Mr H.F. Leung          | - | having current business dealings with HKBU  |

4. The Chairman and the following Members had also declared indirect/remote interests on the item:

- |                     |   |   |
|---------------------|---|---|
| Mr Thomas T.M. Chow | ] | each owning a flat at Parc Oasis                    |
| Mr H.W. Cheung      | ] |   |
| Ms Janice W.M. Lai  | - | owning a flat on Earl Street with her spouse        |
| Mr Dominic K.K. Lam | - | having previous business dealings with HKBU in 2006 |

5. Members agreed that the interests of the Chairman, Mr H.W. Cheung and Ms Janice W.M. Lai for owning properties in Kowloon Tong that were not in close proximity to the representation sites and the interests of Mr Dominic K.K. Lam for having previous business dealings in 2006 with HKBU were remote or indirect. In the meeting on 24.1.2014 to discuss the subject hearing arrangement, Members had agreed that the Chairman should continue to chair the meeting and the other three Members should be allowed to stay in the meeting and participate in the discussion.

#### Meeting Arrangement

6. As requested by the Chairman, the Secretary briefly highlighted the meeting arrangement and said that the meeting was scheduled to be held in six sessions on 10.3.2014, 11.3.2014, 17.3.2014, 20.3.2014, 25.3.2014 and 26.3.2014. A total of 88 persons/organisations had registered to make oral submissions. About 30 persons were

scheduled to make oral submissions in each session and it was estimated that the oral submissions of the representers/commenters would be completed by 25.3.2014. More than 2,800 representers/commenters had indicated that they would attend in person or had authorised a representative to attend the meeting. Hence, there was a need to impose a time-limit on making oral submissions. The time limit of 10 minutes as previously used in the representation hearing in respect of the Central District (Extension) OZP would be adopted.

### Invalid Representations

7. The Chairman said that after the Board's consideration of the Information Note on the Hearing Arrangement on 24.1.2014, three representations (R6618, R15008 and R15038 in Annex II-41 to 43 of the Paper) had been identified for the Board's agreement on whether they were invalid. Members noted that R6618 indicated that it was related to the rezoning of the Site but it did not indicate support or objection nor provide any views; and R15008 and R15038 indicated objection to the draft Kowloon Tong OZP but the grounds of representation were related to the draft Central District (Extension) OZP. Members agreed that the three representations should be regarded as invalid.

8. In response to the Chairman, the Secretary informed Members that a total of 25,884 representations were received during the exhibition period. However, 37 representers subsequently wrote to the Board withdrawing their representations or indicating that they had not submitted the representations and two representations were identical<sup>1</sup>. Taking into account the above and the three representations ruled invalid by Members at the meeting, the total number of valid representations should be 25,843. During the publication period of the representations, a total of 2,981 comments were received and one comment (C2038) was subsequently withdrawn. The total number of valid comments was 2,980<sup>2</sup>.

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<sup>1</sup> The withdrawn/not having been made representations i.e. representations No. R2312, R3178, R3208, R6043, R7025, R7386, R7616, R7914, R8975, R9044, R9685, R11508, R12158, R12195, R12272, R12431, R12433, R12504, R13881, R13977, R14090, R15442, R16559, R18428, R18598, R20145, R21034, R21060, R21166, R21280, R21351, R23304, R23810, R23929, R24916, R24944 and R25520, were taken out. For R32 and R7945 that were identical, the latter was taken out.

<sup>2</sup> The withdrawn comment i.e. C2038 was taken out.



9. The Chairman said that all representations and comments as well as the “Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17” (Guidance Notes) were provided to Members prior to the meeting. Members had confirmed that they had no comment on the conduct of the meeting in accordance with the Guidance Notes or the meeting arrangement. Members also agreed that for matters that might not be covered by the Guidance Notes, the Chairman should have full discretion to make necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner.

10. The Chairman said that there would be a Question and Answer (Q & A) session in each session after the oral submissions. The HKBU delegation would make an oral submission that would span two days on 10.3.2014 and 11.3.2014, and there were two options for the Q & A session. An additional Q & A session might be held for those representers making oral submissions before HKBU. Alternatively, a Q and A session might be held after the HKBU’s oral submission on 11.3.2014 but the representers making oral submissions before HKBU would have to return to the meeting on the following day. Before the start of the meeting, he would ask the relevant representers whether they would prefer to have the Q & A session before or after HKBU had made its oral submission, and he would make a decision on that. Members agreed.

[Mr Patrick H.T. Lau arrived to join the meeting at this point.]

11. As sufficient notice had been given to the representers and commenters to invite them to attend the meeting, Members agreed to proceed with the hearing of the representations in the absence of the other representers and commenters who had indicated that they would not attend or had made no reply.

12. The following representatives of the Planning Department (PlanD) and Education Bureau (EDB), and the representers/commenters or their representatives were invited to the meeting at this point:

Mr Tom C.K. Yip - District Planning Officer/Kowloon (DPO/K),  
PlanD

Ms S.H. Lam - Senior Town Planner/Kowloon (STP/K), PlanD  
Mr Wallace K.K. Lau - Principal Assistant Secretary (Higher Education) (PAS/HE), EDB

R22 (Green Sense)

Ms Ho Ka Po - Representer's Representative

R25 (Hong Kong Baptist University)

*(Please refer to Appendix A for a list of representers who had authorised the HKBU delegation as their representative.)*

Professor Albert S.C. Chan	]	
Mr Andy S.C. Lee	]	
Ms Cindy Tsang	]	
Professor Bernard V Lim	]	
Dr Sujata Subbu Govada	]	
Prof Bian Zhao Xiang	]	
Dr Wilfred Y.W. Wong	]	Representers' Representative
Ms Rowena Li	]	
Mr Patrick SL Tam	]	
Miss Michelle CM Fung	]	
Mr Ahson HK Wong	]	
Ms Fannie Tang	]	
Ms Nana Lai	]	
Ms Rachel Lo	]	
Mr Todd Wan	]	
Ms Stephanie Chan	]	
Mr Fung King Nim	]	
Mr L. C. Lam	]	

13. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members had also agreed that the Chairman should have full discretion to make other necessary

arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives, it was necessary to limit the time for making oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting for extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the OZP/publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

14. The Chairman said that the representatives of PlanD would first be invited to make a presentation. After that, the representers/authorised representatives would be invited to make oral submissions. After the oral submissions, there would be a Q & A session. Lunch break would be from about 12:45 pm to 2:00 pm and there might be one short break in the morning and one to two short breaks in the afternoon, as needed.

15. The Chairman continued to say that the HKBU delegation would make an oral submission that would span two days on 10.3.2014 and 11.3.2014, and there were two options for the Q & A session. A Q & A session might be held for those representers making oral submissions before HKBU. Alternatively, the Q & A session might be held after HKBU's oral submission on 11.3.2014 but the representers making oral submissions before HKBU would have to return to the meeting on the following day. Members noted that for representers who were scheduled to make oral submissions before HKBU, only R22 (Green Sense) was present at the meeting. In response to the Chairman, Ms Ho Ka Po (R22) indicated that she would prefer the Board to hold the Q & A session after her oral submission. As there was no comment from the other attendees at the meeting, the Chairman acceded to Ms Ho's request.

16. Furthermore, the Chairman reminded the attendees to note that the meeting was to decide on the land use zoning of the Site and matters regarding the future allocation of the Site to any particular party fell outside the ambit of the Board. He then invited Mr Tom C.K. Yip, DPO/K, to brief Members on the representations and comments.

17. With the aid of a powerpoint presentation, Mr Tom C.K. Yip made the following main points as detailed in the Paper:

#### Background

- (a) on 15.2.2013, the draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO). The amendments involved the following items:
  - (i) Amendment Item A was for rezoning of the Site, i.e. the southern portion of the ex-LWL site, from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)" ("R(B)");
  - (ii) Amendment Item B was for rezoning of the Bethel Bible

Seminary west site (the BBS-west site) from “G/IC(3)” to “R(C)9”; and

- (iii) Amendment Item C was for rezoning of the BBS-east site from “G/IC(3)” to “G/IC(12)”;
- (b) a total of 25,884 representations were received and all of them were related to Amendment Item A. However, 37 representers subsequently wrote to the Board withdrawing their representations or indicating that they had not submitted the representations and two representations were identical. Together with the three representations ruled invalid by the Board, the total number of valid representations should be 25,843;
- (c) on 21.5.2013, the representations received were published for 3 weeks for public comments. A total of 2,981 comments were received. One comment was subsequently withdrawn and the total number of valid comments was 2,980;
- (d) the background to Amendment Item A was summarized below:
  - (i) the Chief Executive announced on 30.8.2012 a package of short and medium-term measures to expedite the supply of subsidised and private housing units, and this included conversion of 36 “G/IC” and Government sites to residential use to meet the pressing demand for housing land. The Site was one of these sites;
  - (ii) the Site, previously zoned “G/IC(9)”, was a piece of Government land and formed part of the ex-LWL site of the Hong Kong Institute of Vocational Education (IVE). In 2011, the LWL IVE was relocated to Tseung Kwan O. EDB had confirmed that the northern portion of the ex-LWL site (about 0.64 ha) would be retained for higher educational use by HKBU whereas the Site (about 0.88 ha) in the southern portion of the ex-LWL site could

be returned to the Government for other uses;

- (iii) PlanD had conducted a review of the requirement of Government, institution or community (GIC) land at the time of preparation of the OZP. Based on the planned population for the area (including the proposed “R(B)” zone at the Site) as well as the GIC provision in the area at that time, it was considered not necessary to reserve the Site for provision of local GIC facilities. With regard to other GIC facilities, relevant Government departments consulted confirmed then that the Site was not required for other GIC uses. Besides, adequate land was reserved for open space use; and
  - (iv) having examined the development potential of the Site, the building height profile and development densities for the area, the Site was proposed to be rezoned to “R(B)” subject to a maximum building height of 50m and plot ratio of 4.5 to help meet the acute housing demand. The proposed parameters were considered broadly compatible with the planned stepped height profile on the two sides of Renfrew Road and plot ratios of the surrounding buildings, ranging from 3.1 to 5.8, in the area. In addition, as confirmed by concerned departments, the proposed residential development was acceptable from traffic, environmental, visual and air ventilation points of view and would not overload the existing infrastructure;
- (e) the existing conditions of the Site and its surrounding areas were highlighted as follows:
- (i) the buildings on the ex-LWL site were currently used by HKBU and the Hong Kong Polytechnic University on a temporary basis until end of 2014 to meet the contingency need during the initial stage of implementation of the new academic structure. The Site abutted the buildings of HKBU on two sides. The HKBU

Communication and Visual Arts Building was located to its immediate south, and the HKBU Student Residence Halls and Kowloon Tong Fire Station were to its immediate east; and

- (ii) to the northeast and further north of the Site were the HKBU Baptist University Road campus and Renfrew Road campus with buildings mostly ranging from 10 to 13 storeys. The Kowloon Tong military camp, two elderly homes and a school were located to the west of the Site across Renfrew Road. To the further west and south of the Site were the low-rise and low-density residential developments in the Kowloon Tsai area. Kowloon Tsai Park was located to the further southeast across Hereford Road;

Metro Planning Committee (MPC)'s Considerations and Public Consultation

- (f) the MPC's considerations and public consultations held were as follows:
  - (i) on 21.12.2012, MPC considered the proposed amendments to OZP No. S/K18/16. MPC decided to defer consideration of the proposed rezoning of the Site pending the provision of more information on EDB's policy in assessing the expansion needs of HKBU and its justifications to release the Site for other uses;
  - (ii) on 25.1.2013, MPC further considered the proposed amendment to the OZP in respect of the Site with the attendance of representatives of EDB, the Food and Health Bureau (FHB), University Grants Committee (UGC) and PlanD at the meeting. A number of submissions from the Office of Hon. Wong Yuk Man, President and Vice-Chancellor of HKBU, Staff Representative and Court of HKBU, HKBU Student Union and HKBU Century Club Limited objecting to the proposed rezoning were submitted to and considered by MPC;
  - (iii) after deliberation, Members agreed that the proposed amendment

should be exhibited under section 5 of TPO so that stakeholders and members of the general public would have an opportunity to submit representations to the Board as provided for under TPO, and their views could be heard and considered by the full Board before the Board decided on the appropriate zoning for the Site;

- (iv) the Housing and Infrastructure Committee of the Kowloon City District Council (KCDC) was consulted on the OZP on 7.3.2013. All members unanimously objected to the rezoning of the Site for residential use and supported continuing the use of the Site for educational or other GIC uses; and
- (v) the Legislative Council (LegCo) Panel on Education discussed the rezoning of the Site at its meetings on 11.3.2013 and 10.6.2013. The Panel passed a motion on 11.3.2013 opposing the Government's changing of the educational use of the Site and including the Site in the Land Sale Programme for building medium-density luxury residential units, and urging the Government to retain the Site for GIC use;

#### Representations Relating to Amendment Item A

- (g) the representations were all related to Amendment Item A. 11 representations (R1 to R7, R6738, R6861, R8315, R8322) supported; two representations (R1192 and R2375) provided comments; and the remaining 25,830 representations objected to Amendment Item A;
- (h) the representations were submitted by five LegCo Members (Hon Lam Tai Fai (R9), Hon Yip Kin Yuen (R10), Hon Wong Pik Wan (R11), Hon Chan Ka Lok Kenneth (R12) and Hon Claudia Mo (R7860)); two Kowloon City District Council members (Mr Siu Leong Sing (R13) and Mr Ho Hin Ming (R14)); HKBU (R25) and its staff, affiliated associations, students, alumni and ex-staff; concern groups, different organisations and individuals. Many of them were submitted in



similar emails/letters;

*Grounds of Supportive Representations (R1 to R7, R6738, R6861, R8315, R8322)*

(i) the main grounds of the 11 supportive representations as detailed in paragraph 4.2.1 of the Paper were summarised below:

(i) the rezoning of the Site for residential use could help meet the urgent need for residential land. The proposed flat provision in Kowloon Tong could stabilise the property price and rent. If possible, it was better to rezone the Site to “R(A)”;

(ii) HKBU’s facilities were adequate. The shortage of student dormitory was due to enrolment of too many students from the Mainland; and

(iii) it was not necessary to build the proposed Chinese medicine hospital (CMH) at the Site. The Tsim Sha Tsui District Kai Fong Welfare Association site was a favourable site for building a Chinese Medicine Teaching Hospital (CMTH). There was no need for HKBU to have its own CMTH;

(j) the responses to the above grounds of the supportive representations as detailed in paragraphs 6.4.1 and 6.4.2 were:

(i) the views of the supportive representations were noted. However, as elaborated below, the Site was proposed to be reverted to “G/IC(9)” zone due to the Government’s latest intention to revert the Site for GIC use; and

(ii) it was noted that HKBU had indicated that they would no longer pursue the proposal to develop a CMTH at the Tsim Sha Tsui District Kai Fong Welfare Association site;

*Representations Providing Comments (R1192 and R2375)*

(k) R1192 objected to giving the Site to HKBU and opined that there was

no need for HKBU, the campus of which had already been expanded, to use the Site. R2375 was of the view that the Site should not be given to HKBU for building of a CMH;

- (l) the responses to the grounds of R1192 and R2375 were that the Board's role was to consider the appropriate zoning of the Site and it had no mandate to decide on the granting of the Site to a particular party for a specific GIC use. Whether the Site should be granted to HKBU or not fell outside the ambit of the Board. This was a land allocation issue to be considered by the Government under the prevailing land and education policies;

*Grounds of Adverse Representations*

- (m) the major grounds of the 25,830 adverse representations were highlighted in paragraph 4.2.3 and Annex VIb of the Paper. Concerned government bureaux/departments had been further consulted on the representations and comments and their latest assessments on the matter particularly in respect of the updated requirement for reserving the Site for GIC use were set out in the responses highlighted in paragraph 6.4.4 and Annexes VIb and VIc of the Paper. They were summarised below:

*Loss of Land for GIC facilities*

- (i) there was limited GIC land but a lot of alternatives for residential use in other locations. The rezoning would be an irreversible loss to the community. Residential use could only benefit a small number of people. The Site should be used for other appropriate uses, such as community centre, educational, medical and social welfare facilities as well as recreational use or park, to benefit more people;
- (ii) the original "G/IC" zoning of the Site was to serve as a buffer in the residential area to avoid excessive density. The "R(B)" rezoning violated the original intention;

(iii) the responses to the above grounds were:

- there was no need to reserve the Site for GIC or open space uses at the time when MPC considered the rezoning proposal in late 2012/early 2013. Due to the pressing need for housing land and that residential development was not incompatible with the surrounding uses of the Site, it was then proposed to be rezoned to “R(B)”;
- in processing the representations, PlanD had re-assessed the demand for GIC facilities in consultation with concerned government bureaux/departments. Although there was generally no shortage in planned major GIC facilities and open space in the Kowloon Tong area, upon re-assessment, EDB indicated that, during recent rounds of consultation, different quarters of the community had requested the Government to strengthen support for special education development. Hence, EDB had decided to carefully study the feasibility of using the Site for special school development;
- while residential use was considered suitable at the Site from land use compatibility viewpoint, in view of the latest response of EDB and the clear support of the local community and the general public for retaining the Site for GIC use, it was proposed that the Site be retained for GIC use and reverted to its original zoning of “G/IC(9)”;
- whether the Site should be reserved for special school or other educational uses, or other permitted uses under the “G/IC(9)” zone should be determined by EDB or the Government with reference to its policy priority. This was a matter outside the ambit of the Board;

- (iv) education was important to the next generation and future development of Hong Kong. It could benefit more people and should be accorded with priority. The authority should not sacrifice long-term educational need for short-term economic benefit;
- (v) there was a shortage of land for educational/higher educational purposes. According to Government statistics, the shortage amounted to 80,000m<sup>2</sup> net operational floor area for the eight UGC-funded institutions. Besides, student hostel places of tertiary education institutions were inadequate;
- (vi) the Site was surrounded by university campus and was in close proximity to two universities. It was more suitable for higher educational use;
- (vii) the responses to the above grounds were that the Government and UGC had all along been supporting UGC-funded institutions in the development of publicly-funded academic facilities and student hostels in accordance with well-established policies and calculation criteria; and EDB was in discussion with some of the institutions with a shortfall of hostels and academic facilities, with a view to exploring the feasibility of constructing hostels or academic facilities in various places in Hong Kong;

#### *HKBU Expansion Needs*

- (viii) the HKBU campus (around 5.4 ha) was the smallest among the eight UGC-funded institutions. It had not been allocated additional land for developing necessary facilities for the implementation of the 3-3-4 academic reform and had to build new facilities on campus or construct additional floors in existing buildings. HKBU campus was already congested to the point of saturation;
- (ix) the Site could be most efficiently used by allocating it to HKBU

for its long-term development. The Site was surrounded on three sides by HKBU buildings and was geographically an integral part of HKBU. The expansion of HKBU to the Site would consolidate the University's activities at one location and allow HKBU to provide a better environment, the much-needed facilities and increased activity space for the students. The Site was important for HKBU's long-term development. It was extremely difficult for HKBU to find land nearby to expand in the future;

- (x) student hostel places in HKBU were inadequate. The Government said that the northern portion of the ex-LWL site was adequate to meet HKBU's need under the existing educational policy. This reflected the short-sightedness of the Government, ignoring the long-term development of higher education. Living in a student hostel was part of university life. Off-campus hostels could not help students to enjoy campus life and required additional cost to students. The Site should be used for construction of student hostel;
- (xi) HKBU had been liaising with the Government over the future use of the Site for several years. HKBU had neither indicated to the Government nor come to any agreement with the Government that HKBU required only half of the land nor was it ready to withdraw its request for the whole ex-LWL site. HKBU should be given a fair opportunity to apply for use of the whole ex-LWL site;
- (xii) the responses to the above grounds were:
  - EDB had decided to reserve the northern part of the ex-LWL site for higher education use and reaffirmed its commitment to meet all of HKBU's outstanding requirements for publicly-funded academic space and student hostel places under the prevailing policies and

calculation criteria;

- regarding the view that HKBU had the smallest campus amongst the eight UGC-funded institutions, EDB advised that different institutions had varying geographical conditions (such as proportion of usable land within campus, geographical locations, development parameters of the respective lots, topology of campus buildings, etc), and it was not appropriate to make a simplistic comparison of site areas amongst different institutions; and
- the Site was currently a piece of Government land and had never been included in HKBU's campus area. The Government had no policy to allocate a piece of Government land to an individual institution simply because it was adjacent to the institution;

*Chinese Medicine Hospital/Chinese Medicine Teaching Hospital*

- (xiii) Chinese medicine was effective in treating chronic and refractory diseases. Given the aging population in Hong Kong, the need for Chinese medicine was imminent. Without a CMTH, there would not be a systematic Chinese medicine education. A CMTH could provide venue for clinical training, facilitate clinical research, and contribute to the advancement, standardisation and modernisation of Chinese medicine, integration of Chinese and western medicine and enhancement of professionalism of the Chinese medicine industry. Without in-patient service, the development of Chinese medicine, especially treatment for emergency and critical illness, was limited;
- (xiv) a CMTH should best be located at the Site which was adjacent to the School of Chinese Medicine Building of HKBU as this would enhance the effectiveness of the treatment. Teaching hospital of renowned Chinese medicine universities were built near their

campuses;

(xv) HKBU had been reputable for the Chinese medicine discipline. Building a CMTH by HKBU on the Site would enhance the development of Chinese medicine and public health to the benefits of patients;

(xvi) a CMTH would enable Chinese medicine students to conduct their internships in Hong Kong. Chinese medicine students currently had to do internship in the Mainland. The medical system of the Mainland was different from that of Hong Kong, and what students learnt in the Mainland could not be applied to Hong Kong. This created many problems. A CMTH could support not only HKBU, but also Chinese medicine students from other institutions;

(xvii) the responses to the above grounds were:

- as announced by the Chief Executive in his 2014 Policy Address, the Government had, after considering the Chinese Medicine Development Committee (CMDC)'s recommendation, decided to reserve a site in Tseung Kwan O to set up a CMH. The Government would study feasible mode of operation and regulatory details for CMH;
- with regard to the proposal of setting up a CMTH on the Site by HKBU, EDB was of the view that three UGC-funded institutions currently offering Chinese medicine programmes at undergraduate and postgraduate levels had already established arrangements for students of these programmes to take their clinical training in local Chinese medicine clinics or in the Mainland;
- CMTH was not an academic facility eligible for funding under the prevailing policy. In line with the prevailing

policy, land was not directly allocated to individual institutions for self-financing operation. FHB considered that it was not a must to have the teaching hospitals within or close to the university campus and that the proposed CMH at Tseung Kwan O would support all three universities offering Chinese medicine programmes in teaching, clinical training and research purpose;

*Not Suitable for Proposed Residential Use*

(xviii) some representers considered that the Site was not suitable for residential use. Their main grounds were that the development of luxury flats failed to address the society's urgent need for smaller flats; if the Site was to be used for residential purpose, it should be for development of public housing to resolve grass-root housing problem; the residential use on the Site was not compatible with the surrounding educational use, future residents on the Site would complain against noise from the nearby student hostels while the proposed luxury housing would generate additional traffic, create air and noise pollution which would adversely affect the general environment of the area; and there was a need for a comprehensive plan to address the housing problem rather than ad hoc projects on scattered small sites;

(xix) the responses to the above grounds were that the Site was considered suitable for both GIC and residential uses, but it was proposed that the Site be reverted to "G/IC(9)" zone to meet the latest need for GIC uses as explained above. On the proposal for public/subsidised housing on the Site, public housing development, which was normally with higher development intensity, was considered not compatible with the low to medium-density environment in the area;

*Public Consultation*



(xx) the Government should consult stakeholders including HKBU and its students and consider their views. There was inadequate consultation and transparency of the public consultation process should be enhanced;

(xxi) it was misleading to the public and procedurally wrong to include the Site in the Land Sale Programme while the public consultation on the rezoning was still underway;

(xxii) the responses to the above grounds were:

- the publication of the amendment under section 5 of TPO was a statutory public consultation procedure. On 25.1.2013, the MPC decided to exhibit the rezoning amendment to provide a statutory channel for the stakeholders and general public to submit their views to the Board for consideration before making a final decision on the zoning of the Site;
- during the 2-month plan publication period, the KCDC was consulted and the concerned stakeholders including HKBU, local community and the general public were provided with opportunity to submit representations to the Board for consideration. All the representations and comments received were submitted to the Board for consideration, and the representers and commenters had opportunity to attend the TPB meeting and to be heard by the Board; and
- it was the established practice of the Government to include all anticipated Government sites that were expected to become available in a certain year, including those which were pending completion of various processes and town planning procedures, into that year's

Land Sale Programme. This could provide clear information about the anticipated land supply to the market. The concerned sites would only be put up for sale after completion of the necessary processes (in this case, the completion of the statutory planning process). In view of the latest Administration's intention of retaining the Site for GIC uses, the Site had been taken out from the Land Sale Programme for 2014/15;

Representers' Proposals

- (n) a large majority of representers proposed that the Site should be reverted to "G/IC(9)" / "G/IC" zone or reserved for GIC uses;
- (o) many of the representers also suggested that the Site should be reserved for HKBU for educational use and/or a CMTH; for development of a CMH/CMTH; and/or for development of other GIC facilities, e.g. recreational facilities, social welfare facilities, elderly facilities, etc;
- (p) the responses to the representers' proposals were that based on the considerations set out above, PlanD supported reverting the zoning of the Site to "G/IC(9)". With regard to the various proposals of the representers to reserve the Site for educational/higher educational, community, CMH/CMTH/medical or other specific GIC uses, these uses were permitted under the proposed "G/IC(9)" zone. As a general principle, the role of the Board was to consider the appropriate zoning of the Site taking into account various factors. Land allocation of the "G/IC" site for a particular user fell outside the ambit of the Board and should be considered by the Government with reference to its policy priority;

Comments on Representations

- (q) the 2,980 valid comments on representations were submitted by a LegCo Member Hon Albert Chan Wai-yip (C15), HKBU (C4) and its affiliated associations, Lung Tong Area Committee (C3), concern

groups and individuals. All of them supported the representations that objected to Amendment Item A; raised objection to the rezoning of the Site for residential use; and/or suggested retention of the “G/IC(9)” zoning for the Site;

- (r) the major grounds of the comments and the responses highlighted in paragraphs 5 and 6.5 and Annex VII of the Paper were similar to those raised by the adverse representations as summarised above;

### Representations Relating to Items B and C

#### Background

- (s) the background for Amendment Items B and C were:
  - (i) on 7.9.2012, MPC partially agreed to a section 12A application (No. Y/K18/6) relating to the BBS site at 45 and 47 Grampian Road to facilitate redevelopment of the seminary;
  - (ii) on 21.12.2012, MPC agreed to the rezoning of the BBS-west site from “G/IC(3)” to “R(C)9” for low-rise residential development (Amendment Item B) and the BBS-east site from “G/IC(3)” to “G/IC(12)” (Amendment Item C) for seminary redevelopment with the requirement for in-situ preservation of the existing Grade 2 building, i.e. Sun Hok Building; and
  - (iii) on 7.3.2013, the Housing and Infrastructure Committee of KCDC was consulted and they had no adverse comment on these amendment items;

#### Grounds of Representations

- (t) R5, submitted by an individual, supported Amendment Items B and C. R8, submitted by an individual, opposed Item B;
- (u) R5 supported Amendment Item B on grounds of supporting provision

of more flats and inclusion of the “Hong Kong property for Hong Kong people” clause for the BBS-west site. R5 considered that it was better to rezone the BBS-west site to “R(A)”, if possible. R5 supported Amendment Item C on the ground of supporting preservation of historic building with character;

- (v) R8 opposed Amendment Item B mainly on grounds that scarce GIC land for public use would be reduced due to rezoning of the BBS-west site for residential use, with provision of only 44 luxury flats which could not solve the shortage of public housing or small flats, and there were no planning justifications to rezone the BBS-west site for residential use. The Government should compensate the loss of GIC land by rezoning a residential site for GIC use. C1, submitted by an individual, supported R8’s objection to Amendment Item B;
- (w) the responses to the representations in respect of Items B and C were:
  - (i) R5’s support on Amendment Items B and C was noted. Regarding R5’s view that it was better to rezone the BBS-west site under Item B to “R(A)”, the proposed “R(C)9” zoning was appropriate in view of the surrounding low to medium-density residential developments which were zoned “R(C)”; and
  - (ii) as for R8’s view that Amendment Item B would reduce GIC land and could not solve the shortage of public housing or small flats, the above responses to grounds of representations for Amendment Item A, under the headings on ‘Loss of Land for GIC Facilities’ and ‘Not Suitable for Proposed Residential Use’ were relevant. Adequate land had been reserved for GIC uses to meet the demand in Kowloon Tong; and

#### PlanD’s Views

- (x) PlanD’s views on representations relating to Amendment Item A were:
  - (i) supportive representations - the supportive views of R1 to R7,

R6738, R6861, R8315 and R8322 were noted. While the Site was considered suitable for both GIC and residential uses as explained above, it was proposed that the Site be reverted to “G/IC(9)” zone to meet the latest need for GIC use;

- (ii) representations providing comments - the views provided by R1192 and R2375 of not supporting giving the Site to HKBU were noted but as elaborated above, land allocation of the “G/IC” site to a specific organisation fell outside the ambit of the Board; and
  - (iii) adverse representations - the Plan should be amended to meet/partially meet the adverse representations by reverting the zoning of the Site from “R(B)” to “G/IC(9)” and amending the Notes of the OZP accordingly as indicated in Annex IX of the Paper. In tandem with the proposed amendment to the Plan, the Explanatory Statement should also be revised as proposed in Annex IX of the Paper; and
- (y) PlanD’s views on the representations relating to Amendment Items B and C were:
- (i) the part of R5 in support of Amendment Items B and C was noted; and
  - (ii) the part of R8’s representation opposing Amendment Item B was not supported and the Plan should not be amended to meet the representation in respect of Amendment Item B.

18. Members noted that an e-mail from Designing Hong Kong Limited (R21) was tabled at the meeting. At the request of the Chairman, the Secretary highlighted the main points in the e-mail. She said that due to District Council meeting and other prior obligations, Mr Paul Zimmerman indicated that he was not able to attend the hearing. Designing Hong Kong Limited was in full support of the decision of the Government to withdraw the Site from the Land Sale Programme and they recommended that the Board

revert the Site to a “G/IC” zoning as set out in paragraph 6.4.5 of the Paper. They urged the Board to support the recommendation in the Paper and to carefully consider the implications of the proposed changes to the land uses and land allocations prior to revising the OZP.

R22 – Green Sense

19. Ms Ho Ka Po made the following main points:

- (a) they supported reverting the zoning of the Site to “G/IC”. It was noted that the Government had taken the Site out from the Land Sale Programme and PlanD had recommended in the Paper to revert the zoning of the Site to “G/IC”;
- (b) they did not support rezoning the Site to “R(C)” for luxury housing. There was a military site (some 10ha in area) in the vicinity of the Site that was underutilised. The Government had recently proposed to rezone many other pieces of land zoned “G/IC” and “Green Belt” (“GB”) for residential use; however, rezoning land for development of luxury housing was not justified;
- (c) the Site was located within a larger cluster of educational uses and it should be retained for educational or other GIC uses;
- (d) the Government took out the Site from the Land Sale Programme prior to the Board’s commencement of the representation procedures for the OZP. There was a concern that the statutory representation procedure was being by-passed; and
- (e) the future user of the Site should consider reusing some of the existing buildings on the Site to reduce construction waste.

[Actual speaking time of R22: 5 minutes]

20. As R22 had completed her oral submission, the Chairman invited questions from Members. Members had no question to raise.

21. Members noted that three documents from HKBU were tabled at the meeting which included a list of speakers that would make oral submissions, an album with wishing cards gathered by HKBU from related stakeholders, and a booklet on the master plan for comprehensive development of the ex-LWL site. The Chairman invited the HKBU delegation (R25) to make their oral submission and reminded them that their oral submission should be based on the grounds and proposals in the written representation that was submitted to the Board.

R25 – Hong Kong Baptist University

22. Professor Albert S.C. Chan, the President and Vice-Chancellor of HKBU, gave an introduction and made the following main points:

- (a) HKBU had formed a delegation to make an oral submission at the meeting. The delegation comprised 45 persons, including current and former Presidents and Vice-Chancellors, current and former Council Chairmen, representatives of staff, students and alumni, stakeholders in the local community, a district councillor, and staff and patients receiving Chinese medicine treatment in HKBU clinics. The HKBU delegation had obtained authorisations from a large number of representers/commenters who held similar views as HKBU's, to represent them to make the oral submission. Hence, the HKBU delegation was highly representative of the views of the major stakeholders;
- (b) the wishing cards in the album tabled were signed by individual members of the HKBU community as well as stakeholders in the local community expressing their views on the future use of the ex-LWL site;
- (c) the delegation would explain the master plan for comprehensive development of the entire ex-LWL site as an expansion of the HKBU

campus; and

- (d) building luxury housing on the Site would not meet the demand for more affordable housing in Hong Kong. PlanD's recommendation in the Paper to revert the Site to "G/IC(9)" zoning was supported, which would be in line with the public views in the representations and comments. The Board should allow the Site to be used for educational purpose.

23. HKBU showed a 10-minute video at this juncture. The video featured views expressed by major stakeholders who opposed rezoning the Site for residential use and supported allocation of the Site to HKBU. The main points were highlighted below:

- (a) Rev Dr Ip King Tak, the Reverend of HKBU and an alumni of HKBU, said that the Government should have more long-term planning for education in Hong Kong. HKBU had requested the Government for use of the ex-LWL site since 1996. The rezoning of the Site for residential use had neglected the needs of HKBU. HKBU had not been consulted on the matter;
- (b) some local residents considered that the development of luxury housing on the Site would increase adverse impacts on traffic and air pollution. The existing traffic infrastructure as well as public transport services would not be adequate to support additional residential developments on the Site. The 40-storey The Palace on Broadcast Drive was cited to illustrate the point that the increase in development intensity on the Site would affect the low-density living environment in Kowloon Tong. The site was suitable to be developed as a CMTH and that would provide more opportunities for Chinese Medicine students;
- (a) Mr Ho Hin Ming, a member of KCDC, indicated that the Site was surrounded by the student hostels and educational facilities of HKBU and was not suitable for luxury housing development. Local residents needed more open space and indoor space (such as a community centre)



for recreation and sports. The site was close to HKBU's existing School of Chinese Medicine and would be a suitable location for a CMTH that would benefit the locals;

- (b) Dr Choi Yuen Wan said that land resource was very valuable in Hong Kong and the Government needed to strike a balance between land needed for affordable housing and land to support higher education. It was important for the Government to invest in higher education to nurture the future generation. There was a lack of space on the HKBU campus and the Site was the only piece of educational land that was adjacent to HKBU and might be made available for HKBU's future development. Providing HKBU with a piece of land adjoining its campus would allow better communication and interaction for the HKBU community. The provision of another site far away from the main campus could not serve such purpose. The Site should be provided to HKBU for its future development in an integrated manner;
- (c) a student indicated that HKBU had the smallest campus amongst the eight UGC-funded institutions. There was insufficient space within the HKBU campus for students to gather and hold discussions on projects. The lack of education space would affect their learning;
- (d) a patient and his relative currently using the HKBU Chinese medicine facilities supported the development of a CMH in Hong Kong and a CMTH on the Site. A CMTH would provide comprehensive care to patients and it was urgently needed in Hong Kong; and
- (e) Mr Ricky Wong, Associate Vice-President of HKBU, said that HKBU practised whole person education, which emphasised all-rounded education for students and services to the community. However, a lack of space in HKBU had limited activities that could be provided to support whole person education for students. The CMTH that would provide teaching and medical services was one of the ways in which HKBU could reach out and serve the community. The ex-LWL site

was part of the master plan for HKBU's future development, if the site was to be rezoned for residential use, it would greatly affect their future development.

24. With the aid of a powerpoint presentation, Professor Albert SC Chan continued the oral submission and made the following main points:

- (a) HKBU opposed rezoning the Site for residential use, which would have irreversible impacts on HKBU's future development;
- (b) HKBU had the smallest campus in terms of absolute land area and land area per student amongst the eight UGC-funded institutions. HKBU was not allocated additional land for the 3-3-4 academic reform and had to intensify developments on the existing campus to cope with that. The campus had become very congested and HKBU was unable to provide more hostels for the additional students;
- (c) the Government's policy to allocate land to UGC-funded institutions based on the number of students was unfair to small and medium-sized universities because some facilities needed a critical mass before it could operate efficiently and effectively;
- (d) the ex-LWL site was very important to HKBU's future development as it was the only piece of land adjacent to the existing campus would be available for extension of the HKBU campus. If the entire ex-LWL site was allocated to HKBU, it could be comprehensively planned and HKBU could make the best use of the Site. In fact, since 2005, HKBU had continuously conveyed to the Government, through formal and informal channels, that they wished to be allocated the ex-LWL site for its future development;
- (e) HKBU adopted the motto of whole person education for its students. Through their strategic development plan 'Vision 2020', HKBU aimed to improve the facilities on the campus and to nurture their students to

have international perspective and be knowledgeable and ethical; and

- (f) he welcomed the recommendation in the Paper to revert the zoning of the Site to “G/IC” and urged Members to agree to that. Their consultant would further explain HKBU’s comprehensive plan for the ex-LWL site, which would demonstrate that HKBU could utilise the ex-LWL site to its best.

25. Mr Andy S.C. Lee, the Vice-President (Administration) and Secretary of HKBU, continued with the oral submission and made the following main points:

- (a) HKBU considered that the ex-LWL site should be retained for educational use;
- (b) the Board had received more than 25,800 representations and about 3,000 comments in respect of the Plan, about 99.95% of the representations and all the comments opposed rezoning the Site for residential use;
- (c) the messages on a few wishing cards written by HKBU staff, a student, alumni and a secondary school student were read out. The main views were that the Site should be retained for educational use and should be allocated to HKBU for its future development; building a CMTH would benefit the community as a whole; and the Site was located among school developments and it would be incompatible to build luxury housing on the Site;
- (d) the matter was discussed by the Housing and Infrastructure Committee of KCDC in two of its meetings and all DC members who spoke at the meetings opposed rezoning the Site to residential use and supported allocation of the Site to HKBU. The LegCo Panel on Education discussed the matter and passed a motion urging the Government to retain the Site for GIC uses (including educational);

- (e) based on their 10-year strategic development plan set out in ‘Vision 2020’, HKBU had included developments on the ex-LWL site in its master plan. Under ‘Vision 2020’, HKBU aimed to become the best institution to provide whole person education in Asia. To further whole person education in the university, there was a need for better quality and quantity of educational space to provide quality teaching and learning and innovative research. The building of a CMTH would be part of their plan to provide more dedicated service to the community;
- (f) the master plan featured development of a complex for whole person development, a 1700-bed student hostel and a 200-bed CMTH on the ex-LWL site. The UGC supported the student hostel development in the northern portion of the ex-LWL site. HKBU had consulted the local community and KCDC members about the master plan and all of them supported it; and
- (g) Members were urged to consider the imminent needs of the community and HKBU and to retain the Site under a “G/IC” zone. The Government was also urged to allocate the Site to HKBU who would be able to develop and utilise the Site most effectively.

26. With the aid of a powerpoint presentation, Ms Cindy Tsang, planning consultant of HKBU, continued the oral submission and made the following main points:

- (a) they welcomed the Government’s recommendation to retain the ex-LWL site for long-term GIC uses;
- (b) the ex-LWL site was surrounded by buildings of HKBU on three sides and the Government had agreed to allocate the northern portion of the ex-LWL site to HKBU for a student hostel development. HKBU was a major stakeholder on the matter to rezone the Site, but they were not aware of the rezoning until the draft Plan was considered by MPC. At that time, HKBU had already submitted an objection letter to the Board

stating that the ex-LWL site was needed for the university's long-term development. Notwithstanding, MPC still decided to gazette the Plan for public consultation. It was evident now that there was overwhelming public opposition to the rezoning of the Site for residential use, including unanimous objection from the LegCo Panel on Education, the KCDC and over 25,800 representatives;

- (c) the Strategic Plan HK2030 pointed out that, in order to meet the needs of the future generation, Hong Kong must ensure an adequate supply of land to facilitate long-term planning and sustainable development needs. Town Planning Board Guidelines No. 16 for "Application for Development/Redevelopment within "Government, Institution or Community" Zone for Uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance" (TPB PG-No.16), stated that before a site was rezoned from "G/IC" to other uses, the Board must consider long-term GIC needs. There was definitely a long-term need for GIC uses on the ex-LWL site;
- (d) the Government's initial proposal to release the Site for residential use was based on EDB's advice. Under EDB's current practices, space requirements for each institution were assessed based on triennium forecasts. Hence, when EDB advised the Board that there was no agreement for HKBU to take up the whole ex-LWL site, they only based their advice on the 2014/2015 timeframe and not the long-term needs of HKBU, which should be a consideration of the Board according to TPB PG-No. 16;
- (e) should there be a recognised need for HKBU to expand its campus, it was most logical for HKBU to utilise the whole ex-LWL site, which was directly linked to the existing campus on three sides. HKBU had prepared a master plan to demonstrate how the HKBU campus expansion could fully utilise the ex-LWL site; and
- (f) they supported reverting the Site to "G/IC(9)" zone and urged the

Government to continue to liaise with HKBU for the long-term use of the Site.

27. With the aid of a powerpoint presentation, Mr Bernard Lim, architectural consultant of HKBU, continued the oral submission and made the following main points:

- (a) in the past, the Board had rezoned land to facilitate the expansion of university campuses. These included rezoning the previous service reservoir for the Centennial Campus of the University of Hong Kong; rezoning a piece of land from “Open Space” to “G/IC” for the Phase 8 development of the Polytechnic University; and rezoning a piece of land from residential use to “G/IC” for the Creative Media Centre of the City University of Hong Kong. These rezonings had allowed those universities to be developed in a more integrated manner, thereby enhancing the comprehensiveness and integration of their campus developments;
- (b) the existing campus of HKBU was very fragmented, with buildings scattered on various plots of land at Waterloo Road, Renfrew Road and Hereford Road. HKBU had the smallest campus area among the UGC funded institutions in terms of absolute land area and land area per student. In the past, HKBU was granted land in a piecemeal manner and the land granted was only sufficient to satisfy the imminent needs at the time. There was little communal open space in the campus and pedestrian connectivity within the campus was poor;
- (c) the ex-LWL site was surrounded by the HKBU campus on three sides. UGC had agreed to allocate the northern part of the ex-LWL site to HKBU for a student hostel development. As for the southern portion of the ex-LWL site, PlanD had already recommended that it should be reverted to a “G/IC” zoning. A special school and an elderly home were located to the south-west of the ex-LWL site and a fire station was located near the south-east corner of the ex-LWL site. With this site context, residential use was not a compatible use on the Site. In

addition, a residential development with the development intensity stipulated on the plan would create wall effect and other adverse impacts on the locality;

- (d) according to official figures, in 2014/2015, the space requirement for HKBU was 2,000m<sup>2</sup> (net operational floor area). In the 2014 Policy Address, it was stated that from the 2015/16 academic year and in the triennium that followed, the intake of senior-year undergraduate places in UGC-funded institutions would progressively increase and by the 2018/19 academic year, more sub-degree graduates would be able to take up the subsidised degree programmes each year. As such, HKBU's aggregate space for 2014/2015 and 2015/16 and beyond would greatly increase. The Government should allocate the ex-LWL site to HKBU to fulfil these foreseeable needs rather than allocating more distant sites to HKBU later;
- (e) HKBU had prepared a master plan to demonstrate how the ex-LWL site could be comprehensively developed and be integrated with the main campus. Although the Board was not responsible for allocation of a site to a particular institution, the Board should consider this from the perspective of how the area could be comprehensively planned to bring gains to the local area;
- (f) the master plan proposed three buildings on the ex-LWL site, these were, from north to south, a complex for whole person development, a 1,700-bed student hostel and a 200-bed CMTH. These developments were proposed in their respective locations so that they would create synergy with other uses on the existing campus. The complex for whole person development would create synergy with the International House and Academic and Administration Building as well as the School of Continuing Education Tower to its north and east respectively; the student hostel would create synergy with the existing student hostel to its immediate east; and the proposed CMTH would have synergy with the existing School of Chinese Medicine on campus

as well as the elderly home to the south-west;

- (g) the master plan proposed a system of pedestrian network that would improve connections within the existing campus, especially providing better connection with the existing Communication and Visual Arts Building at the southern edge of the campus. The master plan was drawn up following the building height restrictions stipulated on the OZP and a stepped building height profile was adopted to create visual interests. Green building design would be adopted to enhance air ventilation. Landscaping was proposed along Renfrew Road, in communal open space between the buildings and as well as in sky gardens. The communal open space would also be open to the public and some facilities within the university would be available for holding activities for the general public. Hence, the master plan would not only meet the needs of HKBU, it would also bring benefit to the community; and
- (h) while the Board was not responsible for allocating the piece of land to a particular institution, the Board was still urged to provide suggestion to the Government on the appropriate future use of the Site. The ex-LWL site was suitable for GIC use. For comprehensive planning and design, the ex-LWL site should be allocated to a single party and should not be segregated for different uses.

[The meeting took a 10-minute break.]

[Mr Patrick H.T. Lau left the meeting temporarily at this point.]

28. HKBU continued with the oral submission and showed the video recording of Mr David T.Y. Mong, who was a resident in Kowloon Tong. He said that while there was a need for affordable housing for the general public, it was not appropriate to build luxury housing on the Site. For the future generation, it was necessary to provide more space for higher education development. HKBU had the smallest campus amongst the eight UGC-funded institutions. If the ex-LWL site was allocated to HKBU, it would



highly benefit the long-term development of the university.

29. Dr Sujata Govada continued with the oral submission and made the following main points:

- (a) she was a professional in town planning and urban design who had lived in Hong Kong for more than 20 years;
- (b) she welcomed the recommendation in the Paper to revert the zoning of the Site to “G/IC”. While it was understood that there was a need for more housing land in Hong Kong, not every piece of land available should be rezoned for residential use;
- (c) the HKBU campus was developed over the years in an incremental and fragmented manner, as such, there was no ‘heart’ to the campus. The ex-LWL site was a great opportunity for HKBU to create a ‘heart’ for its campus. The master plan of HKBU for development of a complex for whole person development, a student hostel as well as a CMTH on the ex-LWL site should allow a comprehensive campus development;
- (d) the establishment of a CMTH was supported as it would benefit the long-term development of Chinese medicine in Hong Kong; and
- (e) the developments proposed in the master plan would provide benefits to the university and the local community as well as to Hong Kong’s city development. There was a genuine need to allow HKBU to utilise the entire ex-LWL site. If this opportunity was foregone, it could not be reversed.

[Ms Bernadette H.H. Linn arrived to join and Dr C.P. Lau left the meeting temporarily at this point.]

30. The HKBU delegation continued with the oral submission and Ms Rowena Li read out a letter on behalf of Dr Wong Po Yan, the former Chairman of the Board of

Governors and the Council of HKBU, covering the following main points:

- (a) retaining the Site for educational use would enable it to be put to optimal use for the wider benefit of Hong Kong;
- (b) the ex-LWL site was surrounded by the HKBU campus and was the only piece of land available for the university's long-term development near the existing campus;
- (c) despite steps to expand the campus in the past, the site area that HKBU currently occupied was still very limited;
- (d) to enable HKBU to live up to its inherent potential of providing the younger generation with world-class education and a place for conducting outstanding research, the Government should take a long-term view and consider seriously the future development of the university; and
- (e) sacrificing a piece of land that was crucial to HKBU's future development to the commercial interests of the housing market was not constructive nor synergistic with the needs of the Hong Kong community.

31. The HKBU delegation continued with the oral submission and showed the video recording of Dr Peter K.K. Wong, who was a stakeholder in the local community. He was in support of HKBU's motto for whole person education. The ex-LWL site should not be rezoned for residential use. Investment in higher education was very important for the long-term development of Hong Kong. The Government should not sacrifice the long-term benefits of education for short-term financial returns on the sale of the Site. With the increase in number of students, there was insufficient educational space and facilities as well as hostel places in the university. Members were urged not to zone the Site for residential use and that the entire ex-LWL site should be allocated to HKBU so that they could develop a more integrated campus.

[Dr C.P. Lau returned to join the meeting at this point.]

32. Ms Rowena Li then read out a letter on behalf of Dr Moses M.C. Cheng, the former Chairman of Council and Court of HKBU, covering the following main points:

- (a) opposed rezoning the Site for residential use;
- (b) investment in education offered the society the best returns and there was an urgent need to allow continuous development of local universities. The Government's figures indicated that higher educational institutions were short of 80,000m<sup>2</sup> of operational floor area. The Site could not be sacrificed for residential development. Every single piece of land designated for educational use was precious for the future generations of students;
- (c) quality education required more than just indoor space. Students needed sports and recreation grounds, open space and hostels. The ex-LWL site was most ideal for HKBU due to its close proximity. Due to the mismatch in timing for relocation of the LWL College, some of HKBU's much needed additional facilities were cramped into the existing campus. That was based on the understanding that when the ex-LWL site became available, the HKBU could have more space for expansion. In fact, HKBU had applied for additional space for its future development more than two decades ago but the Government had always indicated that the ex-LWL site was needed for other purposes. The ex-LWL site, being surrounded by the HKBU campus, was the only site adjacent to the existing campus zoned for "G/IC" purpose that could be made available for HKBU to expand;
- (d) during his chairmanship of the Council and Court of HKBU, he steered the setting up of Hong Kong's first UGC-funded double-degree Chinese medicine undergraduate programme at HKBU in 1998. There was an imminent need to establish a CMTH in Hong Kong. 15 years had passed since the launching of the Chinese medicine

programme, but their students continued to have to do internships in the Mainland. Other Asian countries not only had CMTH and many of them were built on or adjacent to university campuses. The ex-LWL site was adjacent to HKBU's School of Chinese Medicine, which would make it convenient for students to do internships and for teachers and Chinese medicine practitioners to attend to patients, thus enhancing the effectiveness of the treatment. The Site was well served by public transport and building a CMTH there would be convenient to the patients and their relatives;

- (e) noise generated from campus and student activities would make the ex-LWL site not desirable for residential development; and
- (f) rezoning the Site would not resolve the problem of shortage of affordable housing. It would only result in undesirable deprivation of a precious piece of land for educational use and for building a CMTH that would be for the well being of Hong Kong people. The KCDC and LegCo Panel on Education also opposed rezoning the Site for residential use. Members were urged to revert the zoning of the Site to "G/IC".

33. With the aid of a powerpoint presentation, Professor Bian Zhao Xiang, Associate Vice-President and Director of Clinical Division of the School of Chinese Medicine of HKBU, continued with the oral submission and made the following main points:

- (a) he was a member of the Chinese Medicine Practice Subcommittee established under the Chinese Medicine Development Committee. Hong Kong needed a CMTH. HKBU established the first Chinese Medicine programme in 1998. Since there was no CMTH in Hong Kong, their students had to do their internships in the Mainland. The two places had different systems in the use of Chinese medicine. The Mainland system integrated Chinese and Western medical treatments whereas the Hong Kong system segregated these treatments. While

the students would also gain valuable experience from doing internship in the Mainland, there was an urgent need for establishment of Hong Kong's own CMTH. Allocation of the ex-LWL site to HKBU for the establishment of a CMTH would benefit Chinese Medicine development in Hong Kong;

- (b) the proposed CMTH would be operated on a non-profit making basis. HKBU currently operated 15 Chinese Medicine clinics in Hong Kong, eight of these were self-financed and seven were operated in collaboration with the Hospital Authority. These clinics were also operated on a non-profit making basis and they offered free or discounted medical treatments to the lower income patients. The proposed CMTH would provide mainly Chinese medicine treatment and supplemented with Western medicine treatment. The proposed CMTH would be a 200-bed hospital that would be built in phases;
- (c) the Government's plan for building a CMH in Tseung Kwan O was welcomed, and it would likely be in operation in five to eight years. Nevertheless, a CMH and CMTH served different functions. A CMH would mainly provide medical treatment while a CMTH would provide integrated treatment, education and research in Chinese medicine. A CMTH would provide Chinese medicine students with more comprehensive training and would be beneficial for the long-term development of Chinese medicine in Hong Kong;
- (d) the ex-LWL site was most suitable to be allocated to HKBU to allow it to develop an integrated campus. Building a CMTH at the ex-LWL site would provide convenience to Chinese medicine students and staff, and it would also be a convenient location for patients and their relatives as Kowloon Tong was well served by public transport. The CMTH at the ex-LWL site would allow collaboration with the university's School of Chinese Medicine; and
- (e) Hong Kong might be faced with housing problem. However,

enhancing the long-term development of education and medical sectors was equally important. He welcomed the recommendation in the Paper to revert the Site to “G/IC” zoning and urged the Government to allocate the ex-LWL site to HKBU to facilitate development of the CMTH.

34. Dr Wilfred Y.W. Wong, former Chairman of the Council of HKBU, continued with the oral submission and made the following main points:

- (a) HKBU had to accommodate the additional floor space required due to the 3-3-4 academic reform by additions to the existing buildings, no additional land had been allocated to HKBU and the ex-LWL site was not yet available;
- (b) rezoning the Site for residential use would create a loss-loss situation as luxury housing built on the Site would not help meet the demand for more affordable housing but HKBU would lose the opportunity to expand its campus on the only “G/IC” site left in its vicinity;
- (c) the Government had made a right decision to take out the Site from the Land Sale Programme. This would allow more time for the Government and relevant stakeholders to discuss about the most appropriate use for the Site;
- (d) HKBU had the smallest campus amongst the eight UGC-funded institutions. They did not have their own sports ground and had to share such facility with other institutions;

[Professor S.C. Wong left the meeting temporarily at this point.]

- (e) a longer term view should be taken to consider HKBU’s needs in the future 20 years. The ex-LWL site should be allocated to HKBU to meet its long-term development needs.

35. Mr Andy S.C. Lee of the HKBU delegation said that they had completed their presentations for the morning session.

36. The meeting was adjourned for lunch break at 11:50 am.

37. The meeting was resumed at 2:05 p.m. on 10.3.2014.

38. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr Timothy K.W. Ma

Professor P.P. Ho

Dr C.P. Lau

Mr Roger K.H. Luk

Mr Ivan C.S. Fu

Ms Janice W.M. Lai

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Director of Planning

Mr K.K. Ling



Presentation and Question Session

[Open meeting]

39. The following Government representatives and representers' representatives were invited to the meeting at this point:

- |                     |   |   |
|---------------------|---|---|
| Mr Tom C.K. Yip     | - | District Planning Officer/Kowloon (DPO/K),<br>Planning Department (PlanD)       |
| Mr Wallace K.K. Lau | - | Principal Assistant Secretary (Higher<br>Education), Education Bureau (PAS/EDB) |

R25 – Hong Kong Baptist University (HKBU)

*(Please refer to Appendix A for a list of representers who had authorised the HKBU delegation as their representative.)*

- |                            |   |                               |
|----------------------------|---|-------------------------------|
| Professor Albert S.C. Chan | ] |                               |
| Mr Andy S.C. Lee           | ] |                               |
| Mr Cheng Yan Kee           | ] |                               |
| Dr Lau Wah Sum             | ] |                               |
| Professor Ng Ching Fai     | ] |                               |
| Mr Joseph H.M. Ho          | ] |                               |
| Ms Leung Yerk Kwan         | ] |                               |
| Mr Sin Chun Man            | ] |                               |
| Ms Chui Man Tak            | ] |                               |
| Mr Cheung Chui Hoi         | ] |                               |
| Mr Ho Ting Hin             | ] |                               |
| Miss Michelle C.M. Fung    | ] |                               |
| Mr Ahson H.K. Wong         | ] | Representers' representatives |
| Mr Casey C.H. Mak          | ] |                               |
| Mr Bert M.H. Lam           | ] |                               |
| Miss Blanche S. Xu         | ] |                               |
| Mr Chiu King Long          | ] |                               |

Mr Herbert F.H. Cheung	]
Mr Ricky K.K. Chung	]
Mr Pine P.Y. Lo	]
Mr Jenson C. Zhang	]
Miss Mandy M.P. Chan	]
Mr David C.H. Sum	]
Miss Ginny Y. Deng	]
Ms Fannie Tang	]
Ms Nana Lai	]
Ms Rachel Lo	]
Mr L.C. Lam	]
Ms Rowena Li	]

40. The Chairman extended a welcome and then invited the representers' representatives to elaborate on the representations. Members noted that copies of some online wishes and cards from the public were tabled by R25 at the meeting.

#### R25 – HKBU

41. With the aid of a Powerpoint presentation, Mr Cheng Yan Kee, the Chairman of HKBU Council (the Council), made the following main points:

- (a) the Council appreciated the Government earmarking the northern portion of the ex-Lee Wai Lee (LWL) site for higher educational use and for meeting the shortfall of student hostel places of HKBU;
- (b) the Council would further liaise with the Government and hoped that the southern portion of the ex-LWL site (the Site) could be allocated to HKBU for its long-term development including the establishment of a Chinese Medicine Teaching Hospital (CMTH) proposed under HKBU's strategic development plan 'Vision 2020';
- (c) the rezoning of the Site for residential use was incompatible with the HKBU's campus environment. The Board should seriously consider

the objections of HKBU, the locals, the District Council and the LegCo Panel on Education;

- (d) HKBU had all along strived for the development of quality teaching, innovative research and services to the community. Additional land was required for such purpose;
- (e) no additional land had been allocated to HKBU for the 3-3-4 education reform. The Site was important for HKBU's expansion. HKBU had prepared a campus master plan for the ex-LWL site to demonstrate the most efficient use of the site; and
- (f) the Council appreciated the Government's latest plan to reserve the Site for special school development. The Council would liaise closely with the Government on the future use of the site.

[Mr Timothy K.W. Ma returned to join the meeting at this point.]

42. Dr Lau Wah Sum, the former Chairman of the Council (1990-1996), made the following main points:

- (a) from 1984 to 1990, he was a Council member and the treasurer of the Hong Kong Baptist College. In 1994, the Hong Kong Baptist College was granted university status and became HKBU. From 1990 to 1996, he was Chairman of the Council of Hong Kong Baptist College/HKBU;
- (b) in the late 1980s, the then Governor of Hong Kong, Sir Edward Youde, conceived an idea of planning for another university, i.e. the Hong Kong University of Science and Technology (HKUST), and invited him to be the treasurer of the planning committee. He then became a Council member and the treasurer of HKUST for many years;

[Mr Ivan C.S. Fu returned to join the meeting at this point.]

- (c) at that time, the Government also had the vision to upgrade the University of Hong Kong and the Chinese University of Hong Kong into world-class universities, and to strengthen professionally-oriented education in the Hong Kong Polytechnic University. The latter had contributed to the prosperous industrial development in the past 30 years;
- (d) HKUST had gained a high international status within 20 years. One major contributing factor was that it had a large and well-equipped university campus which allowed frequent interactions among teachers and students, and provided space for them to conduct researches and seminars. Besides, land was also available around the campus to meet expansion needs;
- (e) the mission of HKBU was to provide liberal arts education to its students. Over the years, many students who graduated from the Department of Music and the School of Communication had become renowned persons in the society. There was an increasing demand from the new generations for liberal arts education. New curricula on Chinese medicine, visual arts and creative arts were provided by HKBU. Unfortunately, due to insufficient space, all these curricula had to be provided outside the main campus, e.g. at the Jockey Club Creative Arts Centre in Shek Kip Mei;
- (f) Professor Jao Tsung-i, a world-renowned master of Sinology, had donated a lot of his masterpieces and cultural relics to HKBU for the establishment of the Academy of Sinology. With the mission to promote the study of Sinology, Chinese traditional culture and virtues, it was strongly believed that HKBU would soon become a world-class university for liberal arts education;
- (g) the existing HKBU Academic Community Hall (AC Hall) was already very old. A new AC Hall with modern facilities for music and drama performance and exhibition should be developed;

- (h) in the long run, the existing military camp area might provide an opportunity for the expansion of the HKBU campus. Should the Chinese Government consider that HKBU should be developed as a world-class liberal arts university, it might agree to release the military camp area currently occupied by the Garrison to HKBU in future. Besides, as the former Chairman of the then Land Development Corporation, he considered that the Hong Kong SAR Government could also consider resuming private land near HKBU for its future development; and
- (i) he urged the Government to allocate the Site to HKBU to help its development into a world-class university for liberal arts education and the promotion of whole person education.

43. Professor Ng Ching Fai, the former President and Vice-Chancellor of HKBU, made the following main points:

- (a) during his term as President of HKBU, he had advocated that the ex-LWL site should be allocated to HKBU for the development of CMTH and the Academy of Film but no formal response was given by the Government;
- (b) HKBU had been providing quality higher education for the interest of the community. However, the Government had ignored the long-term development of HKBU by relying on the 2014-2015 projection to assess the space requirement of HKBU; and
- (c) he welcomed the Government's latest plan to reserve the Site for educational use. The Board should retain the Site as "Government, Institution or Community" ("G/IC") use. This would allow time for the Government to consider proposals from different parties including HKBU on the future use of the Site for the best interest of the community.

44. With the aid of a Powerpoint presentation, Mr Joseph H.M. Ho, the Chairman of the Housing and Infrastructure Committee of the Kowloon City District Council (KCDC), made the following main points:

- (a) it was not justified for the Board to rezone the Site for residential use to meet the pressing housing demand. As the Site was located in Kowloon Tong, residential development on the Site would not be affordable to the general public;
- (b) PlanD considered that based on the planned population for the area, it was not necessary to reserve the Site for provision of local government, institution or community (GIC) facilities. This was not true. There was currently a severe shortfall of GIC facilities in Kowloon City. Though there were two new public housing estates in Kai Tak, no community hall or space for non-governmental organizations was provided in Kai Tak;
- (c) the Site was not suitable for residential use which was incompatible with the nearby fire station, student hostel and school uses. It should be reserved for GIC or educational use; and
- (d) he supported the Government's decision to take the Site out from the Land Sale Programme. However, it would take too long for the Government to review and implement the future use of the Site. The Government should consider inviting HKBU to undertake the review, as HKBU already had a good proposal for the development of a complex which could accommodate CMTH, social and community facilities. Besides, KCDC should be further consulted on the future use of the Site.

45. Ms Leung Yerk Kwan, a local resident, made the following main points:

- (a) she had been living in the Broadcast Drive area for more than 40 years. Despite the high rates she paid for her property, there was no provision

of community facilities in Kowloon City, such as community hall, elderly centre and indoor sports centre;

- (b) as there was no community hall in Kowloon City, she had to attend a Taiji course on an uncovered playground which was susceptible to weather conditions. It was also too far away for the elderly to travel to other districts to attend courses; and
- (c) the Site should be developed for a complex building with the provision of community facilities such as elderly centre and CMTH. The residents particularly the elderly could then enjoy one-stop medical services in the hospital. Students of the School of Chinese Medicine could also do their internship in the CMTH.

46. Mr Sin Chun Man, a local resident, made the following main points:

- (a) he had been living in the Broadcast Drive area since 1969;
- (b) the Site was not suitable for residential use which was incompatible with the adjacent military camp and school uses. It was also not suitable for residential use from the fung shui perspective;
- (c) a Chinese Medicine Hospital (CMH) should be provided at the Site which was adjacent to the existing Chinese Medicine Building of HKBU; and
- (d) it was hoped that an elderly centre and other community facilities would also be provided to cater for the needs of the large population in the area. The Site should be retained for educational and community uses.

47. Ms Chui Man Tak, a local resident, made the following main points:

- (a) she was living in the Broadcast Drive. There was a lack of library facility in the area and the collection of books in the existing libraries in

the nearby areas could not meet the public demand; and

- (b) the Site should be developed into an integrated complex with the provision of a public library.

48. Mr Cheung Chun Hoi, an alumnus of the School of Chinese Medicine of HKBU, made the following main points:

- (a) HKBU was the first local institution offering Chinese medicine education in Hong Kong. However, in the past 17 years, it did not have its own CMTH which should serve as a practice base for its students;
- (b) the students of the School of Chinese Medicine had to travel to the Mainland (e.g. Guangzhou, Shanghai and Beijing) to do their internships and practices, and had to tackle many problems such as accommodation and cultural differences. Without a CMTH in Hong Kong, students and graduates had no chance to apply what they had learnt to serve the community of Hong Kong;
- (c) a CMTH was different from a CMH. A CMTH would provide training and research opportunities for students and enable students to do their internships. As a pioneer in the development of Chinese medicine in Hong Kong, HKBU had the ability to develop a CMTH to serve the community. Besides, if a CMTH could be located near to School of Chinese Medicine in HKBU, it would be more convenient and would benefit all students, teachers and patients; and
- (d) HKBU was a UGC-funded institution, not a private university. It aimed to serve the community by providing education and training. However, the Government had not allocated sufficient land to HKBU for its development. Currently, there was a severe shortfall of activity space within the campus. HKBU had been looking for land nearby for its expansion for years with a view to providing a better campus environment, space for much needed facilities and the ever increasing



student activities. It was hoped that the Board could consider the needs of HKBU and the views expressed by the alumni of the School of Chinese Medicine.

49. Mr Ho Ting Hin, an alumnus of the School of Chinese Medicine of HKBU, made the following main points:

- (a) he was graduated from the School of Chinese Medicine of HKBU in 2011 and was currently a Chinese medicine practitioner;
- (b) the Site was not suitable for residential use. It should be retained for educational use which was of more imminent need and would have long-term benefits to the community. Medical education was essential by providing the necessary knowledge, skills and training to talented persons to serve the community;
- (c) a CMTH was important for the future development of the Chinese medicine industry in Hong Kong. Through practising in a CMTH, Chinese medicine students could gain more knowledge, skills and clinical experience on different types of diseases and patients. It also provided a training ground for Chinese medicine doctors and venue for medical research and development;
- (d) in the Mainland, every CMH had a CMTH which was usually located in close proximity to a university offering Chinese medicine curriculum. Nevertheless, there was no CMH nor CMTH in Hong Kong;
- (e) a CMTH should best be located at the Site which was adjacent to HKBU. It would enhance the efficiency of medical treatment by minimizing the need for travel of doctors and staff who were mainly professors and teachers in the university as well as students who were doing their internships; and
- (f) the Board should retain the Site for educational use and for the

development of CMTH.

[Dr C.P. Lau left the meeting temporarily at this point.]

50. Miss Michelle C.M. Fung, President of Student Union (2013-2014) of HKBU, made the following main points:

- (a) the Government's ground for not retaining the Site as "G/IC" zone was that there was already sufficient land for the development of the eight University Grants Committee-funded (UGC-funded) institutions. This reflected the lack of a long-term vision of the Government on the planning and development of higher education. For the long-term development of higher education, more land was required for hardware development including school buildings, student hostels and other supporting facilities so that the higher educational institution could expand its curricula and admit more students;
- (b) it was not justified to rezone the Site for residential use to tackle the pressing housing problem. Development of low to medium-rise luxury housing, instead of public housing, at the site would not be affordable to young people and the general public. The Government was planning in favour of private developers at the expense of public interest;
- (c) the local residents considered that there were insufficient community facilities in the area. However, the Government ignored the public need and did not carry out adequate public consultation on the use of the Site before its rezoning;
- (d) there were currently about 2,000 hectares of unused land in Hong Kong and other short-term land uses such as car parks and container storages. The Government should consider optimizing the use of these sites to tackle the housing problem, rather than rezoning the existing "G/IC" sites and public housing sites for the development of private housing; and

- (e) the Board should be fair in its decision on the use of the Site taking into account public views and the need for education and community uses.

51. Mr Ahson H.K. Wong, the President of Student Union Council (2013-2014) of HKBU, made the following main points:

- (a) since 2005, the HKBU students had been fighting for using the ex-LWL site for HKBU development. On 12.4.2012, about 200 students staged a protest at the Central Government Offices (CGO) to express their views to the Chief Executive (CE). On 20.5.2012, more than 100 teachers and students staged sit-ins overnight in the campus. Letters were also submitted to CE, EDB and DC members to express their views. Nevertheless, disregarding the views of the students, the Government rezoned the Site from “G/IC” to residential use on 21.12.2012;
- (b) unlike other universities, there was no increase in the number of student hostel places in HKBU after the 3-3-4 educational reform. The Government only agreed to allocate the northern portion of the ex-LWL site to HKBU but it was too small to accommodate 1,700 student hostel places;
- (c) on 8, 11, 24 and 25.1.2013, more than 500 teachers and students of HKBU, with the support of some DC members, protested at CGO and to the Board objecting to the rezoning of the Site; and
- (d) the Government should review its land policy and carry out adequate public consultation before planning the land uses in Hong Kong.

52. Mr Anson H.K. Wong then presented a five-minute music video with a song showing various functions and activities held by students in fighting for the use of the Site by HKBU.

53. Mr Casey C.H. Mak, the Editor-in-chief of Student Union Editorial Board

(2013-2014) of HKBU, made the following main points:

- (a) he objected to the rezoning of the Site from “G/IC” to “Residential (Group B)” (“R(B)”) for luxury housing which would be to the benefit of private developers;
- (b) since 2003, with the implementation of the “Individual Visit Scheme”, more than 100 hectares of land had been rezoned from “Residential” to “Commercial” for hotels and other tourism-related facilities. Hence, it was illogical for the Government to state that there was a shortage of residential land and that “G/IC” and “Green Belt” (“GB”) sites had to be rezoned for residential use to meet housing demand;
- (c) the HKBU campus was the smallest among the eight UGC-funded institutions. It had not been allocated additional land for accommodating the necessary facilities for the implementation of the 3-3-4 education reform. So, new facilities had to be catered for by constructing additional floors on existing buildings within the campus;
- (d) the HKBU campus was already very congested. There was severe shortage of activity space within the campus. There was no single venue that could hold an event with over 1,000 persons. Students had to compete for space to hold functions and activities. There was also no space for further expansion and development, e.g. CMTH and the Academy of Film;
- (e) over the years, teachers, students and student associations of HKBU were actively looking for land for the expansion of HKBU. However, there were difficulties in finding new land as HKBU was located within the urban area and surrounded by military camps and hill slope. With the relocation of Hong Kong Institute of Vocational Education (IVE) to Tseung Kwan O, the ex-LWL site became a precious site to meet the short to medium-term expansion of HKBU; and

- (f) the rezoning of the Site for residential use would be detrimental to the educational development and would affect Hong Kong as a whole. In the past, residential sites had been rezoned for “G/IC” use, e.g. the student hostels of the Hong Kong Polytechnic University in Ho Man Tin. With the same logic, the Site should be retained as “G/IC” zone and allocated to HKBU for its expansion.

54. For the efficient conduct of the meeting, the Chairman asked the representers’ representatives not to repeat unnecessarily long the same points that had already been presented by previous representers or their representatives.

[Professor P.P. Ho arrived to join the meeting at this point.]

55. Mr Bert M.H. Lam, a representative of the Lee Wai Lee Concern Group, made the following main points:

- (a) he objected to the rezoning of the Site from “G/IC” to “R(B)”;
- (b) the current flat price at Kowloon Tong was very high. Future development of 495 luxury flat units at the Site would not be affordable to the general public nor address the pressing housing demand of low and medium-income groups. There was in fact a structural housing problem in Hong Kong, i.e. there was a wide income gap between the rich and the poor, and housing price was not affordable;
- (c) it was not justified for the Government to claim that the housing supply problem was due to shortage of land. There were currently about 2,000 ha of land reserved by the Government including about 600 ha in Sha Tin and Tsuen Wan. However, only about 17 ha of land were released under the Application List system last year;
- (d) according to the Town Planning Board Guidelines for Application for Development/Redevelopment within “G/IC” Zone for Uses other than GIC Uses under Section 16 of the Town Planning Ordinance (TPB

PG-No.16), some GIC developments, especially the low-rise and low-density ones, were to serve as breathing space within a high-rise and high-density environment. As such, the Site should be retained as “G/IC” for such purpose;

- (e) the rezoning of the site to “R(B)” would increase the future population and living density of the area and more GIC uses would be required as breathing space;
- (f) there was also a need to retain the Site as “G/IC” to meet the current shortfall of GIC uses in the Kowloon City district, e.g. community centre and post office;
- (g) to cater for the future development needs, the Board should not determine the land use zoning of the Site without taking into account the future user of the Site, e.g. whether it should be allocated to HKBU or other institutions for special education;
- (h) it was irrational to assess the value of a site by the future revenue generated from the sale of that site;
- (i) the planning and redevelopment of the Site should also take into account the provision of adequate supporting facilities, e.g. eating places, to cater for the needs of HKBU students as well as the secondary school students and local residents nearby;
- (j) the future development of higher education, Chinese medicine and housing should all be taken into account in the planning of the Site. The Government should assess carefully whether the site in Tseung Kwai O proposed for CMH was more suitable than the Site. The planning horizon should be on a long-term basis, not just five to ten years;
- (k) while additional space was available adjacent to the existing campus

areas of the other UGC-funded universities for their expansion, the ex-LWL site was the only remaining site left for the expansion of HKBU; and

- (l) both the LegCo Panel on Education and the Housing and Infrastructure Committee of KCDC had raised objection to the rezoning of the Site for residential use. The Board should take into account public views in determining the zoning of the Site.

56. Miss Blanche S. Xu, another representative of the Lee Wai Lee Concern Group, made the following main points:

- (a) she was a member of 「天下為公」, an association focusing on the land use planning issues in Hong Kong;
- (b) low-income groups could not afford the high price and rent of flats and there were many street sleepers in the city, e.g. in Sham Shui Po. As such, the Site should not be rezoned for the development of medium-density or luxury housing in the interest of private developers. It should be developed for other uses;
- (c) should the Site be retained as “G/IC”, it could be developed for a wide range of GIC uses, such as community centre, school for special education, etc. for the enjoyment of the local residents and students;
- (d) the rezoning of the Site for residential use would impose pressure on the existing transport, infrastructure and other supporting facilities in the area;
- (e) as there was insufficient activity space within the HKBU campus for students to gather and hold functions, students could not fully enjoy their university life. The area allowed for self-studying in the library was also very small. Apart from roof gardens, there was no green space within the campus;

- (f) as compared with other universities with scope for further expansion in their adjoining areas, there was no space adjacent to the HKBU campus available for its further expansion, except the ex-LWL site;
- (g) it was hoped that the Site could be allocated to HKBU for future development such as student hostels and other facilities so that the students and the general public could enjoy these facilities.

57. Mr Chiu King Long, the President of Student Union Hall Council of Y.P. Cai Hall (2014-2015) of HKBU, made the following main points:

- (a) the Student Union Hall Council of Y.P. Cai Hall objected to the rezoning of the Site for residential use;
- (b) there would be many conflicts between the students living in the student hostels and the nearby local residents, should the Site be rezoned for residential use. It was because as part of the hall life, many activities would be held for the students and would cause nuisances to the residents nearby;
- (c) hall life could be regarded as part of the whole person education pursued by HKBU. It was hoped that the Site could be allocated to HKBU, e.g. for the development of student hostels, CMH or other integrated uses. There would be long-term benefits to both HKBU and the general public; and
- (d) the development of the Site for luxury housing would not solve the housing problem of Hong Kong.

58. Mr Herbert F.H. Cheung, the President of Hall Council, C. L. Soong Hall (2014-2015) of HKBU, made the following main points:

- (a) the current layout of the HKBU campus in Kowloon Tong was



unsatisfactory and the school buildings were separated from each other. For instance, it was very inconvenient for the students to access the main campus at Renfrew Road and the Communication and Visual Arts Building. The latter was also separated from the main campus by a fire station;

- (b) the buildings of HKBU were scattered in Kowloon and the New Territories. Some students living in student hostels had to travel to the Kai Tak campus and the transportation was very inconvenient. Similarly, should new curricula be provided in future, students might also need to travel to other buildings outside the main campus; and
- (c) the Site was surrounded by Mary Rose School to the west, Communication and Visual Arts Building to the south and the HKBU Student Residence Halls and a fire station to the east. The redevelopment of the Site for residential use would have significant impact on the students and local residents. The Board should carefully consider the future use of the Site on a fair basis.

59. Mr Ricky K.K. Chung, the President of Student Union Hall Council of C.N. Yang Hall (2014-2015) of HKBU, made the following main points:

- (a) the Student Union Hall Council of C.N. Yang Hall strongly objected to the rezoning of the Site for residential use. It was noted that about 90% of the 20,000 representations objected to the rezoning. Objections were also received from different sectors of the community;
- (b) the campus of HKBU was the smallest among all UGC-funded universities. The average amount of land per student was also the lowest. There was a severe shortage of student hostel places and educational facilities within the campus. The problem became more serious after the 3-3-4 education reform;
- (c) the campus area of the City University of Hong Kong (about 15.6 ha),

which was also located in Kowloon Tong, was three times larger than that of HKBU;

- (d) education was an integral part of the future development of Hong Kong. Despite the Government's intention to promote higher education, the inadequate provision of facilities for higher education was against this intention;
- (e) since 2003, 106 school sites had been left vacant under the Government's education reform. Among them, only 53 sites had been developed for other uses and 17 sites designated for other uses. The Government should make use of those vacant school sites for housing development, rather than using the Site;
- (f) it was very difficult for HKBU to find an adjoining site in Kowloon Tong for its expansion. The ex-LWL site was the only remaining site;
- (g) apart from insufficient provision of educational facilities, there was also a lack of open space and sports ground for students within the HKBU campus. It was also difficult for students to find space to discuss projects. A good campus environment was important for the personal development of students;
- (h) the rezoning of the Site for medium-density luxury housing would not solve the pressing housing problem. It would only cater for the need of the rich, rather than that of the low or middle-income groups. Besides, developing scattered housing sites could not address the structural housing problem;
- (i) should the Site be developed for residential use, the large-scale functions held by the HKBU student hostels, e.g. orientation camps and music concerts, would create noise nuisances to the future residents; and
- (j) although the northern portion of the ex-LWL site was reserved for

HKBU, it was not big enough to accommodate 1,700 student hostel places and associated student hostel facilities. Student hall life was part of the university education. It could help promote the whole person education. However, there was currently a lack of space to carry out functions and activities in the student hostels.

60. Mr Pine P.Y. Lo, the President of Student Union Hall Council of S.R. Zhou Hall (2014-2015) of HKBU, made the following main points:

- (a) he welcomed the allocation of the northern portion of the ex-LWL site to HKBU for the development of students hostels so as to alleviate the current shortfall of hostel places;
- (b) however, the Student Union Hall Council of S.R. Zhou Hall strongly objected to the rezoning of the Site for residential use. There was currently a lack of hostel facilities in HKBU and it was difficult for students to find places to hold functions. More facilities would be provided to the students, should the Site be allocated to HKBU;
- (c) the redevelopment of the Site for only a limited number of housing units could not resolve the housing problem. Besides, a high-rise and high-density residential development at the Site would create wall effect to the surroundings and adverse impact on air ventilation. This would affect the health of the students living in the hostels;
- (d) hall life was part of the university education. Functions and activities would be held at the hostels frequently which would create noise nuisances to the nearby residents, especially during night time; and
- (e) the future residential development at the Site would generate more traffic into the area and lead to adverse impact on the safety of the students living at the hostels. Allocating the Site to HKBU would help facilitate a better planning of the campus and resolve the current conflict between pedestrians and traffic.

[The meeting was adjourned for a 10-minute break.]

61. Mr Jenson C. Zhang, a representative of Postgraduate Association of HKBU, made the following main points:

- (a) the postgraduates of HKBU and the Postgraduate Association were very concerned about the future educational development of HKBU and the future use of the Site;
- (b) there was great demand for educational resources and hostel places from postgraduates, e.g. facilities for the postgraduates of School of Chinese Medicine to conduct research and experiment. Besides, large function areas were also essential to enhancing academic exchange between HKBU and other educational institutes in the Mainland; and
- (c) it was hoped that the Site would be allocated to HKBU for its future educational development.

62. Miss Mandy M.P. Chan, a student representative of School of Chinese Medicine of HKBU, made the following main points:

- (a) there was currently no CMH nor CMTH in Hong Kong. Students of the School of Chinese Medicine had to undertake their internships and practices in Guangzhou. That was very undesirable as the medical system and skills, types of diseases and living pattern of patients in the Mainland were very different from those in Hong Kong. Students could not apply what they learnt from Hong Kong in the Mainland hospitals;
- (b) there was strong competition for internship in the CMH in Guangzhou as there were three universities sharing the facilities. The learning opportunities of Hong Kong students were limited;

- (c) the teachers in School of Chinese Medicine of HKBU were all very experienced in local practices. Students hoped that they could learn directly from them by practising in a local CMTH and could serve the local community;
- (d) the development of a CMH or CMTH would be in the interests of the patients and the general public. After visiting doctors in the out-patient clinic, patients could stay in the hospital for further treatment, if necessary;
- (e) the development of a CMH or CMTH was in line with the Government's policy to develop Hong Kong as a Chinese Medicine Port; and
- (f) the campus of HKBU was the smallest among the eight UGC-funded universities. No additional land was allocated to HKBU after the 3-3-4 educational reform. There were currently insufficient educational facilities within the campus e.g. classrooms and other activity space for students to hold functions and discussions.

63. Mr David C.H. Sum, a student representative of School of Chinese Medicine of HKBU, made the following main points:

- (a) he referred to a story about David and the giant Goliath in the Bible. About 3,000 years ago, David, a shepherd boy, defeated the giant Goliath in a war between Israelites and Philistines. Without wearing armor nor using any weapon, David used a sling to defeat the giant Goliath. While people generally considered that David was weaker than Goliath, David was in fact stronger than Goliath as the latter suffered from pituitary adenoma and could not see clearly;
- (b) by analogy, the Chinese medicine was symbolized by David. This was because even without using advanced technology, Chinese medicine could cure serious diseases and was sometimes more effective than Western medicine;

- (c) similarly, HKBU was also symbolized by David. Although the number of students in HKBU was the smallest among the local universities and that HKBU did not have experience in developing the Western medicine education, this did not mean that HKBU did not have the ability to develop the Chinese medicine education and a CMTH. Rather, the CMTH would gain the full support from HKBU for its development; and
- (d) in the Bible story, the King of Israel allowed David to fight for Israelites despite he was only a shepherd boy. Similarly, although HKBU did not have a high international status, the Government and the public should not look down on HKBU. The Board should give HKBU an opportunity for developing its CMTH at the Site.

64. As all the presentations of the representers' representatives scheduled for this session had completed, the meeting was adjourned at 4:35 p.m.

1. The meeting was resumed at 9:00 a.m. on 11.3.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-Chairman

Mr Timothy K.W. Ma

Dr C.P. Lau

Mr Roger K.H. Luk

Ms Anita W.T. Ma

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr F.C. Chan

Ms Bernadette H.H. Linn

Mr K.K. Ling

Presentation and Question Session

3. The following Government representatives were invited to the meeting:

Mr Tom C.K. Yip	- District Planning Officer/Kowloon (DPO/K), Planning Department (PlanD)
Ms S.H. Lam	- Senior Town Planner/Kowloon (2), PlanD
Mr Wallace K.K. Lau	- Principal Assistant Secretary (Higher Education), Education Bureau (EDB)

4. The following representers' representatives were invited to the meeting:

R25 – Hong Kong Baptist University (HKBU)

[Please refer to Appendix A for a list of representers who had authorised the HKBU delegation as their representative.]

Professor Albert S.C. Chan	)	
Mr Andy S.C. Lee	)	
Ms Cindy Tsang	)	
Mr Patrick S.L. Tam	)	
Dr Daniel C.W. Tse	)	
Professor Randy K. Chiu	)	
Rev Dr Ip King Tak	)	
Dr Alfred K.T. Tan	)	
Ms Marianna W.C. Tsang	)	
Mr Stephen W.O. Tang	)	
Mr Yu Siu Chun	)	Representers' representatives
Professor Lu Aiping	)	
Professor Bian Zhao Xiang	)	
Mr Chung Shek Kwong	)	
Mr Law Chi Shun	)	
Ms Fannie Tang	)	



Miss Nana Lai	)
Ms Rachel Lo	)
Mr Todd Wan	)
Ms Stephanie Chan	)
Mr Fung King Him	)
Mr L.C. Lam	)
Ms Rowena Li	)

5. The Chairman extended a welcome and invited the HKBU delegation to continue with their oral submissions.

6. With the aid of a Powerpoint presentation, Professor Randy K. Chiu, a staff-elected Council Member of HKBU, made the following main points:

- (a) the points raised by the HKBU delegation the day before had already demonstrated that the rezoning of the ex-LWL site for residential use should not be pursued;
- (b) whether the ex-LWL site should be zoned for residential use or for educational use would depend on how the values of the society would be prioritized, i.e. how much weight should be put on education as opposed to housing;
- (c) the Government should not take a band-aid approach to address the housing problem. In view of the location, environmental constraints and size of the site, only a limited amount of flats would be provided at a very high per-unit cost and the selling prices were unlikely to be affordable to the general public;
- (d) as the residential flats to be provided at the ex-LWL site would unlikely serve people with a genuine housing need, developing the site for residential use rather than educational use would not serve its intended purpose but would sacrifice Hong Kong's ability to sustain its competitive

edge in the long run;

[Ms Anita W.T. Ma returned to join the meeting at this point.]

- (e) faced with the problems of an ageing population, a shortage of talent and difficulties in attracting foreign labour, Hong Kong had to strengthen the education and training of its own population to remain competitive. It was important for Hong Kong to put resources on education;
- (f) allocating the site for educational use would allow the community to reap benefits for many generations to come; and
- (g) the development of higher education required the support of both software (i.e. courses, researches and teachers) and hardware (i.e. classrooms and space). HKBU had a comprehensive plan on the use and development of the ex-LWL site for higher education purposes. To deprive HKBU of the ex-LWL site would significantly affect the value-added of HKBU's proposals.

7. With the aid of a Powerpoint presentation, Rev Dr Ip King Tak, a staff-elected Court Member of HKBU, made the following main points:

- (a) HKBU had been expressing the desire to incorporate the ex-LWL site into its campus for the last 20 years;
- (b) the ex-LWL site was the only piece of land in close proximity to HKBU that could be made available for HKBU's long-term development;
- (c) as the ex-LWL site was adjacent to the existing School of Chinese Medicine, HKBU's long-term plan was to develop part of the site for CMTH use to enhance synergy and enable effective interaction between the medical students and patients. From the perspective of developing Chinese medicine in Hong Kong, it would be a loss if the site was used

for housing purposes instead of CMTH;

- (d) the campus of HKBU was the smallest in size amongst the eight UGC-funded institutions. In order to cater for its current needs, buildings on the campus were so packed and congested to the point of saturation;
- (e) as an institution with an emphasis on the study of humanities and whole person education, HKBU should provide an environment with plenty of outdoor space in order to stimulate students' contemplation on the issues and problems of society. However, outdoor space within the HKBU campus was seriously inadequate;
- (f) the proposed incorporation of the ex-LWL site into the campus of HKBU would create additional outdoor space within the campus which would not only enhance student creativity and enrich their lives, but also stimulate interaction between teachers and students and increase the exchange of views and ideas; and
- (g) the incorporation of the ex-LWL site would improve the overall integration of the HKBU campus.

8. With the aid of a Powerpoint presentation, Dr Alfred K.T. Tan, a staff-elected Court Member of HKBU, made the following main points:

- (a) the ex-LWL site was ideal for the future development of HKBU, which would provide a new impetus for knowledge transfer from the university to the society;
- (b) the proposed CMTH was an essential part of HKBU's development strategy to provide dedicated services to the community. CMTH would create the best synergy among the stakeholders including the patients, professors, Chinese medical practitioners, students and the Government;

- (c) while the needs for special education might be satisfied by the provision of an alternative site, the development of a CMTH at the ex-LWL site would be the best use of limited resources as it would reduce wastage and duplication of resources and minimise travelling by students and professors to an off-campus site to serve the community;
- (d) in the long run, the benefits to the community from the transfer of knowledge that could take place at the ex-LWL site would greatly exceeded the financial gains from the sale of the site for residential use; and
- (e) the Board was urged to reserve the ex-LWL site for education purposes for the benefit of both HKBU and the community of Hong Kong.

9. Through a video recording, Professor Cindy Y.Y. Chu, a staff-elected Court Member of HKBU, made the following main points:

- (a) education of the future generation had always been a priority for traditional Chinese society. In the case of Hong Kong, the development of higher education was of particular importance;
- (b) without high quality education, there would be no future for Hong Kong as it would be unable to maintain its competitiveness; and
- (c) the Government should not sacrifice the long-term development of education for short-term goals. The use of the ex-LWL site by HKBU was for the long-term development of education, providing higher education to future generations.

10. With the aid of a Powerpoint presentation, Professor Lu Aiping, Dean of Chinese Medicine of HKBU, made the following main points:

- (a) HKBU intended to develop the ex-LWL site for CMTH use a long time ago. The 2020 Vision of HKBU had identified the site for CMTH development;

[Mr Timothy K.W. Ma returned to join the meeting at this point.]

- (b) there was an old Chinese saying that ‘no matter how poor one might be, one should not be thrifty on education’. In this regard, there was no justification for the Government to rezone the ex-LWL site for residential use as the site had been originally planned for educational use, and education was for the long-term benefit of future generations;
- (c) as a place for cultural exchange between the east and west, Hong Kong had an important role to play in the development of Chinese medicine;
- (d) HKBU’s School of Chinese Medicine was the first institution in Hong Kong providing studies on Chinese medicine. It was also the largest institution for such studies in the whole of China;
- (e) as the ex-LWL site was the only site available in the vicinity of the HKBU campus, the development of CMTH on the site would be ideal. It would be the best use of the site;
- (f) medical schools all over the world were supported by their own teaching hospitals. In the Mainland, each university with Chinese medicine courses was supported by at least one CMTH. In this regard, there was a need for the HKBU School of Chinese Medicine to be supported by its own CMTH;
- (g) similar to medical training in the west, practical clinical experience was one of the basic requirements in the training of a Chinese medical practitioner. The most important role of CMTH was to provide students of Chinese medicine with the opportunity to acquire practical clinical

experience;

- (h) the study of Chinese medicine and the treatment of patients had progressed with the times. Patients nowadays no longer expected Chinese medical practitioners to provide treatment solely based on their own experience but would expect the practitioners to find the best way to treat their illnesses. This could only be done based on team work and in a CMTH environment where academic research could be conducted. The CMTH environment would also enable patients to stay in the hospital for daily treatment and observation;
- (i) from the medical education point of view, practical clinical training or internship was an important component in the training of a Chinese medical practitioner. Students of Chinese medicine in Hong Kong currently had to do their internships in the Mainland, causing problem due to differences in the medical system and the difficulties for students to be followed up by their own professors;
- (j) a CMTH would also be beneficial to the professors as they could exchange their views on the treatment of patients with both the students and with other Chinese medical practitioners;
- (k) a CMTH was different from a Chinese Medicine Hospital in that a major proportion of staff would comprise Chinese medical practitioners who were professors and students doing internships in a CMTH. Exchange of views and knowledge transfer would be much more frequent than that of a Chinese Medicine Hospital. Moreover, all three aspects of medical treatment, education and research would be provided in a CMTH;
- (l) Hong Kong could support a CMTH as there were a large number of graduates from Hong Kong's Chinese Medicine undergraduate programmes over the years, some of whom could become professors in future;

- (m) the development of a CMTH would be in the best interests of Hong Kong as it would complement the existing undergraduate programme for Chinese medicine and take forward the development of Chinese medicine as a pillar industry of the Hong Kong economy; and
- (n) as an international metropolis, there was a need for a CMTH in Hong Kong.

11. Mr Law Chi Shun, a patient of the Chinese Medicine Clinic of HKBU, made the following main points:

- (a) although education and the medical industry were considered as pillar industries of the Hong Kong economy, the Government did not give much support to the development of Chinese medicine, which was mainly promoted by the universities and non-governmental organizations (NGOs);
- (b) even though Chinese medicine was recognised internationally as a medical approach for the treatment of illnesses, there was no CMTH in Hong Kong to enable students of Chinese medicine to carry out their internships and receive practical clinical training;
- (c) as the ex-LWL site was in close proximity to the HKBU School of Chinese Medicine, the development of the site for CMTH use would help create a synergy effect in terms of education and practical clinical training. CMTH was the most appropriate use of the site;
- (d) the development of CMTH would enhance Hong Kong's status as a centre for the study of Chinese medicine and attract more local students to study the subject;
- (e) with an ageing population, the demand for Chinese medical treatment

would increase significantly in the near future;

- (f) as a cancer patient of the Chinese Medicine Clinic of HKBU for seven years, he was a witness to the effectiveness of Chinese medicine as a treatment for cancer; and
- (g) the Government should support the development of Chinese medical studies.

12. Mr Chung Shek Kwong, a patient of the Chinese Medicine Clinic of HKBU, made the following main points:

- (a) the proposal to develop Hong Kong into a centre for Chinese medicine was first announced by the then Chief Executive, Mr Tung Chee Wah;
- (b) as a patient who suffered from chronic disease and needed treatment on a daily basis, the development of a Chinese Medicine Hospital was supported as patients could then stay in the hospital for treatment and minimize commuting;
- (c) the development of CMTH in the vicinity of HKBU would provide more opportunities for research and would be convenient for both the students and professors; and
- (d) as the ex-LWL site was located in the urban area and was readily available, developing the site into a CMTH would be the best option for the Government, patients, students and professors.

13. Dr Daniel C.W. Tse, Emeritus President of HKBU, made the following main points:

- (a) taking the University of Macau with its new campus and facilities as an example, the support of the Government would greatly facilitate the



development of a university;

- (b) the Government should consider the development of a public university as an important aspect of the long-term development of the community;
- (c) the shortage of land for the development of necessary facilities had always been a problem for HKBU;
- (d) when compared with international standards, the amount of land available for the City University of Hong Kong (CityU), Hong Kong Polytechnic University (PolyU) and HKBU were severely inadequate. Of these three institutions, HKBU was the smallest and most deficient in land resources;
- (e) when considering the adequacy of the university's campus, the Government should not base its assessment solely on the average floor space per student but should also consider the critical size for a university campus that was required to let the university function effectively. Given the shortage in space in the HKBU campus, it was unreasonable for the Government not to consider granting to HKBU a site that was readily available and in close proximity to its campus;
- (f) while the proposed development of the ex-LWL site for special education might generate a synergy effect with another school for special education located in the vicinity (Mary Rose School), the loss of the site for higher educational purposes would be detrimental to HKBU and would severely limit its contribution to higher education;
- (g) countries all over the world were enhancing the competitiveness of their universities in order to improve the quality of their human resources and the effectiveness of their research and development. It was unwise of the Government to withhold such a small piece of land from HKBU. In doing so, it could adversely affect HKBU's ability, and in turn Hong Kong's ability, to enhance its competitiveness;

- (h) the proposed development of CMTH at the ex-LWL site was supported. HKBU was the first university in Hong Kong to offer a full-time undergraduate programme in Chinese medicine and the only institution in Hong Kong to offer a Bachelor of Pharmacy degree in Chinese Medicine. The medical services offered by HKBU graduates to the community were well received and much appreciated;
- (i) it was a regret that a CMTH was not yet available in Hong Kong to allow professors and students to conduct practical clinical training and research. The provision of a CMTH in Hong Kong would allow the study of Chinese medicine to develop to its full potential;
- (j) although the proposed development of a Chinese Medicine Hospital in Tseng Kwan O would greatly enhance the medical services provided by Chinese medical practitioners, it could not replace a CMTH; and
- (k) the allocation of the ex-LWL site to HKBU for the development of a CMTH would benefit not only the students of Chinese medicine, professors and patients but also the development of Chinese medicine as a pillar industry in the Hong Kong economy and Hong Kong's overall competitiveness.

14. With the aid of a Powerpoint presentation, Ms Marianna W.C. Tsang, President of HKBU Century Club, made the following main points:

- (a) the HKBU Century Club was an alumni association with the aim of supporting the ongoing development of HKBU and its pursuit of higher education and whole person development;
- (b) the campus of HKBU was small and its facilities were inadequate. The university did not possess a standard swimming pool. Even the sports ground and the football field that HKBU used were shared with other

universities;

- (c) the 1,300 student hostel places to be provided in the northern portion of the ex-LWL site were inadequate to meet the needs of HKBU;
- (d) HKBU had not been allocated additional land to cater for the need arising from 3-3-4 academic reform;
- (e) the HKBU School of Chinese Medicine was in need of a CMTH to enable its students to take clinical internships;
- (f) as the undergraduate programme on Chinese Medicine was an approved, UGC-funded programme, the Government had the responsibility to provide HKBU with the land resources necessary to enable the course to develop to its full potential;
- (g) the Government should not confine itself to the short-term development needs of HKBU up to 2015 but should also consider its long-term development needs; and
- (h) the Government should reserve the ex-LWL site for HKBU so as to maximize the synergy effect and improve the overall learning environment for students;

15. With the aid of a Powerpoint presentation, Mr Stephen W.O. Tang, President of HKBU Alumni Association, made the following main points:

- (a) while the current shortage of housing land needed to be addressed, the ex-LWL site would not help address the problem as the site would likely be developed for high-class housing rather than housing for people in need;
- (b) as the ex-LWL site had been zoned for “G/IC” use for many years, the

area generally lacked the basic supporting facilities for residential uses. The proposed development of the site for residential use would not bring about any synergy effect or planning merits;

- (c) while the provision of housing land was important, the provision of other community facilities such as sports grounds and hospitals were equally important for a balanced development of Hong Kong. The constant shift in the Government's policy demonstrated a lack of long-term vision for Hong Kong;
- (d) the proposed residential use of the ex-LWL site was opposed by the HKBU Alumni Association. The residential use was in fact not supported by either the Kowloon City District Council or the Legislative Council's Panel on Education;
- (e) while the Government's latest proposal was to reserve the ex-LWL site for special education purposes, no justifications were provided in support of the proposal;
- (f) since 2005, HKBU had been actively pursuing the ex-LWL site for development into a CMTH, which was lacking in Hong Kong;
- (g) while the development of Chinese medicine as a pillar industry in the Hong Kong economy had been set as an objective by the current and previous CEs, the proposal to rezone the ex-LWL site for residential use would not serve that objective; and
- (h) HKBU had been training Chinese medical practitioners who served the community. The proposed development of a CMTH at the ex-LWL site was to enhance the current services provided to the community. The continued development of Chinese medicine and the proposed development of a CMTH at the site was supported by the general public.

16. Mr Yu Siu Chun, an alumnus of School of Chinese Medicine of HKBU, made the following main points:

- (a) HKBU's bid for the ex-LWL site was not out of greed. As there was a lack of space in the HKBU campus, the bid for the ex-LWL site was due to the need for additional land to provide the necessary facilities to support the university;
- (b) contrary to EDB's claim that the current academic facilities in HKBU were adequate, there was a severe shortage of facilities such as function rooms for seminars and other activities;
- (c) the Chinese Medicine Hospital to be developed in Tseung Kwan O would be operated by an NGO. Based on the experience of clinics operated by NGOs, students of Chinese medicine in these clinics did not receive much practical clinical training with supervision but were required to treat patients round the clock;
- (d) the practical clinical experience for students having internships in the Mainland was not always relevant in the Hong Kong context as Chinese medical practitioners in the Mainland were allowed to use both Chinese and Western medicine in their treatment of the patients; and
- (e) Hong Kong students taking internships in the Mainland were sometimes excluded from classes which were restricted to Mainland students only. Hence, the development of a CMTH in Hong Kong was essential to provide practical clinical training for Hong Kong students.

17. Mr L.C. Lam then read out a statement from Mr Peter K.T. Chan, the Chairman of the Lung Tong Area Committee, who said that he supported the views expressed by HKBU and it was inappropriate of the Secretary for Development to make a statement supporting the rezoning of the ex-LWL site for residential use when the Board was still in the process of hearing the representations. Such an act would be seen as putting pressure

on the Board.

[The meeting took a break of 10 minutes.]

18. Mr Andy S.C. Lee informed the Chairman that the HKBU delegation would conclude their presentation. With a Powerpoint presentation, Ms Cindy Tsang, the planning consultant of HKBU, made the following points:

- (a) many stakeholders had expressed the view that the ex-LWL site should be rezoned from “R(B)” to “G/IC(9)”. To put the site to residential use would result in a piecemeal development along this part of Renfrew Road;
- (b) the ex-LWL site was an indispensable part of HKBU’s long-term development plan which was a comprehensive and well thought-out plan for the development of higher education;
- (c) the rezoning of the ex-LWL site for higher education purposes would enhance Hong Kong’s overall competitiveness;
- (d) it should be acknowledged that the ex-LWL site was the only site that could be made available to meet the expansion needs of HKBU. Once the site was developed for residential purposes, it would be irreversible; and
- (e) the Board should take into account public views and the long-term needs of HKBU and the community at large by rezoning the site back to “G/IC(9)”.

19. With a Powerpoint presentation, Mr Patrick S.L. Tam, the building consultant of HKBU, made the following points:

- (a) according to the Conceptual Master Plan for the integration of the ex-LWL site into the HKBU campus, a complex for whole person development would be developed in the northern part of the ex-LWL site with a student hostel with 1,700 places in the middle part and a CMTH in the southern

part;

- (b) the CMTH development would meet the needs of both the students of Chinese medicine and the community at large;
- (c) the existing HKBU campus was quite fragmented and the ex-LWL site was one of the obstacles that prevented better connection amongst the various parts of the campus. Should the ex-LWL site be granted to HKBU, the overall pedestrian connection within the HKBU campus would be much improved, benefitting the students and staff;
- (d) according to the Conceptual Master Plan, more outdoor space would be provided in the HKBU campus to enhance interaction between the students and teachers. The additional outdoor space would also benefit residents in the vicinity as these areas would be always open to the public;
- (e) allocating the ex-LWL site to parties other than HKBU would adversely affect the comprehensiveness of the future development and the value-added derived from HKBU's Conceptual Master Plan would be lost;
- (f) HKBU's Conceptual Master Plan was already well-developed and ready for immediate implementation;
- (g) the existing facilities of HKBU were fragmented and not up to standard when compared with other universities in Hong Kong or overseas. HKBU needed the ex-LWL site which was indispensable for its long-term development in accordance with its 'Vision 2020' strategic development blueprint; and
- (h) even though the role of the Board was only to determine the zoning of the ex-LWL site, the Board could make recommendations to the Government on the use of the site.

20. Professor Albert S.C. Chan, the President and Vice-Chancellor of HKBU, concluded the presentation with the following points:

- (a) from the perspectives of town planning, integration of the community, overall benefit to society and the long-term development of education, it would be inappropriate for the ex-LWL site to be developed for residential use. The conclusion was very clear and it would be a disgrace for Hong Kong if the site was so developed;
- (b) the Conceptual Master Plan for the development of the ex-LWL site included a CMTH with 200 hospital beds, a student hostel with 1,700 places and a complex for whole person development. The local community had been consulted and was in support of HKBU's proposal;
- (c) the ex-LWL site was the only site that could create a synergy effect for the long-term development of HKBU;
- (d) the submissions made by the HKBU delegation were representing the views of all the main stakeholders including the students and staff of HKBU, the local community, District Council members and patients of the Chinese Medicine Clinic of HKBU. They were in unanimous support of HKBU's proposal for a CMTH cum student hostel and a whole person development complex at the ex-LWL site;
- (e) the importance of a CMTH in support of HKBU's programme for Chinese medicine studies had already been presented; and
- (f) for the sake of the future of Hong Kong, the Board should make a recommendation to CE in C in support of HKBU's proposal.

21. As the HKBU delegation had completed its presentation, the Chairman invited questions from Members.



22. In response to the Vice-Chairman's enquiry on the number of student hostel places required by HKBU, Mr Andy S.C. Lee said that the number of student hostel places required was based on the assessment conducted by UGC, and the current proposal for 1,700 student hostel places at the ex-LWL site had been endorsed and supported by UGC. Mr Lee added that the proposed CMTH at the site would not result in any increase in HKBU's student hostel requirements.

23. The Vice-Chairman further enquired how the 3-3-4 academic reform had worsened the congestion problem in the HKBU campus. In response, Mr Andy S.C. Lee said that no additional land had been granted to HKBU to accommodate the additional students as a result of the 3-3-4 academic reform. To address the problem, some low-rise developments within the campus and the car park area for the joint university sports ground had been redeveloped respectively into a 13-storey building and a 3-storey building to accommodate the additional facilities required.

24. In response to the Vice-Chairman's enquiry on whether the inclusion of the northern part of the ex-LWL site into HKBU's campus would already meet their requirements, Mr Andy S.C. Lee said that, with an area of 0.64 ha, the site could only accommodate the 1,300 student hostel places that was agreed by EDB to be subsidized by the Government but not the additional 400 student hostel places which were supported by UGC but would be funded by HKBU using its own resources. As there was an existing shortfall in academic accommodation of about 2,000m<sup>2</sup> GFA (calculated up to the 2014/15 academic year), a site area of 0.78 ha would be required to provide 1,700 student hostel places and 2,000m<sup>2</sup> GFA of academic accommodation. These figures, however, did not include the new initiative mentioned in the 2014 Policy Address to increase the in-take of senior-year undergraduate places by 5,000 places amongst the UGC-funded institutions by 2018/19. Based on HKBU's initial assessment, additional academic accommodation of 4,000m<sup>2</sup> GFA would be required. Mr Patrick S.L. Tam supplemented that in order to meet the latest building standards and requirements, including the need for building separation and the provision of wind corridors, a site of 0.64 ha would not be large enough to accommodate 1,700 student hostel places. Upon considering the layout options for the entire ex-LWL site, it was recommended that the complex for whole person development be located in the northern part of the site so that it would be more centrally located within the

HKBU campus and that the new student hostels be located in the southern part of the site so that it would be near the existing student hostels.

25. The Vice-Chairman commented that it was too simplistic to say that there was a shortage of space for HKBU based only on its site area. While the amount of space available depended on the development intensity and height of buildings within the campus, the space requirements of different subjects tended to vary. In response, Mr Andy S.C. Lee said that the HKBU campus was the smallest amongst the UGC-funded institutions in Hong Kong, with an area of only 5.4 ha. Even with the inclusion of the northern part of the ex-LWL site, the HKBU campus would only be about 6 ha while the largest UGC-funded institution in Hong Kong had a campus size of 137 ha and the campus of CityU, which was also in Kowloon Tong, was 11 ha. Even though the internal floor space of HKBU might be adequate for accommodating its facilities, the overall campus size was important for the whole person development of its students. In this regard, Professor Albert S.C. Chan supplemented that one of the most important elements of university education was the interaction between teachers and students within the campus. The lack of outdoor space within the campus would severely limit such interaction. Mr Andy S.C. Lee continued to say that outdoor space was a luxury for HKBU as only one small piece of grassland was provided within the campus for students.

26. In response to the Vice-Chairman's enquiry on whether the proposed Chinese Medicine Hospital to be developed in Tseung Kwan O could be used as a training hospital for HKBU's students, Mr Andy S.C. Lee said that no details had been provided on the mode of operation or services to be provided by the proposed Chinese Medicine Hospital. In this regard, HKBU was not in a position to consider whether the proposed hospital could serve as a training hospital. Professor Albert S.C. Chan said that while the proposed development of a Chinese Medicine Hospital in Tseung Kwan O was supported, the proposed hospital could not serve as a training hospital as it was not in close proximity or easily accessible to any of the universities providing undergraduate programmes on Chinese Medicine. The inconvenient location would adversely affect student-patient interaction and student-teacher interaction in the hospital.

27. The Vice-Chairman enquired whether HKBU would have an alternative plan if

the southern part of the ex-LWL site was not granted to them. In response, Mr Andy S.C. Lee said HKBU would need to apply for minor relaxation of the building height restriction in order to accommodate 1,700 student hostel places in the northern part of the ex-LWL site. Other development needs of HKBU could not be met as there were no effective solutions. Professor Albert S.C. Chan supplemented that HKBU had already explored all possibilities and no alternative could be identified.

28. In response to the Vice-Chairman's enquiry, Mr Wallace K.K. Lau, EDB, said that there were about 10,000 students in HKBU in the 2012/13 academic year with 1,400 students in the Faculty of Arts, 2,300 students in the School of Business, 400 students in the School of Chinese Medicine, 1,500 students in the School of Communication, 1,800 students in the Faculty of Science, 2,500 students in the Faculty of Social Sciences and 420 students in the Academy of Visual Arts. For resource and land allocation to UGC-funded institutions, the Kaiser formula had been adopted where the space requirement per student and the requirements for supporting facilities had been taken into account. Mr Andy S.C. Lee supplemented that the Kaiser formula was mainly concerned with the calculation of a university's internal floor space requirements.

29. On the facilities to be provided in the northern part of the ex-LWL site, Mr Wallace K.K. Lau said that HKBU's proposal comprised three components, i.e. 1,338 UGC-funded student hostel places, 2,600m<sup>2</sup> GFA of academic accommodations and 300-odd HKBU-funded student hostel places. As the 300-odd HKBU-funded student hostel places might be offered to self-financing students, EDB considered that in developing the site, priority should be given to providing facilities that were required by UGC-funded students (i.e. about 1,400 student hostel places and 2,600m<sup>2</sup> GFA of academic accommodations). Nevertheless, EDB had no objection to the additional provision of student hostel places within the same site if suitable architectural solutions could be found. In response, Mr Andy S.C. Lee said that the Government had previously granted land to other UGC-funded institutions for the provision of student hostels for self-financing students and EDB did not forbid HKBU from providing the additional 300-odd student hostel places using its own resources.

30. In response to a Member's enquiry on the utilization of the Joint Sports Centre

which seemed to be idle most of the time, Mr Andy S.C. Lee said that the Joint Sports Centre was shared among HKBU, CityU and PolyU, with time slots allotted equally between them. According to HKBU's records, there was a high utilization rate of the Joint Sports Centre during the time slots allotted to HKBU.

31. The same Member enquired whether the HKBU campus in Shek Mun could be used for the relocation of the School of Chinese Medicine and the provision of a CMTH. In response, Mr Andy S.C. Lee said that the Shek Mun campus was already saturated and could not be used as a replacement site for the two facilities.

[Ms Bernadette H.H. Linn returned to join the meeting at this point.]

32. In response to the same Member's enquiry, Professor Albert S.C. Chan clarified his previous remark on 'disgrace' and said that it would be a very sad day in the history of educational development in Hong Kong if the ex-LWL site, which had originally been planned for educational use, was to be used for housing development. HKBU's request was for the ex-LWL site to be rezoned from "R(B)" to "G/IC" and HKBU would continue to discuss with the Government on whether the site should be put to special or higher educational use.

33. Noting that the Emeritus President of HKBU, Dr Daniel C.W. Tse, was the Chairman of the Chinese Medical Council of Hong Kong from 1997 to 2001, a Member enquired the reason why the need for establishing a CMTH had not been made at that time. In response, Professor Albert S.C. Chan said that Hong Kong was not yet ready for a CMTH at that time as the School for Chinese Medicine had only just started. However, as the undergraduate programme had been in operation for more than a decade, the time had become ripe for establishing a CMTH in Hong Kong to improve the internship of its Chinese medicine students.

34. A Member enquired how the Conceptual Master Plan presented by the HKBU delegation could be implemented as the proposal was based on the entire ex-LWL site but in reality only the northern part of the ex-LWL site would be granted to HKBU. In response, Mr Andy S.C. Lee said that the objective of the Conceptual Master Plan was to provide the

Board with a comprehensive vision on how the northern and southern parts of the ex-LWL site could be put to their best use if both sites were made available to HKBU for educational purposes. The division of the site into two parts was in fact artificial, particularly when the southern part of the site was now proposed by PlanD to be rezoned from “R(B)” back to “G/IC(9)”. Mr Lee added that the proposal to develop the southern part of the ex-LWL site into a CMTH was considered by HKBU to be the most appropriate and in the best interest of Hong Kong.

35. In response to a Member’s enquiry on whether new courses would be provided if the southern part of the ex-LWL site was given to HKBU, Professor Albert S.C. Chan said that the current plan was to develop 1,700 student hostel places, a CMTH and a complex for whole person development at the ex-LWL site. One of the facilities that could be provided in the whole person development complex was a Centre for Chinese Studies, with an emphasis on Chinese calligraphy and painting (with the donations from Professor Jao Tsung-i), in order to give students exposure to these art forms. The complex could also provide academic accommodations for the proposed addition of 1,000 senior-year undergraduate places for the articulation of sub-degree graduates, as agreed with EDB.

36. In response to the same Member’s enquiry on the discussions that had taken place between EDB and HKBU, Mr Wallace K.K. Lau said that since 2005, HKBU had submitted 7 different conceptual proposals to EDB on the use of the ex-LWL site. The proposed uses included *inter alia* accommodations to meet the additional requirements generated by the 3-3-4 academic reform; a Chinese medicine academic and research centre; a CMTH; a film academy; a student hostel; a cultural exchange centre; a complex for creativity; a swimming pool and associated fitness centre; and the Conceptual Master Plan that had been presented to the Board in the current hearing. EDB had difficulty in assessing the proposals as they were all conceptual in nature without sufficient supporting details or justifications. In response, Mr Andy S.C. Lee said that HKBU’s proposals had consistently comprised student hostels, a CMTH and a humanities-related centre which had been named differently as a cultural exchange centre, a complex for creativity, etc. It was unfortunate that HKBU did not have the opportunity to discuss its conceptual proposals with EDB and work out the details in the process.

37. A Member enquired whether EDB had been in discussion with HKBU on its development plans and whether HKBU had considered other options to meet its expansion needs such as finding another site for its campus. In response, Professor Albert S.C. Chan said that the medium-term needs of HKBU would be met if the ex-LWL site was granted to HKBU. As for long-term plans, HKBU had made a suggestion for the Government to develop a new campus for HKBU in the Lok Ma Chau Loop in return for HKBU giving up its existing campus in Kowloon Tong. However, the Government had yet to make a decision on the matter. Mr Wallace K.K. Lau said that EDB had been in continuous discussion with HKBU on its development plans. However, any expansion proposals would need to be substantiated with detailed proposals and justifications. Mr Lau did not agree that HKBU's expansion needs could only be met by incorporating sites near its campus. In fact, HKBU had recently been awarded a 10-year tenancy for the use of a site at Kai Tak as a studio for visual arts. According to HKBU, the Kai Tak campus was for post-graduate or community arts and for the carrying out of activities such as glass-making which could not be done in the Kowloon Tong campus. In response, Mr Andy S.C. Lee said that besides the campus at Kowloon Tong, HKBU did have other campuses such as the one at Shek Mun and the one at Kai Tak. It was natural for a university to have more than one campus as different sites had been available to meet the university's needs at different times. The Kai Tak campus was used by the Academy of Visual Arts and was originally meant to be temporary premises for the academy. However, as the buildings on the site were historic buildings with an ambience that was suitable for the development of arts, the site had become an icon for the academy. In this regard, HKBU decided to seek approval for the permanent use of the site.

38. A Member enquired whether CMTH could be incorporated into the existing Baptist Hospital which was adjacent to the HKBU campus. In response, Professor Albert S.C. Chan said that the suggestion had been explored and was found to be not feasible due to the lack of space within the Baptist Hospital compound and other operational difficulties. Nevertheless, as the ex-LWL site was in close proximity to Baptist Hospital, the development of the site into a CMTH would allow the integrated use of Chinese and Western medicine in the treatment of patients of both hospitals.

[Dr C.P. Lau left the meeting temporarily at this point.]

39. Noting that some representers in previous sessions suggested that local community facilities including *inter alia* a public library, a community hall and a centre for the elderly should be provided at the ex-LWL site, the Chairman enquired whether these uses could be incorporated into HKBU's proposals. In response, Mr Andy S.C. Lee said that HKBU had consulted the local community, including District Council members, who generally supported the HKBU's Conceptual Master Plan for the ex-LWL site. As the university's campus was a public space, the public were welcome to use the outdoor space within the campus at any time. Although students and staff would have priority in using the indoor facilities, some of these facilities could also be made available to the public during certain periods of time. While it would not be possible for HKBU to provide a public library and a community hall at the ex-LWL site, the provision of services for the elderly or some events co-organized with the local community could be considered. Indeed, the proposed CMTH would be a facility serving the local community.

40. In response to the Chairman's enquiry on whether student hostels were a noise nuisance, as suggested by some representers in previous sessions, Mr Andy S.C. Lee concurred that some activities carried out in the student hostels could generate a lot of noise. In fact, there had been complaints on noise nuisance lodged by residents living in the vicinity of student hostels of other universities. In this regard, the ex-LWL site was not suitable for residential use as the existing student hostels adjacent to the site might become a noise nuisance to the future residents.

41. In response to the Chairman's enquiry on the suitability of developing the site for subsidized housing, as suggested by some representers in previous sessions, Mr Andy S.C. Lee said that while there was a need to provide more subsidized housing to meet the demand, it was doubtful whether such use was the most appropriate use for the ex-LWL site as it was a very valuable site for educational purposes.

42. The Chairman enquired about the problem of students and teachers having difficulty in finding a place in the canteen for lunch due to outsiders using the canteen, as raised by some students in previous sessions. In response, Mr Andy S.C. Lee said that HKBU would make the necessary arrangements to ensure that students and staff would have

priority in using the canteen during lunch hours.

43. A Member enquired whether the GIC facilities provided were adequate for residents of Kowloon Tong and Kowloon City. In response, Mr Tom C.K. Yip made reference to Annex VIII of the TPB Paper and said that with a planned population of about 29,000 in the Kowloon Tong area, the provision of GIC facilities was generally adequate with a surplus provision of schools and clinics. While there was a shortfall in post office provision, post office would be usually provided in premises in government, commercial and commercial/residential buildings. Noting a representer's request for a public library in Kowloon Tong, Mr Yip said that according to the Hong Kong Planning Standards and Guidelines (HKPSG), a district library would be required for every 200,000 persons. In this regard, there was no requirement for a district library in Kowloon Tong. On the other hand, with a planned population of about 450,000 persons in Kowloon City, it would only require the provision of 2.5 libraries and 5 libraries had already been provided/planned. According to HKPSG, community halls should be provided on a need basis, as assessed and advised by the Director of Home Affairs. With 4 existing community halls/centres (3 being operated by NGOs) and 2 under planning, the provision of community halls in Kowloon City was generally adequate. HKPSG also specified that the provision of various facilities for the elderly should be determined by the Director of Social Welfare. With 11 centres providing various services to the elderly in Kowloon City, the provision was considered to be adequate.

44. In response to the same Member's enquiry on the proposed school for special education, Mr Wallace K.K. Lau said that owing to the implementation of the new secondary school curriculum for special schools and the need to extend the educational years for special education, there would be a net increase in the demand for special school places. Apart from reprovisioning of existing special schools, new sites for the development of additional special schools had to be identified. In this regard, the southern part of the ex-LWL site was considered suitable for the provision of a 24-classroom school for special education to meet the demand in Kowloon. However, the detailed development parameters of the proposed special school such as the building height and plot ratio had yet to be determined. In response to the Chairman's further enquiry, Mr Wallace K.K. Lau said that the proposed special school was mainly to serve the local demand in the Kowloon



region.

45. A Member enquired about the funding arrangements between the existing medical schools and their teaching hospitals, i.e. Queen Mary Hospital for the University of Hong Kong and Prince of Wales Hospital for the Chinese University of Hong Kong. In response, Mr Wallace K.K. Lau said that UGC did not provide any funding to the two hospitals for students taking clinical training at the hospitals. It was only an administrative arrangement between the two hospitals and professors of the two universities to allow the professors to bring students for observation or teaching purposes when treating certain clinical cases.

46. In response to a Member's enquiry, Professor Albert S.C. Chan said that HKBU would support the proposed special school development if the justifications provided by EDB confirmed that a special school was the best use of the site. However, no information had been provided by EDB to justify the need for developing the ex-LWL site for special education use.

47. As Members had no further question to raise, the Chairman thanked the Government representatives and the HKBU delegation for attending the meeting. They left the meeting at this point.

48. The meeting was adjourned at 12:30 p.m.

1. The meeting was resumed at 9:15 a.m. on 17.3.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr Timothy K.W. Ma

Professor P.P. Ho

Professor Eddie C.M. Hui

Dr C.P. Lau

Dr W.K. Yau

Mr Dominic K.K. Lam

Deputy Director of Lands (General)  
Mr Jeff Lam

Director of Planning  
Mr K.K. Ling

Presentation and Question Session

[Open Meeting]

3. The following representatives of Planning Department (PlanD) and Education Bureau (EDB), representers and representer's representatives were invited to the meeting at this point:

Mr Tom C.K. Yip - District Planning Officer/Kowloon  
(DPO/K), PlanD

Mr Wallace K.K. Lau - Principal Assistant Secretary (Higher  
Education) (PAS(HE)), EDB

R29 – Hong Kong Baptist University Student Union

Mr Chan Tin Chun Mio	]	
Mr Wong Hok Kan	]	
Ms Ku Hoi Wai	]	Representer's representatives
Mr Wong Hon Leung	]	
Ms Leung Pik Ying	]	
Ms Fung Ka Yee	]	
Mr Chik Wan Ching	]	

R44 – Ng Wing Shun

Mr Ng Wing Shun - Representer

R353 – Lee Wai Yi, Melanie

Mr Francis Mak - Representer's representative

R533 – Leung Hoi Chi

Ms Wu Wing Sze - Representer's Representative

R564 – Lam Ching

Mr Lam Ching - Representer

R565 – Yiu Yu Hung

Mr Yiu Yu Hung - Representer

R569 – Lam Cho Kwong

Mr Lam Cho Kwong - Representer

R574 – So Chung Ping

Mr So Chung Ping - Representer

R948 – Cheung Wing Shan

Mr Cheung Wing Shan - Representer

R1210 – Li Chi Man

Mr Li Chi Man - Representer

R1411 – Kwan Kai Keung

Mr Kwan Kai Keung - Representer

R2134 – Ho Man Ching

Ms Ho Man Ching - Representer

R2928 – Chung Man Hiu, Ophelia

Ms Chung Man Hiu, Ophelia - Representer

R3186 – 溫嘉琪

Ms Chan Yiu Po, Alice - Representer's Representative

R3260 – Xu Daji

Mr Xu Daji - Representer

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members

had also agreed that the Chairman should have full discretion to make other necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives, it was necessary to limit the time for making oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements of allowing cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting for extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the outline zoning plan (OZP)/publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

5. The Chairman said that the representative from PlanD would first be invited to make a presentation. After that, the representers/authorised representatives would be

invited to make oral submissions. After the oral submissions, there would be a question and answer session. Lunch break would be from about 12:45 pm to 2:00 pm and there might be one short break in the morning and one to two short breaks in the afternoon, as needed.

6. With the aid of a Powerpoint presentation, Mr Tom C.K. Yip, DPO/K, repeated the presentation which was made in the session of the Meeting on 10.3.2014 as recorded in paragraph 17 of the minutes of 10.3.2014.

[Mr Dominic K.K. Lam and Dr W.K. Yau arrived to join the meeting during the presentation.]

7. The Chairman then invited the representers and representer's representatives to elaborate on their representations. The Chairman said that the presentation should be within the 10 minutes' time and there was a timer device to alert the representer/the representer's representative 2 minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time limit was up. The presentation should be confined to an elaboration of the written submissions and any new information submitted/presented would not be taken into consideration by the Board.

#### R29 – Hong Kong Baptist University Student Union

8. Mr Chan Tin Chun, Mio, made the following main points:

- (a) he strongly objected to the rezoning of the southern portion of the ex-Lee Wai Lee (ex-LWL) site at Renfrew Road (the Site) for residential development. To optimise the utilisation of the Site and to bring the most benefits to the community, the Site should be retained for Government, Institution or Community (GIC) uses and allocated to the Hong Kong Baptist University (HKBU) for its long-term development;
- (b) the development of luxury, medium-density flats at the Site could not address the housing need of the grassroots and would further aggravate

the shortage of land for higher educational development. The proposed residential development would encourage more speculation in the property market resulting in further increase in property prices;

- (c) education could enhance social mobility and was the only means to eliminate poverty. It was of utmost importance to the future development of the society. The Site, which was a valuable piece of land for higher education, should not be used for residential development, especially when there was no genuine shortage of housing land supply in Hong Kong. According to records, about 2,153.7 ha of government land, which was planned for residential development, was vacant and more than 800 ha of brownfield sites, currently used for open storage yards and abandoned vehicle parks, were under-utilised;
- (d) although the Site was recently taken out from the land sale programme by the Government, the fundamental problem of ‘procedural fairness’ in respect of the zoning amendment of the Site remained unaddressed. It was misleading to the public and procedurally wrong to include the Site in the land sale programme while public consultation on the rezoning was still underway. This had demonstrated that the public consultation procedures were fake in nature as the views expressed by the general public would not be duly considered. Furthermore, the Government had ignored the views of the general public and the community at large as revealed in the Chief Executive’s Policy Address announcing the rezoning of “Green Belt” (“GB”) sites for residential uses without any consultation and in the dispute on television licensing;
- (e) recently, the Government had indicated that the feasibility of using the Site for special school development was being explored. This had unnecessarily created a confrontation between the two groups competing for using the Site for special school or higher education development and would adversely affect social harmony. The provision of additional facilities to meet the needs of special education and higher education

development should not be in conflict with each other. The Government should objectively assess the optimal use of the Site in order to maximise the utilisation of land resources;

- (f) the HKBU Student Union considered that allocating the Site to cater for the imminent expansion need of HKBU was an optimal solution and could create a synergy effect. The HKBU campus, with an area of about 5.4 ha, was the smallest among the eight institutions funded by the University Grants Committee (the UGC-funded institutions) and the average floor space per student (about 9m<sup>2</sup>) was also the least among other institutions. Besides, HKBU had not been allocated additional land for developing the necessary facilities to cater for the increase in students due to the implementation of the new 3-3-4 academic structure. Hence, there was an imminent need for HKBU to be allocated more land to alleviate the shortage of space and to meet the future expansion need;
- (g) there was an existing shortfall of about 1,700 student hostel places in HKBU. However, the northern portion of the ex-LWL site, which had been reserved for use by HKBU, could only provide about 1,300 student hostel places. If the Government did not want to allocate the Site to HKBU, it should work out a feasible solution to address the problem of inadequate student hostel places;
- (h) the Site was surrounded on three sides by HKBU buildings and could be most efficiently used by allocating it to HKBU for long-term development. This would save the Government's effort in finding alternative sites in other parts of the territory to meet the expansion need of HKBU. It was extremely difficult for HKBU to find a site nearby for future expansion; and
- (i) the HKBU students had all along been suffering from a congested environment which affected the quality of learning and the enjoyment of school life. Should the Government insist on allocating the Site to



other users, it would be unfair to HKBU and would sacrifice the long-term development of higher education in Hong Kong.

[Actual speaking time of R29 : 10 minutes]

9. Mr Lam Ching (R564) requested to make his presentation first at this point as he had to attend another meeting afterwards. After consulting other attendees who had no objection, the Chairman acceded to Mr Lam's request.

R564 – Lam Ching

10. Mr Lam Ching made the following main points:

- (a) he was Chief President of the Hong Kong Chinese Medicine and Acupuncture Institute and Chairman of the Society of Hong Kong Professional Registered Chinese Medicine Practitioners Limited;
- (b) since the promulgation of the registration system for Chinese medicine practitioners in 2002, Chinese medicine was proven to be more effective than Western medicine in treating chronic and refractory diseases. There was an imminent need for a Chinese Medicine Teaching Hospital (CMTH) to provide in-patient service for systematic treatment using the Chinese medicine;
- (c) HKBU was the first institution to provide the Chinese medicine undergraduate programme more than 10 years ago. Currently, the Chinese medicine students had to conduct their internships in the Mainland. The medical system of the Mainland was different from that of Hong Kong and what students learnt in the Mainland could not be entirely applied to Hong Kong. A CMTH would support students to conduct their internships in Hong Kong, facilitate researches and development of Chinese medicines and promote the development of Chinese medicine industry in Hong Kong;

- (d) the Site was most suitable for CMTH development as it was readily available and no rezoning was required. It was connected to the HKBU campus and adjacent to the Chinese Medicine building of HKBU. This would enhance the effectiveness of treatment for patients and would bring more benefits to the general public;
- (e) the teaching hospitals of renowned Chinese Medicine universities, such as those in Beijing, Nanjing, Guangzhou, Chengdu, Korea and Taiwan, were located near their campuses. The proposed CMTH would provide facilities to support clinical training of local Chinese medicine students from HKBU and other institutions;
- (f) the development of luxury flats at the Site, which would only benefit a small number of people, could not meet the pressing housing need of the society. On the contrary, the Site, if used for higher education or CMTH, would bring more benefits to the community at large; and
- (g) there was a shortage of about 80,000m<sup>2</sup> net operational floor area (NOFA) for the higher educational institutions in Hong Kong. The area of the HKBU campus was the smallest among the eight UGC-funded institutions and it had not been allocated additional land for the implementation of the 3-3-4 academic structure. HKBU had built its new facilities on the existing campus and constructed additional floors on existing buildings which had further aggravated the congestion in the campus. It was therefore reasonable to allocate the Site, which was surrounded by the HKBU campus on three sides, to HKBU to consolidate the activities in one location and allow HKBU to provide a better environment, much-needed facilities and increased activity space for the students; and
- (h) the Board was urged to designate the Site for CMTH development for the advancement of the traditional culture of Chinese Medicine.

[Actual speaking time of R564 : 7 minutes]

11. Mr Lam submitted a letter to the Board expressing his views on the future use of the Site at this point.

R44 – Ng Wing Shun

12. Mr Ng Wing Shun made the following main points:

- (a) he was an architect and an urban designer who had previously been involved in the planning and design of a number of different projects for the development of higher educational institutions;
- (b) all along, he was very concerned about the Government's decision to rezone various GIC sites for residential use to meet the housing demand, and he considered that the current rezoning of the Site for residential use unacceptable. The Site was surrounded by HKBU buildings and HKBU had been liaising with the Government over the future use of the Site for several years;
- (c) the withdrawal of the Site from the land sale programme by the Government and its latest intention to retain the Site for GIC use was appreciated. The Board could now consider the representations purely from a planning perspective free from the pressure of providing additional land to meet the housing demand;
- (d) the expansion need of higher educational institutions could best be met by utilising adjoining sites for development in an integrated manner. To cater for the implementation of the new 3-3-4 academic structure, the Government had allocated a GIC site in Pok Fu Lam to the west of the main campus to the University of Hong Kong for the development of the Centennial Campus, and an "Open Space" site opposite Chatham Road South was provided to the Hong Kong Polytechnic University for its

Phase 8 development. In view of the above, it was reasonable for the Government to allocate the Site to HKBU for its future development given that the Site was adjoining HKBU;

- (e) the construction of a few residential blocks on the Site was considered incompatible with the surrounding developments which were predominantly occupied by higher educational facilities. The development of luxury flats on the Site could not address the housing needs of the society but would sacrifice the long-term development of higher education in Hong Kong;
- (f) the objective of town planning in Hong Kong was to promote the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organised, efficient and desirable place to live and to work including study. Planning should be carried out in a systematic, comprehensive, professional and visionary manner. Apart from planning for a better residential environment, the provision of other community facilities including higher educational facilities should also be carefully planned. The development of a single higher educational institution on separate sites at different locations was not good planning; and
- (g) in conclusion, he objected to the rezoning of the Site for residential development and urged the Government to revert the Site to GIC use so as to facilitate the long-term development of HKBU.

[Actual speaking time of R44 : 6 minutes]

R353 – Lee Wai Yi, Melanie

13. Mr Francis Mak made the following main points:

- (a) he was an alumnus of HKBU;
- (b) education was essential to the continual development of a society and had always been accorded a high priority by developed and developing countries;
- (c) the Site was more suitable for higher education development which could benefit more people whereas the provision of luxury housing on the Site would only benefit a small group of well-off people;
- (d) while the withdrawal of the Site from the land sale programme was a correct decision, there was concern that the Site would remain undeveloped for years if the Government had to carry out further study on the future land use of the Site;
- (e) HKBU had a comprehensive plan on the use of the Site for its long-term development and was ready to develop the Site if the Site was allocated to it; and
- (f) the proposed residential development on the Site was incompatible with the surrounding educational uses of the area. The Site was considered more suitable for higher education development and should preferably be allocated to HKBU given that it was geographically surrounded by the HKBU campus.

[Actual speaking time of R353 : 3 minutes]

R533 - Leung Hoi Chi

14. Ms Wu Wing Sze made the following main points:

- (a) she was a parent of a child with special education need and a nursing professional;

- (b) special education facilities should be conveniently located in a residential neighbourhood. The Site located in Kowloon Tong, which was intended for special school development, was not easily accessible to the needy group;
- (c) similarly, the proposed Chinese medicine hospital in Tseung Kwan O, which was located away from the city centre, would not be convenient to the students for doing their internships and to the general public for treatment;
- (d) from her past experience as a nursing student, a teaching hospital should best be located in close proximity to the educational institution which would be convenient to the teachers, students and patients and would enhance the effectiveness of treatment; and
- (e) the provision of special education facilities and CMTH should be carefully planned at suitable locations to bring maximum benefit to stakeholders and the community at large.

[Actual speaking time of R533 : 3 minutes]

R565 – Yiu Yu Hung

15. Mr Yiu Yu Hung made the following main points:

- (a) he strongly supported the withdrawal of the Site from the land sale programme and the use of the Site for educational purpose;
- (b) given that the Site was surrounded on three sides by HKBU and was adjacent to the Chinese medicine building of HKBU, the optimal use of the Site was for the development of a CMTH by HKBU. A CMTH was important for the long-term development of Chinese Medicine in

Hong Kong in particular when the effectiveness of Chinese medicine in treating some chronic diseases was increasingly recognised by the public;

- (c) a CMTH in Hong Kong would enable the students to conduct their internships locally and enhance the training of more Chinese Medicine professionals which would bring more benefits to the community; and
- (d) education was important to the development of the society and should be accorded a higher priority. The Board was urged to designate the Site for HKBU's comprehensive development of a CMTH to meet the need of the community.

[Actual speaking time of R565 : 3 minutes]

R569 – Lam Cho Kwong

16. Mr Lam Cho Kwong made the following main points:

- (a) he was Supervisor of the Tsim Sha Tsui District Kaifong Welfare Association (the Association);
- (b) the effectiveness of the Chinese medicine in treating chronic and refractory diseases was increasingly recognised by the public;
- (c) in early 2012, HKBU and the Association set up a Chinese Specialty Centre in Tsim Sha Tsui and the number of patients visiting the centre was increasing. There was an urgent need for a CMTH to facilitate the training of more Chinese medicine professionals to meet the increasing and long-term demand of the community. The lack of a CMTH in Hong Kong had hindered the advancement in the Chinese Medicine field;

- (d) the Site was surrounded on three sides by HKBU. Given its location in the vicinity of the Chinese Medicine building of HKBU which would provide the necessary support, the Site was a very suitable location for the development of a CMTH. The development of a CMTH in Hong Kong would provide a more convenient location for the Chinese medicine students to do their internships. It would also give the general public a choice for an alternative kind of medical treatment and services; and;
- (e) he sincerely urged the Board to designate the Site for HKBU's development of a CMTH which would provide medical education and research for the public good.

[Actual speaking time of R569 : 3 minutes.]

R574 – So Chung Ping

17. Mr So Chung Ping made the following main points:

- (a) he was Chairman of the Association and would like to elaborate on the relationship between the Association and the Site ;
- (b) in view of the severe shortage of space in the HKBU campus for expansion, the premises of the Association had been used by the university for organising a number of academic courses. Moreover, the School of Chinese Medicine of HKBU had also set up a Chinese Medicine Specialty Centre with the Association in Tsim Sha Tsui to meet the growing need of the community for Chinese Medicine treatment;
- (c) he strongly supported the Government's recent decision to revert the use of the Site from residential to educational use for meeting the long-term educational need of the society. It was an optimal timing to grant the



Site to HKBU for its long-term development;

- (d) the Site being surrounded by HKBU buildings on three sides could be most efficiently used by the university for its future development in an integrated manner;
- (e) the development of a CMTH on the Site would enable the students to do their internships in Hong Kong and would help address the problem of insufficient space for HKBU's expansion;
- (f) many local residents and patients of the Chinese Medicine Specialty Centre were eager to have a CMTH in Hong Kong so as to enhance the effectiveness of treatment; and
- (g) HKBU had abandoned the proposal to develop a CMTH on the existing site of the Association in Tsim Sha Tsui due to the insufficient area and incompatible environment. He hoped that the Site could be allocated to HKBU for the development of a CMTH which would facilitate the training of more young professionals and bring more benefits to the society.

[Actual speaking time of R574 : 5 minutes]

R948 – Cheung Wing Shan

18. Mr Cheung Wing Shan made the following main points:

- (a) he strongly objected to the rezoning of the Site for residential development as the provision of a small number of flats, about 200 to 300, on the Site was inadequate to meet the housing demand;
- (b) the Government should explore the possibility of using the existing private club sites such as the Kowloon Tsai Residents' Association site

for residential development rather than adopting a piecemeal approach of building housing blocks on some scattered, small sites;

- (c) the Site should be used for educational purpose. Education was important to the next generation and future development of Hong Kong. In the long run, investment in education and raising the quality of education would bring more benefit to the society. The Site, if used for higher education, would provide a channel for upward social mobility which was in line with the CE's policy directive of poverty alleviation in the Policy Address 2014;
- (d) in the event that the Site would be used for higher educational development, it would be more appropriate to allocate the Site to HKBU for its future development in an integrated manner given their geographical proximity to each other; and
- (e) in response to EDB's advice, as presented by PlanD's representative, that there was sufficient space for HKBU, he considered that the planning for higher educational institutions should not merely be based on figures but should be carried out in a comprehensive and integrated manner to ensure that the learning needs of the students and the future development needs of the institution were adequately addressed.

[Actual speaking time of R948 : 9 minutes]

R1210 – Li Chi Man

19. Mr Li Chi Man made the following main points:

- (a) he had been working in HKBU for more than 20 years and had witnessed the development of the university including the construction of a new campus at Renfrew Road and the introduction of student hostel facilities;

- (b) in late 2012, the students and staff of HKBU were happy to learn that the Site would be allocated to the university for student hostel development but was then disappointed to know that the Site was proposed to be rezoned for residential use;
- (c) HKBU had not been allocated any additional land for the implementation of the new 3-3-4 academic structure. Given that there were no sites in the vicinity, new facilities had to be built within the existing HKBU campus and additional floors were constructed on existing HKBU buildings to cater for the additional needs;
- (d) upon knowing that the LWL Institute of Vocational Education would be relocated to Tseung Kwan O, the staff of HKBU considered it an opportunity for the university to obtain the Site for its future expansion. The proposal to rezone the Site for residential development did not meet their expectation;
- (e) the policies on higher education development had been evolving over the years including changes in academic structure and provision of student hostels. Higher educational institutions were in need of additional development area to cater for these changes. It was unfair to HKBU if EDB took a short-sighted approach to assess the space adequacy of the university solely on the basis of the existing requirements with no regard to the future expansion need;
- (f) HKBU had prepared a long-term development plan up to 2020 and its implementation would hinge on the allocation of additional land by the Government. Further liaison with the Government on the future use of the Site would continue;
- (g) the Board should reconsider whether the Site, if used for residential development, could really help solve the housing problem and whether the housing need should be addressed at the expense of the educational

need of the community; and

- (h) he urged the Board to retain the Site for G/IC use though the specific use of the Site would need to be further reviewed by the Government taking into account various considerations including the need of HKBU and other stakeholders.

[Actual speaking time of R1210 : 6 minutes]

R1411 – Kwan Kai Keung

20. Mr Kwan Kai Keung said that he was a staff of HKBU. He himself and some of his family members were involved in the architectural profession and he personally knew some of the Members. The Chairman asked Mr Kwan to clarify whether he was in close relationship with any of the Members present at the meeting. In response, Mr Kwan said that he knew Mr Dominic K.K. Lam personally but their relationship was not close.

21. Mr Kwan Kai Keung then made the following main points:

- (a) he objected to the rezoning of the Site for residential development as the small number of flats to be produced on the Site would be insignificant to meet the housing demand and could easily be made up elsewhere such as the large-scale development project on Lantau currently under study by the Government;
- (b) the proposed reversion of the Site to G/IC use was in the right direction and demonstrated the effectiveness of the town planning procedures which had taken into account the mainstream views of the general public;
- (c) while the Board could not designate a specific G/IC use for the Site, consideration should be given to incorporating a planning requirement that the future development of the Site should be compatible with and

complementary to the surrounding land uses;

- (d) to preserve the tranquility of the Kowloon Tong area, it would be desirable if the Site could be reserved for the future expansion of the existing user in the vicinity as other new development on the Site would generate additional traffic to the area and adversely affect the ambience of the existing community. Moreover, it was an optimal option in terms of the utilisation of scarce land resource as this would create a synergy effect bringing more benefits to the public;
- (e) there was a shortage in student hostel places for HKBU. Students currently residing in the hostels in Ma On Shan and Tseung Kwan O had to travel a long distance to the campus in Kowloon Tong every day. Such arrangement was undesirable and had caused much inconvenience to the students. The provision of student hostels within the campus would help the students enjoy their school life and provide them a better learning environment;
- (f) given its small area, the Site could be most efficiently used by a single user, similar to the original user of LWL Institute of Vocational Education, as this would facilitate comprehensive planning and the existing tranquil environment of the area could be preserved; and
- (g) HKBU, being an existing user adjacent to the Site, might be given favourable consideration by the Government when it reviewed the future designated use of the Site.

[Actual speaking time of R1411 : 10 minutes]

R2134 – Ho Man Ching

22. Miss Ho Man Ching made the following main points:

- (a) the Government had contemplated to increase the housing land supply by rezoning a number of “G/IC” and “Green Belt” sites for residential use in order to meet the pressing need for housing in Hong Kong. However, the increase in housing land supply could not solve the housing problem but had created more problems. More importantly, the issue of social justice remained unaddressed;
- (b) the Board should perform the role of a gatekeeper in considering rezoning proposals including that for the Site as the Board’s decisions would have far-reaching implications;
- (c) the increase in housing land supply might not imply timely provision of flats to address the imminent housing problem as developers had been hoarding land. It was reported in 2012 that the number of flats that could be produced by the land hoarded by five major developers and the Mass Transit Railway Corporation Limited was about 91,000 flats (assuming an average flat size of 700 sq ft). This was comparable to that of the residential sites on Government land (i.e. about 121,000 flats);
- (d) the developers had also been withholding the sale of completed flats until a booming property market in order to maximise their profits. For example, as at January 2013, there were about 1,000 flats in The Long Beach completed in 2006 which had not been put to sale. Moreover, another residential development in Shek Wu San Tsuen/Wu Nga Lok Yeung in Fanling comprising 25 three-storey houses had been left vacant for more than seven years pending the Government’s review on the future development of the North East New Territories (NENT). Upon the completion of the study for the NENT New Development Areas, the maximum permitted gross floor area (GFA) of that site had been increased by eight-fold from the original GFA of 142,000 sq ft to 123 million sq ft;
- (e) developers had developed many luxury flats which were unaffordable to

a majority of the people in Hong Kong and hence could not address the housing need;

[Mr Timothy K.W. Ma returned to join the meeting at this point.]

- (f) citing the Kai Tak development as an example, about 9.2 ha of land (about 3% of the development area) were currently planned for public housing development to accommodate about 34,000 people whereas 27 ha of land (about 8% of the development area) were reserved for low to medium-density luxury flats to accommodate about 56,000 people only. The luxury flats were unaffordable to the general public and could not help address the imminent housing problem; and
- (g) in view of the above, the increase in housing land supply could not solve the existing housing problem nor could it address social justice. The Board was urged to take into account all these relevant considerations in considering any future rezoning proposals and the planning of the city as a whole.

[Actual speaking time of R2134 : 6 minutes]

R2928 - Chung Man Hiu, Ophelia

23. Ms Chung Man Hiu, Ophelia, requested for permission to broadcast two short videos to substantiate her presentation. The Chairman acceded to her request.

24. Ms Chung made the following main points:

- (a) she objected to the proposal of using the Site for residential development for the following reasons:
  - (i) the proposed residential development was not compatible with the existing developments in the surrounding area which were

predominantly occupied by schools, military barracks, elderly centre, and the Site was surrounded on the three sides by HKBU. The residential development would change the existing character of the area;

- (ii) the proposed residential development on the Site would create wall effect and adversely affect air ventilation in the area. Moreover, the proposed luxury housing would generate additional traffic, creating air and noise pollution and would adversely affect the general environment of the area;
  - (iii) the development of luxury flats would not be able to address the urgent need for affordable housing;
  - (iv) HKBU had been liaising with the Government over the use of the Site for its expansion before the gazetting of the amendment; and
- (b) the Government had recently announced that it would study carefully the feasibility of using the Site for special school development. However, according to the Secretary for Education's reply to a Legislative Council (LegCo) member's question relating to 'Allocation of Land and Vacant School Premises for Education Purposes' at the LegCo meeting held on 11.12.2013, the Site was not on the list of 17 reserved school sites which included special school use.

25. At this point, Ms Chung wanted to broadcast two videos on the speeches of Dr Yip Wai Hong and Dr David Wong Yau Kar. However, due to technical problem, she could not broadcast the videos but conveyed to the Board the following main message:

- (a) Dr Yip Wai Hong said that the Hong Kong Baptist College had already submitted an application to the Government for using the Site for an integrated development of the university about 20 years ago. He considered that the land area available to HKBU would have direct



implications on the quality of learning, sense of belonging and the level of interactions among the teachers and students. The lack of space within the campus could hardly foster a good learning environment and would adversely affect the enjoyment of university life by the students;

- (b) Dr David Wong Yau Kar, Chairman of the Land and Development Advisory Committee, said that the Site should be allocated to HKBU to cater for its long-term development;
- (c) the Site, which was the only available site adjacent to the HKBU campus, should best be used by the university to alleviate the shortage of space and to facilitate its future development in an integrated manner; and
- (d) given that there was a shortage of land for higher education development in Hong Kong, the rezoning of the valuable education land in the urban area for residential development would hinder the future development of the higher education.

[Actual speaking time of R2928 : 6 minutes]

26. Due to the need to resolve the technical problem, the meeting was adjourned for a short break of 5 minutes.

27. As more time was required to resolve the technical problem, the Chairman invited the remaining two representers to make their presentations first while the technical problem was being fixed.

R3186 – Wan Ka Kei

28. Ms Chan Yiu Po, Alice made the following main points:

- (a) she was an accountant and would like to offer comments on the future use of the Site from an accounting point of view;

- (b) the assessment on whether the Site was put to an optimal use could be based on three criteria: (i) continuous concern; (ii) consistency; and (iii) prudence;
- (c) the detailed development proposal prepared by HKBU was in compliance with the above three criteria and its expansion need was well justified as the campus was already fully utilised. Additional land was required for its further development in the long run;
- (d) the Site was surrounded by existing buildings of HKBU and it could be developed as an integral part of the campus. The use of the Site for other uses would be incompatible with the surrounding developments;
- (e) according to HKBU's master plan, the Site would be used for the development of a CMTH, student hostel and a complex for whole person development. The comprehensive plan prepared by HKBU should be given favourable consideration by the Government. It was doubtful whether there was any specific request from relevant stakeholders for using the Site as a special school and whether there was any strong justification to support the development of a special school on the Site;
- (f) HKBU's proposed development of the Site would create synergy with their existing facilities and could utilise the existing administrative, technical, financial, academic and research support. Allocation of a more distant site to HKBU would not be cost-effective;
- (g) a CMTH should best be located at the Site which was adjacent to the Chinese Medicine building of HKBU as this would enable a more efficient use of the existing manpower resources, infrastructural support and medical and other technical facilities, and would be convenient to teachers, students and patients. The Site, situated in a central location and easily accessible from all parts of the territory, was an optimal

location for a CMTH;

- (h) as there was no CMTH in Hong Kong, students would need to do internships in the Mainland. The medical system and diseases of the Mainland were different from those in Hong Kong and what students learnt in the Mainland might not be entirely applicable in Hong Kong. A CMTH on the Site would allow students to do internships in Hong Kong, which was important for the long-term development of Chinese Medicine in Hong Kong; and
- (i) quoting Queen Mary Hospital and Prince of Wales Hospital which were located close to the University of Hong Kong and the Chinese University of Hong Kong respectively, she urged the Government to allocate the Site to HKBU for CMTH development.

[Actual speaking time of R3186 : 8 minutes]

R3260 – Xu Daji

29. Mr Xu Daji made the following main points:

- (a) he had been working in the School of Chinese Medicine of HKBU since he started to reside in Hong Kong under the Admission Scheme for Mainland Talents and Professionals in 2008;
- (b) he had written an article in Ta Kung Pao in March 2013 expressing his strong support for allocating the Site to HKBU for CMTH development;
- (c) he used to work in the Guangdong Chinese Medicine Hospital and was directly involved in the internship programme of HKBU students before he moved to Hong Kong. He found that the students were not enthusiastic as the medical system and culture in the Mainland were different, and the knowledge learnt by the students in the Mainland

might not be applicable to the situation in Hong Kong. A CMTH in Hong Kong would support the students to do their internships and to practise locally, and would enhance the effectiveness of the training as teachers and students would no longer be required to travel to the Mainland;

- (d) the development of a CMTH could provide a systematic Chinese medicine education and training for the students, provide a venue for clinical research, and contribute to the advancement of Chinese Medicine in Hong Kong;
- (e) during the past few years, there was an increasing number of people in Hong Kong traveling to the Mainland to receive Chinese Medicine treatment. There was an urgent need for providing a CMTH in Hong Kong to meet the imminent need of the community;
- (f) many of the renowned Chinese Medicine professionals supported the development of a CMTH in Hong Kong;
- (g) while he was glad to know that the Site had been taken out from the land sale programme, he was disappointed to know that the Government now intended to use the Site for special school development. There was no dispute on the need to strengthen support for special education. However, the Site was not the only site suitable for such use. As the Site was surrounded on three sides by the HKBU campus, it was the only suitable site for HKBU's future expansion; and
- (h) education was important to the next generation and future development of Hong Kong. Priority should be given to enhancing higher education of Hong Kong. The Site should therefore be allocated to HKBU for development in an integrated and sustainable manner.

30. As the technical problem was still not fixed, the Chairman suggested and Ms Chung (R2928) agreed that the information on the link of the two videos would be provided to Members for their viewing after the meeting. Information on the link was distributed to Members at the meeting.

31. As the presentation from the government representatives, representers and representers' representatives had been completed, the Chairman invited questions from Members.

32. The Vice-chairman said that the main concerns expressed by the representers at this and previous sessions included (i) the Site should not be used for residential development; and (ii) as the Government had decided to retain the Site for appropriate GIC use, it would be more appropriate to be allocated to HKBU for its future development in order to create a synergy effect rather than using the Site for special education development. While DPO/K had clearly stated that whether the Site should be reserved for special school or other educational uses or other permitted uses under "G/IC(9)" zone should be determined by EDB or the Government with reference to its policy priority and it was a matter outside the Board's ambit, the Vice-chairman asked whether there was a great demand for special education facilities in Hong Kong and whether the development of a special school on the Site would have synergy effect.

33. Mr Wallace K.K. Lau, PAS(HE), EDB, said that while the Government had indicated that the Site might be used for special education development to meet the recent request from various quarters of the community to strengthen support for special education, EDB had no intention to pre-empt the decision of the Board on the future land use zoning for the Site. EDB would only carry out the study on the feasibility of using the Site for special school development after the Board had made a decision that the Site would be retained as a "G/IC" zone. On the Vice-chairman's question on the demand for special school, he said that owing to the implementation of the new secondary school curriculum and policy for extension of educational years for special education, there would be a new demand for around 500 special school places in the Kowloon District (including Tseung Kwan O) which would be equivalent to about two new special schools. Initially, it was

considered that the Site might be a suitable location for the development of a 24-classroom special school.

34. Noting that a number of representers had mentioned that the site area of HKBU and its average area per student were the smallest among the eight UGC-funded educational institutions, a Member asked whether there was a genuine shortage of space for HKBU.

35. Mr Tom C.K. Yip said that it was true that the existing site area of HKBU (about 5.4 ha) was the smallest among the eight UGC-funded educational institutions. However, as advised by EDB, the assessment on the adequacy of space for educational institutions was not purely based on the site area as different educational institutions had different geographical conditions (such as geographical locations and development parameters of the respective sites, proportion of usable land and topology of buildings within campus, etc.). It was therefore inappropriate to make a simplistic comparison of site area among different institutions. The assessment on the space requirement for each institution was based on the number of publicly-funded students, their requirements for academic space and student hostel places and the specific operational space requirements for different disciplines of the institutions. On that basis, he understood that HKBU's average area per student was not the least among the eight institutions. Moreover, the above-mentioned site area of HKBU had not yet included the northern portion of the ex-LWL site (about 0.64 ha) agreed to be allocated to HKBU and the former Royal Air Force Officer's Mess site at Kwun Tong Road in Kowloon Bay which had already been used by HKBU. According to EDB's assessment, the existing and planned provision of land for HKBU was sufficient to fully meet its requirements for publicly-funded academic space and student hostel places.

36. Mr Wallace K.K. Lau supplemented that HKBU was located in the urban area, and hence it was not appropriate to directly compare the site area of HKBU and those of the universities in the New Territories. Moreover, EDB had all along been adopting a fair and consistent approach by using the Net Operational Floor Area in assessing the area or space requirement for the eight UGC-funded educational institutions. Based on that, upon the reservation of the northern portion of the ex-LWL site for future use by HKBU,

HKBU would be one of the three universities among the eight UGC-funded universities and the only university among the three city centre universities that would have its space requirements in terms of public-funded academic space and student hostel places fully met.

37. In response to the Chairman's question regarding the provision of student hostel places for HKBU, Mr Wallace K.K. Lau explained that the outstanding requirements for publicly-funded student hostel places for HKBU was 1,338 and it was estimated that the site at the northern portion of the ex-LWL site could provide about 1,400 publicly-funded student hostel places which should be sufficient to meet HKBU's outstanding demand. The shortfall of 1,700 student hostel places, as quoted by the representer, had included 300 self-financed hostel places which might not be used by the students of UGC-funded programmes. In view of the valuable land resource and to ensure that public resources would be properly used, HKBU was required to accord a higher priority to provide the publicly-funded academic space and hostel places on the site concerned. EDB would not object to the provision of additional self-financing student hostel places on the site only if the interest of the students of the publicly-funded programmes would not be adversely affected.

38. As all the representers and representers' representatives attending the session had completed their presentations and Members had no further question to raise, the Chairman thanked the representers, representers' representatives and the government representatives for attending the hearing. They all left the meeting at this point.

39. The meeting was adjourned at 11:40 a.m.

1. The meeting was resumed at 9:05 a.m. on 20.3.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Roger K.H. Luk

Dr W.K. Yau

Professor K.C. Chau

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Ivan C.S. Fu

Professor P.P. Ho

Mr F.C. Chan

Director of Lands

Ms Bernadette H.H. Linn



Presentation and Question Session

[Open Meeting]

3. The following representatives of the Planning Department (PlanD) and Education Bureau (EDB), representers and representer's representative were invited to the meeting at this point:

Mr Tom C.K. Yip	District Planning Officer/Kowloon (DPO/K), PlanD
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Mr Wallace K.K. Lau	Principal Assistant Secretary (Higher Education), EDB
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R5551(Gadau, Marcus)

Mr Gadau, Marcus	Representer
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R6717 (Tam Wing Sum)

Mr Tam Wing Sum	Representer
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R6922 (Mr Lee Kwong Wah)

Mr Lee Kwong Wah	Representer
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R6959 (So Wing Kin)

Mr So Wing Kin	Representer
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R7533 (Hong Kong Critical  
Geography Group)

Mr Tang Wing Shing	Representer's Representative
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R7832 (Mr Fu Ka Ho, Wright)

Mr Fu Ka Ho, Wright	Representer
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R7866 (Mr Mai Kwok Wah)

Mr Mai Kwok Wah	Representer
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R7917 (Wong Nga Chung)

Mr Wong Nga Chung

Representer

R8321 (Lai Wing Chi)

Ms Lai Wing Chi

Representer

R8347 (Law Wai Chi)

Ms Law Wai Chi

Representer

R8926 (Mr Lam Chi Ming)

Mr Lam Chi Ming

Representer

R13576 (Mak Tin Hing)

Ms Mak Tin Hing

Representer

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members had also agreed that the Chairman should have full discretion to make other necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives, it was necessary to limit the time for making oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and/or requesting for extension of time for making the oral submission;

- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the OZP/publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

5. The Chairman said that the representative of PlanD would first be invited to make a presentation. After that, the representers/authorized representatives would be invited to make oral submissions. After the oral submissions, there would be a Q & A session.

6. He then invited Mr Tom C.K. Yip, DPO/K, to brief Members on the representations and comments. With the aid of a Powerpoint presentation, Mr Yip repeated the presentation that was made in the hearing session on 10.3.2014 as recorded in paragraph 17 of the minutes of 10.3.2014.

[Mr Dominic K.K. Lam returned to join the meeting at this point.]

7. The Chairman then invited the representers and representer's representatives to elaborate on their representations.

R5551 (Gadus, Marcus)

8. Mr Marcus Gadus confirmed that he had no oral submission.

R6717 (Tam Wing Sum)

9. Mr Tam Wing Sum made the following main points:

- (a) he objected to the rezoning of the southern portion of the former Lee Wai Lee campus of Hong Kong Institution of Vocational Education site (the Site) to “Residential (Group B)” zone. As many students, organizations and District Council members had expressed views on various aspects, he would focus mainly on the land use incompatibility aspect;

Land use incompatibility

- (b) the student activities such as performance and discussion forum, etc. in the open areas of the student hostel would cause noise nuisance to the future residential development if the Site was rezoned to “R(B)”. Complaints against the students by the future residents were inevitable;
- (c) curtain walls were commonly used in buildings to capture natural light or to add aesthetic value to the buildings. Glare caused by the reflection on the curtain walls and the night-time activities of the student hostel would adversely affect the residents;
- (d) droppings of pets kept by residents would cause environmental and public hygiene concerns, particularly during the summer months. Barking of dogs at night would also be an inevitable nuisance to the students and seniors in the home for the elderly;
- (e) occasional functions, such as festive gatherings, involving broadcasting, games and performance in the proposed residential development would in turn affect the student activities at the student hostel;
- (f) as there was a shortage of eating places in Kowloon Tong, the use of the university canteen by nearby residents might adversely affect the students and staff in using the canteen;
- (g) traffic generated by the proposed residential development would aggravate

the already congested traffic caused, amongst others, by the kindergartens in Kowloon Tong. There were only two mini-bus routes running in the area to provide connecting services to the Mass Transit Railway station. Traffic congestion had caused long queues at the mini-bus stands. Moreover, the additional traffic brought about by the proposed residential development would constitute a threat to the traffic safety of students of Mary Rose School and cause noise nuisance to the homes for the elderly in the area;

- (h) the land use incompatibility arising from the subject rezoning would have far-reaching implications. Members were requested to reject the rezoning of the Site to residential use; and
- (i) the whole site should be given to the Hong Kong Baptist University (HKBU) for development of a Chinese medicine teaching hospital (CMTH) to optimize the use of the site, to meet the need of the aging population and to promote the Chinese culture and values.

[Actual speaking time of R6717: 9 minutes]

R6922 (Mr Lee Kwong Wah)

10. Mr Lee Kwong Wah, on behalf of the Kowloon Chamber of Commerce (KCC), made the following main points:

- (a) KCC had 2,000 members in 52 affiliated organizations, of which 13 were Chinese herbalists and medicine associations, namely Hong Kong & Kowloon Chinese Medicine Merchants Association Limited, the Kowloon Chinese Herbalists Association Ltd., Hong Kong Chinese Herbalists Association Ltd., International General Chinese Herbalists and Medicine Professionals Association Ltd., Hong Kong Chinese Medicine Research Association, Association of Hong Kong and Kowloon Practitioners of Chinese Medicine Ltd., the Hong Kong Chinese Overseas Physician Association, the Hong Kong Medicine Dealers' Guild, China Society of

Practitioners of Chinese Medicine Ltd., Society of Practitioners of Chinese Herbal Medicine Ltd., Worldwide Chinese Medicine Modernization Alliance, the Hong Kong Professional Institute of Chinese Medicine Medicated Meal Food and the Hong Kong TCM Orthopaedic & Traumatic Association Ltd.;

- (b) at present, there was not a single specialized Chinese medicine hospital (CMH) in Hong Kong and the Chinese medicine development in Hong Kong was far behind that in the Mainland and Taiwan. In Taiwan, there were 13 general CMHs and over 3,000 recognized Chinese medicine clinics. Chinese medicine treatments had been covered by National Health Insurance (NHI) since 1995. About one-third of the population, i.e. over 8 million people visited a Chinese medicine clinic at least once a year. According to the latest statistics, expenditure of NHI accounted for only 6.5% of the Gross Domestic Product (GDP) of Taiwan. The total expenditure on health insurance in respect of Chinese medicine treatment was NT\$21,200 millions or HK\$5,600 millions equivalent, accounting for 3.78% of the total expenditure on health insurance in Taiwan. Chinese medicine had effectively lowered Taiwan's overall expenditure in medical treatments;

Educational undertakings of KCC

- (c) KCC had established several kindergartens and English primary and secondary schools in the 1960s and 1970s and hence KCC understood the importance of education to the development of Hong Kong. One of the goals of KCC was to promote economic development between the Mainland and Hong Kong and to strengthen exchanges among 3 places in Greater China. KCC had sponsored annually talent development in the eight universities in Hong Kong. Since 1988, KCC had held 16 rounds of management training programmes for university students from four cities, and had trained over 2,000 university students from 60 famous universities in Greater China;
- (d) to promote development of Chinese medicine and to facilitate experience

sharing among practitioners in the Chinese medicine field, the current directors of KCC co-organized with HKBU a forum on Chinese medicine. Renowned practitioners, professors and experts in Chinese medicine were invited to share their research findings. The first forum would be held in April 2014; and

- (e) to use the Site as a CMTH of HKBU could enhance integration of training and practice as well as promote management efficiency. Therefore, KCC, together with the 13 affiliated Chinese herbalists and medicine associations fully supported the use of the Site for the first CMTH in Hong Kong for the long-term benefit of Hong Kong.

[Actual speaking time of R6922: 6 minutes]

R6959 (So Wing Kin)

11. Mr So Wing Kin made the following main points:

- (a) although PlanD had proposed to revert the Site to “G/IC(9)” zone, Members were requested to provide comments to the Government on the specific GIC use of the site;
- (b) based on information available on the internet, it was noted that the land area and student population of the City University of Hong Kong (CityU) were 1,678,312 sq.ft. and 16,804 respectively while those for HKBU were 582,137 sq. ft and 10,614 respectively. Land area per student for CityU was about 100 sq. ft and that for HKBU was about 55 sq. ft. As both universities were subsidized by the Government, it was not understood why the land area to student ratio of HKBU was significantly lower and how EDB could still consider that there was sufficient land for the development of HKBU. To strike a better balance, the Site should be given to HKBU for development;
- (c) the Government claimed that there was a need of land for special education.

However, students with special needs were encouraged to receive education in ordinary schools as far as possible. Some of the 60 special schools had been reducing their number of classes since 2010. An example was the Ebenezer School and Home for the Visually Impaired; and

- (d) Members should take into account the long-term planning and educational development of Hong Kong in making a decision on the use of the Site and to recommend to the Government the specific GIC use at the Site so as not to repeat the mistake which had led to over 20,000 objections from the public.

[Actual speaking time of R6959: 6 minutes]

R7533 (Hong Kong Critical Geography Group)

12. Mr Tang Wing Shing made the follow main points:

- (a) the oral submission was to continue the representation made by Ho Man Ching (R2134) in the last session on 17.3.2014 on social justice;
- (b) the Government had been over-enthusiastic in identifying new sites for residential development without asking why there was such a need. The crux of the problem was social imbalance in land resource between the public sector and the private sector. Land, which should be for public use, was changed to private properties enjoyed only by the affordable few with the Government facilitating in the process;
- (c) the “Economist” this year reported that Hong Kong had once again been on the lead in the “crony capitalism” index after being ranked first in the Gini coefficient. The two indicators showed that economic monopoly had extended its realm to social hegemony, resulting in social injustice;
- (d) the problem of Hong Kong was originated from the land development system. Many people considered it fair for developers to reap profit.



However, land price was established by the collective efforts of the Government and the public in converting virgin land into serviced land. Land development was supported by infrastructural works which were funded by the Capital Works Reserve Fund (基本工程儲備基金). Properties were then sold in high prices by developers to the public who had contributed to raise the land value;

- (e) town planning in Hong Kong had been a catalyst to bring about the social injustice by putting land into different zones on statutory plans which enabled developers to know what to expect from their investments to capture all the advantages; and
- (f) the objection to the rezoning of the Site for residential use was not based on technical grounds but entirely on the adverse impacts on the overall development of Hong Kong and social injustice.

[Actual speaking time of R7533: 7 minutes]

R7832 (Mr Fu Ka Ho, Wright)

13. Mr Fu Ka Ho, Wright, made the following main points:

- (a) being a current student of HKBU, he now had an additional identity to raise concern on the rezoning of the Site to residential use. He had expressed his discontent as an ordinary citizen when the proposed amendment was discussed by the Metro Planning Committee (MPC) a year ago;
- (b) since PlanD had proposed to revert the Site to “G/IC(9)” and the HKBU delegation had illustrated in detail why they opposed the residential zoning, he would focus on the town planning system;
- (c) all along, the Board had no restriction on the speaking time of representers/commenters until the consideration of the representations and comments relating to the Central Military Dock. It was a severe

deprivation of the rights of the representers/commenters to speak;

- (d) it was originally considered that the collection of authorizations from representers/commenters for the HKBU delegation to speak on their behalf would increase the recognition of the delegation. It was later found out that the actual speaking time of the HKBU delegation was far less than that would be allowed by the number of authorizations collected. This was a deprivation of citizens' right of expression. Although the Board had become a rubber stamp and development proposals would finally be approved, to be present and to speak in the hearing would let the general public know that there were objecting views; and
- (e) the Board still had to handle many other planning issues, e.g. the developments in the North East New Territories and on Lantau Island and rezoning of the "Green Belt" sites. The Board was requested to play a proactive monitoring role over the Government and to pay due respect to public comments in making any decisions.

[Actual speaking time of R7832: 5 minutes]

R7866 (Mr Mai Kwok Wah)

14. Mr Mai Kwok Wah made the following main points:

- (a) the oral submission was made on behalf of Mission Healthy Greens. The organization had co-organized with HKBU on the low carbon campus initiatives to promote sustainability and help develop low carbon culture. He objected to rezoning the Site for private residential development;
- (b) the proposed private residential development, as pointed out earlier by another representer (R6717), would cause nuisances to nearby developments and traffic congestion. To maximize the use of the site, the proposed development would be large in bulk resulting in adverse visual, air ventilation and environmental impacts on the surrounding areas;

- (c) according to the TPB Paper, the expansion need of HKBU was based on the requirements up to 2014-15. This was a myopic estimation restricting the long-term development of the university;
- (d) HKBU was a prestigious university for whole person education (全人教育) and promotion of environmental protection. The university had won the Silver Award of “2011 Hong Kong Awards for Environmental Excellence” as the first low carbon campus in Hong Kong. The Government should let HKBU have the Site for its long-term development and optimize the use of the site;
- (e) regarding the proposal of developing a school for special education on the Site, the Government should consider using vacant schools instead from the environmentally friendly perspective. The vacant SKH Kei Sum Primary School and the Tai Po Government Secondary School might be considered for such purpose to lower construction cost and to facilitate schooling of students in different districts to reduce traffic; and
- (f) before a final decision on the land use of the Site was made, local views including those from the Kowloon City District Council (KCDC), HKBU and other stakeholders should be sought.

[Actual speaking time of R7866: 5 minutes]

R7917 (Wong Nga Chung)

15. Mr Wong Nga Chung made the following main points:

- (a) as an alumnus of HKBU, he witnessed how the achievements of the university in the past decades had earned the recognition of the Government. HKBU had run the first School of Communication in Hong Kong and established the first School of Chinese Medicine. In the past 10 years, the School of Chinese Medicine had built up its status despite a

shortage of physical space and funds. It was particularly renowned for its researches in cancer, bone and joint diseases treatments;

- (b) various Chinese medicine research institutes and laboratories had been established through collaborations with universities and sponsorship from the local governments in the Mainland. One of which was the HKBU Branch of State Key Laboratory of Chemo/Biosensing and Chemometrics of Hunan University for development on systems biology of Chinese medicine syndrome diagnosis. If it was not for the outstanding achievement of HKBU in Chinese medicine research, no national research institute would be established in HKBU. If additional land could be made available for HKBU to develop a CMTH, Chinese medicine development in HKBU would continue to excel; and
- (c) besides, the mission of Professor LU Aiping, Dean of Chinese Medicine, was not only to foster local talents in the field but also to promote Chinese medicine treatments in the international arena. If funding and land were available for HKBU to develop a CMH, Hong Kong people would be further benefited from the medical achievement of HKBU. In view of the strong national support and the promising future of the Chinese medicine development of HKBU, Members were requested to reserve the Site and any other site available for HKBU's long-term development.

[Actual speaking time of R7917: 6 minutes]

R8321 (Lai Wing Chi)

16. Ms Lai Wing Chi made the following main points:

- (a) she objected to the rezoning of the Site to residential use. It was noted that the Housing and Infrastructure Committee (HIC) of KCDC on 7.3.2013 and Legislative Council (LegCo) Panel on Education on 11.3.2013 also objected to the rezoning;

- (b) EDB had indicated that 500 places of special education were required in Kowloon and a 24-classroom school for special education was proposed for the Site. Although the Government's proposal of allocating more resources for special education was supported, whether the Site was the only option for such purpose was doubtful;
- (c) whether public consultation on the use of the Site for special education had been conducted and whether the site was considered to be the optimal site for special education by stakeholders were not known. As R7866 had suggested, vacant schools in Kowloon could provide more readily available premises for students with special needs;
- (d) the proximity of the ex-LWL site to the main campus of HKBU had made it ideal for the expansion of HKBU;
- (e) it was noted from the MPC meetings on 21.12.2012 and 25.1.2013, the KCDC HIC meeting on 7.3.2013 and the LegCo Panel on Education meetings on 11.3.2013 and 10.6.2013 that EDB had no requirement for the Site for educational purposes. It was not understood why in a period of eight months from June 2013 to February 2014, EDB had changed its view that the Site was required for special education. If it was not because of the over 25,000 representations received by the Board, the site would have been sold for residential development and the site would not be available for special education use. If the Government could make such an abrupt change within eight months, she wondered how the long-term development of a university could be considered;
- (f) EDB had explained in the LegCo Panel on Education meeting on 10.6.2013 that under the prevailing policies and calculation criteria, the Government had reserved the northern portion of the ex-LWL site for use by HKBU so that its publicly-funded academic space and student hostel entitlements up to the 2014-2015 academic year could be fully met. The Government's decision on the long-term development needs of HKBU basing on the spatial requirement of the university in 2014-15 was myopic and

unreasonable;

- (g) the Site was the last piece of land in the vicinity of HKBU which could satisfy the short to medium-term development needs of HKBU. There was no reason why the Government should not consider the proposal made by HKBU;
- (h) with respect to the use of the Site for special school, there had not been consultation with the stakeholders in the area, including the nearby schools, homes for the elderly, DC members, etc. Although HKBU had requested since 2005 for using the whole ex-LWL site to cater for the new 3-3-4 educational reform and the long-term development needs of the university, there was no further communication between the Government and HKBU. HKBU had had no knowledge of the rezoning proposal before it was discussed by the MPC;
- (i) the inclusion of the Site in the application list had also skipped the 2-month public consultation period in the statutory plan-making process. Although the representative of PlanD had said that the inclusion of the site in the application list would give the public a clearer message on the land sale programme, the general perception that the Site was ready for disposal had in fact caused more confusion;
- (j) the removal of the Site from the application list and the proposed reversion of the site from “R(B)” to “G/IC(9)” zone for special education were not known to the public until the TPB Paper for this hearing was issued. Again, no public consultation had been conducted; and
- (k) should the Government have consulted the stakeholders in the area before the submission of the proposed amendments to the OZP to the MPC for consideration, the 15 months of planning procedure involving the processing of 25,834 representations could have been saved. If Members agreed to revert the Site to “G/IC” zoning, the Government should consult the stakeholders in the surrounding areas regarding the proposed use of the

site for educational purpose.

[Actual speaking time of R8321: 7 minutes]

R8347 (Law Wai Chi)

17. Ms Law Wai Chi was glad to learn that the Government would use the Site for educational use. She supported the use of the site for construction of HKBU's CMTH. To build a Chinese medicine hospital (CMH) in Tseung Kwan O (TKO) was too far for the elderly to travel. It was considered that granting the site to HKBU for development was the most preferred option.

[Actual speaking time of R8347: 1 minute]

R8926 (Mr Lam Chi Ming)

18. Mr Lam Chi Ming made the following main points:

- (a) he objected to rezoning of the Site to "R(B)";
- (b) the objections of KCDC HIC and the LegCo Panel on Education to the use of the Site for residential development had already provided sufficient grounds to reject the rezoning;
- (c) the use of the Site for residential development would cause traffic concerns and subject the site to nuisances caused by student activities;
- (d) from the planning point of view, granting the Site to HKBU for development was justified as the land area to student ratio of HKBU was only half of that of CityU. There was insufficient land for HKBU's future development;
- (e) there was a general demand for more degree places in the university for associate degree graduates. The Site was the last piece of land in the

vicinity of HKBU for development. It should be reserved for HKBU to implement its development plan, including the provision of more university places for associate degree graduates;

- (f) HKBU was the first university that offered Chinese medicine programme. He did not agree with the representative of PlanD's claim that a teaching hospital needed not be close to the university, as both Prince of Wales Hospital and Queen Mary Hospital, which offered practical clinical training to medical students were close to the Chinese University of Hong Kong (CUHK) and the University of Hong Kong (HKU) respectively. As such, there was no reason why a CMTH could not be in close proximity to HKBU to create synergy and enhance communication. It would also facilitate exchange of experience and knowledge of Chinese and western medicines with the presence of many hospitals in urban Kowloon. The proposed CMH in TKO was not close to CUHK, HKU or HKBU, which were the only three universities in Hong Kong that offered Chinese medicine programmes, rendering no benefit to any students of these universities;
- (g) TKO was mainly a community for young couples. As most patients of Chinese medicine were seniors living in the urban areas, such as Kowloon City, Yau Ma Tei and Mong Kok, the proposed CMH in TKO would not be convenient to the patients. The traffic generated by the CMH would also aggravate the already congested traffic in the TKO area;
- (h) it was wondered whether parents of students with special needs had been consulted on the proposed special school in Kowloon Tong. Since traffic in the area was very heavy, it would easily cause traffic accidents to road users, particularly the special school's students;
- (i) it was strange for the Government to introduce a new special school in Kowloon Tong as it was against EDB's policy of encouraging integration of special and ordinary education;
- (j) as pointed out by other representers, there were vacant schools available for



special education elsewhere. The vacant schools were readily available and could expedite the provision of special schools to meet the demand; and

[Ms Bernadette H.H. Linn returned to join the meeting at this point.]

(k) he then read out a letter dated 7.3.2014 from Hon Frederick FUNG Kin-kee, which covered the following points:

- (i) educational development in Hong Kong was very much a concern. It was encouraging that HKBU had good mission and strategy for development;
- (ii) education was the foundation for the development of a society. Only a complete and spacious campus with appropriate facilities could provide quality whole person education to students to achieve the strategic goals;
- (iii) the ex-LWL site adjoining the campus of HKBU was ideal for construction of a student hostel and a CMH to help actualize HKBU's vision and for the betterment of the society;
- (iv) sites were still available elsewhere in Hong Kong for residential development. There was no need to build residential blocks next to the university hostel, restricting future expansion of HKBU; and
- (v) Members were requested to pay due regard to the public opinions and reject the proposal of rezoning the Site to residential use.

[Actual speaking time of R8926: 9 minutes]

R13576 (Mak Tin Hing)

19. Ms Mak Tin Hing made the following main points:

- (a) she was a current HKBU student;
- (b) she supported the Board to revert the zoning of the Site to “G/IC”;
- (c) the Board should reflect on why so many adverse representations were received in respect of the rezoning of the Site to residential use and why so many supported rezoning the Site back to “G/IC”. PlanD should make concrete recommendation regarding the future use of the Site, instead of just saying that the actual use of the Site would be determined by the Government; and
- (d) Members were requested to consider whether the Site could be allocated to HKBU for development. Although EDB had said that sufficient land had been provided to HKBU for the new 3-3-4 education reform, HKBU still needed land for its future expansion and to implement its conceptual development plan.

[Actual speaking time of R13576: 3 minutes]

20. As the presentation from the Government representative, representers and representer’s representative had been completed, the Chairman invited questions from Members.

21. In response to the Chairman’s question on whether there were actual figures of traffic accidents to demonstrate that the provision of a special education in the area would be inappropriate, Mr Lam Chi Ming (R8926) clarified that he did not say that there were actually many traffic accidents, but the heavy traffic of the area might pose a threat to people with disability and might lead to traffic accidents.

#### Special education

22. Two Members asked why there was a change in a period of 8 months from no “G/IC” use for the Site to that it was required for a special school, whether EDB had any long-term strategy for special education, and whether the Government had changed its policy of encouraging integration of ordinary and special education.

23. In response, Mr Tom C.K. Yip said that the Government had announced a package of measures to expedite housing land supply in August 2012 including, among others, converting suitable “G/IC” sites to residential use. In considering whether a site was suitable for rezoning, two major factors would be examined. The first one was whether there was sufficient provision of GIC facilities in the area. Only if the site was not required for any GIC use, PlanD would consider to convert the site to other use. The second factor was whether the site was suitable for residential development in terms of land use compatibility with the surrounding developments, and whether there would be any adverse environmental, air ventilation, traffic and infrastructural impacts, etc. arising from such development. Based on the planned population of the area, the GIC provision was generally sufficient to meet the requirements under the Hong Kong Planning Standards and Guidelines. Relevant bureaux/departments consulted, including EDB, had also confirmed that the site was not required for GIC uses at that time. On the basis of the above, the relevant proposed amendment to the OZP was submitted to MPC for consideration in December 2012. Upon receipt of the representations and comments in respect of the OZP, Government bureaux/departments were consulted again. EDB, upon its re-assessment, advised that during their recent rounds of consultation, various quarters of the community had requested the Administration to strengthen support for special education development and they would explore the feasibility of using the Site for special school development.

24. As regards the policy for special education, Mr Wallace K.K. Lau said that there had not been any change in policy. There was an ongoing estimation and assessment on the need for special education and EDB had been liaising with the public and people in the special education field regarding the requirements. In regular consultations with stakeholders, it was found that there was demand for further and enhanced support to special education. Owing to the implementation of the new secondary school curriculum and policy for extending educational years for special education, there was a new demand for around 500 special school places in the Kowloon region including TKO. That would be equivalent to about two new special schools. EDB had been trying to identify sites in the relevant districts to meet the new demand. The Site was initially considered suitable for development of a special school to meet the demand in Kowloon subject to further study, and no other suitable alternative site was currently available.

25. In response to a Member's question on whether a new special school was required as some of the existing special schools were already shrinking their number of classes, Mr Wallace K.K. Lau said that there were different requirements for students with different special needs, for example, some special schools would require boarding facilities. Although some individual schools were reducing their classes, the overall demand for special education support was rising. New schools would still be required.

26. In response to the Chairman's and two other Members' questions on the criteria for identifying sites for special education and whether existing vacant schools in Kowloon could be used for special education, Mr Wallace K.K. Lau said that in view of the new demand of around 500 special school places in the Kowloon region, EDB had conducted a site search for suitable sites in Kowloon for the purposes, including the vacant schools. However, as these students required access assistance and other special requirements, it was not easy to identify suitable sites. The vacant school premises were usually small and might not be able to meet the specific site area and design requirements of special schools. Besides, location of the school was also an important factor to be considered. It should be close to where the students lived. Mr Lau further said that EDB would only commence detailed feasibility study on a special school at the Site after the Board had made a decision on the zoning of the site in order not to pre-empt the Board's decision.

#### Sufficiency of land for HKBU's development

27. In response to a Member's question on why there was a different land area to student ratio for CityU and HKBU and whether there was sufficient land for HKBU's development, Mr Wallace K.K. Lau advised that there were eight universities in Hong Kong subsidised by the University Grants Committee (UGC). Different universities had varying geographical conditions and it was not appropriate to make a simple comparison of the site area among these universities. UGC would take into account the number of students and the programmes offered (including the need of space for laboratories, classrooms, libraries and public facilities, etc.) to assess the floor areas required for a university. The northern part of the ex-LWL site had been reserved for HKBU's expansion to meet all of HKBU's outstanding requirements for academic space and student hostel places under the prevailing policies and calculation criteria, i.e. about 1,400 hostel places and 2,600m<sup>2</sup> of teaching space. With this provision, HKBU would be the only one out of the three downtown universities that had all its space requirements met. Besides, additional academic space of 22,000m<sup>2</sup> in

Kwun Tong had recently been agreed to be leased by the Academy of Visual Arts of HKBU for 10 years.

28. A Member asked whether it was true that land requirement for HKBU, as alleged, was based on HKBU's needs up to 2014/2015, without taking into account its longer term needs and whether there was sufficient land within HKBU for its future development. In response, Mr Wallace K.K. Lau advised that EDB and UGC would take into account the long-term development needs of universities. Given the demographic structure of Hong Kong over the next decade and no major change in education policy, the demand for higher educational facilities would be stable in the long term. Due to different geographical conditions, different universities would have different amount of land reserve for future expansion. Some universities, such as CUHK, which covered a larger area would have more space for development as compared to the universities in city centre. However, with the reservation of the northern part of the ex-LWL site (about 6,400m<sup>2</sup>) for HKBU, it would be sufficient for HKBU's future development.

#### Nuisance caused by pets

29. The Chairman pointed out that pet lovers were usually considerate and asked Mr Tam Wing Sum (R6717) to clarify if environmental hygiene concerns caused by pets would actually be a concern if the Site would be put to residential use. He further queried whether there would be any land use incompatibility if the Site was used for special education. In response, Mr Tam Wing Sum said that although many people would take good care of their pets, the odour of droppings by pets on streets could not be eliminated completely. Possible environmental hygiene concern should be a factor for Members to consider whether to keep the "R(B)" zoning for the Site. With respect to a special school, there was no information on the special school to be provided at the site for him to form a view on its compatibility.

#### Location of CMH

30. A Member asked, other than HKBU, which universities had offered Chinese medicine programmes under the subsidies of UGC; what was the internship arrangement for the Chinese medicine students; and whether the future TKO CMH would provide Chinese medicine internship. The same Member also asked Mr Lam Chi Ming (R8926) whether only seniors would seek Chinese medicine treatment.

31. In response, Mr Wallace K.K. Lau said that other than HKBU, CUHK and HKU offered Chinese medicine programmes and there were already established arrangements for students of these universities to take their clinical training in local Chinese medicine clinics or in the Mainland. According to information provided by the Food and Health Bureau, the proposed TKO CMH would provide some internship opportunities to students in the Chinese medicine programmes of the local universities.

32. Mr Lam Chi Ming said that Chinese medicine treatment would become more popular over time. However, for the time being, seniors were more receptive to such treatments. Even if the numbers of young and senior patients were the same, preference should be give to seniors in considering the location of a CMH. Besides, if a CMH was far away from its patients, it would generate additional traffic. To locate a CMH close to universities offering Chinese medicine programmes would bring about positive externalities, enabling sharing of resources and better communication between the hospital and the universities. The proposed CMH in TKO would not be close to any of the three universities that offered Chinese medicine programmes.

33. As Members had no further question to raise, the Chairman thanked the representers and representer's representatives and the Government representatives for attending the meeting. They all left the meeting at this point.

34. As no more representers or their representatives had arrived to attend the session of the meeting, the meeting was adjourned at 11:15 a.m.

1. The meeting was resumed at 9:15 a.m. on 25.3.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Dr C.P. Lau

Mr Roger K.H. Luk

Ms Anita W.T. Ma

Dr W.K. Yau

Professor K.C. Chau

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr F.C. Chan

Assistant Director (2), Home Affairs Department

Mr Eric K.S. Hui

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Director of Planning

Mr K.K. Ling

Presentation and Question Session

[Open Meeting]

3. The following representatives of the Planning Department (PlanD) and Education Bureau (EDB), representers, representer's representatives and a commenter were invited to the meeting at this point:

Mr Tom C.K. Yip - District Planning Officer/Kowloon (DPO/K), PlanD

Mr Wallace K.K. Lau - Principal Assistant Secretary (Higher Education) (PAS(HE)), EDB

R12 – Chan Ka Lok

Mr Chan Ka Lok - Representer

R17214 – 何鏡煒

Dr Ho Kang Wai, Eddie - Representer

R17344 – Wong Cheuk Yin

Ms Wong Cheuk Yin - Representer

R17424 – 鄭麗明

Professor Ng Yat Nam, Petrus ] Representer's Representatives

Ms Lo Shu Ping ]

R17755 – Keng Hiu Lam

Ms Keng Hiu Lam - Representer

R21149 – Law Cheuk Wah

Mr Law Cheuk Wah - Representer

C1663 – Hsiao Wen Luan



Ms Hsiao Wen Luan, Wendy - Commenter

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members had also agreed that the Chairman should have full discretion to make other necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives, it was necessary to limit the time for making oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting for extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the OZP/publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their

consideration.

5. The Chairman said that the representatives of PlanD would first be invited to make a presentation. After that, the representers/authorised representatives would be invited to make oral submissions. After the oral submissions, there would be a Q & A session. Lunch break would be from about 12:45 pm to 2:00 pm and there might be one short break in the morning and one to two short breaks in the afternoon, as needed.

6. The Chairman further explained that during the question and answer session, only Members of the Board would be invited to ask questions, which might require the representers or their representatives and Government representatives to respond. Representers or their representatives could choose whether to respond or not. He then invited PlanD's representative to brief Members on the representations and comments.

7. With the aid of a Powerpoint presentation, Mr Tom C.K. Yip, DPO/K, repeated the presentation which was made in the session of the Meeting on 10.3.2014 as recorded in paragraph 17 of the Minutes of 10.3.2014.

[Mr Dominic K.K. Lam returned to join the meeting during the presentation.]

8. The Chairman said that sufficient cause had been provided by the representer of R12 and he was allowed to make his oral submission for 30 minutes in this session. He also said that the oral submission of Ms Hsiao Wen Luan, Wendy, (C1663) was originally scheduled in the afternoon but Ms Hsiao had requested the Board to hear her submission in the morning session. Members agreed that the oral submission of C1663 could be advanced to the morning session, after completion of the oral submissions and question and answer session for the representers.

9. The Chairman then invited the representers and the representer's representatives to elaborate on their representations. The Chairman said that each presentation, except with time extension allowed, should be within 10 minutes and there was a timer device to alert the representers and representer's representatives 2 minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time

limit was up. The presentation should be confined to an elaboration of the written submissions and any new information submitted/presented would not be taken into consideration by the Board.

R12 – Chan Ka Lok

10. Mr Chan Ka Lok made the following main points:

- (a) he first joined the Hong Kong Baptist University (HKBU) as a teaching staff in 1998. At that time, the HKBU campus was small and his first office was in a 2-storey ex-British Army barracks building. His office had moved several times and it became smaller each time to make available space for common areas for the students;
- (b) Dr Daniel C.W. Tse, the former President and Vice-Chancellor of HKBU, had expressed on various occasions the view that the scope for further development of HKBU should be explored. In that regard, some innovative ideas and proposals had been formulated. For instance, before the construction of Kowloon Tong Fire Station at Baptist University Road, there had been proposals to build a composite fire station cum academic building on the site;
- (c) as the ex-Lee Wai Lee (LWL) site was located within a cluster of HKBU facilities, the relocation of the LWL Institute of Vocational Education (IVE) had presented an opportunity for expansion of HKBU. HKBU had been discussing with the Government over the years for allocation of the ex-LWL site to HKBU. There was therefore strong reaction from the staff and students of HKBU when it was announced that the southern portion of the ex-LWL site (the Site) would be included in the Land Sale Programme;
- (d) there was a shortage of student hostel places within the campus of HKBU. Under the principle of ‘Guaranteed One-year Residence

Scheme', some students had to live in hostels at off-campus locations such as Ma On Shan and shared use with other universities. There were also insufficient hostel places for exchange students and research students from the Mainland and overseas. Off-campus student hostels were inconvenient and could not help the students to enjoy life on campus;

[Dr C.P. Lau returned to join the meeting at this point.]

- (e) the number of housing units that could be provided at the Site was small. Experience from other universities showed that student hostels located close to private residential developments would create disturbance and noise nuisance to the residents. Student hostel and private residential uses were not compatible with each other. Additional resources would be required to minimise the conflict between students and the residents such as by installing double-glazed windows and increasing management manpower;
- (f) there was concern that new residential development on the Site would generate additional traffic and entail adverse traffic impact on the surrounding areas. The traffic impact of the proposed residential development at the Site had not been adequately addressed in PlanD's presentation;
- (g) HKBU campus was already very congested. However, there had been an increasing demand and aspiration for provision of more public facilities and common spaces for students within the campus. More spaces were required to provide better facilities and learning environment for students;
- (h) there was a comprehensive plan for HKBU's expansion and future development. HKBU was more than willing to discuss with the Government on the future use of the Site with an aim to complementing

and sustaining the development of higher education in Hong Kong;

- (i) Chinese medicine was one of the key academic programmes identified for further development in HKBU. While the Site was the most suitable site for development of a Chinese Medicine Teaching Hospital (CMTH), it was reasonable for HKBU to identify other possible sites for such purpose in case the Site was not granted to HKBU;
- (j) the prevailing Government policy had not provided adequate support to the development of higher education. There were precedents that land originally reserved for tertiary educational use, such as the Site and the previously proposed private university site at Queen's Hill, had been rezoned for residential purpose. Changing the Site for residential use would limit the expansion of HKBU and the development of higher education in Hong Kong;
- (k) the Government's latest decision to exclude the Site from the Land Sale Programme was welcomed. The Board should take note that rezoning the Site to residential use would cause significant public reaction and irreversible damage to the society;
- (l) while the proposal of reverting the Site to "G/IC(9)" was supported, no detailed information and justifications had been provided by EDB for the proposed special school at the Site. The proposal seemed to be a retreat from the Government instead of a genuine need for a special school in the area; and
- (m) HKBU had been striving to sustain the future growth and development of the university. Given the difficulties encountered in finding space for expansion, HKBU had once considered moving away from Hong Kong in order to enable the long-term growth of the university and to sustain the provision of high quality educational services to the country. The Site was located in a cluster of HKBU facilities and would be a precious

solution space for HKBU's future expansion.

[Actual speaking time of R12: 28 minutes]

R17214 – Dr Ho Kang Wai, Eddie

11. Dr Ho Kang Wai, Eddie, made the following main points:

- (a) as a graduate and a retired staff of HKBU as well as a member of the Kowloon City Baptist Church, he was very familiar with the history and development of HKBU;
- (b) the planning of Hong Kong should be based on the needs of the society. HKBU had been developed under the traditional spirits of 'to strive unlimitedly self-improvement' and 'mutual help in the community'. In the past, expansion of HKBU had been achieved through the efforts of the former Vice-chancellors and the staff. At the same time, HKBU had been actively contributing to the community by offering their space and facilities such as the Joint Sports Centre, the Creative Arts Centre and the Chinese medicine programme to serve the public in need;

[Ms Anita W.T. Ma left the meeting temporarily at this point.]

- (c) HKBU had all along been striving to explore new opportunities, such as the provision of new academic programmes, to serve the community and to sustain Hong Kong as a knowledge-based society and an education hub by providing training for human resources; and
- (d) HKBU was a university that belonged to the people of Hong Kong and its growth and development should be supported.

12. A time extension of 4 minutes was applied by Dr Ho as he required more time to complete his presentation. The Chairman acceded to his request. Dr Ho continued to

make the following points:

- (a) as some of the HKBU facilities were ageing and inadequate, additional space was required to enable the growth and development of the university. For example, a standard all-weather swimming pool would be required to support the physical education programme of HKBU;
- (b) the area located to the east of Waterloo Road in Kowloon Tong was mainly occupied by GIC facilities including hospital, church, school and government uses, etc. when HKBU was first established in the 1960s. Residential use on the Site was not compatible with the general character of the locality; and
- (c) as HKBU was a source of human resource development for Hong Kong, HKBU's vision should be embraced by the Government. The concerned parties, including HKBU, EDB and the University Grants Committee, should sit together to discuss a mutually accepted proposal for the Site with a view to sustaining the development and growth of HKBU and Hong Kong.

[Actual speaking time of R17214: 14 minutes]

[Ms Janice W.M. Lai and Dr Wilton W.T. Fok left the meeting temporarily at this point.]

R17344 – Wong Cheuk Yin

13. Ms Wong Cheuk Yin made the following main points:

- (a) the development of luxury, medium-density flats at the Site could not address the housing needs of the grassroots and could not solve the problem of housing land shortage. PlanD's proposal to revert the zoning of the Site to "G/IC" was supported;

- (b) HKBU's proposal for a CMTH at the Site would not be in conflict with the Government's proposal for a Chinese Medicine Hospital (CMH) in Tseung Kwan O. In view of the increasing demand from the community for Chinese medicine services and hence the need for teaching and training facilities for the field, both the CMTH and CMH were required;
- (c) the allocation of public resources for special education purpose was supported. However, there was no detailed proposal for the special school to be located on the Site. The location and design of the proposed special school should be carefully considered in consultation with the relevant stakeholders before a decision was made;
- (d) a short video of Mrs Peggy Lam Pei Yu-dja, who made the following main points, was shown:
  - (i) tertiary education was a long-term investment for Hong Kong. However, there was a shortage of space amounting to 80,000m<sup>2</sup> net operational floor area for the eight UGC-funded institutions;
  - (ii) the proposed residential use at the Site was not justifiable as it would reduce the land available for higher education purpose and could not address the housing supply problem for the grassroots;
  - (iii) the ex-LWL site was surrounded by HKBU facilities on three sides and should be developed as an integral part of the university. The site should not be allocated to LWL IVE in the first place and should now be allocated to HKBU;
  - (iv) HKBU was reputable in the Chinese medicine discipline. The Site should be developed for a CMTH to provide clinical training and practising for Chinese medicine students; and



- (v) the Government should not act against the community in the light of the strong objection to residential use at the Site from KCDC and the local residents; and
- (e) the proposed “G/IC” zoning for the Site was supported. The detailed land use of the site should be formulated in consultation with the relevant stakeholders and local residents.

[Actual speaking time of R17344: 10 minutes]

R17424 – 鄭麗明 represented by Ng Yat Nam, Petrus and Lo Shu Ping

14. A time extension of 10 minutes was applied by Professor Ng Yat Nam, Petrus, as he had a Powerpoint presentation to explain the grounds of representations in detail. The Chairman acceded to Professor Ng’s request.

15. With the aid of a Powerpoint presentation, Professor Ng made the following main points:

- (a) he was the head of the Department of Social Work in HKBU;
- (b) HKBU was a public university with a religious background. In such sense, HKBU was also a public resource;

[Dr Wilton W.T. Fok returned to join the meeting at this point.]

- (c) there were three basic questions which should be asked in considering the use of the Site. They were (i) whether residential use or higher education use was more beneficial to the long-term development of Hong Kong; (ii) how to make most benefits from the Site for sustainable development of Hong Kong; and (iii) why should the Site be allocated to HKBU for CMTH purpose;

*Which was the More Beneficial Use?*

- (d) a harmonic and healthy community was based on a reasonable and fair distribution of resources. Land was a scarce resource in Hong Kong. Before any rezoning of educational land for other uses, the sustainable development aspect of the proposed use should be carefully considered as it would have implications on both the present and future generations;
- (e) under the trend of globalisation and internationalisation, the training and development of human resources with higher educational level was important to sustain the competitiveness of Hong Kong;
- (f) as land was an important public resource, its use and development should be sustainable, i.e. to bring about social, environmental and economic benefits;
- (g) the Site should be planned and used wisely with due regard to the long-term vision and sustainability of Hong Kong. A strategic vision and planning would be required so as to derive maximum benefits in particular for human resource training. The ex-LWL site should be planned and used to sustain the long-term development of the local community and HKBU so as to maximise economic and social benefits;
- (h) the Site would achieve most social and economic benefits by allocating it to HKBU for higher education purpose as it was surrounded on three sides by HKBU buildings and was geographically an integral part of the HKBU cluster;
- (i) the use of the ex-LWL site in whole for student hostel and CMTH would represent a fair and reasonable distribution of land resources given the existing problem of inadequate student hostel places and the need for a CMTH in Hong Kong;

[Dr C.P. Lau left the meeting temporarily at this point.]

- (j) Renfrew Road was a single-lane dual carriageway and the area to its east was generally occupied by GIC and HKBU facilities. The proposed residential use at the Site might induce adverse environmental and traffic impacts on the locality due to the increase in traffic. There would also be additional demand for public transport facilities;
- (k) whether the development would be sustainable for the neighbourhood was one of the most important considerations in the land use planning of the Site;

[Mr Eric K.S. Hui returned to join the meeting at this point.]

*How to Make Most Benefits from the Site for Sustainable Development?*

- (l) The economy of Hong Kong required a workforce with high level of education and skills. To this end, education institutions should be provided with adequate resources. The higher education sector was recognised by the Government as one of the areas where Hong Kong enjoyed a competitive advantage;
- (m) allocating the Site for higher educational use would contribute to sustainable development of Hong Kong as education was a major means to enrich human resources, reduce inequality and poverty and enhance the competitiveness of Hong Kong at the international level;
- (n) the university admission rate in Hong Kong was about 20.5%, which was grossly lower than that of Taiwan, Mainland China, Singapore, United Kingdom and the United States. As the Secretary for Education had targeted to raise the university admission rate to about 33% in 2015, the universities should be provided with sufficient resources to achieve such target and to cater for the increased number of students;

- (o) the Site was geographically an integral part of the HKBU cluster. From the sustainable development perspective, it would be used most efficiently if the whole site was allocated to HKBU for long-term development;

*Why should the Site be allocated to HKBU for CMTH purpose?*

- (p) the proposed CMTH would be a non-profit making organisation which would offer training facilities for new practitioners for Chinese medicine, and provide medical service to meet community needs including those of the less privileged sectors;
- (q) CMTH and CMH were fundamentally different in nature as they would serve different purposes and had different needs and requirements. The proposed CMTH could co-exist with the CMH in Tseung Kwan O as it would not only provide venue for clinical training but also facilitate clinical research;
- (r) the proposed CMTH, as part of the HKBU facilities, would be open to the general public and become a public resource to serve the community. The CMTH would be more beneficial to the society than a private luxury housing development;
- (s) the proposed special education use at the Site was without adequate grounds and should be carefully considered. The Government should adopt a comprehensive approach in the planning and provision of special education facilities. Under the prevailing ‘integrated education’ approach, children with special educational needs should be encouraged to attend mainstream schools where collaborative teaching, diverse curriculum and cooperative learning could be implemented to meet the different needs of students;

- (t) the proposed CMTH could also provide service to children with special needs such as those suffering from autism, convulsion, attention deficit and hyperactivity disorder; and
- (u) in conclusion, the Site should be reserved for higher education purpose to enhance the competitiveness of Hong Kong. It was a community asset and should be used in accordance with the principles of sustainable development. The proposed CMTH could optimise the use of the Site and would bring maximum benefits for the community.

[Actual speaking time of R17424: 20 minutes]

R17755 – Keng Hiu Lam

16. Ms Keng Hiu Lam made the following main points:

- (a) she was working in the medical sector;
- (b) as there was no CMTH in Hong Kong, Chinese medicine students had to undertake their internships in the Mainland. The medical system, rules and procedures of the Mainland were different from those of Hong Kong, and what students learnt in the Mainland could not be applied fully in Hong Kong. After graduation, the students would require further clinical practice in Hong Kong before they became Chinese medicine practitioners. The proposed CMTH by HKBU would enable Chinese medicine students to undertake their internships in Hong Kong more conveniently and thus improve learning;
- (c) a CMTH with in-patient service in Hong Kong would greatly reduce medical expenses as well as time and travel costs, and enhance the convenience, efficiency and effectiveness of treatment for patients. It could also provide a platform for joint medical experts' consultation regarding patients suffering from rare or special diseases. Joint

consultation could often result in new feasible treatments for patients;

- (d) the proposed CMTH by HKBU and the CMH in Tseung Kwan O could co-exist. In order to meet the community needs for Chinese medicine services, a CMTH was urgently required as it would provide local clinical training, clinical research and integrated treatment by Chinese and Western medicines;
- (e) the proposed CMH site in Tseung Kwan O, which was located away from the urban centre, would be inconvenient to the students, teaching staff and patients;
- (f) clinical research was an important element of the Chinese medical system and it could only be provided at a CMTH. Clinical research would enhance the effectiveness of treatment and the development of Chinese medicine for the benefits of patients;
- (g) a CMTH would present new economic opportunities for Hong Kong as the provision of high quality Chinese medical services could attract patients from the Mainland and overseas to receive treatment in Hong Kong. The number of patients and business turnover of HKBU's Chinese medical service had increased over ten times in the past ten years;
- (h) the CMTH should best be located at the Site, which was adjacent to the Chinese Medicine Building of HKBU, as this would create synergy with the existing facilities of HKBU and enhance the effectiveness of treatment; and
- (i) as it was the right place and the right time for development of a CMTH, the Site should be allocated to HKBU.

R21149 – Law Cheuk Wah

17. Mr Law Cheuk Wah made the following main points:

- (a) his friend, Mr Ha Siu Kong, was a Chinese medicine practitioner and a researcher expertised in ancient Chinese medicine methods. Mr Ha had been providing free Chinese medical services and medicines to the public and had offered help to over 200,000 patients. Mr Ha also invented new medical treatment methods and equipment and had successfully cured many patients suffering from serious illness including SARS; and
- (b) more resources should be devoted to the field of Chinese medicine.

[Actual speaking time of R21149: 4 minutes]

18. As the presentation from the government representative, representers and representer's representatives had been completed, the Chairman invited questions from Members.

19. A Member asked whether there was any information on how the Government had guided the development of HKBU in the past. Mr Tom C.K. Yip, DPO/K, said that under Government's higher education policy, there were objective assessments on the demand for teaching space and student hostel places to guide the development of universities. With the aid of a slide, Mr Yip said that in order to meet the development needs of HKBU, the Government had allocated additional land to HKBU in the past and hence the campus area of HKBU was expanding. The HKBU Baptist University Road Campus to east of Renfrew Road was a relatively new campus area granted by the Government to HKBU for its development and expansion. Land was also granted for the development of the Academic and Administration Building and the Communication and Visual Arts Building completed in 2010.

20. Mr Yip continued to say that the Government and UGC had all along

supported UGC-funded institutions in the development of publicly-funded academic facilities and student hostels in accordance with well-established policies and calculation criteria. To cater for the outstanding demands, EDB was liaising with those institutions with a shortfall of hostels and academic facilities, with a view to exploring the feasibility of constructing hostels or academic facilities in various locations in Hong Kong. For HKBU, EDB had decided to reserve the northern part of the ex-LWL site (about 0.64 ha) for higher education use and reaffirmed its commitment to meet all of HKBU's outstanding requirements for publicly-funded academic space and student hostel places under the prevailing policies and calculation criteria. Moreover, in 2013, the Government agreed to allocate the site of the former Royal Air Force Officer's Mess at Kwun Tong Road in Kowloon Bay to HKBU for teaching purpose. In conclusion, the Government had all along provided support to HKBU in its development and redevelopment of academic facilities and student hostels. Mr Wallace K.K. Lau, PAS(HE), EDB, supplemented that the site in Kowloon Bay was granted to HKBU for provision of visual arts teaching facilities upon request by HKBU. Dr Ho Keng Wai, Eddie, (R17214) clarified that the site in Kowloon Bay was leased to HKBU and the lease had recently been renewed for 10 years.

21. The Chairman asked whether the proposed special school at the Site would still be required under the principle of 'integrated education' as mentioned by Professor Ng Yat Yin, Petrus (representative of R17424). Mr Wallace Lau said that purpose-built special schools were still needed even under the 'integrated education' approach because not all children with special educational needs could be integrated into mainstream schools. It was estimated that there was a deficit of about 500 new special school places in Kowloon owing to the implementation of new curriculum and the extension of schooling for special schools students. In that regard, two new special schools would be required to meet the demand for new special school places. The Site had been identified as a suitable location for further consideration of providing a new special school. Professor Ng Yat Yin, Petrus, said that although a deficit of 500 special school places was identified, it was the prevailing trend for parents to let their children with special educational needs attend mainstream schools rather than special schools. In fact, many mainstream schools already had classes and curricula specifically designed for students with special educational needs. As for mentally handicapped children who might require



purpose-built special schools, their number had been declining due to medical advancement.

22. A Member asked the representer of R17755 to elaborate on the implementation of integrated treatment by Chinese and Western medicines in the proposed CMTH. Ms Keng Hiu Lam said that the provision of integrated treatment was one of the missions of the proposed CMTH. While the proposed CMTH was still at conceptual stage and would be subject to detailed design, it was envisaged that certain Western medical services, as required under the current medical legislation, would have to be provided at the CMTH.

23. Dr Ho Keng Wai, Eddie, (R17214) said that he was a Council member of the Hong Kong Baptist Hospital (HKBH). A meeting had recently been held between the managements of HKBH and HKBU and he understood that HKBH would adopt a positive attitude to cooperate with HKBU in providing medical services at the proposed CMTH, provided that the CMTH was located at the Site and not in Tseung Kwan O. A Chinese medicine research institute cum clinic had once been jointly set up by HKBH and HKBU about 10 years ago. This partnership lapsed in recent years as HKBU had set up an independent clinic in the light of its rapid development in the Chinese medicine programme. Nevertheless, the cooperation between HKBH and HKBU could resume if a CMTH was to be provided in Kowloon Tong. As an inventory measure, the medical care staff of HKBH would also be required to learn Chinese medicine methodologies with a view to enhancing the effectiveness of medical treatment for patients. Dr Ho further said that it was not necessary to locate a new special school in Kowloon Tong as it could be provided elsewhere. In contrast, the basic components of a CMTH were already in place at HKBU. The Government should adopt a more visionary approach for the development of a CMTH at the Site which would be for the overall benefits of Hong Kong.

24. A Member asked the representer of R17214 why the partnership between HKBH and HKBU or CMTH should be on the condition that the CMTH was located at the Site, but not in Tseung Kwan O. The Member also asked whether the partnership of HKBH should be with HKBU or the proposed CMTH. Dr Ho Keng Wai, Eddie, said that the CMTH was proposed by HKBU. The preliminary idea was that HKBH would enter into a partnership with HKBU if the CMTH was set up at the Site. Owing to a lack of

space in HKBH, some of the administrative functions, back-of-house facilities and the nurse school had been relocated to other locations such as Kwun Tong and Fanling. Only medical care services were retained at the hospital site in Kowloon Tong. Since accessibility was a prime consideration in the medical care field, HKBH was only able to provide support to the CMTH at the Site which was in vicinity of HKBU. If the CMTH was to be provided in Tseung Kwan O, HKBU would have to find another hospital partner for cooperation. Dr Ho also said that there had been a close relationship between HKBU and HKBH as they were both first set up in Kowloon Tong under the management of the Hong Kong Baptist Convention. Although cooperation between HKBH and HKBU was less after the latter became a public university, they would have no difficulties in entering into a close partnership again as they shared similar vision and mission in serving people.

25. In response to the question of a Member, the Chairman said that the Board was only required to decide on the zoning of the Site at this meeting, i.e. whether “Residential” or “G/IC” zoning was more appropriate, but not the specific GIC use.

[Dr C.P. Lau returned to join the meeting at this point.]

26. Noting that Professor Ng Yat Yin, Petrus, the representative of R17424, had claimed that residential use on the Site would entail adverse traffic impact on the surroundings, the Chairman asked whether any assessment had been carried out to assess the traffic implications of the proposed residential or GIC uses on the Site. Professor Ng responded that no traffic impact assessment (TIA) had been conducted and the claim was made based on his observation. Renfrew Road was a single-lane dual carriageway which was not very wide. If a residential development was built on the Site, additional traffic would be generated and additional transport facilities would be required along Renfrew Road to serve the future residents, thus causing traffic congestion. The Chairman noted that there were existing bus stops and minibus stops along Renfrew Road. Mr Tom C.K. Yip said that the Site was originally zoned “G/IC(9)” on the previous version of the OZP. In proposing to rezone the Site for residential use, relevant Government departments including the Transport Department (TD) had been consulted. TD advised that since the Site was located at a convenient location well served by public transport facilities, the proposed medium-density residential use on the Site providing some 495 flats would not

entail adverse traffic impact on the local road network and hence a TIA was not required. Mr Yip also said that no adverse traffic impact would be envisaged if the zoning of the Site was reverted back to “G/IC(9)”. Professor Ng said that since a population of about 1,600 would be resulted from the proposed 495 flats on the Site, its traffic impact should be greater than that of GIC uses.

27. Given that hospital use would also generate a large amount of traffic, a Member asked whether any assessment on the traffic impact of the possible hospital use at the Site had been carried out. Mr Tom C.K. Yip said that ‘Hospital’ use was one of the uses which were always permitted in the “G/IC(9)” zone, and no detailed TIA had been conducted for individual uses at this stage. Nevertheless, it was envisaged that the traffic pattern of hospital use would be different from other GIC uses such as schools because its peak hours would be around the patient-visiting periods rather than the before and after the school hours. Mr Yip said that according to TD’s advice, the traffic condition in this part of Kowloon Tong was relatively good compared with the other parts of the district. The traffic condition would be kept under monitoring by TD and a TIA might be required at the land grant stage when there was a detailed development proposal for the Site.

28. A Member asked the representers and representer’s representatives whether any assessment had been conducted regarding the implications on the future development of HKBU if the Site was not granted to HKBU. Professor Ng Yat Yin, Petrus, representative of R17424, said that the history of development for HKBU was unique. Unlike other universities such as the University of Hong Kong to which a large piece of land was granted for university development in the outset, HKBU had to fight hard to find space for its expansion on an incremental basis. Since land available for expansion was very limited around the HKBU campus, the Site was seen as the last opportunity for HKBU’s expansion in the Kowloon Tong area. If further expansion space could not be identified, HKBU might have to move away from Kowloon Tong and this would involve a huge amount of cost and resources and also pose additional burden on the society.

29. Quoting the University of London as an example, the Chairman said that it was not uncommon for different colleges of a city university scattering around the city as the university expanded. He asked whether the Site was regarded as necessary or desirable

for the expansion of HKBU. Professor Ng Yat Yin, Petrus, representative of R17424, said that HKBU was adopting the same approach as the University of London in expanding its campus. The Chairman further said that some of the college facilities of the University of London such as student residences were located quite far away from the main campus of the university.

30. Dr Ho Keng Wai, Eddie, representer of R17214, said that as in the cases of Polytechnic University and the City University, the expansion of higher education institutions could only be materialised by the joint efforts of the university, the Government and the community. While the Site was not critical for the survival of the HKBU, the expansion need of the university would best be met by utilising the Site for an integrated development. Comprehensive planning was required to make the most benefits of the scarce land resources and the proposed use of the Site for a special school was not good planning. The Government should allow sufficient space for HKBU's expansion and development. The Board was requested to avoid making an irreversible decision and support the development of higher education in Hong Kong.

[Mr Jeff Y.T. Lam returned to join the meeting at this point.]

31. In response to a Member's question, Mr Tom C.K. Yip said that initially, the campus of HKBU was located to the north of HKBH near Waterloo Road. After HKBU became a university in the 1990s, there was a need to expand its teaching and student hostel facilities and hence the area to the east of Renfrew Road was granted by the Government to HKBU incrementally for its expansion. Mr Yip said that LWL IVE was established in 1979, before the surrounding area, comprising mainly vacant land and former British Army barracks then, was granted to HKBU to cater for its expansion need. The area had therefore gradually become part of the HKBU campus. The most recent piece of land granted to HKBU in the area was the site located to the south of the Site which was previously zoned "Open Space" on the OZP. HKBU applied to the Board in 2005 for rezoning that site to "G/IC" for development of the Communication and Visual Arts Building, which was agreed by the Board.

32. As all the representers and representer's representatives attending the session

had completed their presentations and Members had no further question to raise, the Chairman thanked the representers and representer's representatives for attending the hearing. They all left the meeting at this point.

[The meeting was adjourned for a break of 5 minutes.]

[Dr Wilton W.T. Fok left the meeting at this point.]

C1663 – Hsiao Wen Luan, Wendy

33. Ms Hsiao Wen Luan, Wendy, made the following made points:

- (a) she was a professor working in the School of Chinese Medicine in HKBU and the former Vice-head of School;
- (b) there were worries that the education system of Hong Kong had failed as she had heard a lot about the bad behaviours of the younger generation;
- (c) according to a professor of the University of California, Los Angeles, who had written a number of books and 300 theses focusing on the education for university students, campus life particularly student residence was the most critical element in the education of university students;
- (d) the provision of student hostels within the campus would allow the students to enjoy their university life and provide them with a better learning environment. Locating student hostels at off-campus locations, such as Ma On Shan and Tseung Kwan O in the case for HKBU, was undesirable;
- (e) there should be comprehensive planning for the growth and development of universities. Education was a long-term investment for the society, and any damage done today might only be realised many years later;

- (f) there would be both teaching and clinical practice elements in a CMTH. The CMH proposed by the Government in Tseung Kwan O would be inconvenient to both staff and students. The Government should actively consider allocating the Site to HKBU for a CMTH as it was located adjacent to the HKBU campus and would be beneficial to both the staff and students of the Chinese medicine programme; and
- (g) the decision of the Board would have an important bearing on the development of Chinese medicine and higher education in Hong Kong;

[Actual speaking time of C1663: 9 minutes]

34. The Chairman invited questions from Members.

35. Quoting the example of the University of Hong Kong, a Member said that it was not necessary for the medical school and the teaching hospital to be located in the university main campus. This Member asked the commenter whether there was a possibility that the School of Chinese Medicine of HKBU could move to a site near the future CMTH at another location such that the existing School of Chinese Medicine site could be utilised to meet other development needs of HKBU. Ms Hsiao Wen Luan, Wendy, said that lecturers of the School of Chinese Medicine were not only teaching students in the Chinese Medicine programme but also other HKBU students under general education courses. As such, relocating the School of Chinese Medicine away from the HKBU campus might have certain detrimental effects on the operation of the university.

36. As the commenter attending the session had completed her presentation and Members had no further question to raise, the Chairman thanked the commenter and the government representatives for attending the hearing. They all left the meeting at this point.

37. The meeting was adjourned at 11:45 a.m.

38. The meeting was resumed at 2:30 p.m. on 25.3.2014.

39. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Timothy K.W. Ma

Professor P.P. Ho

Mr Roger K.H. Luk

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr F.C. Chan

Director of Lands

Ms Bernadette H.H. Linn

Director of Planning

Mr K.K. Ling

Presentation and Question Session [Open Meeting]

40. The following representatives of the Planning Department (PlanD) and the Education Bureau (EDB), commenters and commenters' representatives were invited to the meeting at this point:

Mr Tom C.K. Yip – District Planning Officer/Kowloon  
(DPO/K), PlanD

Mr Wallace K.K. Lau – Principal Assistant Secretary (Higher  
Education) (PAS(HE)), EDB

C4 (Hong Kong Baptist University (HKBU))

[Please refer to Appendix B for a list of commenters who had authorised the HKBU delegation as their representative.]

Mr Cai Zhuo	]	
Ms Marianna W.C. Tsang	]	
Professor Randy K. Chiu	]	
Dr Kevin Yue	]	Commenters' Representatives
Mr Stephen W.O. Tang	]	
Ms Kong Wing Ying Amy	]	

C8 (H.Q. Zhang)

Dr H.Q. Zhang – Commenter

C36 (Michael Kwok)

C1823 (Kenneth Wong)

Mr Kenneth Wong – Commenter and  
Commenter's Representative

C521 (Lau Pak Shing)

Mr Lau Pak Shing – Commenter



C610 (Aaron Tse)

Mr Tse Chung On Aaron – Commenter

C1028 (Lam Long Chau)

Ms Ng Wai Chuen – Commenter's Representative

C1413 (Yeung Ha Chi)

Mr Yeung Ha Chi – Commenter

C1521 (Ho Hin Ming, Kowloon City District Council (KCDC) Member)

Mr Ho Hin Ming – Commenter

C1737 (Gigi Chan)

Ms Gigi Chan – Commenter

41. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members had also agreed that the Chairman should have full discretion to make other necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (e) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives to attend the meeting, it was necessary to limit the time for making oral submissions;
- (f) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements of allowing cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and/or requesting for extension of

time for making the oral submission;

- (g) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the outline zoning plan (OZP)/publication period of the representations; and
- (h) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by the others at the same meeting. The oral submissions made should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions were already provided to Members for their consideration.

42. The Chairman said that the representative from PlanD would first be invited to make a presentation and, after that, the commenters/authorised representatives would be invited to make oral submissions. After the oral submissions, there would be a question and answer session. There would be one to two short breaks in the afternoon, as needed.

43. With the aid of a PowerPoint presentation, Mr Tom Yip, DPO/K, repeated the presentation that was made in the hearing session on 10.3.2014 as recorded in paragraph 17 of the minutes of 10.3.2014.

[Ms Bernadette H.H. Linn and Professor P.P. Ho returned to join the meeting during DPO/K's presentation.]

44. The Chairman then invited the commenters and commenters' representatives to elaborate on their comments. For the efficient conduct of the meeting, the Chairman asked the commenters and their representatives not to repeat unnecessarily long the same points that had already been presented by previous representers/commenters.

C4 (HKBU)

45. Mr Cai Zhuo made the following main points:

- (a) he was a committee member of the HKBU Postgraduate Association;
- (b) the Board was urged to fully take into account the views of all stakeholders and make a decision for the best benefit of HKBU and the community; and
- (c) HKBU had the smallest site area among the eight University Grants Committee (UGC)-funded universities in Hong Kong. The campus severely lacked space for the students to organise activities. As the site of the former Lee Wai Lee Campus of the Hong Kong Institute of Vocational Education (the ex-LWL site) was next to the HKBU campus, it would be the optimal use of the site if it was allocated to HKBU for development. HKBU might develop not only a Chinese Medicine Teaching Hospital (CMTH) at the site but also other uses that would benefit the students and staff.

46. Ms Marianna W.C. Tsang made the following main points:

- (a) she was the chairperson of the HKBU Century Club which was an alumni organisation of HKBU;
- (b) the proposal to rezone the southern portion of the ex-LWL site (the Site) for residential development was short-sighted. It would be more appropriate to retain the Site for educational use for the long-term benefit of the community;
- (c) HKBU had since 2005 requested the Government to allocate the ex-LWL site to it for implementation of the 3-3-4 academic reform and for its long-term development. Nevertheless, no additional land had been provided to HKBU to cater for the 3-3-4 academic reform, making the campus even more congested. It was unreasonable not to allocate the Site

to HKBU;

- (d) the Site was not suitable for residential use as it was immediately next to the existing student hostels of HKBU which could generate noise nuisance to the nearby residents. The proposed residential use at the Site was not in line with the planning of the area and would create confrontation between the neighbouring uses;
- (e) while there was a keen housing demand, the development of student hostel and CMTH could address the needs of the students and patients. There was no strong ground for using the Site for residential use which did not require a specific location;
- (f) the ex-LWL site next to the HKBU campus was the only available site for expansion of HKBU. The allocation of the Site to HKBU to facilitate its long-term development was most sensible and was also for the benefit of the long-term development of tertiary education in Hong Kong; and
- (g) while the Government's commitment to special education development was supported, it was questionable whether the use of the Site for the development of a special school was the most appropriate arrangement. The optimal development option for the Site should be thoroughly discussed among the Government and various stakeholders. As the development of a special school at the Site was only at the inception stage, it would take a very long time to develop the special school. The conversion of existing vacant school premises in other locations for special education purpose would be much more cost-effective. On the other hand, if the Site was allocated to HKBU, it was estimated that the new facilities for HKBU could be completed within 5 years. While the development of the Site by HKBU could bring about synergy effect, there was no locational benefit of using the Site for the development of a special school.

47. Professor Randy K. Chiu made the following main points:

- (a) he was a professor of HKBU and a member of the HKBU Council;
- (b) it was essential for Hong Kong to maintain a good human resources base for sustaining its competitiveness. The provision of quality tertiary education was of paramount importance in this regard, but the lack of land rendered the development of tertiary education unsustainable;
- (c) while the proposed residential use at the Site could somewhat meet Hong Kong's housing need, it would sacrifice the long-term development need of tertiary education and hindered the training of quality human resources;
- (d) UGC was unfair to HKBU as it did not provide new sites for HKBU to implement the 3-3-4 academic reform, which resulted in an increase of total student number by one-third as a whole, but it did give new sites to other universities to cater for the reform. HKBU was required to redevelop or intensify its existing buildings within the campus and there were insufficient dormitories for its students;
- (e) the proposed rezoning of the Site to residential use was not merely a land use change but a change in Hong Kong's core values. The proposed residential development at the Site would not benefit the general public but would take away a rare site in the urban area suitable for tertiary education purpose; and
- (f) the Board was urged to allocate the Site to HKBU for its training of quality human resources in the long term.

48. The Chairman clarified that the jurisdiction of the Board did not include the allocation of land to any particular person or party, and said that the commenters should focus on the land use issues rather than the land allocation issue in the subsequent oral submissions.

49. Dr Kevin Yue made the following main points:

- (a) he was an associate director and associate professor of the Teaching Division of the School of Chinese Medicine of HKBU;
- (b) in the 1990s, the United Kingdom expanded and popularised tertiary education in the country in order to maintain its competitiveness among the neighbouring countries in Europe. Hong Kong also followed suit at that time. Investment in tertiary education was important for Hong Kong for maintaining its competitiveness;
- (c) the general public had a growing demand for Chinese medicine and they should be given a choice on the adoption of Chinese or Western medicine or both. Although the Government intended to reserve a site in Tseung Kwan O for the development of a Chinese Medicine Hospital (CMH), the Site was more suitable for such a purpose as it could integrate a CMTH with a CMH. The location a CMTH next to the School of Chinese Medicine of HKBU could bring about synergy effect of supporting each other and contribute to the training of Chinese medicine experts in Hong Kong; and
- (d) there was no consultation with the stakeholders, including HKBU, KCDC and the nearby residents, when the Site was proposed to be rezoned for residential use in 2012 and when the site was proposed to be rezoned back for government, institution or community (GIC) use recently. The Government should have better communications with the stakeholders.

50. Mr Stephen W.O. Tang made the following main points:

- (a) he was the Chairman of the HKBU Alumni Association;
- (b) the HKBU Alumni Association considered that the rezoning of the Site for residential use could not address the housing need of the general public.

The Association concurred with the view of HKBU that the Site should be retained for educational purpose;

- (c) the majority of the public views were against the rezoning proposal for residential use. The Government should not take away sites intended for educational use for housing development; and
- (d) the Government should thoroughly consult the public on the future use of the Site. HKBU would support any use of the Site if it was accepted by the community.

51. Mr Stephen W.O. Tang then showed a video of the students and staff of HKBU who were in support of allocating the Site for HKBU's development.

[Actual speaking time of C4: 29 minutes]

C8 (H.Q. Zhang)

52. Dr H.Q. Zhang made the following main points:

- (a) he was the director and associate professor of the Teaching Division of the School of Chinese Medicine of HKBU;
- (b) the tertiary education attainment rate of Hong Kong was less than 20% which was the lowest among the four Asian Little Dragons (viz. Hong Kong, Taiwan, Singapore and South Korea). The Government should not curb its investment in tertiary education;
- (c) although Hong Kong's medical service was once at the most advanced level in Asia, its position had been overtaken by Taiwan in recent years. HKBU had strived very hard to establish its School of Chinese Medicine, but it still lacked a proper premises for its students to practise and the students had to travel a long way to Guangzhou to gain practical experience. On the other hand, other tertiary institutions such as the University of Hong Kong, the

Chinese University of Hong Kong and the Hong Kong Polytechnic University had their teaching hospitals and/or hotels located near their main campuses. Due to the long neglect of Chinese medical education and the lack of a CMH, the death rate from infection of SARS in Hong Kong was high in 2003. Hong Kong should invest more on Chinese medical education. However, the proposal to build a CMH in Tseung Kwan O could not help HKBU's development of Chinese medical education; and

- (d) the allocation of the Site for special education but not to HKBU for its development of a CMTH was a misplacement of resources.

[Actual speaking time of C8: 10 minutes]

C36 (Michael Kwok)

C1823 (Kenneth Wong)

53. Mr Kenneth Wong made the following main points:

- (a) he was a professor of the Department of Geography of HKBU and a resident of Kowloon Tong;
- (b) as Kowloon Tong was a built-up area, there was no strong request from the residents and developers for identifying new housing sites in the district. As such, it was not necessary to rezone the Site from GIC to residential use. The ground of developing private housing at the Site for facilitating households to upgrade their flats, as claimed by the Government, was not justifiable. It would only spoil the integrity of the whole area designated for educational use;
- (c) as it was very difficult to find a new GIC site in the urban area, the reserved GIC sites should be retained as far as possible. Any proposed land use change to a reserved GIC site must be for the public interest and supported with reasonable grounds. Nevertheless, the Government had not consulted the relevant stakeholders on the proposed land use change of the Site, and,



worse still, it included the site into the land sale programme during the statutory public consultation period of the OZP amendments;

- (d) the Government's decision to retain the Site for GIC use and to remove the site from the land sale programme was welcomed. However, he wondered why the Site was suddenly proposed for special education use by the Government without convincing reasons and why the need for special education use had not been raised at the outset;
- (e) as a member of HKBU, he fully supported HKBU to strive for obtaining the Site for its long-term development; and
- (f) as a scholar, he considered that the allocation of a GIC site, which was a public resource, should be based on the principles of openness, fairness and greatest public benefit. There was no need to allocate the Site to any party immediately. All stakeholders, including HKBU, EDB and other institutions, should be allowed to submit their land use proposals for the Site and all proposals should be considered and treated fairly by the Government. The Site should be allocated to the party who could make the most optimum use.

54. Mr Kenneth Wong also made the following main points on behalf of Mr Michael Kwok (C36):

- (a) there were school, elderly home and military camp uses around the Site, and the Site was also enclosed by HKBU buildings on its three sides. Residential use at the Site was not compatible with the surrounding environment and the character of the area;
- (b) the proposed use of the Site for the development of medium-density housing could not address the acute housing demand of Hong Kong as the general public could not afford the high housing price in this location. It would only benefit the private developers;

- (c) the construction of residential development at the Site would generate traffic impact, noise and air pollution, affecting the environment and health of the nearby residents, students and teaching staff;
- (d) as the Site was close to the student hostels of HKBU, the future residential development at the site would be subject to noise nuisance caused by the activities of the students, which was undesirable to both the residents and the students; and
- (e) although there was no objection to the proposal of developing a special school, it was questionable why the Site should be used for such use. There should be other vacant school premises or suitable sites for such development. On the other hand, the Site was the only available site in the area for sustaining the long-term development of HKBU. The allocation of the site to HKBU could maintain the integrity of the HKBU campus.

[Actual speaking time of C36 and C1823: 18 minutes]

55. The Chairman reiterated that the allocation of land to a specific party was not under the purview of the Board, and said that the commenters could bear this point in mind in the subsequent oral submissions. Mr Kenneth Wong said that although the allocation of land was not under the purview of the Board, the Board could suggest to the Government the reasons for allocating the Site to HKBU.

C521 (Lau Pak Shing)

56. Mr Lau Pak Shing made the following main points:

- (a) he was an alumnus of HKBU;
- (b) timing was important. If the Site could not be allocated to HKBU at this critical moment, it would gravely affect the future development of HKBU. The Board's decision on the Site would be part of the history of HKBU. The Board would be blamed by the future generations if it did not make the

right decision at the moment; and

- (c) the Government was irrational and unreasonable in this case. The Site of 0.88 ha meant little to the community but a lot to the long-term development of HKBU. However, the Government neglected the importance of the Site to HKBU. While the Government's proposal to revert to the "G/IC" zoning for the Site was appreciated, the need of HKBU should be catered for.

[Actual speaking time of C521: 8 minutes]

C610 (Aaron Tse)

57. Mr Tse Chung On Aaron made the following main points:

- (a) he was a staff member of HKBU;
- (b) the proposal to rezone the Site for residential use was not supported as the development was piecemeal and not compatible with the character of Kowloon Tong. The development of about 500 flats on the Site of 0.88 ha would inevitably result in wall effect and generate adverse air ventilation and traffic impacts, affecting the health of the elderly people living in the nearby elderly homes and students in the vicinity;
- (c) the community was currently short of housing units for the lower-income group. The proposed residential units at the Site would not be affordable to the general public and could not address the housing need of the lower-income group;
- (d) while the Government aimed to increase the number of top-up degree places in 2016, it was not in line with the policy if additional land for tertiary education was not provided for. The most desirable arrangement was to provide land in the vicinity of existing tertiary institutions to cater for their future development. It would be most reasonable if the Site, which

was adjoining the HKBU campus, was allocated to HKBU for its development. Although HKBU had approached the Government on the allocation of the whole ex-LWL site since 2005, the Government did not give any response to the request of HKBU;

- (e) as regards EDB's recent proposal of developing a 24-classroom special school at the Site, it was considered that the proposed special school could be accommodated in other suitable areas in Kowloon and there was no imminent need of using the Site for the special school. The special school proposal of EDB was only at a preliminary stage and the prospective users were not consulted on the suitability of the Site for a special school;
- (f) the views of 4 HKBU alumni supporting the allocation of the Site to HKBU for the development of a CMTH and a student hostel were read out; and
- (g) with 99.9% out of the over 28,000 representations and comments against the zoning of the Site for residential use, the opinion of the general public was very clear. Most of the representations and comments urged for retaining the zoning of the Site as "G/IC" and allocating the Site to HKBU for its development. The Government was also asked to consult the relevant stakeholders on the best use of the Site.

[Actual speaking time of C610: 7 minutes]

[The meeting was adjourned for a break of 5 minutes.]

[Mr Patrick H.T. Lau left the meeting temporarily at this point.]

C1028 (Lam Long Chau)

58. Ms Ng Wai Chuen made the following main points:

- (a) she was a resident of Kowloon Tong;

- (b) from her experience, the location of educational use close to residential use was undesirable as schools would generate noise and traffic impacts and affect the lives of residents. As such, the Government should avoid placing residential use next to a school or a student hostel to avoid conflicts between the users; and
- (c) as the Site was enclosed by HKBU buildings on its three sides, it was appropriate to retain the “G/IC” zoning and not to rezone it for residential use.

[Actual speaking time of C1028: 5 minutes]

C1413 (Yeung Ha Chi)

59. Mr Yeung Ha Chi made the following main points:

- (a) he was a student of the Department of Geography of HKBU;
- (b) he referred to the representations of Ms Ho Man Ching (R2134) and Mr Tang of the Hong Kong Critical Geography Group (R7533) which provided commentaries on the planning and land policy of Hong Kong through the subject case on the rezoning of the Site;
- (c) the Government was pursuing every means to increase the supply of housing land in Hong Kong, including the rezoning of sites zoned “G/IC”, “Green Belt” (“GB”) and “Open Space”. Many of the proposed housing sites were small and piecemeal. It gave a wrong impression to the public that the housing problem in Hong Kong stemmed from the lack of new housing land. However, the housing problem in Hong Kong was not simply due to the lack of housing land but also the types of housing to be provided and the unjust allocation of public resources;
- (d) the Board should consider rezoning proposals and planning applications from a wider perspective and not just on a case-by-case basis. If the

increase in housing supply through rezoning of sites in various areas for residential use could not resolve Hong Kong's housing problem, there was no ground for the Board to accept such rezoning proposals;

- (e) the housing problem in Hong Kong arose mainly from the unbalanced provision of private and public housing. The lower-income group could not afford to live in decent housing. There were many vacant residential units in Hong Kong but the less well-off people could not afford those units. The increase in housing supply through the rezoning of the Site would only worsen the situation. It only benefited the Government and the developer but was of no help to the people in real need;
- (f) the rezoning of "G/IC" and "GB" sites to private residential use was a process of re-allocation of public resources, which turned the land that belonged to all people to one accessible to a smaller group in the society. This gave rise to a problem of spatial injustice. The Government might even need to spend public money to form and service the sites to make them suitable for development, but the money could have been allocated to other more beneficial uses of the community such as medical and education;
- (g) it appeared that the Board had only focused on the site-specific and technical considerations to assess development proposals and was too reliant on the comments provided by the Government departments, but would seldom look at the cases from a holistic angle. As more and more rezoning cases for residential use would be submitted to the Board for consideration in the near future, the Board was urged to consider the cases in a holistic manner and be more critical on the comments provided by the Government departments; and
- (h) he put forth the following questions to the Board: (i) was there any public consultation conducted regarding the policy to rezone the "G/IC" and "GB" sites for residential use; (ii) when did EBD plan to use the Site for a special school; (iii) why was the proposed residential site not given to the Hong Kong Housing Authority direct for the development of public housing but

put in the land sale programme for private development; and (iv) how was the 10-minute speaking time for the representers and commenters set.

[Actual speaking time of C1413: 10 minutes]

60. The Chairman said that the hearing session was for the commenters to make their oral submissions but not for them to raise questions to Members. As regards the 10-minute speaking time, the Chairman explained that since over 28,000 representations and comments were received in respect of the OZP, and many would attend the meeting, special arrangements for the hearing had to be made. The Board was bound by the Ordinance to complete the plan-making process within a statutory time limit. Having taken into account all relevant circumstances and matters, the Board collectively decided to impose a 10-minute time limit on the oral submission of each representer/commenter. Nevertheless, flexibility was provided for the Board to exercise its discretion to extend the speaking time of individual representer/commenter upon request with justifications and to allow the authorised representative to use the cumulative time allotted to all the persons he represented to make his oral submission.

C1521 (Ho Hin Ming, KCDC Member)

61. Mr Ho Hin Ming relayed the complaint of some representers and commenters that documents relating to the hearing of the representations and comments were delivered to them around midnight, which was very disturbing. The Chairman said that the Secretariat would follow up with the delivery arrangements separately.

62. Mr Ho Hin Ming then made the following main points:

- (a) he was a KCDC Member and the Chairman of the Housing and Infrastructure Committee (HIC) of KCDC;
- (b) when HIC of KCDC was consulted on the proposal to rezone the Site from “G/IC(9)” to “R(B)” by the Government, all 19 KCDC Members attending the meeting were unanimously against the rezoning proposal. All the 13

KCDC Members who spoke at the meeting were in support of developing a CMH and community facilities at the Site;

- (c) the Chief Executive in his meeting with the Chairmen and Vice-chairmen of the 18 DCs pointed out that the purpose of rezoning land in various districts for residential use was to cater for the housing need of the general public. However, as presented by PlanD's representative at the HIC meeting, the proposed residential development at the Site was for facilitating households to upgrade their flats. Since residential development at the Site would not be affordable to the general public, the rezoning proposal was not supported by KCDC Members. There were other sites within the district which were suitable for providing housing to the general public;
- (d) the Site was not suitable for residential use as it was surrounded by buildings and student hostels of HKBU on its three sides. There were precedents that locating private housing and student hostel use in close proximity to each other would induce conflicts between the residents and students. One example was the conflict between the residents of Royal Peninsula and the students at the student hostel of the Hong Kong Polytechnic University, which sometimes required mediation by the Police;
- (e) the retention of the Site for GIC use could allow the community to explore the suitable uses that could be provided at the Site. There were less and less GIC sites in the Kowloon City district. The Government overlooked the need for GIC facilities in the district and had not formally consulted the community on the facilities required. The district had only one community hall in Hung Hom and one Government residential care home for the elderly. There were no Government elderly centre and no CMH. There was also inadequate provision of indoor recreation centre and dental clinic. As there were many non-governmental organisations in the district which were currently accommodated in private premises, the Site could be used for providing operation and activity spaces for such organisations;



- (f) if the Site was used for private housing development, it would bring about adverse air ventilation, traffic and environmental impacts on the surroundings and result in the loss of a needed GIC site for community use;
- (g) as regards EDB's recent proposal of using the Site for special school use, KCDC had not been consulted on the proposal. It was considered that the proposed special school could be accommodated in existing vacant school premises; and
- (h) as regards the proposed CMH in Tseung Kwan O, it was considered that the Tseung Kwan O site would be more suitable for residential use than the Site.

[Actual speaking time of C1521: 10 minutes]

C1737 (Gigi Chan)

63. Ms Gigi Chan made the following main points:

- (a) she was an alumnus of HKBU;
- (b) from her boarding experience in the student hostel, the location of residential use next to a student hostel would cause many conflicts between the residents and students. It would bring inconvenience to the students of HKBU if a medium-density residential development was built next to HKBU; and
- (c) HKBU had since 2005 sought the allocation of the whole ex-LWL site for its development due to the lack of space in the existing campus. The future use of the Site should be carefully considered taking into account the long-term development of tertiary education in Hong Kong and the need of the community. The relevant stakeholders including HKBU should be consulted on how the Site could be made use of to its best.

64. Ms Gigi Chan then showed the videos of two alumni of HKBU, Mr Chiu Kwok Hung Justin and Mr Lau Chun Kong Ryan, who were in support of allocating the Site for HKBU's development in view of the shortage of space in the existing campus.

[Actual speaking time of C1737: 5 minutes]

65. As the presentation from the Government representative, commenters and commenters' representatives had been completed, the Chairman invited questions from Members.

66. In response to the question from a Member on what uses KCDC would suggest to be accommodated in the Site, Mr Ho Hing Ming (C1521) said that KCDC had not had any discussion on the future use of the Site. If the Government proposed to retain the site for GIC use, it could bring its land use proposals to KCDC for consultation.

67. In response to the Chairman's question on how to accommodate the various community uses, such as the aforementioned community hall, elderly centre, elderly home, indoor recreation centre and dental clinic, together with a CMH and the teaching facilities of HKBU at the Site, Mr Ho Hing Ming (C1521) said that he did not consider that there would be any conflict between the various GIC uses on the same site, and HKBU could be asked to incorporate various community uses into their development. It might take about five years to complete the development if HKBU was allocated with the Site. However, if the project was to be undertaken by the Government which would need to go through a cumbersome procedure including consultation with the different departments on the GIC uses to be provided, it might take over a decade for completion.

68. The Chairman said that due to the limited site area of the Site and the development restrictions, it would not be possible to accommodate all the proposed community uses together with HKBU's facilities. In response to the Chairman's question, Mr Ho Hing Ming (C1521) said that he would consider from the DC point of view that community facilities should prevail over HKBU's educational facilities at the Site.

69. The Vice-chairman said that there was an unusual argument from some commenters that the student hostel of a university would not be compatible with residential uses in its vicinity as it could result in conflict between the residents and students. He asked if the commenters could elaborate on the nature of the conflict and whether other uses or developments, such as special school, would be compatible with student hostel. In response, Ms Gigi Chan (C1737) said that the students would very often organise student activities in the hostel and sometimes the activities were carried out overnight. There was inevitably noise made by students arising from the activities, which might disturb the residents nearby and cause their complaints. As the Site was already next to a student hostel and there was another proposed student hostel to be built to its north, it could be expected that the future residential use at the Site could be subject to even more nuisance from the student hostels than the current situation.

70. The Chairman asked if a residential care home for the elderly or a community hall which also organised activities from time to time would be compatible with a neighbouring student hostel of HKBU. In response, Mr Ho Hing Ming (C1521) said that there should be no problem to build a community hall or a dental clinic next to a student hostel as the users of the community hall or clinic would not stay overnight, and the students could even organise activities in the community hall. As the community hall could be built with noise insulation design, the activities in the community hall and student hostel would not affect each other. As regards the elderly home, due to the habit of the elderly people who often went to bed early and woke up in early morning, the student activities in the midnight might not cause much nuisance to the elderly people.

71. In response to a Member's question on why she considered that the activity noise from the student hostel in the midnight would affect the nearby residents if student hostel was also subject to compliance with the environmental legislation on noise control after 11 p.m., Ms Gigi Chan (C1737) said that while student hostel should comply with environmental legislation at all times, it would help avoid any possible conflict if residential use was not planned immediately next to student hostel at the outset. Mr Ho Hing Ming (C1521) also said that the conflict between residential use and student hostel use had been discussed at KCDC meetings many times and the most notable conflict was between Royal Peninsula and the student hostel of the Hong Kong Polytechnic University

for which the Police had been called to resolve the conflict. As such, it was undesirable to locate new residential use next to existing student hostels.

72. A Member asked Ms Gigi Chan (C1737) how the students in the hostel would react if the nearby residents asked them to lower their noise during activities. Ms Gigi Chan (C1737) said that she chose not to respond to the question.

[Professor P.P. Ho left the meeting at this point.]

73. On the provision of students hostels, Mr Wallace K.K. Lau, PAS(HE), EDB, said that under the education policy, student hostels formed an integral part of a university for students to experience university life. Students studying 4-year full-time courses at UGC-funded universities would have an opportunity to reside in student hostels for at least one year. The noise nuisance problem from student hostels on the nearby residents was not limited to the Kowloon City district. Noise mitigation measures could be incorporated into the building design of new student hostels to minimise potential noise nuisance to neighbouring uses, such as using solid walls to face residential uses in the vicinity.

74. As Members had no further question to raise, the Chairman thanked the remaining commenters, commenters' representatives and the Government representatives for attending the meeting. They all left the meeting at this point.

75. As no more commenters or commenters' representatives had arrived to attend the session, the meeting was adjourned at 5:00 p.m.

1. The meeting was resumed at 9:10 am on 26.3.2014.
2. The following members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr Timothy K.W. Ma

Professor Eddie C.M. Hui

Dr C.P. Lau

Mr Roger K.H. Luk

Ms Anita W.T. Ma

Dr W.K. Yau

Professor K.C. Chau

Mr Ivan C.S. Fu

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Patrick H. T. Lau

Mr F.C. Chan

Director of Lands

Ms Bernadette H.H. Linn

Director of Planning

Mr K.K. Ling

Deliberation

[Closed Meeting]

3. The Chairman extended a welcome to all Members and said that the session was to deliberate the representations and comments in respect of the draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the OZP). He recapped that in order to provide an opportunity for stakeholders and the general public to submit their views to the Town Planning Board (the Board) for consideration before deciding on the appropriate zoning of the subject site, the Metro Planning Committee (MPC) of the Board agreed to exhibit the OZP for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) which involved the following amendments:

- (a) Amendment Item A for rezoning of the southern portion of the ex-Lee Wai Lee (LWL) site (the Site) from “Government, Institution or Community (9)” (“G/IC(9)”) to “Residential (Group B)” (“R(B)”);
- (b) Amendment Item B for rezoning of the western portion of the Bethel Bible Seminary site (the BBS-west site) from “G/IC(3)” to “R(C)9”;  
and
- (c) Amendment Item C for rezoning of the eastern portion of the Bethel Bible Seminary site (the BBS-east site) from “G/IC(3)” to “G/IC(12)”.

4. The Chairman said that the Board received 25,843 valid representations and 2,980 valid comments in respect of the OZP. Five sessions were held by the Board on 10.3.2014, 11.3.2014, 17.3.2014, 20.3.2014 and 25.3.2014 to hear the oral submissions from representers/commenters or their representatives. The Hong Kong Baptist University (HKBU) (R25/C4) had formed a delegation, representing about 2,100 representers and about 600 commenters who had authorized HKBU to represent them to make oral submissions. In addition, another 43 representers/commenters and/or their representatives (i.e. 34 representers and 9 commenters) had attended the meeting and 42 of them had made oral submissions that were all related to Amendment Item A.

5. The Chairman invited Members to consider the representations taking into

consideration all written and oral submissions and the materials presented at all sessions of the meeting. Video recordings of all sessions of the meeting were made available for Members' viewing prior to the deliberation session. He said that the Board should consider all the grounds and proposals of the representers/commenters and decide whether to propose amendments to the OZP to meet/partially meet the representations.

[Ms Bernadette H.H. Linn returned to join the meeting at this point.]

### **Representations Relating to Amendment Item A**

#### *Supportive Representations*

6. The Chairman said that representations No. R1 to R7, R6738, R6861, R8315 and R8322 supported the residential zoning of the Site mainly on the grounds that it could help meet the urgent need for residential land; the proposed flat provision could stabilize property price and rent; and there were adequate facilities for HKBU and the proposed Chinese medicine hospital (CMH) did not need to be built on the Site. Members noted these supportive representations.

#### *Grounds of Adverse Representations*

#### Objection to "R(B)" Zoning

7. The Chairman said that many representations and comments objected to the rezoning of the Site to "R(B)". Their main grounds were that provision of more luxury housing on the Site would not alleviate the imminent demand for more affordable housing and it would only benefit a small number of people; residential use would create negative impacts including higher development intensity and wall effect, air ventilation, and traffic impacts, etc.; it would affect the development of facilities for higher education; and residential use would be incompatible with the educational and student hostel uses proposed on the ex-LWL site. These representers generally proposed to revert the zoning of the Site to "G/IC(9)".

8. The Vice-chairman said that the Site was one of the 36 "G/IC" sites that had

been identified by the Government for rezoning to residential use, as part of the package of measures to increase the supply of housing land as announced by the Chief Executive in 2012. These sites satisfied a few basic selection criteria – they were not required for Government, institution or community (GIC) uses; the sites were suitable for residential use; and the residential use of these sites would not create any adverse impacts on the surroundings. He considered that the Site was suitable for residential purpose from the land use planning perspective. Nevertheless, in view of the fact that the Education Bureau (EDB) had indicated that there was a need to consider using the Site for educational purposes, particularly special education, he would support reverting the zoning of the Site to “G/IC(9)”.

9. The Chairman requested the Secretary to explain more clearly the Government’s on-going process in identifying more housing land. The Secretary said that other than the 36 “G/IC” sites initially identified, the Government had undertaken a comprehensive review of over 1,000 sites that had potential to be rezoned for residential use. For “G/IC” sites, the main considerations were whether the sites were still needed for provision of GIC facilities to serve the local or wider district; whether the sites were suitable for residential use; and whether the proposed residential use on the sites would create adverse impacts. A comprehensive planning assessment, supported by technical assessments as necessary, was undertaken for each of the selected sites. The sites being assessed were under various zonings, including “G/IC”, “Green Belt”, “Recreation” and “Industrial”.

10. A Member said that MPC had considered the proposed rezoning of the Site in two meetings and at the second meeting held on 25.1.2013, and that the representatives of EDB and the University Grants Committee (UGC) had at that time clearly indicated that the Site was not required for educational purposes. Hence, MPC agreed that the relevant proposed amendment to the OZP should be exhibited for public inspection under the Ordinance so that stakeholders and members of the general public would have an opportunity to submit representations to the Board for consideration before the Board decided on the appropriate zoning of the Site.

11. The Chairman said that some representers and commenters had indicated that residential use on the Site would not be compatible with the hostel and educational uses



intended for the northern portion of the ex-LWL site as student activities would create noise nuisances and would lead to complaints and conflicts with the future residents. In this regard, a Member did not agree that student hostel and educational uses were incompatible with residential use. There were many examples of existing student hostels located within a residential neighbourhood and the Board had recently approved a proposed student hostel at Mui Fong Street that was located amidst a residential neighbourhood in Sai Ying Pun. For any noise nuisance problem, it should be resolved under the provisions of existing environmental legislation. Mr K.K. Ling said that at the MPC meeting for consideration of the rezoning proposal for the Site, Members generally considered that the Site was suitable for residential use and that student hostel and educational uses were not incompatible with residential use.

12. Three other Members also agreed that the Site was suitable for residential use and that student hostel and educational uses were not incompatible with residential use. Nevertheless, whether there were other uses more suitable for the Site could be further discussed in the meeting. One of the Members indicated that potential noise nuisances could be mitigated by means of design and layout of facilities to be provided within the northern portion of the ex-LWL site.

13. A Member pointed out that the Site was a relatively small site within a much larger GIC cluster and given EDB's latest intention to study the feasibility of using the Site for a special school development, it would be more appropriate to revert the zoning of the Site to "G/IC(9)". The specific GIC use to be developed on the Site in future could be determined by the Government and fell outside the ambit of the Board.

14. The Chairman summarized Members' views that the Site was considered suitable for both GIC and residential uses; and that student hostel and educational uses would not be incompatible with residential use. Members also noted that EDB had decided to study the feasibility of using the Site for a special school development. Members would discuss whether the zoning of the Site should be revised taking into account the representations, comments and the latest view of EDB.

Revert to “Government, Institution or Community (9)” zoning

15. The Chairman said that many representers and commenters proposed reverting the Site for GIC uses including educational or community uses. Their main grounds or views were that the Site was within a “G/IC” cluster and should be retained for GIC uses; all members who attended the meetings of the Housing and Infrastructure Committee of the Kowloon City District Council (KCDC) held to discuss the matter supported retaining the Site for GIC uses; the Legislative Council Panel on Education objected to rezoning the Site for residential use and urged the Government to retain the Site for GIC uses including educational use; and that it was correct for the Government to take the Site out from the Land Sale Programme for 2014/2015.

16. Members noted that in late 2012/early 2013 when MPC considered the rezoning proposal, relevant Government departments/bureaux had indicated that there was no need to reserve the Site for GIC or open space uses. In processing the representations and comments, the Planning Department (PlanD) had re-assessed the demand for GIC facilities in consultation with concerned bureaux/departments. Although there was generally no shortage in the planned major GIC facilities and open space in the Kowloon Tong area, EDB indicated that during their recent rounds of consultation, various quarters of the community had requested the Government to strengthen support for special education development. Hence, EDB had decided to carefully study the feasibility of using the Site for a special school development. As advised by the representative of EDB in the hearing sessions, due to the implementation of the new secondary school curriculum and the policy for extension of educational years for special education, there would be an estimated new demand for 500 special school places in Kowloon (including Tseung Kwan O (TKO)), which would be equivalent to about two new special schools.

17. A Member said that when MPC decided to exhibit the rezoning of the Site to “R(B)” for public inspection, relevant government departments/bureaux had at that time indicated that there was no requirement for specific GIC uses for the Site. It was MPC’s intention to allow an opportunity for stakeholders and general members of the public to submit representations and comments to the Board under the provisions of the Ordinance before the Board decided on the appropriate zoning of the Site after consideration of all representations and comments. There were a few potential GIC uses, and EDB indicated

that they would study the feasibility of the Site for a special school development; HKBU indicated that the Site was needed for their long-term development; and the local community had indicated the need for community facilities including community hall or other local GIC uses. In view of the latest circumstances, it was more appropriate to revert the zoning of the Site to “G/IC(9)”.

18. In summary, Members considered that there were now potential GIC uses for the Site and agreed that it was appropriate to propose amendment to the OZP to revert the zoning of the Site to “G/IC(9)”.

*Proposed Allocation of the Site to HKBU*

19. The Chairman said that one of the proposals of the representers and commenters was to allocate the Site to HKBU for its long-term development including a whole person development complex, a student hostel and a Chinese Medicine Teaching Hospital (CMTH). Their major grounds/views were:

- (a) HKBU had the smallest campus area, in terms of absolute land area and land area per student, amongst the eight UGC-funded institutions;
- (b) HKBU was not allocated additional land to cater for the 3-3-4 academic reform and additional facilities were accommodated by additions to the existing buildings;
- (c) the HKBU campus was very congested and there was a lack of space for students to hold functions, meetings and self-studies. There was also inadequate green space;
- (d) there were inadequate student hostel places in HKBU. Off-campus hostels were inconvenient and could not help students to enjoy campus life;
- (e) the Site was surrounded by HKBU buildings on all three sides and was the only piece of land available in close proximity to HKBU for their long-term development; and

- (f) the ex-LWL site should be developed in an integrated manner with the existing HKBU campus. Only HKBU would be able to make the best use of the ex-LWL site adjoining its campus.

20. Members noted the above views. Nevertheless, Members considered that whether the Site should be reserved for special school or other educational uses, or other permitted uses under the proposed “G/IC(9)” zone should be determined by the Government with reference to its policy priority. This matter was outside the Board’s ambit.

*Use of the Site for CMH /CMTH*

21. The Chairman said that another proposal of the representers and commenters was to use the Site for a CMH/CMTH. Their main ground was that there was a need for a CMH/CMTH in Hong Kong which was important for the long-term development of Chinese Medicine in Hong Kong.

22. Members noted the above views and that the Chief Executive had announced in the 2014 Policy Address that the Government had decided to reserve a site in TKO to set up a CMH but the agent for developing the CMH had yet to be decided. Two Members indicated that while the Board proposed to revert the zoning of the Site to “G/IC(9)”, the future user of the Site was to be determined by the Government with reference to its policy priority, which was outside the Board’s ambit.

*Use of the Site for Special Education*

23. The Chairman said that in the processing of the representations and comments, EDB indicated that they would study the feasibility of using the Site for a special school development. Some representers/commenters or their representatives had raised doubts on the use of the Site for a special school at the hearing. Their main views were:

- (a) no justifications had been provided to support the proposed use of the Site for special education. The Government had not proposed to use the Site

for special education purpose in its reply to a LegCo question on the subject in 2013;

- (b) a school for special education was not location-bounded and did not need to be located at the Site;
- (c) there were many vacant school premises/sites in Hong Kong. The Government should consider providing the proposed special school at these vacant school premises/sites so that the Site could be retained for use by HKBU or other GIC purposes; and
- (d) EDB had not consulted the relevant stakeholders about the proposal of locating a special school at the Site.

24. Members noted the above views. Nevertheless, Members considered that whether the Site, proposed to be reverted to “G/IC(9)”, should be reserved for a special school development was to be determined by the Government with reference to its policy priority, which was outside the Board’s ambit. Members noted that ‘School’ was a use permitted as of right under the “G/IC(9)” zone. Furthermore, the consultation for the special school proposal was a matter for EDB to further consider and follow up.

#### Public Consultation

25. The Chairman said that some representers and commenters had indicated that there was insufficient public consultation with the major stakeholders such as HKBU, students and residents prior to rezoning the Site to residential use.

26. In this regard, Members considered that the publication of the amendment under the Ordinance was a statutory public consultation procedure that was properly followed. On 25.1.2013, MPC decided to exhibit the zoning amendment to provide a statutory channel for stakeholders and the general public to submit their views to the Board for consideration before deciding on the appropriate zoning for the Site. During the plan publication period, the Housing and Infrastructure Committee of the KCDC was consulted and the concerned stakeholders including HKBU, local community and the general public

were provided with the opportunity to submit representations and comments to the Board for consideration.

27. In response to the Chairman's question, the Secretary said that for site-specific rezoning proposals, PlanD would consult the District Council either before or during the exhibition of the OZP. Liaison with the relevant District Officer would be undertaken to ascertain the need for consultation prior to exhibition of the OZP. For amendments to an OZP covering a more extensive area with major planning implications, the District Council might be consulted on initial rezoning proposals and their views would be reported to the Board when it considered the proposed amendments to the OZP.

28. The Chairman said that a ground of some representations and comments was that it was misleading and procedurally wrong to include the Site in the Land Sale Programme while the public consultation on the rezoning was still underway. In this regard, Members noted that it was an established practice of the Government to include all anticipated Government sites that were expected to become available for sale in a certain year, including those that were pending completion of various processes such as town planning procedures, into the Land Sale Programme. The concerned sites would only be put up for sale after completion of the necessary processes. This would provide clear information to the market. There was no issue of pre-empting the town planning process as sites would not be put up for sale if the rezoning was eventually not agreed by the Board.

#### Education Policy

29. The Chairman said that some representers and commenters proposed to reserve the Site for educational use. There were views raising concerns on the shortage of land for higher educational use; and the inadequacies of the assessment criteria adopted by EDB/UGC for assessing land requirements of universities.

30. Members noted the above views. Nevertheless, Members considered that these matters were related to education policy, which should be dealt with by EDB/UGC or the Government with reference to its policy priority and they were outside the Board's ambit.

*Need for Social and Community Facilities*

31. The Chairman said that some of the representers and commenters, had indicated that there was a need for more local social and community facilities, including elderly centre, community hall, library and offices for non-profit organizations, in Kowloon City.

32. Members noted that relevant Government departments/bureaux had confirmed that there was no need to reserve the Site for GIC or open space uses at the time when MPC considered the rezoning proposal in late 2012/early 2013. In processing the representations and comments, PlanD had re-assessed the demand for GIC facilities in consultation with concerned bureaux/departments. There was generally no shortage in the existing and planned major GIC facilities and open space in the Kowloon Tong area apart from EDB's request for studying the feasibility of using the Site for a special school development.

*Time Limit on Oral Submission*

33. The Chairman said that a few representers/commenters had indicated objection to imposing a 10-minute time limit for making oral submissions. In this regard, Members noted that the special arrangement for the hearing, including the imposition of a time limit on making oral submissions, was necessary as more than 2,800 representers/commenters had indicated that they would attend in person or would authorise a representative to attend the meeting and the Board had to ensure that the representation consideration process would be completed within the statutory time limit. To allow flexibility, there were mechanisms to allow cumulative speaking time for authorised representatives and/or request for extension of time for making oral submissions.

*The Board's Decision on Amendment Item A*

34. In summary, the Board noted all the grounds and proposals in the written and oral submissions of the representers and commenters and the responses of the Government bureau/departments as highlighted above. The Board was of the view that the Site was suitable for both GIC and residential uses. However, taking into account that the demand

for educational or GIC uses on the Site (including EDB's latest intention to study the feasibility of a special school development) as expressed by different stakeholders and Government's latest intention, the Board agreed to propose amendment to the OZP to revert the zoning of the Site to "G/IC(9)".

35. Members went through the proposed amendments to the Plan, Notes and Explanatory Statement of the draft Kowloon Tong Outline Zoning Plan (OZP) in Annex IX of the Paper. The proposed amendments involved amending the zoning of the Site to "G/IC(9)" as shown on the OZP; deletion of the Notes for the "R(B)" zone; and amendments to the Explanatory Statement to delete the section regarding the "R(B)" zone and corresponding amendments to the total area covered by the "G/IC(9)" zone and the planned population of the planning area covered by the OZP. The Board considered that the proposed amendments to the Plan, Notes and Explanatory Statement as shown in Annex IX of the Paper were suitable for publication in accordance with the provisions of the Ordinance.

36. The Secretary said that after confirmation of the minutes of the meeting, the proposed amendments would be published under section 6C(2) of the Ordinance for three weeks. Any person, other than those who had made representations and comments after consideration of which the proposed amendments to the OZP were proposed, could submit further representation to the Board within the three-week statutory publication period. If any adverse further representation was received, a further representation hearing would be arranged and all representers, commenters and further representer(s) would be invited to attend the further representation hearing for consideration of the proposed amendments to the OZP. If no further representation was received or if only supportive further representations were received, no further representation hearing was required under the Ordinance.

#### **Representations relating to Items B and C**

37. The Chairman requested Members to consider the representations relating to Amendment Items B and C regarding the BBS site. He recapped as follows:

##### *Supportive Representation*

- (a) R5 supported Item B on the grounds of provision of more flats and



inclusion of the “Hong Kong property for Hong Kong people” clause to the BBS-west site. R5 considered that it was better to rezone the BBS-west site to “Residential (Group A)” (“R(A)”), if possible;

- (b) R5 also supported Item C on the ground of preservation of historic building with character;

*Adverse Representation and Comment on Representation*

- (c) R8 opposed Item B mainly on grounds that the scarce GIC land for public use would be reduced due to rezoning of the BBS-west site for residential use (Item B); provision of only 44 luxury flats could not solve the housing problem; and there were no planning justifications to rezone the BBS-west site for residential use. It was proposed that the Government should compensate the loss of GIC land by rezoning another residential site for GIC use; and

- (d) C1 submitted by an individual supported R8’s objection to Item B.

38. Members agreed to note the supportive views of R5. With regard to R8, Members noted that there was adequate existing and planned provision of GIC facilities to meet the needs in the Kowloon Tong area, and considered that it was appropriate to rezone the BBS-west site to “R(C)9” to meet the pressing demand for housing land. The proposed “R(C)9” zoning was also considered compatible with the surrounding low to medium-density developments. Members considered that R8 should not be upheld and the OZP should not be amended with respect of the BBS-west site.

R1 to R7, R6738, R6861, R8315 and R8322

39. After deliberation, the Board agreed to note the supportive views of R1 to R7, R6738, R6861, R8315 and R8322.

40. The Board also agreed to advise R1 to R7, R6738, R6861, R8315 and R8322 that “While the Site is considered suitable for both government, institution or community (GIC) and residential uses, it is proposed that the Site be reverted to “Government,

Institution or Community (9)” (“G/IC(9)”) zoning to meet the latest need for GIC uses.”

R1192 and R2375

41. After deliberation, the Board agreed to note the views of R1192 and R2375 that they did not support giving the Site to the Hong Kong Baptist University (HKBU).

42. The Board also agreed to advise R1192 and R2375 that “Land allocation of the Site to a specific organisation falls outside the ambit of the Board.”

R8

43. After deliberation, the Board decided to propose amendment to the Plan to partially meet R8 by amending the zoning of the Site from “Residential (Group B)” to “G/IC(9)”.

44. The Board also agreed to advise R8 that “The role of the Board is to consider the appropriate zoning of the Site. While relevant GIC uses are always permitted in the “G/IC(9)” zone reverted to, the allocation of the Site to a particular GIC user falls outside the ambit of the Board.”

45. The Board also decided not to meet the remaining part of R8 regarding objection to Amendment Item B for the following reason:

“ As there is adequate existing and planned provision of GIC facilities to meet the needs in the Kowloon Tong area, it is appropriate to rezone the BBS-west site to “R(C)9” to meet the pressing demand for housing land. The proposed “R(C)9” zoning is compatible with the surrounding low to medium-density developments.”

R9 to R25884<sup>1</sup> (excluding R1192, R2375, R6738, R6861, R8315 and R8322)

46. After deliberation, the Board agreed to propose amendments to the Plan to meet/partially meet R9 to R25884 (excluding R1192, R2375, R6738, R6861, R8315 and R8322) by amending the zoning of the Site from “Residential (Group B)” to “G/IC(9)”.

47. The Board also agreed to advise the representers, who had proposed to use the Site for specific GIC facilities such as Chinese Medicine Hospital, Chinese Medicine Teaching Hospital, Hong Kong Baptist University (HKBU) campus, HKBU hostel, other educational or medical facilities, and social welfare facilities the following:

“ The role of the Board is to consider the appropriate zoning for the Site. While relevant GIC uses are always permitted in the “G/IC(9)” zone reverted to, the allocation of the Site to a particular GIC user falls outside the ambit of the Board.”

### **Agenda Item 3**

#### Any Other Business

[Confidential Item. Closed Meeting]

48. This item was recorded under confidential cover.

49. There being no other business, the meeting was closed at 10:10am.

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<sup>1</sup> Representations No. R2312, R3178, R3208, R6043, R6681, R7025, R7386, R7616, R7914, R7945, R8975, R9044, R9685, R11508, R12158, R12195, R12272, R12431, R12433, R12504, R13881, R13977, R14090, R15008, R15038, R15442, R16559, R18428, R18598, R20145, R21034, R21060, R21166, R21280, R21351, R23304, R23810, R23929, R24916, R24944 and R25520 were taken out due to invalid/withdrawn representations.

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1.	R14	Ho Hin Ming, Kowloon City District Councillor	38.	R141	Wong Pik Wan, Susanna
2.	R37	譚華正/譚陳書琴	39.	R146	Luk Ching Hang
3.	R38	Law, Travis	40.	R148	Pan Jiayan
4.	R40	Tse, Daniel C.W.	41.	R149	Lam Ka Yin
5.	R42	Wong Wai Yeung	42.	R150	Chan MP
6.	R43	Bian Zhao Xiang	43.	R153	Yuen Tung Nam
7.	R45	Ng, Fanny	44.	R156	Li Ka Ying
8.	R52	Chan Lok Lam	45.	R158	Tsang Yin Kwan
9.	R55	Tam, Jimmy	46.	R160	Leung Ming Hung
10.	R56	Shi Benyun	47.	R161	Ho, Christine
11.	R57	Liu, Frank	48.	R163	Zhou Qiming
12.	R58	Man Ho Yin	49.	R165	Law Yin Fai
13.	R60	張學斌	50.	R166	Kathleen Ahrens
14.	R65	Bao Qing	51.	R169	Chung Mei Fung
15.	R68	Hui, Calvin	52.	R171	Chan Ching Han
16.	R69	Cheung Ho Kwan	53.	R176	Tsang Hing Lung
17.	R74	Cheng Yuet Yee	54.	R178	Cheng Ka Lun, Benjamin
18.	R79	Yi Xiaoqin	55.	R179	Lee Chun Hong
19.	R83	Lam Kai Man	56.	R180	Choi Nga Kwun
20.	R88	Cheng Wai Yee, Monica	57.	R181	Lo Wai Cheung
21.	R93	Lo, Agnes	58.	R182	Lui Yu Hung
22.	R95	Pang, Leslie	59.	R183	黃姝菡
23.	R96	Lam Hoi Shan	60.	R184	Tam Pik Chit
24.	R100	Wong, Frankie	61.	R185	謝敏儀
25.	R102	禹志領	62.	R187	Cheung Wing Yi
26.	R107	Kan Wing Cheung	63.	R189	Hu, Joseph
27.	R112	Tang Yin Sze	64.	R190	Qi Xueyuan
28.	R113	Lau Wai Ying	65.	R198	Wong Kwan Cheung
29.	R115	Chan Shan Miu	66.	R199	Lam Wai Man
30.	R116	Yip Yiu Sing	67.	R204	Chu, Charles
31.	R125	Lau Yee Ching	68.	R205	Fong Po Yan
32.	R126	Sin Chui Ling	69.	R211	Wong Wai Hin
33.	R127	Yeung, Jessica	70.	R212	童敬耀
34.	R131	Cheung, Winnie	71.	R214	王志維
35.	R134	Lian-Hee Wee	72.	R221	Chung Cheuk Yan
36.	R136	Tang Oi Yee, Rosa	73.	R222	黃妍萍
37.	R137	Cheng Chun Sun	74.	R224	徐建良
			75.	R227	Lau Wai Chu

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

76.	R228	Ho Wan Sze
77.	R229	Chan, Janis
78.	R230	Xue Zhangminmin
79.	R232	Lo Yuen Lan, Celia
80.	R234	Leung Fai Hung, Arthur
81.	R239	Wong, Sonia
82.	R240	Tam Pui Ming
83.	R245	Mak Kin Wah, Johnny
84.	R251	Wong Lai Pik
85.	R261	Deng Liping
86.	R263	Wong Pui Yin, Elizabeth
87.	R264	Lee King Shun
88.	R266	唐志
89.	R267	Pow Wai Cheong, Jacky
90.	R268	Tsui, Judy
91.	R270	Wong Suk Ling
92.	R275	Fung Wing Yan
93.	R276	鄭朗澄
94.	R278	羅兆麟
95.	R280	Wong Miu Lan
96.	R286	趙其琨
97.	R288	Cheung Sze Mun, Trixie
98.	R292	江偉豪
99.	R295	Leung Ming Hung
100.	R296	Leung Wing Kun
101.	R300	Wong, Emily
102.	R306	Wong Hang Chung
103.	R307	Leung Wing Kun
104.	R315	Leung Nim Wai
105.	R316	Lam Yiu Fai
106.	R317	Cheung Miu Kuen, Eve
107.	R318	Tseng Yee Har, Catherine
108.	R319	Yim Siu Wai
109.	R321	Pang Kai Tik
110.	R323	Chan Wun Wa
111.	R327	Chan Yun Cheuk
112.	R328	Cheung Yun Lai, Henry
113.	R330	Yip Mei Ling

114.	R332	Yip Shuk Chi
115.	R334	Chau Ching Yee
116.	R341	Fu Kwok Wan
117.	R345	Fu Lam Yu
118.	R352	Wong Man Kong
119.	R358	Lee, Paul
120.	R359	Kwok Ka Yan
121.	R364	Kot Hung Wan
122.	R365	Lam Wing Ho
123.	R366	陶志廣
124.	R368	陳家福
125.	R369	Cho, Jacqueline
126.	R370	Chan Tung Wai
127.	R372	Li Siu Ki
128.	R374	Yip Wing Man
129.	R377	Yeung Ka Wing
130.	R379	Miss Chi
131.	R401	Wong Yiu Lok
132.	R402	Cheung Yu Yuen
133.	R408	Chung So Chun
134.	R411	Xu Zhao
135.	R412	Wong Shing Yam
136.	R414	Chan Ka Wah
137.	R416	Tam Siu Shan
138.	R420	Hung Chi Wai
139.	R422	Wong Kit Mui
140.	R423	Ho Chun Hong
141.	R424	Leung, Wilson
142.	R425	Chan Lee Ki
143.	R427	Ma Kin Yan
144.	R429	Chan Ka Wah
145.	R434	Lo Yee Wah, Eva
146.	R437	Sun Bo
147.	R438	Ma So Lan, Ivy
148.	R439	Syed Minhaj Ul Hassan
149.	R441	Yang Suying
150.	R442	Yip Siu Han
151.	R444	So, Kitty

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

152.	R445	Chiu Sin Ting
153.	R449	Yau Wai Fong, Winifred
154.	R452	Fung Sze Wan
155.	R454	Yip Tsui Pik
156.	R458	Chan Hon Man
157.	R459	Tse Chi Wang, Phil
158.	R462	Wong Ching Ching
159.	R463	Wong Chi Hon, Simon
160.	R465	Cheung Siu Yin
161.	R466	Woo Wing Yee
162.	R467	Wong Man Yee, Sarah
163.	R468	Choy Wing Kuen
164.	R470	Ng Wing Kei
165.	R471	Lai Suk Yin
166.	R476	丁力旻
167.	R477	Chu Chi Ho
168.	R479	Ko How Hsia, Dorothy
169.	R486	Fung Kim Yung
170.	R488	Shiu Wing Yee
171.	R493	Lau Yu Hang
172.	R494	Leung Chung Hing
173.	R495	Mark Sy Yu
174.	R497	Wong Tung Yi
175.	R499	Lam Yat Sum
176.	R503	Yeung Ting Wai
177.	R504	Li Siu Cheung
178.	R511	Chan Chok Meng
179.	R514	Yuan Sujun
180.	R515	Hung, Kineta
181.	R517	Lee Chun Sum
182.	R518	Wong Chi Fai
183.	R521	Tang, K K
184.	R524	Yu Ka Wai
185.	R526	Shum Tin Wai
186.	R529	Tai Man Chun
187.	R531	Chan Siu Chung
188.	R532	曾子聰
189.	R533	Leung Hoi Chi

190.	R539	Tam Ching Yu, Sandy
191.	R540	Lam Sui Wah
192.	R541	Chan Mau Hing
193.	R543	Hon, Linda
194.	R545	Chan Cheung Choi Wan
195.	R549	Choi Chung For
196.	R550	Yeung Yuk Fan
197.	R552	Cheng Wing Yan
198.	R553	Chan Yu Sun
199.	R554	Wong Siu Chun
200.	R556	Lau Ka Yee, Joey
201.	R560	Au Irvin Ivy
202.	R561	郭平
203.	R571	區何美卿
204.	R576	吳江蓮
205.	R578	李灼珊
206.	R585	Lin Zhijun
207.	R588	Mak Oi Kei, Lande
208.	R593	區麗君
209.	R595	Fung May Kam
210.	R601	黎惠賢
211.	R602	Li Chui Yee
212.	R605	Wo, Wendy
213.	R606	Toa, Esther
214.	R608	Kwan Wai Ki, Vicki
215.	R609	Cheung Yin Ming
216.	R621	Chui Mei Yee
217.	R629	Chung Chuen Fong
218.	R636	吉鳳霞
219.	R638	張漢璣
220.	R639	Chau Ching Sum
221.	R641	Cheung Yun Wa
222.	R644	劉季香
223.	R647	潘機澤
224.	R662	Liu, Tracey
225.	R663	Chu, Vinny
226.	R667	Lee, Vicky
227.	R668	Poon, Polly

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

228.	R669	Chow Chung Wing
229.	R674	Lam Yin Ling
230.	R678	Leung, Sara
231.	R680	Tsui Ka Man
232.	R682	Wong Mo Tao
233.	R684	Lo Yin Yu
234.	R685	Man Kit Chang
235.	R686	Wong Pik Wan, Susanna
236.	R692	莫婉芬
237.	R700	林美玉
238.	R705	Li Yuk Lin
239.	R734	馮燊均國學基金會
240.	R735	曹綺麗
241.	R737	蘇蘭玲
242.	R739	黃偉豪
243.	R741	蘇振環
244.	R753	Kwan Wan Sze
245.	R754	Cheng Yim Ling
246.	R755	Yen Yuk Ling
247.	R756	Tang, Tao
248.	R769	Lam Kai Cheong
249.	R770	Lam Cheung Chuen
250.	R772	陳銘傲
251.	R781	Cheung Chui Shan
252.	R782	Chiu Ping Kwan
253.	R784	梁珏滔
254.	R785	梁麗珍
255.	R787	Yung Chau Shuen, Rebcca
256.	R790	Zhang Hong Qi
257.	R798	Ling Sze Ki
258.	R804	黎永業
259.	R809	謝鳳美
260.	R823	Chan Kin Kwon
261.	R836	Chan Sze Wai
262.	R837	Mo Lai Kuen
263.	R838	周鳳研
264.	R839	李偉儀
265.	R847	吳子健

266.	R851	袁潔芳
267.	R852	李玉娟
268.	R853	吳世昌
269.	R855	陳秀玲
270.	R857	Ng Ka Yan
271.	R858	許美蓮
272.	R864	Yu Wai Kam
273.	R868	伍志超
274.	R876	Siu Kin Sze
275.	R892	康詠芯
276.	R897	鄭舒允
277.	R911	吳素嫻
278.	R915	Au, Atlas
279.	R917	許新洲
280.	R920	Yu Wan Pan, Phyllis
281.	R931	鄧企棟
282.	R932	易國堅
283.	R933	施瑋延
284.	R935	陳永紳
285.	R941	黃雅盈
286.	R955	戴偉雄
287.	R957	胡天納
288.	R986	廖欣楊
289.	R991	劉盛豐
290.	R996	曹龍芬
291.	R998	何卓鈴
292.	R999	謝祖容
293.	R1000	Tam Nga Kei
294.	R1001	韋惠英
295.	R1006	Li, Tang, Chen & Co
296.	R1013	Wong Tuk Chuen
297.	R1014	Lee Yip Chung
298.	R1016	Wong Shuk Yan
299.	R1024	Wong Sze Nga
300.	R1028	Chiu Chin Tung
301.	R1034	Zhang, Junfeng
302.	R1037	Ng Hoi Nam
303.	R1042	Lai Yin Hong

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

304.	R1043	Steve Leung
305.	R1045	Chan Cheuk Ho
306.	R1048	潘霖浩
307.	R1051	劉潔瑩
308.	R1052	Lam Sui Wah
309.	R1053	Wong May Wai, Esther
310.	R1054	Yeung Wing On
311.	R1058	Leung Man Hung, Venus
312.	R1060	黃芷櫻
313.	R1061	鄭浩文
314.	R1063	吳子康
315.	R1064	麥金蓮
316.	R1066	Tse Yuen Har
317.	R1069	鄭穎恩
318.	R1072	Cheng Wai Sing, Richard
319.	R1076	唐家樑
320.	R1081	黃煒強
321.	R1082	羅瑞心
322.	R1083	黃展程
323.	R1085	So Tsz Ching
324.	R1088	李慧筠
325.	R1096	Tse Po Yan
326.	R1103	Liu Qiao Ling
327.	R1105	
328.	R1110	王正文
329.	R1112	彭愉康
330.	R1113	楊洛
331.	R1116	謝佛帶
332.	R1131	Lam Wai Man
333.	R1133	Man Kong To
334.	R1138	周偉倫
335.	R1140	黃芊蔚
336.	R1144	Lau Kit Ying
337.	R1145	Chan Tat Wah
338.	R1150	Mak Wing Fu
339.	R1151	Li Zirui
340.	R1155	Lau Fat Man
341.	R1158	歐陽少勳

342.	R1160	Yuen Fu Kuen
343.	R1163	許素君
344.	R1164	Poon Shuet Ling
345.	R1167	陳雪怡
346.	R1175	Tang Kwong Wa
347.	R1177	Li Yiu Kwun
348.	R1179	Sham Oi Tao, Tiffany
349.	R1184	Yung Pui Lam
350.	R1196	Ho Wing Chung Clara
351.	R1197	Ho Kai Ming
352.	R1199	陳婉玲
353.	R1203	Liang Zhitao
354.	R1206	鄭皓澄
355.	R1209	Wong Tsz Hin
356.	R1211	梁振豪
357.	R1212	周鳳儀
358.	R1214	張敏賢
359.	R1215	Chan Man Ling, Yvonne
360.	R1226	吳文敏
361.	R1227	黃俊淇
362.	R1228	Wong Lai Kit
363.	R1238	廖玲慧
364.	R1244	Chan Pui Yan
365.	R1248	龔國邦
366.	R1253	羅海兒
367.	R1255	陳芷穎
368.	R1258	梁敏莊
369.	R1263	Leung Wai Faat
370.	R1265	鍾利康
371.	R1270	陳曉宜
372.	R1273	張帆
373.	R1275	詹曉婷
374.	R1280	楊澤江
375.	R1283	謝樂筠
376.	R1284	Tsui Ka Wa
377.	R1287	陳梓聰
378.	R1298	Wong Hiu Ying
379.	R1303	Cheung Ho Sum



## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

380.	R1319	陳志偉
381.	R1329	Wong Yun Mei
382.	R1330	Wong Mei Ki
383.	R1337	胡愛華
384.	R1340	曹雅香
385.	R1343	麥少群
386.	R1346	柯燕雲
387.	R1356	Kwan Tin Chi
388.	R1364	柯漢文
389.	R1366	曾駿紳
390.	R1368	Cheung Ka Yu
391.	R1381	陳志榮
392.	R1383	雷少幸
393.	R1385	林玉冰
394.	R1387	Choi, Gladys
395.	R1394	曾永華
396.	R1397	馬嘉文
397.	R1405	馮綺珊
398.	R1407	高遠
399.	R1409	Lai Wai Yin
400.	R1410	Lam Chung Ping
401.	R1412	Lau Cheung Ling
402.	R1424	Wong Hoi Ching
403.	R1434	Kwan Kai Man
404.	R1437	Charmaine Carualho
405.	R1438	Chan, Claudius
406.	R1443	Mok Tak Wah
407.	R1446	Yim Siu Wai
408.	R1451	Tsang Mei Ching
409.	R1457	Chow Ling Tai
410.	R1458	Ma Hing Keung
411.	R1460	陳省良
412.	R1463	Cheng Che Leung
413.	R1466	王永欽
414.	R1469	伍桂華
415.	R1475	Tai Kin Hon, Samson
416.	R1486	Chan Wai Pik, Rosa
417.	R1499	Lau Man Hon, Edward

418.	R1506	Lau Wah Sum
419.	R1508	陳其德, 香港台山同鄉總會(九龍城分會)
420.	R1509	陳其德, 香港台山同鄉總會(青年委員會)
421.	R1511	Lee Kwok Yu, Edward
422.	R1512	So Nga Nam
423.	R1517	Chung Siu Har, Cecilia
424.	R1521	鄧裕南
425.	R1525	Ho King Wah
426.	R1530	伍澤梓
427.	R1538	Siu Tai Lun, Tyrone
428.	R1542	Wong Ming Ho
429.	R1543	羅綽昕
430.	R1548	黃嘉玲
431.	R1551	Kong Po Ying
432.	R1556	甘穎忠
433.	R1559	Wong Oi Ying
434.	R1563	鍾慧琪
435.	R1568	梁貴華
436.	R1570	謝晉頤
437.	R1574	陳樂詩
438.	R1578	Li Hoi Kwan
439.	R1590	Yau Kin Cheong
440.	R1594	羅顯懷
441.	R1597	徐振耀
442.	R1600	黃浩昌
443.	R1601	孫穎儀
444.	R1602	Siu Yiu Wai & Asso. Ltd.
445.	R1603	伍宜孫慈善基金會有限公司
446.	R1609	Human Resource & Admin, Ideal Fast Ever Asia Ltd.
447.	R1610	蔡嘉琪
448.	R1615	Yuk Shing Circuits Co. Lt.d
449.	R1631	梁凱詠
450.	R1633	吳怡
451.	R1640	翁芷欣
452.	R1641	林燕

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

453.	R1643	連燕如
454.	R1644	蒙德揚
455.	R1649	老麒伊
456.	R1664	何瑞麟
457.	R1666	懷德置業有限公司
458.	R1667	孫少文
459.	R1668	鄭俊鴻
460.	R1671	Hou, Ricky
461.	R1674	伍步功
462.	R1682	Wong Tim Keung, Simon
463.	R1687	全國基督教大學同學會教育基金
464.	R1690	Lo Shuk Wan
465.	R1694	Lam Kai Yee
466.	R1696	Liu Ka Kit
467.	R1702	李偉陽
468.	R1726	Asia One Communication Group
469.	R1736	蔡嘉嘉
470.	R1740	Chau Ho Ming
471.	R1745	鄧偉霆
472.	R1750	李冠華
473.	R1752	Chow Wing Tung
474.	R1764	Hsin Chong Construction Co Ltd.
475.	R1766	廖超衍
476.	R1773	吳港星
477.	R1779	Shiu Lok Yin
478.	R1785	張紅霞
479.	R1786	Colin Sparks
480.	R1788	Tung Tin Hung
481.	R1789	Leung Siu Fai
482.	R1804	顏嘉瑤
483.	R1805	李善裳
484.	R1807	李穎儀
485.	R1812	梁俊斌
486.	R1818	Wong Yiu Lok
487.	R1822	梁詠儀
488.	R1825	李淑娟
489.	R1828	黃鳳儀
490.	R1835	Lam Ming Him

491.	R1841	蘇暢
492.	R1850	Chan Man Pui
493.	R1856	潘文慧
494.	R1857	張楚彤
495.	R1878	馮天沛
496.	R1884	Ngai Chiu Fung
497.	R1900	Kwong, Allan
498.	R1906	Fok Chow Yin
499.	R1910	Lee, Saminee
500.	R1912	Yu Ho Yin
501.	R1914	Lee, Patrick
502.	R1918	Ho Wai Ngo, Catherina
503.	R1933	周永康
504.	R1948	Chow Chung Wing
505.	R1960	Leung Ka Man
506.	R1964	Wong Sze Ching
507.	R1973	Pang Suet Wa
508.	R1975	鄭家俊
509.	R1984	吳雪希
510.	R1985	Cheung Tsz Sin
511.	R1989	Lam Shing Chi
512.	R1991	Leung Lai Hei
513.	R2001	余港生
514.	R2007	Ma Wai Yan
515.	R2009	馮定軍
516.	R2018	施銘藝
517.	R2020	歐陽曉鏡
518.	R2022	吳淑君
519.	R2023	李宛殷
520.	R2025	Chan Yee Ling, Elaine
521.	R2027	Hon Ka Man
522.	R2029	吳燕琳
523.	R2031	姚思駿
524.	R2032	Wong Tsz Yan
525.	R2035	李沛盈
526.	R2036	湯琇雯
527.	R2038	葉詠如
528.	R2057	鍾志杰

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

529.	R2061	Chan Hon Man
530.	R2063	Tang Yin Ping
531.	R2070	黎靜珊
532.	R2071	胡海彤
533.	R2072	Yuen Ka Chun
534.	R2076	徐啓晨
535.	R2083	陳柏嘉
536.	R2084	Cheung Tsz Yin
537.	R2092	Yip Wai Shan
538.	R2093	關綺雲
539.	R2098	梁淑卿
540.	R2102	Liu Ming Yee
541.	R2105	Kung Ho Yeung
542.	R2112	Au Pui Ling
543.	R2121	Lau Chi Kin
544.	R2125	Ng Sze Wing
545.	R2130	崔夢瑩
546.	R2135	陳玉鳳
547.	R2138	Yeung Ka Wing
548.	R2144	Wong Hoi Yi
549.	R2146	Sin Yik Ting
550.	R2149	楊芷穎
551.	R2152	Wong Sun Lung
552.	R2156	李順強
553.	R2159	Au Kwok Yan
554.	R2166	Leung Suet Mui
555.	R2182	Lam Ming Wai
556.	R2186	Chan Wai Keung
557.	R2193	黃嘉慧
558.	R2202	王乙竹
559.	R2207	魏凱怡
560.	R2213	張洛豪
561.	R2215	Wu Chak Man
562.	R2221	Wu Ying Choi
563.	R2230	袁敏華
564.	R2237	梁穎琪
565.	R2240	Lo Man Ki
566.	R2241	賴曉敏

567.	R2243	戴振輝
568.	R2251	Lau Po Chi
569.	R2255	吳麗嫻
570.	R2271	Tam Wing Shan
571.	R2274	姜子浩
572.	R2288	陳惠琮
573.	R2292	Wu Yin Ching
574.	R2304	劉慧群
575.	R2305	王澤熙
576.	R2322	王施祥
577.	R2327	伍熙淳
578.	R2331	鍾妙瑩
579.	R2336	關卓敏
580.	R2339	陳振東
581.	R2352	Poon Chun Fung
582.	R2356	何嘉茵
583.	R2370	莫競芳
584.	R2377	Yuen Yuen Na
585.	R2378	Yung, Ong
586.	R2381	Yip Pui Shan
587.	R2382	Fu Hon Lap
588.	R2385	Mok Siu Kwong, Stanley
589.	R2386	Leung Ho Yin, Alvin
590.	R2388	Cheung Liz
591.	R2395	梁麟
592.	R2436	Li Sheung Sau
593.	R2437	Yeh Yueh Yu, Emilie
594.	R2438	Lai Tse Him
595.	R2440	Lam On Lok, Milly
596.	R2443	林敏儀
597.	R2444	Chow Hei Lam
598.	R2450	Wong Lai Ming
599.	R2451	陳美意
600.	R2452	Lai Kwok Tung
601.	R2457	Wong Chun Kuen
602.	R2465	陳煒婷
603.	R2467	Wong, Vicky
604.	R2477	Ho Wai Mei, Vivienne

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

605.	R2480	Lee Mei Tin
606.	R2481	Cheng Lok Kan
607.	R2482	Cheng Lok Him
608.	R2483	Cheng Lai Fai
609.	R2502	黃浩恩
610.	R2509	Wong Wing Ting
611.	R2514	曾冠豪
612.	R2516	Cheung Wai Yee
613.	R2520	馮皓嵐
614.	R2522	張羽翔
615.	R2527	蔣嘉宜
616.	R2534	Lee Man Fai
617.	R2535	Chan Mo Yin
618.	R2540	Lee Chung Kee
619.	R2555	Lui Ka Man
620.	R2562	Chan Pik Yi
621.	R2571	林穎玲
622.	R2573	Yiu Tsz Wing
623.	R2576	何詠盈
624.	R2577	劉楚君
625.	R2579	Lam Kai Man
626.	R2583	Ng Cheuk Nin
627.	R2586	羅佳貝
628.	R2589	梁綺婷
629.	R2592	袁希文
630.	R2600	劉綺莉
631.	R2603	Kwong Ka Yan
632.	R2604	陳柏謙
633.	R2608	鍾建邦
634.	R2610	黎曉彤
635.	R2613	范綽晞
636.	R2617	Wong Nga Yin
637.	R2620	譚錦明
638.	R2624	Lauren F. Pfister
639.	R2626	Lo Ki
640.	R2631	林淑祺
641.	R2637	李學勤
642.	R2651	莫園桓

643.	R2653	Hui Pui Chuen
644.	R2657	劉健雄
645.	R2660	Ma Chung Ying
646.	R2662	Lam Oi Tik
647.	R2672	葉佩琮
648.	R2684	Lee Tung Yan
649.	R2686	陳倩虹
650.	R2694	任康哲
651.	R2710	Tsui Chi Keung
652.	R2723	Chan Hoi Yan
653.	R2724	鄧業強
654.	R2725	譚俊賢
655.	R2729	鄭善文
656.	R2735	廖惠瑤
657.	R2742	Huang Beichen
658.	R2752	李艾琳
659.	R2754	馬偉鴻
660.	R2756	黃家希
661.	R2757	Lee Hung Yuk
662.	R2759	張苑茹
663.	R2762	Li Chiu Fan, Joseph
664.	R2764	柯熙敏
665.	R2774	吳敏清
666.	R2775	陳麗群
667.	R2790	李家俊
668.	R2794	Fung Wai Nam
669.	R2795	Chan Sin Chi
670.	R2796	葉敏
671.	R2829	譚卓霖
672.	R2831	張延雅
673.	R2834	Yau Ka Lam
674.	R2835	王楚澎
675.	R2840	許莉藍
676.	R2844	周欣
677.	R2856	王晶晶
678.	R2858	梁樂怡
679.	R2862	冼漢權
680.	R2870	陳至言

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

681.	R2877	李金強
682.	R2878	郭嘉輝
683.	R2881	Yeung Pui Yee
684.	R2882	蔡倩同
685.	R2883	張浩霖
686.	R2885	Yeung Lai Yee
687.	R2896	曹冰清
688.	R2897	陳乾坤
689.	R2907	馬雁玲
690.	R2908	黃健鴻
691.	R2917	王大權
692.	R2925	Lam Cheuk Hin
693.	R2927	Ho Chun Lai
694.	R2935	宋聚先
695.	R2936	Yim Hing Kong
696.	R2937	Ng Lai Fun
697.	R2940	Zhao Yue
698.	R2943	Lee Chun Kit
699.	R2944	Ma, Ivan
700.	R2953	Lai Yuk Ling
701.	R2958	Sung Lydia Leong Ying
702.	R2962	Lau Chun Wesley
703.	R2963	Ng Ying Chu
704.	R2969	Chan Kin Hang
705.	R2992	Cheung Wai Hung
706.	R3014	Chung Lai Him
707.	R3034	王蕾
708.	R3039	Leung Wing Cheung
709.	R3048	陳敏婷
710.	R3049	張嘉誠
711.	R3055	Fong Chor Yuk
712.	R3063	Kong Kam Wing
713.	R3153	邵慰慈
714.	R3177	李鴻心
715.	R3184	陳美紅
716.	R3200	Tang Lei Han
717.	R3214	Wong Man Chi
718.	R3217	Chan Wing Hong

719.	R3269	Kwan Kit Wan
720.	R3270	Leung Kwok Chu
721.	R3284	Kwok Sin Man Helen
722.	R3298	張婉琳
723.	R3301	Lee Yui Ming
724.	R3312	何寶儀
725.	R3317	黃世華
726.	R3328	Chan Ka Wa
727.	R3334	邱德乾
728.	R3339	韓成圓
729.	R3354	李希瑞
730.	R3356	葉雯蕙
731.	R3360	劉家華
732.	R3363	宋澄
733.	R3367	李芷瑩
734.	R3372	伍樂怡
735.	R3390	Tong Yui
736.	R3391	李媛
737.	R3392	辺研
738.	R3394	鄭展鳴
739.	R3397	賴迪生
740.	R3406	Cheng Ho Ting
741.	R3413	Tang Ka Yu Kodi
742.	R3423	Yim Yee Nga
743.	R3431	余善欣
744.	R3456	Ng Siu Kin
745.	R3458	羅善熙
746.	R3472	Wu Wai Ping
747.	R3474	區梓俊
748.	R3491	王若禹
749.	R3492	何其銳
750.	R3496	劉嘉悅
751.	R3503	馮嘉敏
752.	R3508	Yeung Hei Ting
753.	R3511	Kwong Ka Yui
754.	R3520	Ng Wai Ling
755.	R3523	王曉欣
756.	R3530	馮文傑

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

757.	R3536	嚴穎雯
758.	R3538	Pang Kin Ming
759.	R3541	Tung Ka Yuen
760.	R3544	張婉雯
761.	R3549	Lam, Patrick
762.	R3550	陳冠夫
763.	R3558	Ho, Carey
764.	R3559	周德熙
765.	R3561	雷朗廷
766.	R3563	梅樂軒
767.	R3564	溫駿傑
768.	R3568	朱啓萌
769.	R3569	黎印玉
770.	R3591	尹銘任
771.	R3592	Chan Kei Wai
772.	R3593	Tsoi Wing Yan, Tiffany
773.	R3594	林志偉
774.	R3596	Koo Wai Ching
775.	R3609	楊永浩
776.	R3610	Chan Yee Wa
777.	R3611	陳可欣
778.	R3612	Lo Ho Fai
779.	R3623	Yip Chi Sing
780.	R3624	Hung Wan Tik
781.	R3637	盧美玉
782.	R3640	Suen Ka Tung
783.	R3641	張聲輝
784.	R3642	李澤權
785.	R3645	Cheung Wai Kit
786.	R3650	譚慧基
787.	R3651	郭銘熙
788.	R3652	Loong Siu Ling
789.	R3659	Chum Man Wui
790.	R3672	Chan Kit Yan
791.	R3674	倪甜慧
792.	R3679	孔慧河
793.	R3698	謝綺淇
794.	R3701	Louie Yin Lam

795.	R3708	陳雅倫
796.	R3709	張汀楊
797.	R3724	吳致寧
798.	R3725	陳蔚晴
799.	R3733	程仁富
800.	R3734	陳宇翔
801.	R3739	翟嘉怡
802.	R3746	Ng Kong Lin, Collin
803.	R3749	王玉書
804.	R3759	Leung, Heidi
805.	R3760	黃霏莉
806.	R3766	林春媚
807.	R3769	Lam, Evelynne
808.	R3772	張
809.	R3793	Ko Lee Sheung
810.	R3794	Lau, Monna
811.	R3803	Lo Wing Sze
812.	R3809	Fung Cheuk Nang
813.	R3810	Chong Hiu Lam
814.	R3811	葉俊邦
815.	R3832	張文蘭
816.	R3847	Ng Tsz Yan
817.	R3862	Wong Lai In
818.	R3864	馬玉玲
819.	R3866	Lau Ka Yan
820.	R3885	黎美玲
821.	R3891	趙玉駿
822.	R3916	Kwok Wai Luen
823.	R3930	譚安琪
824.	R3932	Lau Kai Yiu
825.	R3943	鄧俊傑
826.	R3946	陳昭穎
827.	R3955	Chan Tak Man
828.	R3961	余雪萍
829.	R3969	楊灌枝
830.	R3970	鄭嘉文
831.	R3974	馮衍瑜
832.	R3982	彭錫旒

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

833.	R3983	彭衡
834.	R3985	Wong Yuk Ki
835.	R3986	Hsu, Queenie
836.	R3988	黃歷信
837.	R3996	潘希橋
838.	R3998	曾智聰
839.	R3999	馬安琪
840.	R4003	
841.	R4006	唐卓嵐
842.	R4022	賀志勇
843.	R4038	江吉昕
844.	R4052	O Chung Yan, Angela
845.	R4057	羅鳳芳
846.	R4066	Tsang Suet Ying, Cindy
847.	R4068	Lee Yi Wing, Edith
848.	R4082	李少芬
849.	R4087	李穎怡
850.	R4097	Cheng Chan Ling
851.	R4111	劉楚碧
852.	R4126	Choi Mei Chun
853.	R4136	張曉民
854.	R4141	Lo Ling Ying
855.	R4143	劉永松
856.	R4152	Cheung Nai Ho
857.	R4158	So Shu Kong
858.	R4162	顏海倫
859.	R4170	Yeung Siu Yin
860.	R4176	陳卓凌
861.	R4181	陳丹婷
862.	R4186	Lee Shuk Wai
863.	R4200	蒙定康
864.	R4217	Chan Ka Yan
865.	R4237	李文雯
866.	R4251	周振滔
867.	R4252	范潔瑜
868.	R4277	徐賀賢
869.	R4278	Ng Yuet Ngor
870.	R4280	Yeung Kit Sum

871.	R4282	Yu, Cat
872.	R4283	袁鍾效
873.	R4290	李愛華
874.	R4293	張敏敏
875.	R4294	張傑
876.	R4296	Chan Wai Lung
877.	R4307	林菁雯
878.	R4308	梁寶玉
879.	R4309	林信祐
880.	R4312	Lo Kwai Cheung
881.	R4317	Fung Kit Sai, Jessie
882.	R4322	劉應森
883.	R4323	Yuen Pui Wing
884.	R4327	Mak Hiu Ki
885.	R4330	莊善婷
886.	R4331	張潔貞
887.	R4332	莫秀珠
888.	R4338	李榆佳
889.	R4352	李顯揚
890.	R4363	Cheung Shui Fong
891.	R4392	胡洋紅
892.	R4406	馬嘉茵
893.	R4413	Seto Nga Ting, Janice
894.	R4414	何澤庭
895.	R4422	Tsang Man Yu
896.	R4426	Li Wai Yan, Hugo
897.	R4427	Andree Hannah Tan
898.	R4430	Ng, Jo
899.	R4431	Ng Lee Yan
900.	R4442	Kylie Anna Tan
901.	R4469	王怡凡
902.	R4471	李慧婷
903.	R4473	王思斯
904.	R4482	梁頌軒
905.	R4483	Kwan Wing Man
906.	R4497	Lo Chi Hung
907.	R4505	Cheung Hoi Ki, Gloria
908.	R4506	Mak Ka Wai

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

909.	R4508	Wong Siu Wah, Angel
910.	R4509	謝文禧
911.	R4512	張曦雅
912.	R4517	陳亦愉
913.	R4518	劉卓瑩
914.	R4520	Ip Tsz Kin
915.	R4523	Tsang Siu Suet
916.	R4531	Ka Karen Yik Kang
917.	R4540	郝韵
918.	R4546	王珏瑤
919.	R4559	吳建霆
920.	R4566	廖芷盈
921.	R4568	Law Mow Man
922.	R4581	鄧偉諒
923.	R4587	鄧貝茵
924.	R4591	陳希樂
925.	R4592	Mok Wing Yan Phyllis
926.	R4598	Yan Yuk Yee
927.	R4611	馮嘉琳
928.	R4614	陳泳如
929.	R4616	Chan Tsz Shan
930.	R4621	劉浩輝
931.	R4636	鄭慧玲
932.	R4640	Tang Lok Wan
933.	R4649	王尹伊
934.	R4669	Ng Po Wah
935.	R4672	徐嘉豪
936.	R4673	林桂
937.	R4674	Leung Shuk Ching
938.	R4682	Yam Pui Ling
939.	R4686	招淑英
940.	R4687	余玉梅
941.	R4692	李福賢
942.	R4709	黃美珠
943.	R4722	趙百就
944.	R4737	Or Sau Wan
945.	R4741	Wasinah
946.	R4744	區凱珊

947.	R4749	Fung Man Wah Mabel
948.	R4757	傅鈺婷
949.	R4759	Shiu Chi Ping
950.	R4770	Chan Wing In Michelle
951.	R4789	Chan Yuen Chi
952.	R4790	吉思霖
953.	R4795	胡馨月
954.	R4799	Zhao Zhong Ying
955.	R4804	馬淖玲
956.	R4806	Tai Chun Yin
957.	R4813	盧展如
958.	R4820	黃文詩
959.	R4847	趙艷玲
960.	R4863	黃子銓
961.	R4875	莫皓鈞
962.	R4879	Wong Ka Yee
963.	R4881	陳凱馳
964.	R4888	陳曜暉
965.	R4889	孫麗琪
966.	R4905	司徒朗謙
967.	R4906	Mak Heung Ting
968.	R4910	Tsui Fai Ki, Frankie
969.	R4922	Siu Wai Man
970.	R4931	Hung Ching Yan, Fion
971.	R4934	Leung Ming Yan
972.	R4937	Wong Ka Wai
973.	R4942	Hui Tsz Ki
974.	R4944	Ng Ching Fan
975.	R4947	Cheuk Pak Tong
976.	R4949	Lau Heung Ting
977.	R4954	Chan Siu Lee
978.	R4958	Siu Hing Man
979.	R4959	Chung Wing Yin
980.	R4969	Tsang Kin Wa
981.	R4978	Wong Tak Ming, Buddy
982.	R4979	Chu Sui Kwan
983.	R4980	Hon
984.	R4982	Ho Chi Chung



## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

985.	R4984	伍佩兒
986.	R4987	Wong Mei Lin
987.	R4988	Tsien, James S.
988.	R4990	Ho Chi Chiu
989.	R4995	Luk Hing Kay, Thomas
990.	R5000	Wong Hong Man
991.	R5009	張穎霖
992.	R5010	Chung Wing Ho
993.	R5013	任甜靜
994.	R5023	溫家進
995.	R5025	張春青
996.	R5028	Pang Chun Yin
997.	R5032	吳翠玲
998.	R5041	蘇向開
999.	R5053	Tang Yat Ho
1000.	R5070	Fung Maise
1001.	R5080	麥珮琳
1002.	R5081	呂愛平
1003.	R5084	Douglas Robinson
1004.	R5085	Chow Lee Lee
1005.	R5086	Cheung Chi Shing
1006.	R5089	Lee Ka Po
1007.	R5100	陳煥霖
1008.	R5108	譚熙紹
1009.	R5119	Yau Yin Ting
1010.	R5125	Tam Yuen Hing
1011.	R5128	吳德龍
1012.	R5141	張慧
1013.	R5151	Leung Yuk Lun, Allen
1014.	R5154	陳施夢
1015.	R5157	Wong Suk Fun
1016.	R5165	Lin Lai Fan
1017.	R5183	Chan Yik Leung
1018.	R5203	Man, Eva
1019.	R5211	譚載喜
1020.	R5271	許鵬飛
1021.	R5275	嚴碧芳
1022.	R5285	黃浩賢

1023.	R5289	Wong Mun Yee
1024.	R5290	Yuen Yuet Hing, Cynthia
1025.	R5291	Ng Wing Sze
1026.	R5293	張善滿
1027.	R5295	潘志婷
1028.	R5297	Chiu Fai
1029.	R5300	張鈞皓
1030.	R5302	王以珞
1031.	R5305	Wong Ho Yi
1032.	R5306	黃家成
1033.	R5308	陳俊成
1034.	R5311	Lam Che Keung
1035.	R5321	Hung Yan Ting
1036.	R5330	栗琳
1037.	R5331	鄉婉琪
1038.	R5335	李健豪
1039.	R5337	何家樂
1040.	R5379	彭曉筠
1041.	R5395	蔡家彤
1042.	R5399	李文意
1043.	R5405	譚淑瑜
1044.	R5406	林穎詩
1045.	R5417	李哲
1046.	R5420	Professor John Aiken
1047.	R5427	翟俊雯
1048.	R5431	Kam Kwok Fei, Iris
1049.	R5441	Cheung Yuk Lan
1050.	R5445	Leung Yiu Wing
1051.	R5447	鍾詠婷
1052.	R5448	吳振龍
1053.	R5450	屈永剛
1054.	R5452	Yip Chi Yan
1055.	R5455	鄭皓璟
1056.	R5464	梁湛輝
1057.	R5466	馬貴花
1058.	R5467	Chan Yee Man
1059.	R5473	黃碧瑜
1060.	R5491	張兆君

**List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them**

1061.	R5526	Tsang Yuen Tung
1062.	R5557	Cheng Lai Ling
1063.	R5583	Chen, Hubiao
1064.	R5610	Ng Ho Yin
1065.	R5636	Chan Kit Sum
1066.	R5641	吳麗儀
1067.	R5671	李敏
1068.	R5674	Ho Shui Chun
1069.	R5682	Chan Kwan Leung, Bronson
1070.	R5683	吳乙猛
1071.	R5724	Chan Ka Chun
1072.	R5732	Yu Cheuk Yiu
1073.	R5749	楊詠欣
1074.	R5751	Chow Kin Fung
1075.	R5761	陳佩珊
1076.	R5786	江澤城
1077.	R5793	余卓泳
1078.	R5856	何祖渝
1079.	R5925	Lee, Sandy
1080.	R5934	Chan Kit Ying
1081.	R5948	黃明俊
1082.	R5951	Tsang Wing Hei
1083.	R5952	譚敏豐
1084.	R5966	陳敏婷
1085.	R5983	Yiu Siu Kin
1086.	R5989	Mok Sau Chun
1087.	R5997	李國強
1088.	R6003	Wong Wing Yan
1089.	R6019	Poon Wai Yee
1090.	R6052	Ng Chi Yuen
1091.	R6062	黃麗敏
1092.	R6108	Chan Wai Kei
1093.	R6138	Wong Ka Yan
1094.	R6140	Lee Yee Man
1095.	R6153	陳小玲
1096.	R6157	Ko Ching Man
1097.	R6162	Kwok Ching Yee
1098.	R6180	梁玉珍

1099.	R6192	Yu Wai Chun
1100.	R6201	Leung Wing Kit
1101.	R6204	Tang Kam Ling
1102.	R6206	Yu Wing Ki
1103.	R6215	Yu Wing Yan
1104.	R6216	Chan Yi For
1105.	R6235	李溢豐
1106.	R6253	Ho Man Yiu
1107.	R6283	Lee Kin Bor, Paul
1108.	R6287	張浩鈿
1109.	R6312	Lee Kam Shing
1110.	R6361	陳佩珊
1111.	R6393	Cheung Mei Ching
1112.	R6396	Chung Hoi Kei
1113.	R6406	韓仰泓
1114.	R6414	Chun Ka Lai
1115.	R6416	余昆富
1116.	R6419	Chan Chi Keung, Donald
1117.	R6425	Lee Yee Ping, Alison
1118.	R6427	Yuen Sau Fung
1119.	R6433	Lee, Janet
1120.	R6439	Chan Chau Nog
1121.	R6443	Chiu Ling Ling
1122.	R6447	胡群娣
1123.	R6456	Wan Yung Sheung, Michael
1124.	R6457	Lee Nam Yuk, Amelia
1125.	R6462	Ng Lai Fong, Betty
1126.	R6467	余青雲
1127.	R6488	李志偉
1128.	R6490	盧麗兒
1129.	R6493	Chan Ngok Cheng
1130.	R6499	Lo Ka Chun
1131.	R6522	Chan Hei Man
1132.	R6524	Cheung Wing Fai
1133.	R6526	吳偉桓
1134.	R6530	陶昌鴻
1135.	R6531	陳婉雯
1136.	R6536	Leung, Suzannie

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1137.	R6541	Chu Yan Yan
1138.	R6548	Lan Lin Lin
1139.	R6569	倪燕雯
1140.	R6572	Cheng Hok Lam
1141.	R6584	Tam, Tracy
1142.	R6590	Yeung Fai Yip, John
1143.	R6674	Lee Lai Ping
1144.	R6677	劉賢光
1145.	R6739	Pang San Yuk
1146.	R6741	Chiu Siu Hung
1147.	R6749	Woo Chui Wah
1148.	R6754	Dr. Lee Shiu
1149.	R6760	Li Tsz Kwan
1150.	R6761	Leung Yung Ting, Rachel
1151.	R6771	Siu Hok Leung
1152.	R6772	蔡震堯
1153.	R6815	Leung Chi Kuen
1154.	R6817	Kwok Siu Shan
1155.	R6818	Ip Kam Yuen
1156.	R6856	Tse Tsz Chun
1157.	R6858	Tse Tsz Hei
1158.	R6859	Law Pak Hong
1159.	R6883	王新童
1160.	R6919	Kwok Fung Kam
1161.	R6923	Shum Sze Ping
1162.	R6926	趙凱婷
1163.	R6930	盧丹妮
1164.	R6943	伍佩琮
1165.	R6947	Ip Nga Yin, Ivy
1166.	R6953	Leung Chi Lok
1167.	R6954	Siu, Wai Man
1168.	R6955	Hon Sze Sze
1169.	R6956	Mak, Rosanna
1170.	R6958	Lam, Phoenix
1171.	R6985	Tjo, Thomas
1172.	R6990	Zhang Tianbo
1173.	R6992	張逸琳
1174.	R7010	Fu Yatsi, Nelly

1175.	R7011	楊智鈞
1176.	R7081	Lam Chui Kam
1177.	R7089	李皓
1178.	R7090	Shuen Lai Yin
1179.	R7092	張耀德
1180.	R7093	鍾創
1181.	R7118	Lo Wing Kun
1182.	R7119	Chung, Vivian
1183.	R7124	溫
1184.	R7128	Tam Ka Yee
1185.	R7131	趙國雄
1186.	R7132	Mak Wing Yan
1187.	R7133	Lau Sui Chun
1188.	R7136	Lim, Willy
1189.	R7140	馮美儀
1190.	R7142	Yim Yuen Ling
1191.	R7152	胡永輝
1192.	R7157	曾梓軒
1193.	R7188	梁淑英
1194.	R7189	Lam Yin Ling
1195.	R7190	梁愈馨
1196.	R7192	梁雄興
1197.	R7195	Ho Kit Fong
1198.	R7196	陳曉欣
1199.	R7202	Cheung, Tom
1200.	R7203	Law Kwai Sum
1201.	R7206	Cheung, Ted
1202.	R7218	黃利端
1203.	R7221	Wong, Celia
1204.	R7225	Leung Chun Hoi
1205.	R7234	Chik Kam Ying
1206.	R7238	林繼良
1207.	R7242	Yip Shuk Man
1208.	R7243	Yip Suk Tze
1209.	R7244	Lai Wai Kwan Grace
1210.	R7245	Yip Pui Lin
1211.	R7247	Chan Yau
1212.	R7251	Cheng, Moses

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1213.	R7252	楊朗廷
1214.	R7254	Susanna Tom
1215.	R7256	Chan Kin Wah
1216.	R7257	Chui Chun Hin
1217.	R7258	Cheung Ka Wai
1218.	R7265	Lo, Louis
1219.	R7269	黃楚傑
1220.	R7296	Chow Chor Keung
1221.	R7297	羅凱慈
1222.	R7313	Yuen Choi Kwan
1223.	R7314	Chan Fung Lin
1224.	R7316	陳啓芳
1225.	R7319	蘇揚華
1226.	R7330	Lee Sheung Wing, Joseph
1227.	R7331	Ka Yi Fung
1228.	R7332	Mok Sin Hing
1229.	R7334	Yuen, Melon
1230.	R7335	Lui Wing Lam, Renee
1231.	R7339	Kam, Dickson
1232.	R7343	Chow Wing Man
1233.	R7349	Wong Hoi Yan
1234.	R7370	Cheung Lai Wah
1235.	R7404	Hui Fung Yu
1236.	R7423	So Choi Sim
1237.	R7425	Lee, Michael
1238.	R7436	陳宗怡
1239.	R7437	鄭婉儀
1240.	R7451	Ng Wing Sze
1241.	R7468	周嘉麗
1242.	R7470	Wong Mei Ling
1243.	R7479	羅清華
1244.	R7487	Dr. Kam-Shing Lo
1245.	R7495	譚陳啓林
1246.	R7499	林麗君
1247.	R7530	Man Shuk Fun, Irene
1248.	R7536	易國泉
1249.	R7537	韋淑妍
1250.	R7540	Lee Heung Wing

1251.	R7547	Chung, Felix
1252.	R7549	Lun Kit Ying, Kitty
1253.	R7557	Ngai Chung Hei
1254.	R7558	Siu Tung Sun
1255.	R7559	鄧偉強
1256.	R7573	黃碧香
1257.	R7576	Wong, Tomek
1258.	R7577	Peng Weisheng
1259.	R7579	Lee Kin Sang
1260.	R7582	Hui Hiu Yeung
1261.	R7587	Wong Kit Yee
1262.	R7591	Tong Ka Ming
1263.	R7592	陳文錦
1264.	R7593	Law Cheng Nga Yee, Fiona
1265.	R7599	Cheung King
1266.	R7602	呂光華
1267.	R7603	Chung Him
1268.	R7614	張偉盛
1269.	R7619	何英慧
1270.	R7643	Wong Yuk Ying
1271.	R7644	劉敏儀
1272.	R7667	陳維湘
1273.	R7678	Wu Kwok Yan
1274.	R7680	Chan Wai Kit
1275.	R7683	Kwan, Jenny
1276.	R7691	Lui Suen Chi
1277.	R7722	Hu Lianke
1278.	R7735	Lau Sim Yee
1279.	R7742	Lam Chun Yin
1280.	R7782	蕭文波
1281.	R7814	黃德靈
1282.	R7816	Yiu Chuen Lai
1283.	R7817	Wong Wai Han
1284.	R7819	Yu, Eva
1285.	R7820	關舜文
1286.	R7823	Leung Mee Lee
1287.	R7824	王明雅
1288.	R7827	Au Suk Yee

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1289.	R7829	Cheng Hiu Man
1290.	R7844	周穎欣
1291.	R7854	Wong Yu Wa
1292.	R7865	Yu Kin Wah
1293.	R7875	Lee, Daisy
1294.	R7882	Lam Chi Wai
1295.	R7885	Liang Wen Chun, Wayne
1296.	R7891	林宇文
1297.	R7893	黃友嘉
1298.	R7895	何麗明
1299.	R7896	Lee Chui Tin
1300.	R7898	Wong, Carrie
1301.	R7899	Choy, Alex
1302.	R7902	Cheng Cheung Yau, Paul
1303.	R7904	Hari N Harilela
1304.	R7918	Chan Lee Ki
1305.	R7923	Wong Ming Tat
1306.	R7930	Ng Kam Shing
1307.	R7946	Fong Chor Chu
1308.	R7950	Chung Pak Kwong
1309.	R7951	Lee Ka Ming
1310.	R7954	吳力行
1311.	R7955	梁健聰
1312.	R7956	Gao Jing
1313.	R7962	Feng Xinjiang
1314.	R7973	Wong Ho Ming
1315.	R7976	Cheng Man Ling
1316.	R7986	黎芷欣
1317.	R7987	Chan, Albert
1318.	R8000	黃婉玲
1319.	R8010	陳家曦
1320.	R8011	Tang Lok Yin
1321.	R8019	Wong Hau Wa
1322.	R8020	Li, Rowena
1323.	R8024	Warren Linger
1324.	R8025	Tong, Celia
1325.	R8028	Kwan Suen Shing
1326.	R8030	蔡美玲

1327.	R8035	Tsoi Ko Yau
1328.	R8041	Ip Ting Yiu
1329.	R8046	Lam Long Chau
1330.	R8058	梁珠
1331.	R8085	Chan, Irene
1332.	R8086	Wong Yiu Man
1333.	R8087	Lin Hoi Man
1334.	R8131	黃怡聰
1335.	R8133	李佳慈
1336.	R8136	Chin Lai Ting
1337.	R8137	Ng Pui Ho
1338.	R8153	徐貽曾
1339.	R8160	陳鏡華
1340.	R8173	Chen Yung Ping
1341.	R8179	Tam Ching Han, Lavender
1342.	R8189	Lai Kwok Hung
1343.	R8190	Lai Ho Ting Anthony
1344.	R8196	Poon Tak Yau
1345.	R8198	洪劍華
1346.	R8206	葉偉康
1347.	R8217	Kwok Sau Kei
1348.	R8225	Chan Ming Kin
1349.	R8230	Cheung Lo Yan
1350.	R8234	Lau Wing Cheong
1351.	R8238	Chen Yitian
1352.	R8246	廖振輝
1353.	R8247	Tong Suk Chong
1354.	R8249	Lo Shu Ping
1355.	R8251	衷鑫恣
1356.	R8252	Chan Wai Man
1357.	R8256	吳慧川
1358.	R8259	陳玉駒
1359.	R8261	Chiu Lai Yu, Bonnie
1360.	R8265	Lee CY, Alison
1361.	R8279	陳瑜明
1362.	R8286	Kwan Keng Man
1363.	R8288	Kwan Cheuk Hang
1364.	R8290	Lai Lat

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1365.	R8292	Shek Kwai Kuen Leon
1366.	R8293	袁藹敏
1367.	R8295	何嘉勁
1368.	R8296	Chan Lai Ha
1369.	R8301	Fok Hiu Yan
1370.	R8305	梁諾恩
1371.	R8308	Fung Man Sang
1372.	R8310	柯健媚
1373.	R8312	Lee Lung Sang
1374.	R8314	Suen, Polly
1375.	R8318	鄭鍾榮
1376.	R8320	何尙軒
1377.	R8323	Chung Wai Man
1378.	R8326	So, Kathy
1379.	R8337	陳苡苡
1380.	R8343	
1381.	R8345	Lee Shiu Chuen
1382.	R8356	葉志勇
1383.	R8362	Wong Kin Fu
1384.	R8382	李英梅
1385.	R8383	劉旺好
1386.	R8389	Pak Wui Nam, Shadrach 白回南
1387.	R8400	劉趣連
1388.	R8414	Chan Ka Ho
1389.	R8433	Wu Yuk Kuen
1390.	R8440	羅雅瑩
1391.	R8445	Chan Wai Yuen
1392.	R8449	關藹華
1393.	R8466	朱秀容
1394.	R8473	謝秀珍
1395.	R8487	梁寶懿
1396.	R8504	黃仲麟
1397.	R8505	Cheung, Florence
1398.	R8516	沈蔚斯
1399.	R8533	區悅兒
1400.	R8536	Lam Pui Tan
1401.	R8551	蕭志豪
1402.	R8552	陶雨晴

1403.	R8557	Stephen Palmquist
1404.	R8568	Wong, Cat
1405.	R8579	Lee Haw Mei
1406.	R8580	黃江海
1407.	R8587	Ng Yiu Tong
1408.	R8637	張宇恆
1409.	R8652	葉伯成
1410.	R8659	魏寶雲
1411.	R8668	周經義
1412.	R8706	李陵深
1413.	R8738	蘇銘達
1414.	R8743	王如坤
1415.	R8761	張曉桐
1416.	R8780	Ng Chin Chuen
1417.	R8784	Winsor Health Products Limited
1418.	R8797	王潔瑩
1419.	R8809	米國華
1420.	R8828	Chow, Kevin
1421.	R8845	Lee, Denny
1422.	R8857	Law Chun Ying
1423.	R8864	Tang Pui Tung
1424.	R8887	Lee Fung Yee
1425.	R8888	陳翠花
1426.	R8924	Leung Kit Man
1427.	R8925	Leung Pui Man
1428.	R8926	Lam Chi Ming
1429.	R8940	Li Mo Ling
1430.	R8943	鍾麗丹
1431.	R8982	Lau Yu Keung
1432.	R9006	Chan, Stephanie
1433.	R9027	Chan Ka Lok
1434.	R9141	Yuen Lok Yi
1435.	R9198	黃正雙
1436.	R9204	劉嘉敏
1437.	R9237	賈如竟
1438.	R9238	王文傑
1439.	R9249	Tsai Nga Ning
1440.	R9269	Chan Ming Fai

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1441.	R9368	梁惠娟
1442.	R9445	Leung Wing Sze
1443.	R9470	劉國英
1444.	R9561	Wong Ka Wing
1445.	R9593	Cheng Chun Kit
1446.	R9760	陳詠琪
1447.	R9794	李靜
1448.	R9836	Kwong, Esther
1449.	R9941	Chan Ka Ho
1450.	R9944	Cheung, Joanna
1451.	R9983	Tang Chi Kan Kenny
1452.	R10040	Wong Pui Shan
1453.	R10066	黃艷珍
1454.	R10102	伍維烈
1455.	R10140	李淳風
1456.	R10143	Ng Ka Wai
1457.	R10352	陳靖雯
1458.	R10392	Tsang, Iris
1459.	R10465	Lau Kam Chan
1460.	R10472	黃鳳欣
1461.	R10512	鄭于頌
1462.	R10517	Leung Ka Yan
1463.	R10583	Cheung Mei Kwam
1464.	R10688	Ng Suk Tin
1465.	R10698	梁錦玲
1466.	R10729	Lam Chung Man
1467.	R10758	雷秀琮
1468.	R10844	Lam Mei Ying
1469.	R10907	Ng Man Ho
1470.	R10956	廖偉秋
1471.	R10959	曹次梅
1472.	R10970	蘇尹翎
1473.	R10971	Lo Fei Lun
1474.	R10980	Chan Pak Ho
1475.	R10981	曾宇良
1476.	R10982	陳靜儀
1477.	R10983	唐維軒
1478.	R10991	Wong Pui Kei

1479.	R10998	Lai Kwok Sau
1480.	R10999	Ho Tsz Wai
1481.	R11023	郭俊
1482.	R11105	Kwok, Olivia
1483.	R11135	Cheung, Rebecca
1484.	R11175	Kwok, April
1485.	R11178	陳詠恩
1486.	R11197	Lai Wing Lam
1487.	R11200	黃麗明
1488.	R11202	Leung Wai Yee
1489.	R11239	Tong, Tiejun
1490.	R11245	Wong Ho Yi
1491.	R11252	王邦
1492.	R11398	林幸謙
1493.	R11401	林鴻光
1494.	R11402	趙潔華
1495.	R11403	莊慧敏
1496.	R11404	楊佩雯
1497.	R11405	林志敏
1498.	R11423	Chu Wing Mui Alice
1499.	R11429	鄭潤虹
1500.	R11435	李載恩
1501.	R11457	Hung, Hiu Nam Norvia
1502.	R11458	Tsui Tsz Ling
1503.	R11473	Ho Kam Man
1504.	R11482	Ho Kit Chuen
1505.	R11489	Lau, Mong Ping Teddy
1506.	R11490	Wong, Kwan Yuen Wah
1507.	R11491	Lau Yuen
1508.	R11503	Fung Koon Kwan
1509.	R11516	蕭滋
1510.	R11523	陳志明
1511.	R11526	陳敏思
1512.	R11531	Ng King Shun Pudentiana
1513.	R11537	蕭嘉敏
1514.	R11538	林傑龍
1515.	R11545	麥翠欣
1516.	R11548	彭錫旒

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1517.	R11559	Cheung Ka Ming
1518.	R11570	Law Ka Yan
1519.	R11602	羅鳳儀
1520.	R11603	Wong Kam Wai, Rita
1521.	R11606	Chan Tsz Kit
1522.	R11621	陳少薇
1523.	R11627	姚俊琨
1524.	R11666	Yu, Soman
1525.	R11738	Tsui Ka Ki
1526.	R11787	Wong, Rebekah
1527.	R11816	Lai Yiu Tong
1528.	R11820	Lau Chun Kit
1529.	R11823	Lo, Zoie
1530.	R11825	Lai, Mabel
1531.	R11839	Lau Ka Yee
1532.	R11845	Wong Ka Wing
1533.	R11882	Wong Lai Sheung
1534.	R11883	劉
1535.	R11884	劉文明
1536.	R11885	Wong, Nicole
1537.	R11886	Man Yuen
1538.	R11887	Cheung, Janice
1539.	R11888	Fung Wai Lung
1540.	R11893	Lau Tsz Ying
1541.	R11938	So Ka Wai
1542.	R11959	劉嘉欣
1543.	R12075	張慧梅
1544.	R12083	何金華
1545.	R12094	洪增銓
1546.	R12100	Liu Lai To
1547.	R12105	黃志剛
1548.	R12108	謝漢全
1549.	R12112	譚珈妍
1550.	R12117	曹熾妮
1551.	R12120	陳翠雯
1552.	R12122	黎希晉
1553.	R12125	Ma King Chi
1554.	R12140	Lee Ho Ching

1555.	R12141	Chan Ka Yan
1556.	R12143	Yau Hiu Tung
1557.	R12150	吳燁裕
1558.	R12163	陳朗然
1559.	R12171	Wong Yick Leung
1560.	R12178	林耀揚
1561.	R12191	顧健
1562.	R12301	Wai, Paul
1563.	R12304	Li Sik Wing
1564.	R12319	Lee, Paul K
1565.	R12328	Tsoi Yeung Lai
1566.	R12331	朱維理
1567.	R12332	陳瑋君
1568.	R12374	彭裕娜
1569.	R12410	張一德
1570.	R12423	張文彥
1571.	R12435	宋晶晶
1572.	R12444	李慧妍
1573.	R12472	Chan, Judy
1574.	R12497	Ruth Pine
1575.	R12528	Wong, Maggie
1576.	R12529	Chan, Steven
1577.	R12540	Lee Yee Mei
1578.	R12541	Chan Po Ling
1579.	R12578	黃國鉅
1580.	R12587	王華斌
1581.	R12639	周志強
1582.	R12642	吳浩賢
1583.	R12667	黃靜
1584.	R12741	潘玉山
1585.	R12831	Cheung Yan
1586.	R12863	Wong, Anna
1587.	R12952	馮鋼根
1588.	R12953	Lo, Ricky
1589.	R12954	Tam Man Chi
1590.	R12955	Lo
1591.	R12956	余月美
1592.	R12957	Lee Lai Mei



## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1593.	R12958	馮偉健
1594.	R12961	李紫薇
1595.	R12962	Cheng Siu Yin
1596.	R12964	Tsang, Man
1597.	R12965	Hui, Crystal
1598.	R12966	Leung, Herman
1599.	R12968	謝凱欣
1600.	R12969	Wong Kam Fai
1601.	R13178	麥治齊
1602.	R13234	劉皓
1603.	R13296	梁士賢
1604.	R13297	Wong Ka Leung
1605.	R13319	Wan Pui Che
1606.	R13322	Man Wa Kit
1607.	R13328	Ho, Maggy
1608.	R13371	Chan Ka Chun
1609.	R13403	Ma Man Ki, Micky
1610.	R13409	Wong, Rachel
1611.	R13443	鍾倩婷
1612.	R13451	Chan Wing Yan, Sonia
1613.	R13452	Wong Wai Ching
1614.	R13453	周麗丹
1615.	R13509	盧嘉希
1616.	R13512	鄭兆良
1617.	R13519	李成茵
1618.	R13524	楊祺雲
1619.	R13532	顏翎
1620.	R13534	梁淑燕
1621.	R13539	林筠雅
1622.	R13549	黃佳銘
1623.	R13550	謝敏怡
1624.	R13553	林瑞芳
1625.	R13562	Wong Pong Hing
1626.	R13571	溫曉華
1627.	R13575	鍾景恒
1628.	R13577	黃景河
1629.	R13585	Ng Ka Yee
1630.	R13586	何雲星

1631.	R13587	Ho, Wing Yee Winnie
1632.	R13588	黃偉玲
1633.	R13594	Pak Sin Wai
1634.	R13599	Cheung Kwok Keung
1635.	R13608	陳曉彤
1636.	R13614	譚笑媚
1637.	R13616	蕭詠芯
1638.	R13621	曾偉群
1639.	R13624	曹文權
1640.	R13627	Yue Kin Man Kevin
1641.	R13634	Chan Kit Man
1642.	R13652	陸文昭
1643.	R13654	Ng, John
1644.	R13704	Jenny Wong
1645.	R13742	Chan Hiu Lam
1646.	R13782	Ng Ka Ying
1647.	R13821	Tse Pat Lok
1648.	R13866	Lee Sau Man
1649.	R14013	Chan Ka Ho
1650.	R14075	張芷晴
1651.	R14106	Siu Ho Fai
1652.	R14114	Siu Yuen Ting
1653.	R14137	盧敏兒
1654.	R14147	李嘉豪
1655.	R14184	Lui Ka Man
1656.	R14321	Yu, Amy
1657.	R14401	Leung, Thomas
1658.	R14476	Wong Wing Sze
1659.	R14542	Lam Wai Yan
1660.	R14570	Lee Ka Yee
1661.	R14646	陳俊言
1662.	R14827	Leung Nga Wun
1663.	R14867	Lo, Fanny
1664.	R14881	Ng, Karen
1665.	R14997	Lo Chi Ming, Harden
1666.	R15001	Joe Yu Wong
1667.	R15002	張均謙
1668.	R15005	Mak Wing Nga

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1669.	R15009	Kan Yun Hei	1707.	R15720	Tse Crystal Tsz Ching
1670.	R15010	陳練泉	1708.	R15762	C. Leung
1671.	R15011	Ngai Yin Ping	1709.	R15771	Kwok Fung Mei
1672.	R15012	Tang L H	1710.	R15773	W. Ho
1673.	R15014	Ng Ho Fai	1711.	R15788	Puk Hei Tung Zita
1674.	R15017	Chan, Joe	1712.	R15789	張凱棋
1675.	R15018	胡沛麟	1713.	R15807	Yip Wing Kit
1676.	R15022	Yuen Hei Ching	1714.	R15808	Kong Wing Ying
1677.	R15024	陳雪珍	1715.	R15875	賴穎珊
1678.	R15027	胡沛霖	1716.	R15889	陳耀謙
1679.	R15033	Ng Kin Man	1717.	R15902	黎瑞明
1680.	R15043	Suen Tsui Wan	1718.	R15993	鄭家韜
1681.	R15093	Young, Michael	1719.	R16011	黃麗珍
1682.	R15113	Leung Hung Hei	1720.	R16060	Ho Hon Chung
1683.	R15114	Iu Ka Man	1721.	R16120	Wong Lai Ying
1684.	R15269	周倩華	1722.	R16144	Chan Chui Yi
1685.	R15295	Chom Chi Wai, Alex	1723.	R16234	Chan Pui Ying
1686.	R15605	鄧倩怡	1724.	R16249	邱祖淇
1687.	R15638	Leung Ching Ki	1725.	R16481	Lee Sau Man
1688.	R15639	Chan Wing Kie	1726.	R16584	Lee Ka Keung
1689.	R15640	Lam Yiu Pong	1727.	R16598	Lau Ka Lok
1690.	R15641	Joseph Au	1728.	R16650	
1691.	R15642	Suky Lam	1729.	R16699	Tsang Wing Yin
1692.	R15644	李敏儀	1730.	R16721	Chan Wing Sze
1693.	R15645	Ada Lo	1731.	R16738	林芷勤
1694.	R15646	Shum Hoi Ying	1732.	R16758	Wong Chung Fai
1695.	R15647	葉思明	1733.	R16777	Poon, Siu Wing Brian
1696.	R15656	Ng Yuen Ching	1734.	R16853	徐志強
1697.	R15657	吳鳳杰	1735.	R16989	鄭潔明
1698.	R15658	Fiona Ng	1736.	R16997	陳敏婷
1699.	R15659	Cheung Hoi Fung	1737.	R17132	陳家明
1700.	R15660	Wu Man Wai	1738.	R17160	Cheung Ka Man
1701.	R15661	Au Chung Him	1739.	R17207	Wong Ka Wing
1702.	R15662	Sae-Lao Thongchai	1740.	R17217	Lau Kam Fai
1703.	R15663	Nelson Hung	1741.	R17223	Lau Kam Chau
1704.	R15680	Wong Chun Fai	1742.	R17243	Leung, Raina
1705.	R15706	馮永賢	1743.	R17254	文潔芳
1706.	R15709	K.B. Wong	1744.	R17255	Lee Kam Por Simon

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1745.	R17256	陳容根
1746.	R17257	Ngau Kwun Chi
1747.	R17258	Lee Hung Fai Alex
1748.	R17271	李子瀚
1749.	R17283	鄭麗珍
1750.	R17284	譚五
1751.	R17285	陳志輝
1752.	R17287	陳麗芬
1753.	R17288	譚偉業
1754.	R17289	Tam Pui Sze
1755.	R17290	Tin Chi Hang
1756.	R17291	凌秀娟
1757.	R17328	Wong Kam Ho
1758.	R17329	Wong Kai Sze Ann
1759.	R17342	Wong Cheong Wing
1760.	R17347	Tung Lai Ying
1761.	R17348	Xu Zhi Hua
1762.	R17353	王郁皓然
1763.	R17368	Lee Siu Yin
1764.	R17369	黃美儀
1765.	R17373	陳穎兒
1766.	R17374	王詩武
1767.	R17403	周
1768.	R17422	Cheung, Jeremy
1769.	R17423	Cheung Chun Lok
1770.	R17425	Cheung Wah Sang
1771.	R17426	Lee Sau Leung
1772.	R17442	許詠琳
1773.	R17446	Ip Janette
1774.	R17447	Sakaizawa Hiroaki
1775.	R17451	鍾娟娟
1776.	R17452	鍾德懷
1777.	R17455	葉翠森
1778.	R17512	Ng Pui Chi
1779.	R17551	蒲冬桂
1780.	R17552	廖靜怡
1781.	R17583	Mak Lai Kei
1782.	R17598	Lee Tsun Ho Thomas

1783.	R17649	Tse Ho Yan Denise
1784.	R17674	Ma Fai Nam
1785.	R17675	蔡自仲
1786.	R17679	區文華
1787.	R17680	劉如波
1788.	R17692	曾艷芳
1789.	R17696	張一凡
1790.	R17697	
1791.	R17747	Lee Yuet Lin Alice
1792.	R17845	Leung Wai Fong
1793.	R17861	Chan, Man
1794.	R17901	Wong Lok Kwan Jimmy
1795.	R17995	Chau, Crystal
1796.	R18031	Lee Koon Ming Paul
1797.	R18032	Cheung Lai Man
1798.	R18033	張明炎
1799.	R18034	馮寶歡
1800.	R18040	鄒麗姿
1801.	R18053	陳俊熹
1802.	R18060	Tsang Chun Kong
1803.	R18062	Chu Mun Keung Eddy
1804.	R18067	時婷
1805.	R18070	Chan Ka Ho
1806.	R18368	Yau Kwok Keung
1807.	R18413	Lai Ka Wai
1808.	R18417	Wong, Nora
1809.	R18519	Ngan, Alviss
1810.	R18530	Chan Wai Sze
1811.	R18591	Lee Wai Lan
1812.	R18665	Yiu Wing Tung
1813.	R18674	Pang, Jessie
1814.	R18685	陳偉立
1815.	R18727	秦欣欣
1816.	R18732	Ching Suet Ying
1817.	R18744	Wong Chung Shun
1818.	R18761	劉兆如
1819.	R18861	黃聖恩
1820.	R18862	王秀娟

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1821.	R18901	黃樂兒
1822.	R19032	梁子健
1823.	R19156	王若冰
1824.	R19173	Wong Mei Kuen
1825.	R19288	Chan Siu Lan
1826.	R19326	Cheung Ka Hei
1827.	R19328	林俊
1828.	R19366	陳健昇
1829.	R19581	Wong Lai Yi
1830.	R19630	Hong, Anthony
1831.	R19711	Lau Mei Ling
1832.	R19733	貝嘉銘
1833.	R19783	高源
1834.	R19805	李明慧
1835.	R19813	張玉真
1836.	R19831	方金鳳
1837.	R19842	Li Shuk Man
1838.	R19863	杜劭謙
1839.	R19864	胡楷稀
1840.	R19865	歐陽啓良
1841.	R19873	陳洛舜
1842.	R19881	梁倩容
1843.	R19890	鄧植然
1844.	R19898	陳詠琪
1845.	R19902	楊麗婷
1846.	R19907	Jesse Orin O'Reilly
1847.	R19908	張紫微
1848.	R19919	黃子恩
1849.	R19921	李海鵬
1850.	R19947	Lau Nga Yan
1851.	R19959	Law Pak To
1852.	R19964	王君朗
1853.	R19979	余俊霆
1854.	R19983	Man Chi Keung
1855.	R19984	馮敏儀
1856.	R19985	馮兆源
1857.	R19986	古秀顏
1858.	R19989	Chau Lai Yung

1859.	R19990	Lai Tung Keung
1860.	R19993	馮巧儀
1861.	R19997	Law, Alex
1862.	R20021	Tsang Wing Sze
1863.	R20202	Yau Shuk Ping
1864.	R20206	Chan Yu Tak
1865.	R20222	Cheung Wing Hing
1866.	R20232	Wong Man Hang
1867.	R20244	So Wing Man
1868.	R20252	Wong, Joanna
1869.	R20255	Chan Siu Kei
1870.	R20271	Chan Wai Ying
1871.	R20273	
1872.	R20275	Chan Chi Shing
1873.	R20282	Mak Siu Kuen
1874.	R20284	鄭鈞明
1875.	R20289	Liu Kit Lai
1876.	R20295	Chan Sin Ling
1877.	R20299	陳曦霆
1878.	R20305	Yeung Ka Yu
1879.	R20309	黃筱珩
1880.	R20311	Tsang, Wan Shan Shawna
1881.	R20319	Tso Choi Lan
1882.	R20325	肖小穗
1883.	R20326	劉韋瑩
1884.	R20380	Wong, Stephenie
1885.	R20407	Lam Ka Ling
1886.	R20410	Li Wai Chuen
1887.	R20423	Chan Kin Yan
1888.	R20529	曹祖泉
1889.	R20531	梁麗嫻
1890.	R20569	唐志
1891.	R20570	史經春
1892.	R20573	Wang Yuzhi
1893.	R20580	Chan Wing Kwan
1894.	R20614	Wong Chun Kit
1895.	R20634	凌劍芳
1896.	R20635	蔡德成

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1897.	R20636	尹碧如
1898.	R20637	張莉
1899.	R20638	伍瑞嫻
1900.	R20639	潘麗萍
1901.	R20640	譚英有
1902.	R20641	李松光
1903.	R20642	鄧慧賢
1904.	R20643	盧愛嬋
1905.	R20645	黃華娟
1906.	R20646	黃釗澄
1907.	R20648	李展途
1908.	R20649	張耀明
1909.	R20650	陳倩如
1910.	R20651	李耀輝
1911.	R20652	Liu Chi Cheng
1912.	R20653	劉樹清
1913.	R20655	Gao Zhiying
1914.	R20656	陳彩蓮
1915.	R20657	曾令賢
1916.	R20659	張宗賢
1917.	R20661	Poon, Julian
1918.	R20662	Chan Wai Man Raymond
1919.	R20663	陳威成
1920.	R20665	Kwan Ming Wai
1921.	R20666	梁國華
1922.	R20670	Wong Chun Hei
1923.	R20671	Tsang Ming Wai
1924.	R20683	鄭靜亮
1925.	R20704	劉燕婷
1926.	R20709	Lo Hiu Yin Maymay
1927.	R20712	蔡仲斯
1928.	R20758	Chan Sum Yi
1929.	R20761	Lee Pui Ki
1930.	R20766	Leung Shuk Wai
1931.	R20769	Lau Yik Yan Mandy
1932.	R20779	Wong, Hartina
1933.	R20780	Wong Sui Leung
1934.	R20781	Lai, Karole

1935.	R20782	Lai, Cheryl
1936.	R20783	Chan Lok Yan
1937.	R20784	曾滢琚
1938.	R20785	楊子滔
1939.	R20786	楊綺蕙
1940.	R20787	Ho Wing Han
1941.	R20788	劉欣翹
1942.	R20789	Lau, Eddie
1943.	R20877	Chan Sau Fong
1944.	R20935	Lee Tin Chi
1945.	R20945	陳慶鵬
1946.	R20951	Lo Sin Kan
1947.	R20960	Chu Ka Ying
1948.	R20997	蕭富昌
1949.	R20998	任群英
1950.	R21002	周美珍
1951.	R21011	吳惠賢
1952.	R21012	譚潤媚
1953.	R21014	Chan Yuet Mei
1954.	R21015	Poon Ka Ying
1955.	R21016	陳家怡
1956.	R21039	黃澤輝
1957.	R21041	陳寶美
1958.	R21048	胡燕琮
1959.	R21069	李惠芳
1960.	R21071	李嘉琪
1961.	R21081	曾雅怡
1962.	R21100	Yuen So Ling
1963.	R21104	Chan Man Ting
1964.	R21121	Chan Sau Man
1965.	R21126	黃德威
1966.	R21131	Chan Hong Wa
1967.	R21159	Cheung Wai Chun
1968.	R21163	郭良希
1969.	R21177	張惠賢
1970.	R21244	伍淳暉
1971.	R21306	Law, Helen
1972.	R21331	Lee, Alice

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

1973.	R21338	Cheung Ka Man
1974.	R21361	Leung Kam Ming
1975.	R21465	王俊傑
1976.	R21525	陳沛枝
1977.	R21526	黎國桐
1978.	R21562	Chan Yat Tung
1979.	R21563	馮鈺怡
1980.	R21572	容子樺
1981.	R21627	Law Sau Fong
1982.	R21772	伍浩怡
1983.	R21784	伍浩晴
1984.	R21788	蘇朱紅霞
1985.	R21789	Ho Hoi Ki
1986.	R21790	李春祥
1987.	R21793	葉靄怡
1988.	R21795	Chan Hing Lin
1989.	R21802	Pang Ching Ting
1990.	R21804	Yum Pak Ying
1991.	R21824	楊悅
1992.	R21825	劉鑫
1993.	R21882	Chan Kim On
1994.	R21883	Lam Koon Fook
1995.	R21884	Au Yuk So
1996.	R21885	Lam Ka Ho
1997.	R21887	Lam Yuen Yi
1998.	R21888	Chan Wing Kei
1999.	R21912	Cheung Ka Ho
2000.	R21955	Leung Wai Man
2001.	R21982	Yip Wai Yee
2002.	R21983	卓碧容
2003.	R22096	Ko Hok Yu
2004.	R22129	Lam Ching Man
2005.	R22190	Lam Wing Yan
2006.	R22229	岑子謙
2007.	R22239	Hui Lok Ching Joey
2008.	R22259	Tsui Wai Ling
2009.	R22288	黃文成
2010.	R22296	Wong Wai Man

2011.	R22299	馬迪龍
2012.	R22303	李彤
2013.	R22306	劉家熙
2014.	R22308	李建華
2015.	R22321	Tse, William
2016.	R22331	Ngai, Vicky
2017.	R22332	李軒奇
2018.	R22365	Lee Yu Shan
2019.	R22376	李澤慧
2020.	R22377	Woo, Camqllle
2021.	R22378	Cheng Wing Yee
2022.	R22379	Lai Sze Yin
2023.	R22380	Chan Yan Kap
2024.	R22381	葉敬德
2025.	R22383	司徒國平
2026.	R22399	Yip Kim Fung
2027.	R22457	Lam Ka Wing
2028.	R22475	Ng Wing Yan
2029.	R22499	陳尚瑋
2030.	R22514	陳冠因
2031.	R22516	Ng Pui Yung
2032.	R22534	Tang Kwok Hung
2033.	R22536	Ho Wing Sum, Loretta
2034.	R22538	Tang Siu Man
2035.	R22571	梁俊華
2036.	R22645	繆嘉璐
2037.	R22667	Law Kar Yan
2038.	R22691	Chu Xiaown
2039.	R22695	Chen Qian
2040.	R22744	盧清敏
2041.	R22754	陳暉
2042.	R22760	Li Ting
2043.	R22767	Hung Hing Hey
2044.	R22795	Wong Ho Yi
2045.	R22823	Tam Chi Wa
2046.	R22886	Chan Man Wai
2047.	R22906	Yan Hoi Ki, Katherine
2048.	R22922	Michelle

## List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them

2049.	R22935	Chan Ka Yin
2050.	R22992	Wong Yuen Yi
2051.	R23011	鍾楚穎
2052.	R23051	Tsui Ka Cheong
2053.	R23120	Anna Wong
2054.	R23129	Li Ka Lam
2055.	R23667	Wong Wai Ching
2056.	R23693	Lam Ka Hei
2057.	R23881	陳寧崗
2058.	R23915	蔡德贊
2059.	R23926	Chan Sin Man
2060.	R23993	譚嘉慧
2061.	R24005	Lam Hong Ching
2062.	R24007	王靖欣
2063.	R24008	Lee Kwong Mei
2064.	R24009	劉皓晴
2065.	R24029	Lo Wing Sze
2066.	R24033	葉瑪露
2067.	R24055	Cheung Chi Wai
2068.	R24061	區麗華
2069.	R24093	Lam Ka Yan
2070.	R24110	Wong Chung Hang
2071.	R24111	尙文濱
2072.	R24112	李沅鈺
2073.	R24127	楊姍姍
2074.	R24152	吳
2075.	R24157	Ho Shu Lim
2076.	R24164	袁榕蔚
2077.	R24212	Wong In Chi, Gigi
2078.	R24224	Sun Chi Hang
2079.	R24229	Lee, Tony
2080.	R24244	蘇詠媛
2081.	R24247	李裕美
2082.	R24252	盧碧茵
2083.	R24259	So Chi Chiu
2084.	R24278	關翔
2085.	R24279	林頌華
2086.	R24282	Tang, Christina

2087.	R24298	蔡婷婷
2088.	R24302	周
2089.	R24310	Yeung Po Ling, Pauline
2090.	R24338	Ip Wing Yan
2091.	R24347	Lau Kwok Pan, Anson
2092.	R24348	陳右珈
2093.	R24357	姚蕙英
2094.	R24394	江素碧
2095.	R24399	孟博文
2096.	R24411	何慧詩
2097.	R24423	袁玉儀
2098.	R24441	Daw Wai Ling, Emily
2099.	R24445	馮明心
2100.	R24453	周家敏
2101.	R24469	Tsang Siu Wai
2102.	R24490	Hung Chun Wah
2103.	R24494	Cheung Chui Shan
2104.	R24507	Tsui, Cecilia
2105.	R24532	Leung Hoi Ting
2106.	R24537	Prendergasl
2107.	R24629	鄭秀娟
2108.	R24659	Chan, Lily
2109.	R24688	Tang Chung Pui
2110.	R24845	黃耀頌
2111.	R24904	Lam mMan Yee
2112.	R24966	Chiu Kin Pong
2113.	R24986	Mo Pak Hung
2114.	R25003	Chan, Samson
2115.	R25037	黃詠雯
2116.	R25053	Ho Tsz Ying
2117.	R25169	Chan Tsz Shan
2118.	R25219	Li Sung Ko
2119.	R25220	杜衍偉
2120.	R25221	邵珮瑜
2121.	R25222	溫雪儀
2122.	R25237	蔡明發
2123.	R25247	朱文婷
2124.	R25265	鍾巧儀

**List of representers who authorize Hong Kong Baptist University to attend meeting on behalf of them**

2125.	R25315	冼晴楓
2126.	R25352	Tam, Mandy
2127.	R25388	Shek Man Wai
2128.	R25476	Cheung Ho Ching
2129.	R25510	Chak On Ki
2130.	R25536	Tam Kit Sze
2131.	R25598	李卓輝
2132.	R25677	Amy Yu
2133.	R25691	Elisabet Helander
2134.	R25704	鄭文越
2135.	R25716	Tsang Yuen Shun
2136.	R25854	Fook Yee Man
2137.	R25863	Chow Tin
2138.	R25864	劉仲好
2139.	R25865	Chow Sau Ching
2140.	R25867	Loo Ming Chau
2141.	R25868	Chow Wai Ki
2142.	R25870	譚華正/ 譚陳書琴



## List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them

1.	C2	Foundation Services Ltd.
2.	C3	陳其德
3.	C9	Tan, Alfred
4.	C10	Lee Shiu Chuen
5.	C12	陳雅麗(天保民學校校長)
6.	C20	Kwan, Freda
7.	C21	Chan Wing
8.	C22	Lee, Daisy
9.	C23	Kei Wing Hing
10.	C25	Lo, Anna
11.	C27	Chan Sze Chi
12.	C29	Yeung Tat, Terence
13.	C30	Chan, Angelina
14.	C34	Fung, Dominic B.L.
15.	C41	Tan Keng Tiong
16.	C42	Chan Shan Shan
17.	C44	Chan Hoi Yan
18.	C45	Kwan Wan Sze
19.	C46	Pang Shuk Yee
20.	C47	Yang Zhijun
21.	C48	Lau Heung Ting
22.	C53	Li, Rowena
23.	C54	Shi Benyun
24.	C55	Chen Ling
25.	C63	Chan, Brian
26.	C65	Leung, May
27.	C68	Robert Neather
28.	C71	Ng Suet Yan, Geena
29.	C72	So So Man
30.	C73	Wu Wai Ping
31.	C76	Tsang Yin Ling
32.	C81	Zhu Xunjin
33.	C85	Yeung Kit Sum
34.	C87	Ngan, Henry
35.	C88	Kwok Yiu Pong
36.	C89	Lee Suet Wai
37.	C94	Tsang Mei Ching, Amy
38.	C101	Ip So Ying

39.	C102	Wong Ching Kin
40.	C104	Lam Chi Wai, William
41.	C107	Lo Chi Ming, Lawrence
42.	C110	Fung, Moris
43.	C113	Wong Siu Yin
44.	C116	Colin Sparks
45.	C119	Wong Bing Kuen, John
46.	C122	Tsui Ho Yan
47.	C125	Chan Suet Ying
48.	C126	Ng Lai Han, Cinnie
49.	C128	Lucyana Susantyo
50.	C129	Liu, Terry
51.	C131	Chen, Rui
52.	C133	Huang Yu
53.	C138	Tang Cheuk Man, Penelope
54.	C139	Lam Yuen Bik, Patty
55.	C141	Kwan, Tony
56.	C143	Lee Fung Yee
57.	C145	Chan Ching Yan
58.	C147	Chan, Joe
59.	C148	Yam Hong Chit
60.	C149	So Kwok Sang
61.	C150	Lee, Paul
62.	C151	Ip Man Him, Jeffrey
63.	C157	Wong Wai Ching
64.	C158	Ip Cheung Kwok, Matthew
65.	C163	Sun Yiguo
66.	C165	葉嘉文
67.	C167	Lee, Albert
68.	C169	Cheung Siu Leung
69.	C172	Kwok Wai Fat
70.	C176	Lai Wing Chi
71.	C191	鄭舒允
72.	C192	Chong Wai Lun
73.	C193	Ho Nga Lai, Alice
74.	C194	Lee, Tony
75.	C201	Yan Xu
76.	C205	招淑英

**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

77.	C217	Leung Ho Yin
78.	C223	Chau Ka Fai
79.	C227	任玉白
80.	C229	Chan Ka Cheong
81.	C234	Chi Wing Man
82.	C237	Leung Kai Man, Alexander
83.	C242	Yeung Fung Ching
84.	C244	Chan Lai Ha
85.	C250	Lee Ka Ming
86.	C257	Chow Yau Hin
87.	C260	Su Jiayi
88.	C272	Tang Ka Yu, Kodi
89.	C273	Chung Wing Ho
90.	C275	Ma Oi Ling
91.	C276	Cheung Wai Hung
92.	C277	Leung Tsz Wa
93.	C281	張逸琳
94.	C287	Szeto, April
95.	C292	Lau Kwong Wah, Edward
96.	C302	宋旭晨
97.	C303	Chiu Fung Yee
98.	C308	Chan Shiu Lin
99.	C311	Chan Shing Pun
100.	C323	Ho, John-Mark
101.	C326	Lee Sing Fan
102.	C331	Leung Wei Chuen
103.	C339	何浚維
104.	C340	Law Kwai Sum
105.	C342	Yu, Samuel
106.	C346	Yeung Sau Mi
107.	C352	Wong Kah Yook
108.	C361	Wong Nga Chung
109.	C363	Sung, Janice
110.	C365	Ng Ka Ying
111.	C366	萬賈
112.	C367	Cheng, Tom
113.	C370	Tang Yan Kit
114.	C375	Ng Chi Yong

115.	C377	Chow, Tom
116.	C380	Tam Hing Chu
117.	C382	Tom, C.K.
118.	C394	Lai Wai Wing
119.	C395	Lam, Godfrey
120.	C396	Shan Ning
121.	C405	Tsui Pik Tao
122.	C406	Sin Wai Han
123.	C407	Lee Kwok Yu, Edward
124.	C408	Kwok Sui Yuen, Billy
125.	C412	Li, Stella
126.	C413	Tang Lai Chun, Gloria
127.	C416	So, Henry
128.	C418	Ho Kai Chun, Stephen
129.	C420	Law Chor Ying
130.	C421	Cheung Siu Yan
131.	C422	Yu Kong Sang
132.	C425	Ng Kin Yi
133.	C427	Kwong Tze Man
134.	C428	Cheung Man Wai, William
135.	C431	Siu Kin Tak
136.	C432	Yeung Tsz Chui
137.	C434	Lam So Fong
138.	C442	Sze Shun Chung
139.	C444	Chiu Tai Hung
140.	C448	Lam Chi Wai
141.	C449	Man Sui Cheung
142.	C454	Yu Shek Yin
143.	C457	Wai, Anita
144.	C458	Chow Kit Ching
145.	C459	Lai Kwok Yee
146.	C460	Fung Wai Man
147.	C464	Hung Chi Wai
148.	C467	Tam Yeuk Sze
149.	C469	Lau, Irene
150.	C475	Wong Kwong Chi
151.	C478	Feng Xinjiang
152.	C479	Ngai Tang Kui

**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

153.	C481	Man Chan
154.	C483	陳俊成
155.	C484	Lam Cheuk Yin
156.	C485	Tsang Wing Yin
157.	C496	Ma Ching Ching
158.	C502	Wong Wai Man
159.	C503	Mak Wai Ming
160.	C507	Leung, Joanna
161.	C512	Chiu, Jenny
162.	C517	Wang Kenan
163.	C519	Cheng Siu Ying
164.	C520	Tam Kwan
165.	C529	Tsui Kwong Yiu, Felix
166.	C537	Li Chi Man
167.	C538	Ip Tsz Kin
168.	C551	Lee Chik Hung
169.	C554	Leung, Avis
170.	C555	Chan, Yvonne
171.	C559	Lee Yip Chung
172.	C561	Yiu Chun Kwan
173.	C567	Ngai, Vicky
174.	C575	Leung, Claire
175.	C576	Chung So Chun
176.	C580	Ng Hoi Shing, Raymond
177.	C587	Chiu Ping Kwan
178.	C592	Li Tsz Kwan
179.	C597	Hung, Elaine
180.	C598	Poon, Candice
181.	C599	Scott Cheah
182.	C601	Wong Wing Chu
183.	C609	Mui Wan Ting
184.	C616	Tam Ka Yee
185.	C623	Chan, Rosalind
186.	C628	Chan Sin Man, Angela
187.	C629	Tsoi Tim Ching
188.	C633	Kuang Jun, Joseph
189.	C636	Lai Siu Chun
190.	C638	Kwai Tak Lun

191.	C642	Kam Wing Yan
192.	C644	Wong Yau Lin
193.	C651	Li Ting
194.	C660	Kwong Kai Tung
195.	C666	Yen Yuk Ling
196.	C667	Wong Po Man, Shirley
197.	C672	Chu Yik Yi, Cindy
198.	C673	Kwan Wai Yu
199.	C675	Wong Kai Leung
200.	C680	Chan Chui Lin
201.	C682	Lui Wing Hung
202.	C688	Ng Yi Mei
203.	C689	Wong Suk Ling
204.	C690	Cheung Ching Wan
205.	C697	Lam Mei Yuk
206.	C701	Tsang Sui Yin
207.	C702	Tung Kwok Wai
208.	C703	Ho Lai Hing
209.	C705	Lee Chi Ho
210.	C707	Chung Shan Shan
211.	C710	Tong, Jacky
212.	C712	Lo, Carrie
213.	C715	Wong Kam Fung
214.	C717	Leung, Iris
215.	C720	Lai, Vann
216.	C722	Wong, Carol
217.	C724	Chan Pak Him, Jimmy
218.	C750	Suen Lai Ki
219.	C756	Chow Yun Chi
220.	C759	Chan, Christopher
221.	C769	Chan Wing Kin
222.	C772	Ma Chung Ying
223.	C777	Janet Draper
224.	C792	Si Wai Yin
225.	C804	Law Wing Sum
226.	C809	Siu Yat Ming
227.	C814	Lam Chi Bui
228.	C817	Yau Wai Fong, Winifred

**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

229.	C818	Law Man Fai
230.	C819	Cheung Sau Wun
231.	C823	Lee Haw Mei
232.	C830	Fan Tak Lai
233.	C834	Wong Ngok Shun, Ricky
234.	C837	陳樂詩
235.	C838	鄭朗澄
236.	C848	Chan Wing Sze
237.	C849	Cheung Hoi Suen
238.	C856	Lau, Teresa
239.	C861	Chan, Terry
240.	C871	Kong Yuet King
241.	C875	陳暉
242.	C886	Ng Wing Kei
243.	C893	Ng, Betty
244.	C900	Wong, Eva
245.	C908	Kwok Ka Yan
246.	C912	Chan Kit Sum
247.	C919	Lau Lai Hang
248.	C921	Ming Lai Man, Selina
249.	C924	Kwong, Dilys
250.	C926	胡文權
251.	C927	Ho Po Wai
252.	C930	Wong Chun Hong
253.	C933	Lau, Edmond
254.	C935	Mak Heung Ting
255.	C937	Bao Qing
256.	C942	Wong Ka Yan
257.	C945	Cheuk Yuk Sang
258.	C947	Chow King Chuen
259.	C955	Lam, Angus
260.	C957	Yip Shuk Bing, Sharon
261.	C963	Wong, Odalia
262.	C998	Fung Man Sang
263.	C999	Lin Chi Kan
264.	C1002	Cheung Wing Lun
265.	C1008	Ng Yiu Fai
266.	C1010	Chong, Coty

267.	C1015	Cheung Lee Ling
268.	C1016	蔡俊傑
269.	C1018	Au Lai Ping
270.	C1019	Chan Man Pui
271.	C1026	Chow Chuen Yeung
272.	C1027	Liu Qiaoling
273.	C1030	Lam Kai Man
274.	C1032	Hui Siu Wai, Kathy
275.	C1034	Wu Yuk Kuen
276.	C1036	Tsang Yuen Ying
277.	C1038	Hung Ching Yan
278.	C1039	Chan, Ron
279.	C1040	Wong Shuk Lam
280.	C1041	Wong, Danny
281.	C1042	Lau Wai Chu
282.	C1043	Lau Wai Ying
283.	C1044	Law, Frances
284.	C1046	Kwok Ka Yee
285.	C1047	Kan Sze Man
286.	C1048	Ng Sue Fong
287.	C1059	Wong Pui Yin, Elizabeth
288.	C1060	Leung Tsz Yan
289.	C1062	盧曉丹
290.	C1066	Ling Sze Ki, Shirley
291.	C1068	Cheung, Salina
292.	C1074	Yeung Po Ling, Pauline
293.	C1075	Wong Wing Shan
294.	C1085	Tam Wing Shan
295.	C1094	Lau Wing Chung
296.	C1115	Chan Siu Man
297.	C1118	Kwok Ho Sze
298.	C1119	Chan KM
299.	C1121	Poon Wai Yee
300.	C1123	Leung Hoi Ying
301.	C1124	黃霏莉
302.	C1129	Ko Kit Mei, Connie
303.	C1132	Tong Mei Ling
304.	C1134	Tang Yan Yin, Maria

## List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them

305.	C1147	何習堯
306.	C1155	Wong Yeuk Ching
307.	C1160	Yao Yuan
308.	C1166	Lam Po Yee
309.	C1186	Chan Chun Keung
310.	C1204	羅煜培
311.	C1213	Lam Yat Wai
312.	C1219	Olufolake Orekoya
313.	C1221	Ha Ping, Christine
314.	C1226	Chan Ka Ying
315.	C1236	李亦晉
316.	C1237	Yeung Wing Fai
317.	C1241	Yeung Wing Ping
318.	C1248	Chen Qilei
319.	C1252	Lui Ka Ki
320.	C1253	Wong Fong
321.	C1254	Lam Yin Ling
322.	C1261	徐大基
323.	C1262	Chan Yuen Ting
324.	C1264	So Man Wah
325.	C1266	Chui Mei Yee
326.	C1268	Wan, Brenda
327.	C1272	Luk Sai Wai, Simon
328.	C1274	Lau Kam Ying
329.	C1275	Ng Suk Tin
330.	C1276	Fan Lai Lan
331.	C1277	Shiu Lok Yin
332.	C1278	Siu, Gertrude
333.	C1279	Fung Wing Yan
334.	C1280	Ho Kai Ming
335.	C1286	Chow Chung Wing
336.	C1287	Cheng Wai Lan
337.	C1289	Ho Chun Lai
338.	C1290	Chan Hon Man
339.	C1302	Chow Chuen Ho, Larry
340.	C1303	So Ka Wai
341.	C1322	Cheng Wai Man
342.	C1332	陳成球

343.	C1338	Pow Wai Cheong, Jacky
344.	C1341	Wong Ngai Wing
345.	C1344	Yeung Suet Chau, Theresa
346.	C1347	Su Xiqing, Susan
347.	C1375	Mak Yin
348.	C1378	Lee Tat Wing
349.	C1382	Ching Suet Ying
350.	C1383	Or Mei Fung
351.	C1385	Tang, L. H.
352.	C1393	Yan Pak Kuen
353.	C1396	Fok Hiu Yan
354.	C1397	Cheung Yuk Lan
355.	C1404	Chan Ka Ming
356.	C1407	陶雨晴
357.	C1409	Chan Lee Ki
358.	C1411	Chow Lai Tan
359.	C1412	Wong Kwai Ying, Gloria
360.	C1416	Pang Kit Ling
361.	C1421	Leung Yuk Lan
362.	C1426	Liang Man Yu
363.	C1430	Ip, Janette
364.	C1433	So Suk Yin, Mariann
365.	C1444	Chan Ka Man
366.	C1446	Lee Lai Yee
367.	C1448	王珏
368.	C1453	張紅霞
369.	C1456	Yu Wan Pan, Phyllis
370.	C1461	Chan Lok Lam
371.	C1472	Wong Chung Shun
372.	C1474	Wong Shu Yin
373.	C1476	Leung Ka Man
374.	C1478	Yip Cheuk Wai
375.	C1483	Leung Pui Man
376.	C1485	Lam Ho Leung
377.	C1516	Yeung Yuk Fan
378.	C1517	Kwok Ka Ho
379.	C1520	Wong Mei Lin
380.	C1526	Yuen, Anthony

**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

381.	C1527	Tam Yuen Hing
382.	C1532	Chan Wing Kwan
383.	C1537	黃耀頌
384.	C1540	Chan Wai Sheung, Delia
385.	C1541	Leung Hung Yuee
386.	C1549	Lee Chung Kee
387.	C1550	Lee Wai Han, Vivian
388.	C1553	Ng Lik Hang
389.	C1555	Tsai Nga Ning
390.	C1556	Chan Ming Kin
391.	C1572	Tsui Ka Man
392.	C1573	Lo Yuen Hing, Jenny
393.	C1601	Liu Yuk Ching
394.	C1603	Yeung Chun Shing
395.	C1618	Ho Man Fai
396.	C1627	Tsang Hon Ming
397.	C1628	Lam, Denys
398.	C1638	So Wing Man
399.	C1639	Wan Ka Ki
400.	C1641	薛益明
401.	C1646	Cheng Chung Wah
402.	C1658	Chua Ka Kit
403.	C1659	Sze Yong Si
404.	C1666	Sham So Lin
405.	C1670	Wong Yin Tung
406.	C1689	Chan Ha Ching
407.	C1694	Lau Yee Ching
408.	C1701	Lam Wing Ho
409.	C1722	Lee Chui Tin
410.	C1723	Cheng Mow Chi
411.	C1724	沈碧瓊
412.	C1727	Wong Lik Chu
413.	C1731	Lai Sze Yin
414.	C1738	Lo, Rachel
415.	C1740	Wong Kwok Kit
416.	C1743	Chan, Paul
417.	C1749	Sham, Tiffany
418.	C1750	Sham, Philip

419.	C1751	Sham, Philemon
420.	C1755	Kung Wai Shun
421.	C1759	ChengYip Ho, Kenneth
422.	C1764	Woo Chui Wah Cindy
423.	C1765	Lam Yee Ching, Evelynne
424.	C1767	Mok Lam On Lok, Milly
425.	C1770	Wong Tsz Fong
426.	C1786	胡楷稀
427.	C1787	Chau Wai Ting
428.	C1795	Hui, Henry
429.	C1800	Wong Sum Ling
430.	C1803	Ip Ting Yiu
431.	C1808	Poon Chi On
432.	C1814	Mok Siu Kwong, Stanley
433.	C1833	Chen Zi
434.	C1838	Pak Wui Nam, Shadrach
435.	C1839	Lee Cheuk Fan
436.	C1848	Wang Ling Jean, Sunny
437.	C1850	Chan, Dora
438.	C1867	Chan, Jessica
439.	C1881	鄭文英
440.	C1908	Wong Mo Tao
441.	C1909	Poon Tat Ming
442.	C1921	Mok Sin Hing
443.	C1922	Kong, April
444.	C1964	Woo Chun Tung
445.	C1965	Chan Mei Lin
446.	C1968	曾曉陽
447.	C1969	Ho Hing Man
448.	C1971	Chan Wai Kei
449.	C1977	Chung, Bonnie
450.	C1980	Ong Yung
451.	C1981	Choi Wing Yi, Maggie
452.	C1983	Song Li
453.	C1984	Chang Wai Man, Vivian
454.	C2004	Tseng, Catherine
455.	C2006	Lam, Keith
456.	C2009	Pan Jiayan

**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

457.	C2010	Poon, Johnny
458.	C2011	Yan Yu Yeung, Kendall
459.	C2014	Kwong Fuk Ning, Theresa
460.	C2016	Cheng Mo Bing
461.	C2017	Wong Ching Yin
462.	C2019	Cheung Siu Yin
463.	C2020	Poon, Joyce
464.	C2021	Ng Ka Yee
465.	C2022	Siu Kwok Hung
466.	C2026	Wong Ting Kwan
467.	C2027	Tam, Carmen
468.	C2028	Wong Cheuk Yin
469.	C2030	Ng Chin Chuen
470.	C2035	Au Chak Tong
471.	C2037	Fung Kim Yung
472.	C2043	Wong Ming Ho, George
473.	C2044	Chan Ka Yi
474.	C2050	Leung Po Yuk
475.	C2056	Chan, Norman
476.	C2059	So Nga Nam
477.	C2062	Tai, William
478.	C2065	Cheng Ka Lun, Benjamin
479.	C2066	So Sai Kit
480.	C2068	Lee Lap Man
481.	C2082	Choi, Roy
482.	C2089	Leung Ka Ki
483.	C2090	Kong Ho Yan
484.	C2091	Lee Tai Hoi
485.	C2105	Wu Chi Wai
486.	C2107	Lok Yu Cheong
487.	C2109	Li Jing
488.	C2120	Ho, Edward
489.	C2129	Ng, Aaron
490.	C2131	蔣明
491.	C2135	Chu Ka Tsun
492.	C2139	寶璐
493.	C2141	Chan Yin Sum
494.	C2144	Zhang Xinge

495.	C2150	Cheung, Cindy S.Y.
496.	C2151	Leung Lai Hei
497.	C2153	Xiao Ting Ting
498.	C2155	Cheung Chun Wah
499.	C2168	Ho Kit Fong
500.	C2197	Chao Mun Wa
501.	C2200	Wong Wai Kwok
502.	C2201	Cheng Ho King
503.	C2213	Chan Chok Meng
504.	C2234	Du Yi
505.	C2239	Szeto Lai Ping
506.	C2245	Chan, Ken
507.	C2247	Leung Nga Wun
508.	C2249	Wong Yiu Lok
509.	C2263	Lee Yee Ping
510.	C2265	Wong Suk Yee
511.	C2266	Yam, Richard
512.	C2269	Yeh, Wilson
513.	C2280	Wong, John
514.	C2285	許美蓮
515.	C2286	Wong Ming Tat
516.	C2289	Lam Wai Yan
517.	C2304	Yung Chau Shuen, Rebecca
518.	C2305	Lee Kin Yuen, Dominic
519.	C2312	Chan Sui Hung
520.	C2313	Lo Shing Wah, Edward
521.	C2316	Chan Ka Lee
522.	C2320	丁美利
523.	C2322	Ho, Samson
524.	C2323	Fung, Gisele
525.	C2330	Wu Siu Ling
526.	C2334	Lee Lung Sang
527.	C2339	Yuen Tung Nam
528.	C2340	Chan Kit Pang
529.	C2341	Yeung Ka Wing
530.	C2343	Chau Sin Yuk
531.	C2348	Chan, Agnes
532.	C2370	Tsang Wing Hei

## List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them

533.	C2375	Chan Yee Ling
534.	C2384	Wu May Yu
535.	C2395	Wong Wai Yeung
536.	C2408	Ko Wing Yan, Emmy
537.	C2417	Lee, Avis
538.	C2419	Leung, Heidi
539.	C2420	Lau Pui Wan
540.	C2421	Hsu, Iris
541.	C2422	Kwok Fung Mei, Vera
542.	C2424	Shiu Kwok Keung
543.	C2433	Leung Lai Fun
544.	C2434	Kan Yun Hei
545.	C2439	Ng Man Shan, Grace
546.	C2451	Ho, Vivian
547.	C2453	Tam Pik Chit
548.	C2454	Tsang Wsi Fan
549.	C2457	Chan Kwok Leung
550.	C2479	Yem Ho Yin
551.	C2488	Lai Chun Ho
552.	C2495	Luk Kam Fu
553.	C2498	Li On Hong, Peter
554.	C2501	Har Sau Yue
555.	C2505	Ha Yuk
556.	C2508	Tam Siu Shan
557.	C2513	Chan Siu Kei
558.	C2514	Tam Sau Hing
559.	C2516	王潔瑩 Dorothea
560.	C2521	Wong Mo Lin
561.	C2528	Wong Yick Leung
562.	C2534	Cheng, Veo
563.	C2537	Wong Kin Fu
564.	C2538	Wong Chun Hei
565.	C2544	Wong In Chi, Gigi
566.	C2545	Lai Wing Yan
567.	C2547	Ko Ching Man
568.	C2549	Tsang Shuk Ching
569.	C2551	Ho Sze Wing Alice
570.	C2566	Chong Hiu Lam

571.	C2572	Liu Wai Ling
572.	C2573	Lam Man Yee
573.	C2579	Chan Ka Hing, Lawrence
574.	C2598	Man Jen Fung
575.	C2625	Ngai, Ivy
576.	C2627	Wong Man Kuen
577.	C2628	Wong Tak Fai
578.	C2630	Liang, Natalie
579.	C2635	Hung Hing Hey
580.	C2640	Cheung Sze Loon
581.	C2645	Chung Wai Shing
582.	C2646	Chu Man Tak
583.	C2649	Fung Sze Long
584.	C2652	Fung Ka Yin
585.	C2655	Mok Chun Sing
586.	C2657	Chan Kit Ying
587.	C2663	Tong Ka Wai
588.	C2670	Tsien, James S
589.	C2671	Lau, Monna
590.	C2679	Tsang Chun Kong
591.	C2697	Mochizuki Takako
592.	C2703	梁健聰
593.	C2704	Chui Chun Hin
594.	C2705	Leung Chi Lok
595.	C2706	鄭鍾榮
596.	C2707	張均謙
597.	C2708	何嘉勁
598.	C2709	何尙軒
599.	C2710	余智敏
600.	C2711	鄭皓澄
601.	C2712	Shuen Lai Yin
602.	C2713	李皓
603.	C2715	Tang Lok Yin
604.	C2716	林敏儀
605.	C2717	伍佩兒
606.	C2718	Lo Yuen Lan, Celia
607.	C2719	伍佩琮
608.	C2720	梁諾恩



**List of commenters who authorize Hong Kong Baptist University to attend meeting on behalf of them**

609.	C2721	楊朗廷
610.	C2722	黃碧香
611.	C2723	袁藹敏
612.	C2747	Ma King Chi
613.	C2890	伍梁敏玲
614.	C2981	Choi Duen Ting, Susanna

**TOWN PLANNING ORDINANCE (Chapter 131)**

**PROPOSED AMENDMENT TO  
THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/18**

Pursuant to section 6B(8) of the Town Planning Ordinance (the Ordinance), upon consideration of the representations and comments to the draft Kowloon Tong Outline Zoning Plan No. S/K18/17 (the Plan) under section 6B(1), the Town Planning Board (the Board) has decided to propose an amendment to the Plan. The proposed amendment is set out in the Schedule below. The description of the area affected by the amendment in the Schedule is for general reference only. The exact location of the area affected by the proposed amendment is more specifically shown on the Amendment Plan No. R/S/K18/17-A1.

The proposed amendment is available for public inspection during normal office hours at the following locations, and can also be viewed at the Board's website (<http://www.info.gov.hk/tpb/>) -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Kowloon City District Office, 7/F and 8/F, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon.

In accordance with section 6D(1) of the Ordinance, any person, other than that who has made any representation or comment after the consideration of which the proposed amendment is proposed, may make further representation to the Board in respect of the proposed amendment. The further representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 13 June 2014.

In accordance with section 6D(2) of the Ordinance, a further representation shall indicate -

- (a) the proposed amendment to which the further representation relates;
- (b) whether the further representation is made in support of, or in opposition to, the proposed amendment; and
- (c) the reasons for the further representation.

Any person who intends to make further representation is advised to read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on

Representations and Further Representations under the Town Planning Ordinance” (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board’s website.

In accordance with section 6D(4) of the Ordinance, any further representation made to the Board under section 6D(1) will be available for public inspection during normal office hours at locations (ii) and (iii) above, until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9.

**Statement on Personal Data**

The personal data submitted to the Board in any further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of the further representation which includes making available the name of the person making the further representation (hereafter known as ‘further representer’) for public inspection when making available the further representation for public inspection; and
- (b) facilitating communication between the ‘further representer’ and the Secretary of the Board/Government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF PROPOSED AMENDMENT TO  
THE DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/18  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendment to Matters shown on the Plan**

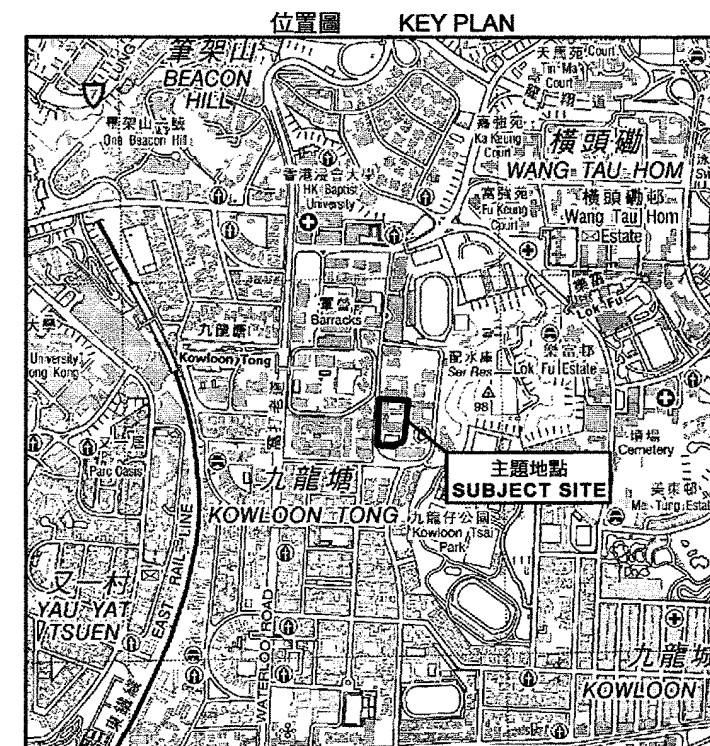
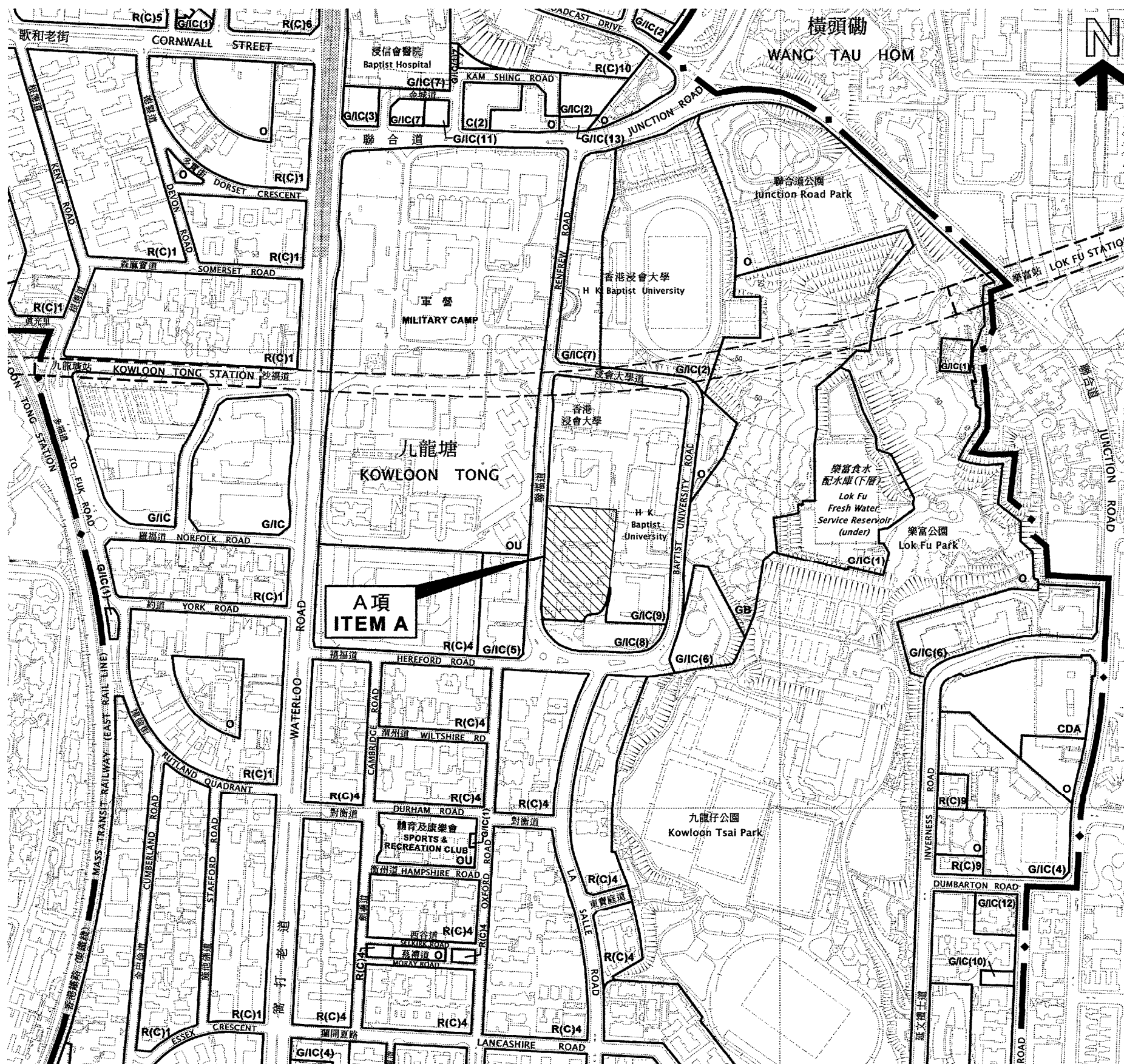
- Item A      –      Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from “Residential (Group B)” to “Government, Institution or Community (9)”.

**II. Amendment to the Notes of the Plan**

Deletion of the Notes for “Residential (Group B)” zone.

Town Planning Board

23 May 2014



SCALE 1 : 20 000 比例尺

草圖編號 S/K 18/18 的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/K18/18

根據城市規劃條例第 6C(2) 條公布的建議修訂  
PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)  
OF THE TOWN PLANNING ORDINANCE

#### A 項 ITEM A

把位於聯福道的一幅前李惠利校舍南部的土地，由「住宅(乙類)」地帶  
改劃為「政府、機構或社區(9)」地帶。

REZONING OF A SITE AT RENFREW ROAD, COVERING THE SOUTHERN PART  
OF THE EX-LEE WAI LEE CAMPUS, FROM "RESIDENTIAL (GROUP B)" TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY(9)"

夾附的《註釋》屬這份圖則的一部分，  
《註釋》的建議修訂已根據城市規劃條例第 6C(2) 條公布。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND THE PROPOSED AMENDMENT THERETO HAS BEEN PUBLISHED  
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

(參看附表)  
(SEE ATTACHED SCHEDULE)

2014年5月23日根據城市規劃條例第6C(2)條公布  
對草圖編號 S/K 18/18 作出的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/K18/18  
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN  
PLANNING ORDINANCE ON 23 MAY 2014

Ophelia Y. S. WONG 黃婉霜  
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

九龍塘分區計劃大綱草圖編號 S/K 18/18 的建議修訂  
PROPOSED AMENDMENT TO DRAFT KOWLOON TONG  
OUTLINE ZONING PLAN No. S/K18/18

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號  
PLAN No. R/S/K18/17 - A1

**Proposed Amendment to the Notes of the draft Kowloon Tong  
Outline Zoning Plan No. S/K18/18 in relation to Amendment Plan No. R/S/K18/17-A1**

**The Notes for “R(B)” zone is proposed to be deleted**

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<del>Flat</del> <del>House</del> <del>Residential Institution</del> <del>Utility Installation for Private Project</del>	<del>Eating Place</del> <del>Educational Institution</del> <del>Government Use</del> <del>Hotel</del> <del>Institutional Use</del> <del>Library</del> <del>Office</del> <del>Place of Entertainment</del> <del>Place of Recreation, Sports or Culture</del> <del>Public Utility Installation</del> <del>Public Vehicle Park</del> <del>(excluding container vehicle)</del> <del>Recyclable Collection Centre</del> <del>Religious Institution</del> <del>School</del> <del>Shop and Services</del> <del>Social Welfare Facility</del> <del>Training Centre</del>

**Planning Intention**

~~This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.~~

~~—(Please see next page)~~

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- ~~(1) — No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.5 and building height of 50m, to be measured from the mean level of Renfrew Road.~~
- ~~(2) — In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- ~~(3) — Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~

**Proposed Amendments to the Explanatory Statement of the draft Kowloon Tong  
Outline Zoning Plan No. S/K18/18 in relation to Amendment Plan No. R/S/K18/17-A1**

**Paragraphs 6, 7.1, 8.3 and 8.5 of the Explanatory Statement are proposed to be amended:**

**6. POPULATION**

According to the 2011 Census, the population of the Area was about 27,200 persons. If the planned uses on the OZP are developed, the planned population of the Area would be about ~~30,590~~ **29,150** persons.

**7. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the relevant airport height restrictions are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, appropriate building height restrictions have been incorporated into the Kowloon Tong OZP for the “Commercial” (“C”), ~~“R(B)”~~, “R(C)”, “G/IC” and “OU” annotated “Sports and Recreation Club” and “Petrol Filling Station” zones on the Plan.

**8. LAND USE ZONINGS**

~~8.3 “Residential (Group B)” (“R(B)”): Total Area 0.88 ha~~

~~8.3.1 This zone is intended primarily for medium density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.~~

~~8.3.2 A site abutting the Hong Kong Baptist University (HKBU) Baptist University Road campus at Renfrew Road is zoned “R(B)” and subject to a maximum plot ratio of 4.5 and a maximum building height restriction of 50m to be measured from the mean level of Renfrew Road. The building height restriction of 50m is broadly comparable with the adjacent existing buildings of the HKBU within the same street block.~~

~~8.3.3 To provide design/architectural flexibility, minor relaxation of the plot ratio restriction for the zone may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction for the zone may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.3 and 7.4 above.~~

~~8.54 “Government, Institution or Community” (“G/IC”): Total Area 39.59~~ **40.47** ha

**[with deletion of paragraph 8.3, paragraphs 8.4 to 8.8 to be renumbered accordingly]**



pd

TPB/R/S/K18/17-F1

寄件者: Fong Kitty  
寄件日期: 06日06月2014年星期五 15:02  
收件者: tpbpd@pland.gov.hk  
主旨: RE: Ex-Lee Wai Lee Campus Site  
附件: Support letter to TPB.pdf

Dear Sir/Madam,

Enclosed please find my written submission in support of the TPB's proposed amendment to retain the southern portion of the ex-Lee Wai Lee campus site as a G/IC zone for the use of HKBU for your reference.

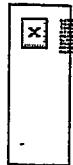
Regards,  
Kitty Fong

---

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敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並希望政府與浸會大學和地區持份者商討最有效使用該地的方案。

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展。

  
姓名：Kitty Fong

日期：6 Jun, 2014

地址或電郵：

電話：

寄件者:  
寄件日期:  
收件者:  
主旨:  
附件:

Lam Ada [REDACTED]  
06日06月2014年星期五 14:49  
tpbpd@pland.gov.hk  
Ex-Lee Wai Lee Campus Site  
image.pdf

TPB/R/S/K18/17-F2

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下:

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用途，因為該地不適宜改作住宅用途，希望政府與浸會大學商討並支持把用地撥歸浸會大學作良造教育發展。

  
姓名: LAM NGA SUM

日期: 6/6/2014

地址或電郵: 

電話: 

TPB/R/S/K18/17-F3

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學作長遠發展之用及把用地撥歸浸會大學發展中醫教學醫院，惠澤社群。



姓名：Ada Lam

日期：9 June 2014

地址或電郵：

電話：

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區 (9)」用途。原因如下：

- 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學作長遠發展之用。
- 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學發展中醫教學醫院，惠澤社群。

  
姓名：Kathleen Ng

日期：9 June 2014

地址或電郵：

電話：

TPB/R/S/K18/17-F5

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

因為該地並不適宜改作住宅用途，希望政府與浸會大學和地區持份者商討最有效使用該地的方案。而且前李惠利校舍南部用地與浸會大學校舍相連，如果把用地撥歸浸會大學作長遠教育發展，綜合效應下，將達到事半功倍的效果。

---

姓名：Victor Ho

日期：9/6/2014

地址或電郵：

電話：

(8)

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

該地位於浸會大學校園區，並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展。希望政府與浸會大學和地區持份者商討最有效使用該地的方案，例如發展中醫教學醫院，惠澤社群。

岑偉

姓名：Kun Wai

日期：2014/06/06

地址或電郵：

電話：



2014 六月 07 4:03PM HP Fax

頁: 1

TPB/RJS/K18/17-F7

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下:

1. 因為該地並不適宜改為住宅用途，並支持把用地撥歸浸會大學作長遠教育發展。
2. 因為該地剛好鄰近浸會大學中醫藥學院，故支持把用地撥歸浸會大學發展中醫教學醫院，能更有效利用該寶貴地皮，惠澤社群。
3. 浸會大學就前李惠利校舍用地提出【前李惠利校舍用地總規劃】中，除了建議把部份用地興建中醫教學醫院外，還建議興建有 1700 宿位的學生宿舍和全人發展綜合大樓，對培育年青下一代全面發展有更良好的正面作用。

  
姓名: Chan Sum YI, Sam

日期: 2014/6/7

地址或電郵: [REDACTED]

電話: [REDACTED]

TPB/R/S/K18/17-F8

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下:

支持把用地撥歸適合大學作發展  
發展之用, 例如: 興建學生宿舍

發展中醫教學醫院, 能讓學生實習  
士餘社區人士亦可參與使用,  
一址多用符合經濟原則。

姓名: 李耀宜

日期: 7 JUN 2014

地址或電郵:

電話:

TPB/R/S/K18/17-F9

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敬啟者：

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學作長遠發展之用。

Yeung shuk tak

姓名：楊淑德

日期：07/06/2014

地址或電郵：

電話：

香港北角渣華道 333 號

北角政府合署 15 樓

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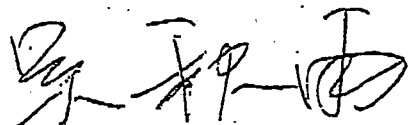
(電郵致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) / 傳真號碼：2877 0245 或 2522 8426)

敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

1. 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展。
2. 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學發展中醫教學醫院，惠澤社群。



姓名：WU Qiuyu

日期：9<sup>th</sup> Jun. 2014

地址或電郵：

電話：

TPB/R/S/K18/17-F11

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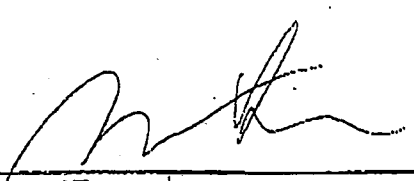
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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

興建中醫教學醫院可培訓更多中醫專業人才，  
為正面對人口老化日益嚴重的香港提供穩健  
之中醫診療服務，有利長遠發展。



姓名：陳穎瑛

日期：6-6-2014

地址或電郵：[REDACTED]

電話：[REDACTED]

香港北角渣華道333號

北角政府合署15樓

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敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。  
原因如下：

贊成把前李惠利校舍南部用地恢復為  
「政府、機構或社區」用地，並支持把用地  
撥歸浸信大學作長遠之用。

姓名：

日期：

地址或電郵：

電話：

李國利

6. 5. 2014

[REDACTED]

TPB/R/S/K18/17-F13

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我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。  
原因如下：

為惠澤社群，考慮香港社會醫療福利的長遠發展，我衷心希望併支持把該用地撥歸浸會大學建設中醫教學醫院，相信這將是功在千秋的善舉。

姓名：

日期：

地址或電郵：

電話：

戴 昭宇

05-06-2014

浸會大學中醫藥學院

寄件者: Naomi Lam  
寄件日期: 12日06月2014年星期四 16:24  
收件者: tpbpd@pland.gov.hk  
主旨: 就「九龍塘分區計劃大綱草圖編號S/K18/18—修訂項目A項」的建議修訂作出進一步申述  
附件: 九龍塘分區計劃大綱草圖編號SK1818—修訂項目A項」申述.pdf

敬啟者：

你好!本人就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述。詳情參閱附件。

Lam Hoi Ting



香港北角渣華道 333 號

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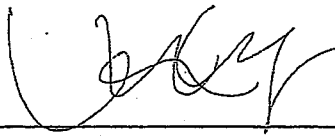
我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展，推動全人教育及中醫藥研究，並興建更多宿位應付本地及外地學生需要。

校園面積間接影響學生的學習和發展，因為面積限制了校園的發展包括學習設施的位置、數量等等。在三三四學制推行前，某些院校獲得額外用地興建教學大樓，而浸會大學只能在原有的用地上重建或加建。但重建及加建後的人均使用面積仍追不上其他院校及不能有交效應付數量上升的學生在學習和住宿的需要。校園內各大樓及設施負擔仍高，包括班房數量、給予學生溫習用地、住宿等。

尤其在住宿方面，宿位緊絀。我認為宿舍的意義已失去。宿舍設於校園附近原意是為了令住在偏遠的地方或家在外地的學生能夠在短時間內回到校園。但宿位不足，外地學生需要在其他地區租住地方，有些住在偏遠地區的學生不能長期入住宿舍。

再者，該用地毗鄰浸會大學校園，被浸會大學其他大樓包圍，所以將用地撥歸浸會大學最為適合不過。如政府將用地用給予其他機構，將來大學再需要用地時，該用地未必能收回撥給大學或在附近未必會有適合而且鄰近大學的用地如前李惠利校舍南部用地。教學、研究、學術活動不能集中於一個地方，絕對有礙學生學習和發展。

所以，我支持把前李惠利校舍南部用地撥歸浸會大學作長遠教育發展用途。



---

姓名：Lam Hoi Ting

日期：11/6/2014

地址或電郵：[REDACTED]

電話：[REDACTED]

寄件者: Lai Jerry T C  
寄件日期: 12日06月2014年星期四 15:31  
收件者: tpbpd@pland.gov.hk  
主旨: 就「九龍塘分區計劃大綱草圖編號S/K18/18—修訂項目A項」的建議修訂作出進一步申述  
附件: 20140612151349102.pdf

致 城市規劃委員會秘書：

這是本人對「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」之建議，請查看，謝謝！

黎梓俊 上

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城市規劃委員會秘書

(電郵致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) / 傳真號碼：2877 0245 或 2522 8426)

敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區 (9)」用途。原因如下：

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展。

姓名：LAL TSE CHUN

日期：12/6/2014

地址或電郵：

電話：

bpd

寄件者: Chea Joy  
寄件日期: 10日06月2014年星期二 15:31  
收件者: tpbpd@pland.gov.hk  
主旨: 九龍塘分區計劃大綱草圖建議修訂申述  
附件: Representation-Letter\_Chea Kin Ting.docx

TPB/R/S/K18/17-F16

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敬啟者:

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區 (9)」用途。原因如下:

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展。

姓名: Chea Kin Ting  
日期: 2014 年 6 月 10 日

寄件者: Lau Koon Wing [REDACTED]  
寄件日期: 10日06月2014年星期二 12:38  
收件者: tpbpd@pland.gov.hk  
副本: Lam Jimmy C M; Lai Nana W C  
主旨: Ex-Lee Wai Lee Campus Site  
附件: doc00022320140610123531.pdf

Dear Sir/Madam,

Please see the attached representation letter for Ex-Lee Wai Lee Campus Site for your consideration.

Regards

Wing Lau  
Officer  
Building Services and System  
Estates Office  
Hong Kong Baptist University  
Tel : [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

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敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

1. 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學作長遠發展之用。
2. 香港政府政策提倡人才培訓，提昇香港競爭力，如果把前李惠利校舍撥歸浸會大學作長遠發展之用，正好配合政府政策，民心所向，達致雙贏局面。否則，和政府施政背道而馳，捨棄民心，導致雙輸局面。此不利於政府管治及形象。

姓名：LAI Koon WING

日期：10/6/2014

地址或電郵：

電話：

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敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途，並支持把用地撥歸浸會大學。

原因如下：

1. 可以幫助浸會大學作更長遠發展，例如興建浸會大學中醫教學醫院。
2. 該地附近大部份為教學用地，並不適宜改作住宅用途。
3. 可以令浸會大學校園更為一體化。



姓名：Priscilla Lee

日期：9 June 2014

地址或電郵：

電話：



TPB/R/S/K18/17-F19

香港北角渣華道 333 號

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敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途。原因如下：

贊成把前李惠利校舍南部用地恢復為「政府、機構或社區(9)」用途，並支持把用地撥歸浸信會大學發展中醫教學醫院，幫助大眾回饋社會。

李美瑩

姓名：Yu Mui Yung

日期：12/6/2014

地址或電郵：

電話：

寄件者: Tse Truebe T L [REDACTED]  
寄件日期: 13日06月2014年星期五 10:04  
收件者: tpbpd@pland.gov.hk  
主旨: Comment on "to retain the southern portion of the Ex-Lee Wai Lee Campus Site ( "LWL Site" ) as a  
"Government, Institution or Community" ( "G/IC" ) zone"  
附件: ATT00079.txt; ATT00082.htm

敬啟者：

就「九龍塘分區計劃大綱草圖編號 S/K18/18—修訂項目 A 項」的建議修訂作出進一步  
申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區（9）」用途。原因如下：

1. 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥  
歸浸會大學作長遠發展之用。

姓名：Truebe Tse  
日期：13 June 2014  
地址或電郵：[REDACTED]

11/06 2014 09:52 CWB  
2014/06/11 10:11

TPB/R/S/K18/17-F21

#277  
FAX頁 01/01  
P.001/001*Amir*

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(電郵致: [mbpd@pland.gov.hk](mailto:mbpd@pland.gov.hk) / 傳真號碼: 2877 0245 或 2522 8426)

敬啟者:

就「九龍塘分區計劃大綱草圖編號 S/K18/18-修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前萃恩利校舍南部用地恢復為「政府、機構或社區 (9)」用途。原因如下:

1. 贊成把前萃恩利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學發展中醫教學醫院，惠澤社群。  
本人來自內地，通過一段時間的了解，深刻感覺到浸會大學的中醫在香港人們之間的重要性，如果能建設一所中醫教學醫院，將會成為香港中醫發展的里程碑，是香港人民之幸，是香港從事中醫之人之幸，也體現了香港政府開明、開放，立足於當今，著眼於未來之志。

  
姓名: 周忠亮

日期: 2014/6/6

地址或電郵: [REDACTED]

電話: [REDACTED]

香港北角波德道 333 號

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(電郵致: [lpbd@pland.gov.hk](mailto:lpbd@pland.gov.hk) / 傳真號碼: 2877 0245 或 2522 8426)

敬啟者:

就「九龍塘分區計劃大綱草圖編號 S/K18/18-修訂項目 A 項」的建議修訂作出進一步申述

我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區 (9)」用途。原因如下:

1. 贊成把前李惠利校舍南部用地劃撥予大學，用於發展中醫藥學院，嘉澤全港及社會群衆。
2. 反對將該地塊撥歸香港浸會大學，用作長遠發展，即發展中醫藥學院又是其中的最佳選擇。

陳素明

姓名:

日期:

地址或電郵:

電話:

陳素明

2014年6月11日

[REDACTED]

TPB/R/S/K18/17-F24

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

140613-154459-69806

提交限期

Deadline for submission:

13/06/2014

提交日期及時間

Date and time of submission:

13/06/2014 15:44:59

提出此宗進一步申述的人士

Person Making This Further Representation: 先生 Mr. Kwok Wah Inn

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K18/17

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
I - Rezoning of a site at Renfrew Road, covering the southern part of the ex-Lee Wai Lee Campus, from "Residential (Group B)" to "Government, Institution or Community (9)".	反對 Oppose	The government is investing billions of dollars in Kai Tak development. There will be world-class stadium, plenty of job opportunities, railway system and metro park etc. in Kai Tak development. The subject site is not far from Kai Tak development and hence such site in the urban centre of Hong Kong should be developed for residential use so as to benefit more people. The subject site should be zoned for residential use, not just R(B), but high density development R(A). On other hand, sites in the N.T., unlike Kai Tak development where government has invested tremendous amount of money, should be zoned for more low density development. There should be a clear contrast between sites in urban centre of Hong Kong and those in the N.T..
II - Deletion of the Notes for "Residential (Group B)" zone	反對 Oppose	Ditto

(24)