

城規會文件第 9585 號  
考慮日期：2014 年 3 月 10 日

《九龍塘分區計劃大綱草圖編號 S/K18/17》  
考慮申述及意見

申述事項	申述人	提意見人
<p><b>修訂項目 A</b> 把聯福道香港專業教育學院前李惠利校園的南部，由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶</p>	<p><b>總數：25 847</b></p> <p><b>表示支持(11)</b> 個別人士： <b>R1至R7、R6738、R6861、R8315及R8322</b></p> <p><b>提供意見(2)</b> 個別人士： <b>R1192及R2375</b></p> <p><b>表示反對(25 834)</b> 立法會議員： <b>R9：林大輝議員(附件II-1)</b> <b>R10：葉建源議員(附件II-2)</b> <b>R11：黃碧雲議員(附件II-3)</b> <b>R12：陳家洛議員(附件II-4)</b> <b>R7860：毛孟靜議員(附件II-4a)</b> 九龍城區議員： <b>R13：蕭亮聲先生(附件II-5)</b> <b>R14：何顯明先生(附件II-6)</b> 政治團體及關注團體： <b>R15：公民黨(附件II-7)</b> <b>R16至18：自由黨成員(附件II-8至II-10)</b></p>	<p><b>總數：2 980</b></p> <p><b>就表示支持的申述提出意見(4)：</b> <b>C4：香港浸會大學(附件III-1)</b> <b>C8、C9及C10(個別人士)</b></p> <p><b>支持反對修訂項目A的申述(2 973)：</b> 立法會議員： <b>C15：陳偉業議員(附件III-2)</b> 關注團體： <b>C16：香港浸會大學研究生會(附件III-3)</b> <b>C17：香港九龍城工商業聯會有限公司(附件III-4)</b> <b>C12：天保民學校(附件III-5)</b></p> <p>個別人士： <b>C1、C8、C10、C11、C13、C14、C18至C2981(不包括已撤回的C2038)</b></p> <p><b>表示不支持修訂項目A(5)：</b> <b>C3：龍塘分區委員會</b></p>

申述事項	申述人	提意見人
	<p><b>R19</b>：香港教育專業人員協會(附件II-11)</p> <p><b>R20</b>：HK重建關注組(附件II-12)</p> <p><b>R21</b>：創建香港(附件II-13)</p> <p><b>R22</b>：環保觸覺(附件II-14)</p> <p><b>R24</b>：香港九龍城工商業聯會有限公司(附件II-15)</p> <p><b>R25至R43及R1506</b>：香港浸會大學及其僱員／屬會／校友／前教師／前僱員(附件II-16至II-35)</p> <p>個別人士／其他組織： <b>其餘25 798份申述</b> (部分內容劃一的信件/電郵的樣本 (附件II-36至40))</p>	<p>(附件III-6)</p> <p><b>C5</b>：香港浸會大學工商管理學院(附件III-7)</p> <p><b>C2、C6及C7</b>(個別人士)</p>
<p><b>修訂項目 B</b></p> <p>把位於東寶庭道的一塊涵蓋伯特利神學院西部的用地(下稱「伯特利西用地」)，由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶</p>	<p><b>表示支持(總數：1)</b> 個別人士： <b>R5</b></p> <p><b>表示反對(總數：1)</b> 個別人士： <b>R8</b></p>	<p><b>總數：1</b></p> <p><b>C1</b>(個別人士)支持反對修訂項目B的申述</p>



申述事項	申述人	提意見人
<b>修訂項目 C</b> 把位於東寶庭道的一塊涵蓋伯特利神學院東部的用地(下稱「伯特利東用地」)，由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶	<b>表示支持(總數：1)</b> <i>個別人士：</i> <b>R5</b>	

註： 各申述人和提意見人的姓名<sup>1</sup>，以及他們提交的所有申述和意見已收錄在光碟(附件 X)內。[僅供委員參考] 文件內的附件及圖則亦已上載城規會網站。有關網站連結已向申述人及提意見人提供。

## 1. 引言

1.1 二零一三年二月十五日，當局根據《城市規劃條例》(下稱「條例」)第 5 條展示《九龍塘分區計劃大綱草圖編號 S/K18/17》(下稱「該圖」)，以供公眾查閱。修訂項目附表載於附件 I，所涉項目如下(圖 H-1)：

- |        |   |   |
|--------|---|---|
| 修訂項目 A | — | 把聯福道香港專業教育學院前李惠利校園的南部(下稱「申述地點」)(約0.88公頃)由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶 |
| 修訂項目 B | — | 把伯特利西用地(約0.2公頃)由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶                         |
| 修訂項目 C | — | 把伯特利東用地(約0.2公頃)由「政府、機構或社區(3)」地帶改劃為「政府、機構或                             |

<sup>1</sup> 各申述人和提意見人的姓名已上載城規會網站：  
[http://www.info.gov.hk/tpb/tc/plan\\_making/S\\_K18\\_17.html](http://www.info.gov.hk/tpb/tc/plan_making/S_K18_17.html)

## 社區(12)」地帶

- 1.2 在為期兩個月的展示期內，當局共接獲 25 884 份申述。二零一三年五月二十一日，當局公布該等申述以供公眾提出意見，並在為期三個星期的公布期內接獲 2 981 份意見書。然而，其後有 33 名申述人來信城市規劃委員會(下稱「城規會」)，要求撤回申述或表示他們並無提交申述，另有兩份申述證實重覆。此外，有一份申述(R6618)(附件 II-41)關乎修訂項目 A 但並無就項目表示支持、反對或提出任何意見，以及有兩份申述(R15008 及 R15038)(附件 II-42 及 II-43)涉及中環軍事用地而非九龍塘分區計劃大綱圖。因此，若城規會同意，上述 3 份申述均應視作無效，有效申述的總數應為 25 847 份。此外，有一份意見書其後被撤回，因此，有效意見書的總數為 2 980 份。
- 1.3 二零一四年一月二十四日，城規會同意一併考慮各項申述和意見。
- 1.4 本文件旨在向城規會提供資料，以便城規會考慮各項申述和意見。文件的**第 1 部分**涵蓋就修訂項目 A 作出的申述及意見，而**第 2 部分**則涵蓋就修訂項目 B 和 C 作出的申述及意見。
- 1.5 當局已依據條例第 6B(3)條，邀請有關申述人及提意見人出席會議。
- 1.6 二零一三年十二月二十日，當局根據條例第 7 條展示《九龍塘分區計劃大綱草圖編號 S/K18/18》，以供公眾查閱。此圖所收納的修訂項目，包括把位於聯合道 300 號的一塊用地(現為九龍國際浸信會)，由「政府、機構或社區(2)」地帶改劃為「政府、機構或社區(13)」地帶。本文件所載申述地點的用途地帶和發展限制，即申述地點、伯特利西用地和伯特利東用地，在分區計劃大綱圖編號 S/K18/18 上維持不變。

**第 1 部分－修訂項目 A：把申述地點由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶(圖 H-2 至 H-5)**

**2. 背景**

- 2.1 為了解決本港迫切的房屋問題，行政長官於二零一二年八月三十日公布短期及中期措施方案，加快供應資助及私人房屋單位。其中一項措施是規劃署把 36 塊檢討後認為合適的「政府、機構或社區」用地及政府用地改劃作住宅用途，以助應付對房屋土地的殷切需求。在這些用地中，其中一塊就是位於九龍塘聯福道申述地點的用地(圖 H-2)。
- 2.2 當時劃為「政府、機構或社區(9)」地帶的申述地點(約 0.88 公頃)屬於政府土地，是香港專業教育學院前李惠利校園的部分用地，該校舍於二零一一年遷往將軍澳。教育局已確定李惠利用地的北部(下稱「李惠利北用地」)(約 0.64 公頃)(圖 H-3)會保留給香港浸會大學(下稱「浸大」)作高等教育用途，而申述地點(約 0.88 公頃)(即李惠利用地的南部)會交還給政府作其他用途。
- 2.3 規劃署當時已就政府、機構及社區土地的需求進行檢討。根據該區的計劃人口(包括擬議作「住宅(乙類)」地帶的申述地點)及當時區內所提供的政府、機構及社區設施，實無須預留申述地點以為區內提供政府、機構及社區設施。至於其他政府、機構及社區設施，相關政府部門亦確認無須於申述地點作其他政府、機構及社區用途。此外，已有足夠土地預留作休憩用地用途。
- 2.4 申述地點所在的路段主要有浸大中層及中密度建築羣。位於申述地點後面的兩座浸大宿舍大樓及南面的浸大傳理視藝大樓分別樓高 62 米(19 層)及 50 米(11 層)(圖 H-4)，而越過聯福道對面的住宅及政府、機構及社區建築物主要是 12 米至 22 米(四至六層)的低建建築。申述地點適合作住宅用途。考慮到申述地點的發展潛力，以及該區的建築物高度輪廓和發展密度，申述地點擬改劃為「住宅(乙類)」地帶，並施加 50 米的建築物高度限制和 4.5 倍的地積比率，以助應付迫切的房屋需求。擬議的發展參數大致上與聯福道兩旁的已規劃梯級式建築物高度輪廓及該區周圍建築物的地積比率(介乎 3.1

至 5.8 倍)互相協調(圖 H-4)。此外，其他相關部門已確認，從交通、環境、景觀及通風的角度而言，擬議住宅發展可以接受，並且不會令現有基礎設施超出負荷。

#### *都會規劃小組委員會的考慮*

2.5 二零一二年十二月二十一日，都會規劃小組委員會(下稱「小組委員會」)考慮分區計劃大綱圖編號 S/K18/16 的修訂建議。小組委員會決定延期考慮申述地點的修訂建議，以待有關教育局評估浸大擴建需要的政策的進一步資料，以及該局決定批放申述地點作其他用途的理據。相關的小組委員會會議記錄摘要載於**附件 IV a**。

2.6 二零一三年一月二十五日，小組委員會進一步考慮申述地點的修訂建議，與會者包括教育局、食物及衛生局(下稱「食衛局」)、大學教育資助委員會(下稱「教資會」)和規劃署的代表，而黃毓民議員辦事處、浸大校長、浸大的職方代表和諮議會、浸大學生會及浸大尚志會反對擬議改劃用途地帶的意見書，亦已呈交小組委員會考慮。委員同意修訂建議應根據條例第 5 條展示，以便持份者及市民有機會根據條例向城規會提交申述，並於城規會就申述地點的適當用途地帶作出決定前，可獲城規會大會聆聽他們的意見。相關的小組委員會會議摘要載於**附件 IV b**。二零一三年二月十五日，已納入上述修訂項目的《九龍塘分區計劃大綱草圖編號 S/K18/17》根據條例第 5 條展示。

#### *立法會個案會議*

2.7 二零一二年十二月十一日，立法會召開個案會議，討論關於浸大宿舍短缺的一宗投訴。在個案會議上，出席的立法會議員一致反對把申述地點改劃作住宅用途，並促請政府就改劃用途地帶的建議主動及全面諮詢持份者(包括用地鄰近的教資會資助院校)，以期平衡相關各方的利益和需要。

### **3. 在展示分區計劃大綱草圖後就修訂項目 A 進行的諮詢**

#### *九龍城區議會轄下房屋及基礎建設委員會*

3.1 當局於二零一三年三月七日就修訂項目諮詢九龍城區議會轄下房屋及基礎建設委員會(相關會議記錄摘要載於**附件 Va**)。該會委員一致反對申述地點的改劃用途地帶建議(**修訂項目 A**)，並支持把申述地點繼續作教育用途或其他政府、機構及社區用途。該會的主要意見／關注事宜概述如下：

- (a) 申述地點應為公眾利益而保留作「政府、機構或社區(9)」地帶，理由是作高等教育用途的土地並不足夠，而且九龍塘區需要長者及社區設施。政府應考慮其他方案(包括興建資助房屋、青年旅舍、社區設施及學生宿舍)，而非在申述地點興建豪宅，因為這不能解決本港房屋短缺的問題。
- (b) 住宅發展項目會增加現時道路的交通負荷，並與附近的消防局和學生宿舍的用途不相協調，因為該等用途所產生的噪音會影響擬議項目日後的居民。
- (c) 政府應與浸大商討在申述地點興建私營中醫院的可行性。
- (d) 政府應以公平公開的方式廣泛諮詢所有持份者(包括居民及浸大的學生／僱員)，並且在諮詢九龍城區議會及城規會前不應把申述地點納入賣地計劃。

3.2 政府(包括發展局、教育局、食衛局及規劃署的代表)於會上作出的主要回應概述如下：

- (a) 區內已有足夠的政府、機構及社區設施，因此宜把申述地點改劃作住宅用途，以應付社會對房屋的需要。預計有關發展不會對環境和交通造成負面影響。
- (b) 倘浸大能善用所預留的李惠利北用地，便可根據現行政策完全滿足其尚未達標的需求。當局並無既定政策提供政府土地發展私營中醫院。
- (c) 當局會就區內所需的福利設施再次諮詢社會福利署，而政府會整合九龍城區議會的意見供城規會考慮。

- (d) 把申述地點納入賣地計劃符合政府的既定做法，以就來年預計的土地供應向市場提供資訊。當局會待完成所需的法定規劃及其他程序後，才把申述地點推出市場。

3.3 房屋及基礎建設委員會於二零一三年十一月七日再次討論有關事宜，並重申反對把申述地點改劃為「住宅(乙類)」地帶(相關會議記錄摘要載於**附件 Vb**)。二零一三年十一月二十七日，城規會秘書接獲該會的信件(**附件 Vc**)，就改劃用途地帶建議提出反對並要求把申述地點保留為「政府、機構或社區(9)」地帶。

### **立法會教育事務委員會**

3.4 教育事務委員會曾於二零一三年三月十一日及六月十日商討申述地點的改劃用途地帶建議(相關會議記錄摘要載於**附件 Vd 及 Ve**)。該委員會於二零一三年三月十一日通過一項動議，反對政府改變申述地點的教育用途及把申述地點納入賣地計劃以興建中密度豪宅，並促請政府保留申述地點作「政府、機構或社區」用途。該委員會的主要意見／關注事宜概述如下：

- (a) 政府應以遠大的視野規劃及發展大學。教育局應致力保留申述地點作教育用途，以示支持專上教育界的發展。
- (b) 正如城規會收到的絕大部分申述所顯示，社會的意見已十分清晰。當局在建議改劃申述地點時，未有準確掌握公眾當前對事件的意見。
- (c) 由於發展豪宅難以解決社會的房屋需要，當局可考慮在申述地點興建公屋或居屋。
- (d) 當局繞過正當的城市規劃程序，在城規會尚未考慮申述之前，便把申述地點納入賣地計劃。

- (e) 當局應着手處理本港對中醫院的需求。中醫院有助中醫藥的教學及研究工作。然而，本港欠缺中醫院，只能在內地找到臨牀實習機會。

3.5 政府(包括發展局、教育局及食衛局的代表)於會上作出的主要回應概述如下：

- (a) 當局和教資會支持浸大及其他教資會資助院校根據既定政策，在公平及一致的基礎上發展其校園。
- (b) 經詳細評估，當局認為申述地點無須作高等教育或其他政府、機構及社區用途，並且適宜改劃作中密度住宅發展，以善用土地和配合社會的房屋需要。關於申述地點的日後用途，城規會尚未考慮就改劃用途地帶建議提出的申述和意見，亦尚未完成相關的法定程序。
- (c) 把申述地點納入賣地計劃符合政府的既定做法，可向市場提供預計土地供應的資訊。申述地點只會在所需程序完成後才推出市場發售。
- (d) 為市民提供醫療設施和興建醫院的建議都必須首先從醫療衛生及社會需求的角度考慮。中醫中藥發展委員會正研究設立中醫住院服務的可行性。浸大建議的中醫院是一個自資項目，不合資格申請教資會的撥款，政府亦無既定政策提供政府土地發展私營中醫院。此外，也並無規定有關醫院必須坐落於或鄰近大學校園。

#### 4. 有關項目 A 的申述

##### 4.1 申述事項(圖 H-1)

25 847 份有效的申述全部涉及項目 A，當中 11 份由個別人士提交的申述(R1 至 R7、R6738、R6861、R8315、R8322)支持項目 A；兩份申述(R1192 及 R2375)就項目 A 提供意見；其餘的 25 834 份申述反對項目 A。有關反對修訂的申述分別來自五名立法會議員(林大輝議員(R9)、葉建源議

員(**R10**)、黃碧雲議員(**R11**)、陳家洛議員(**R12**)及毛孟靜議員(**R7860**))(附件 II-1 至 4a)、兩名九龍城區議員(蕭亮聲先生(**R13**)及何顯明先生(**R14**))(附件 II-5 和 6)、浸大(**R25**)(附件 II-16)與其職員、屬會、學生、校友會和前職員、關注組、各機構及個別人士，當中不少是以內容相若的電郵／信件提交，有關樣本載於附件 II-36 至 40。全部申述及意見已收錄在光碟(附件 X)內，以供委員參考，複本亦已存放於城規會秘書處方便委員查閱。

#### 4.2 就項目 A 提出的主要申述理由

##### *支持修訂的申述*

4.2.1 11 份支持修訂的申述的主要理由(附件 VIa)概述如下：

- (a) 把申述地點改劃作住宅用途，即使幫助的程度較小，也有助應付對住宅用地的迫切需要。擬提供的單位可穩定九龍塘區樓價及租金。如有可能，把申述地點改劃作「住宅(甲類)」地帶會更為理想。
- (b) 浸大的設施已足夠。學生宿舍不足是因其取錄太多內地學生所致。
- (c) 申述地點是珍貴用地，擬議中醫院不一定要建於該處。尖沙咀街坊福利會的用地對設置中醫教學醫院有利。浸大無需自設中醫教學醫院。

##### *提供意見的申述*

4.2.2 兩份申述就修訂項目提供意見。**R1192** 反對把申述地點批予浸大，並認為浸大並無需要使用申述地點，而且浸大校園已獲擴展。**R2375** 認為不應把申述地點批予浸大興建中醫院。



## 反對修訂的申述

4.2.3 25 834 份反對修訂的申述的主要理由及規劃署的回應載於**附件 VIb 和 VIc**，並概述如下：

### 失去用作政府、機構及社區設施的土地

- (a) 政府、機構及社區用地有限，但在其他地點卻有很多選擇可作住宅用途。改劃用途地帶會對社會造成無法挽回的損失。申述地點應作其他合適用途，例如社區中心、教育、醫療和社會福利設施，以及康樂用途或公園，令更多人受惠。住宅用途只可惠及少數人。
- (b) 申述地點原先劃為「政府、機構或社區」地帶，目的是作為住宅區的緩衝地帶，以免發展密度過高。改劃為「住宅(乙類)」地帶有違原先的意向。

### 教育／高等教育用途

- (c) 教育對下一代及香港未來發展十分重要，對建立以知識型社會也有很大幫助。教育可讓更多人受惠，應優先於其他用途(如經濟發展及豪宅供應)。當局不應為短期的經濟利益而犧牲長遠的教育需要。
- (d) 作教育／高等教育用途的土地並不足夠。根據政府的統計數字，八間教資會資助院校尚欠的作業樓面淨面積達 80 000 平方米。此外，專上教育機構的學生宿位並不足夠。
- (e) 申述地點被大學校園所包圍，而且鄰近兩間大學，較適合作高等教育用途。

### 浸大的擴建需要

- (f) 在八間教資會資助院校之中，浸大校園(約 5.4 公頃)面積最小。浸大也未獲額外撥地發展所需設施，以配合三三四學制改革，並須在校園內興建新設施或在現

有建築物之上加建樓層。浸大校園的擠迫程度已達至飽和點。

- (g) 把申述地點撥予浸大作長遠發展，可最有效使用該土地。申述地點三面被浸大建築物所包圍，地理上可視為浸大整體的一部分。倘浸大校園擴展至申述地點，校內活動便可整合在同一地點進行，讓校方可為學生提供較佳的環境、亟需的設施和更多活動空間。申述地點對浸大的長遠發展十分重要。對浸大來說，要在附近覓得土地作未來擴展之用極為困難。
- (h) 浸大的學生宿位不足。政府表示，李惠利北用地足以應付浸大在現行教育政策下的需要。這反映政府短視，忽略高等教育的長遠發展。在學生宿舍居住是大學生活的一部分。校外宿舍未能讓學生享受校園生活，更要學生支付額外的費用。申述地點應用作興建學生宿舍。
- (i) 浸大多年來一直就申述地點的未來用途與政府聯絡。浸大並無向政府表示或與政府達成協議，認為只須使用用地的一半及準備撤回其使用整塊李惠利用地的要求。浸大應有公平機會申請使用整塊李惠利用地。

#### *中醫院／中醫教學醫院及／或其他醫療設施*

- (j) 中醫藥治療慢性疾病和頑疾的療效顯著，而由於本港人口老化，市民對中醫藥有迫切需求。倘仍不興建中醫院，便不能有系統地進行中醫藥教育。中醫教學醫院可提供臨床訓練的場地；促進臨床研究；有助推動中醫藥的嶄新研究、標準化與現代化發展；促使中西醫藥融合；以及令中醫藥業邁向專業化。倘不提供病人住院服務，便會對中醫藥的發展(尤以治療急病及危疾而言)構成限制。
- (k) 中醫教學醫院最理想是設於浸大中醫藥學院大樓毗鄰的申述地點，因為這可令療效更顯著。著名中醫大學的教學醫院都設在校園附近。此外，浸大一向以中醫

學科聞名。倘浸大在申述地點興建中醫院，可推動中醫藥發展，以及促進市民的健康，為病人帶來裨益。

- (l) 中醫教學醫院讓中醫學生可在本港駐院實習。現時中醫學生須在內地實習，而內地的醫療系統與香港有所不同，學生在內地學習到的知識不能全部應用於香港，這會產生不少問題。中醫教學醫院不單可支援浸大，亦會對其他院校的中醫學生有所裨益。

#### *擬議住宅用途*

- (m) 興建豪宅單位未能解決社會對較細小單位的迫切需要。九龍塘區有大量單位／豪宅單位。有意見反對興建豪宅，認為對實體經濟的增益不大。倘把申述地點作住宅用途，便應興建公屋，以解決基層的住屋問題。
- (n) 申述地點不適合作住宅用途，因為與附近的教育用途不相協調。申述地點一旦作住宅用途，日後的居民會投訴鄰近學生宿舍發出噪音；而另一方面，住宅用途又會對教育環境造成負面影響。
- (o) 擬建豪宅會增加交通量，造成空氣及噪音污染，對該區的整體環境構成負面影響。為日後居民提供的社區服務並不足夠，這會加重鄰近設施須承受的負荷。
- (p) 當局有需要制定全面計劃以解決房屋問題，而非只在零散的小型用地上作個別零碎的發展。

#### *公眾諮詢*

- (q) 諮詢不足。政府漠視民意。公眾諮詢程序的透明度應予提高。政府應諮詢持份者(包括浸大及浸大學生)，並考慮他們的意見。
- (r) 在更改土地用途的諮詢期間，將申述地點納入賣地計劃內，是誤導市民及程序上不公平。

其他

- (s) 有關申述亦包括其他要點或意見，例如反對地產霸權；建議使用其他用地(如鄰近的軍事用地、私人康樂用地及空置政府土地)，以進行住宅發展；興建豪宅會令樓價上升等。這些要點及規劃署的回應概述於**附件 VIb** 的 H 項。

#### 4.3 申述人的建議

- (a) 共 24 406 名申述人建議把申述地點恢復為「政府、機構或社區(9)」／「政府、機構或社區」地帶或預留作政府、機構及社區用途。
- (b) 很多申述人亦建議把申述地點預留給浸大作教育用途及／或用作中醫教學醫院；發展中醫學院／中醫教學醫院；及／或發展其他政府、機構及社區設施，例如康樂設施、社會福利設施、長者設施等。

### 5. 就有關項目 A 的申述提出的意見

- 5.1 就申述提出的 2 980 份有效意見，分別由一名立法會議員(陳偉業議員(C15)) (附件 III-2)、浸大(C4) (附件 III-1)與其屬會、龍塘分區委員會(C3) (附件 III-6)、關注組及個別市民提交。所有意見均支持反對項目 A 的申述；就改劃申述地點作住宅用途提出反對；及／或建議保留申述地點為「政府、機構或社區(9)」地帶。全部意見已收錄在光碟(附件 X)內，以供委員參考。提出意見的主要理由及規劃署的回應載於**附件 VII**，有關理由與反對修訂的申述所提理據相若。在該等意見中，257 份支持反對項目 A 的申述，但沒有說明理由；而 2 720 份所提主要理由是反對把教育用地作興建豪宅用途，而申述地點應批予浸大進行發展，包括開設教學設施、學生宿舍及／或中醫教學醫院。C12(附件 III-5)由鄰近學校提交，表示支持浸大所提交的申述編號 R25，理由是把申述地點改劃作住宅用途，會在噪音、空氣質素、天然照明及通風方面造成負面影響，而且會因交通流量增加而令交通意外風險提高。提意見人支持保留申述地點為「政府、機構或社區(9)」地帶。

5.2 四名提意見人就支持修訂的申述提供意見(其中兩份亦同時支持反對項目 A 的申述)。他們主要支持浸大，並認為改劃申述地點無助於解決房屋問題。C4 由浸大提交(附件 III-1)，就已向城規會提交反對項目 A 的申述作出分析。

## 6. 有關項目 A 的規劃考慮因素及評估

### 6.1 申述地點及附近地區(圖 H-3 至 H-5)

6.1.1 李惠利校園用地上的建築物現時供浸大及香港理工大學作臨時用途，至二零一四年年底為止，以敷推行新學制初期的應急需要。申述地點兩邊毗鄰浸大的建築物，其南鄰為樓高 11 層(50 米)的浸大傳理視藝大樓，而其東鄰為樓高 19 層(62 米)的浸大學生宿舍及九龍塘消防局。

6.1.2 申述地點東北面及北面較遠處分別為浸大位於浸會大學道的校園和聯福道的校園，而大部分建築物的高度由 10 層(41 米)至 13 層(64 米)不等。申述地點西面橫過聯福道是九龍塘軍營、兩間老人院及一間學校。申述地點西面及南面較遠處是九龍仔區的低層(建築物高度約為四層)及低密度住宅發展，該區在分區計劃大綱圖上劃為「住宅(丙類)4」地帶。九龍仔公園位於東南面較遠處橫過禧福道的位置。

### 6.2 土地行政

申述地點是一塊政府土地。

### 6.3 規劃意向

「住宅(乙類)」地帶主要是作中等密度住宅發展；服務住宅區一帶地方的商業用途，倘向城規會提出申請，或會獲得批准。此地帶的最高地積比率限為 4.5 倍，最高建築物高度限為 50 米，建築物高度由聯福道的平均水平起量度。

## 6.4 對有關項目 A 的申述理由及申述人建議作出的回應

### ***支持修訂的申述***

6.4.1 備悉 11 份申述支持把申述地點劃為「住宅(乙類)」地帶的意見。然而，正如下文第 6.4.4(c)及(d)段所闡述，現建議把申述地點恢復為「政府、機構或社區(9)」地帶。

6.4.2 關於浸大在尖沙咀街坊福利會用地興建中醫教學醫院的建議，已備悉浸大已表明不會再跟進此項建議。關於對其他要點的回應，請參閱**附件 VI a**。

### ***提供意見的申述***

6.4.3 關於申述人指申述地點不應批予浸大的意見，須澄清城規會的角色是考慮申述地點的合適用途地帶。城規會並無職權決定把申述地點批予個別機構作特定的政府、機構及社區用途。申述地點應否批予浸大不屬城規會的職權範圍。這是由政府按照現行土地及教育政策考慮的撥地事宜。

### ***反對有關項目 A 的申述***

6.4.4 對反對修訂的申述所提理由的回應如下：

#### 一般事宜

(a) 正如上文第 2 段「背景」所載，小組委員會在考慮改劃用途地帶的建議時，已備悉浸大及其他持份者所表達的意見，即保留申述地點作政府、機構及社區用途或供浸大長遠發展。根據規劃署當時就該區的政府、機構及社區設施供應而進行的評估，加上考慮到教育局確認申述地點超越浸大的需求，以及住宅用途並非與申述地點的四周用途不相協調，而且不會在各技術範疇帶來負面影響，小組委員會遂同意展示有關改劃用途地帶的修訂項目，以期為持份者及公眾人士提供法定的渠道，讓他們提交意見予城規會大會考慮。

- (b) 相關局／部門已獲進一步諮詢，就各項申述和意見，以及他們對有關事宜的最新評估，特別是就預留申述地點作政府、機構及社區用途的最新要求提供意見。有關的綜合評估載於下文。

#### 對有關項目 A 的申述理由作出的回應

##### *失去用作政府、機構及社區設施的土地*

- (c) 正如上文第 2 段所述，小組委員會於二零一二年年底／二零一三年年初考慮改劃用途地帶的建議，當時無需保留申述地點作政府、機構及社區或休憩用途。鑑於對房屋用地的迫切需要，以及住宅用途並非與申述地點的四周用途不相協調，因此當局建議把申述地點改劃為「住宅(乙類)」地帶。儘管該區整體上並不缺乏作政府、機構及社區和休憩用途的土地(附件 VIII)，但規劃署在處理有關此修訂項目的申述時，亦已諮詢相關各局／部門，並重新評估「政府、機構或社區」用地的需求。經重新評估後，教育局表示在近期多輪諮詢工作中，社會各界要求政府當局加強支援特殊教育發展。就此，教育局決定仔細研究把申述地點用作興建特殊學校的可行性。
- (d) 儘管從土地用途是否協調的角度而言，申述地點適合住宅用途，但考慮到教育局的最新回應，以及地區人士和公眾明確支持保留申述地點作政府、機構及社區用途，當局建議保留申述地點作政府、機構及社區用途，並將之恢復為原先的「政府、機構或社區(9)」地帶。在「政府、機構或社區(9)」地帶內，一系列的政府、機構及社區用途，包括特殊學校(或一些申述人所建議的其他教育、社區及醫療設施)，屬經常准許的用途，並應可容納於該地帶許可的 13 層建築物高度限制內。不過，申述地點應預留作特殊學校或其他教育用途，或其他「政府、機構或社區(9)」地帶所許可的用途，應由教育局或政府當局在參照政策優次後決定。這並不屬城規會的職權範圍。

##### *教育／高等教育用途/浸大的擴建需要*

- (e) 就需要土地作高等教育用途，教育局重申政府當局及教資會一直有按既定政策及計算準則，支持教資會資助院校興建由公帑資助的教學設施及學生宿舍。為應付尚待處理的需求，教育局一直與一些宿舍及教學設施不足的院校磋商，研究在香港不同地點興建宿舍及教學設施的可行性。就浸大而說，教育局已決定預留李惠利北用地供浸大作高等教育用途，並重申會致力滿足浸大在現行政策和計算準則下，所有尚未解決的公帑資助教學空間和學生宿位需求。就有意見指在所有受資助高等教育院校當中，浸大所佔的地盤面積最少，教育局回應表示，不同院校的地理條件(例如校園內可用土地面積的比例、地理位置，個別地段發展參數、校園建築物的布局等)不盡相同，實不宜單以各院校的地盤面積作比較。申述地點現為政府用地，從未被納入浸大校園範圍。只因有關政府土地毗鄰申請機構而把該土地撥予個別機構發展，政府並無此政策。

#### 中醫院／中醫教學醫院及其他醫療設施

- (f) 食物及衛生局表示，政府一直致力在香港推動中醫藥發展。中醫中藥發展委員會於二零一三年二月成立，一直研究包括在香港興建一所中醫院。正如行政長官在《二零一四年施政報告》中公布，政府經考慮中醫中藥發展委員會的建議後，決定在將軍澳預留一塊用地興建中醫院。在現階段，政府會專注與中醫中藥發展委員會合作，就擬於將軍澳預留用地興建中醫院的可行營運模式及規管細節進行研究。為此，醫院管理局(下稱「醫管局」)會聯同醫管局轄下已選定的幾所中醫教研中心，在醫管局部分醫院內，為某幾類疾病的住院病人試行中西醫結合服務計劃。
- (g) 關於浸大建議在申述地點興建中醫教學醫院，教育局認為目前由教資會資助的三間院校所提供學士學位及深造程度的中醫課程，已為修讀課程的學生安排在本地的中醫診所或內地進行臨床訓練。在現行政策下，中醫教學醫院並非合資格接受資助的學術設施。根據現行政策，當局不會直接撥地予個別院校以自資方式營運。食物及衛生局認為教學醫院並非必須在大學校



園內或校園附近興建。由於中醫院是以服務市民為主的醫療設施，因此任何擬設中醫院的建議，均須先在醫療護理及社會需求的大前提下考慮。

- (h) 至於其他醫療設施，就九龍區而言，政府已在**啟德**發展區預留一塊用地作醫院用途，並正積極籌劃在該區興建一間新的急症醫院，為主要專科提供臨床服務，包括急症服務。政府亦正着手在九龍區推展多個醫院重建／擴建／翻新項目，以期增加所提供服務的容量，配合社區的需求。政府目前沒有計劃在九龍再預留用地作醫院用途，但會繼續密切監察九龍區醫療護理服務的供求情況，以及檢討是否需要預留更多土地作醫院用途。至於公營的普通科門診診所服務，政府已在九龍城區預留一塊用地，以配合該區的長遠社區需要(包括設立門診診所服務)，並會繼續密切監察九龍城區對有關服務的需求。

#### 公眾諮詢

- (i) 根據條例第 5 條公布有關修訂項目，屬於法定公眾諮詢程序。二零一三年一月二十五日，小組委員會決定展示改劃用途地帶的修訂，以便提供一個法定途徑，讓持份者及市民提交意見，供城規會大會考慮。在為期兩個月的圖則公布期內，當局曾諮詢九龍城區議會，而相關持份者，包括浸大、當地社區及市民亦有機會提交申述，供城規會考慮。所有接獲的申述及意見均已提交城規會考慮，而申述人及提意見人亦有機會出席城規會的聆訊並在聆訊中表達意見。
- (j) 發展局表示，政府的既定做法是於某一年度把預計可提供的政府用地全部納入該年度的政府賣地計劃內，當中包括須待各項程序及城市規劃程序完成而暫未可供使用的土地。這安排可就預計的土地供應向市場提供明確資料，讓市場有所準備。有關用地只會待所需程序完成後(就本個案而言，指在法定規劃程序完成後)才會推出發售。由於政府當局擬保留申述地點作政府、機構及社區用途，申述地點已從二零一四／一五年度的賣地計劃中剔除。

### *擬議住宅用途*

- (k) 部分申述人認為申述地點不適合作住宅用途。正如上文第 2.4 段所述，擬議住宅用途與附近的發展互相協調，從景觀、通風、交通及環境的角度而言可予接受。該區亦有足夠的已規劃政府、機構及社區設施和休憩用地，以配合計劃人口的需要。
- (l) 此外，有意見反對把申述地點興建豪宅，亦有意見提議在申述地點發展公屋／資助房屋。為配合社區不同階層的需要，當局會在充分考慮個別用地的情況及周邊環境後，在不同地點預留土地以興建公營及不同發展密度的私營房屋。公營房屋的發展密度通常較高，與該區的低至中密度環境並不協調。

### *其他事宜*

- (m) 就反對項目 A 的申述所作的回應載於**附件 VIb**，以供委員參考。

### 對申述人就項目 A 所提建議作出的回應

- 6.4.5 大多數申述人建議把申述地點恢復為「政府、機構或社區(9)」地帶或「政府、機構或社區」地帶；規劃署基於上文所載的考慮因素，支持把申述地點恢復為「政府、機構或社區(9)」地帶。
- 6.4.6 至於申述人建議預留申述地點作教育／高等教育、社區、中醫院／中醫教學醫院／醫療或其他特定的政府、機構及社區用途，須知這些用途乃擬議「政府、機構或社區(9)」地帶所准許的用途。根據一般原則，城規會的職責是考慮各項因素，包括土地用途是否互相協調；交通、環境、景觀和通風的影響，以及其他基礎建設方面的考慮因素，以及公眾人士的意見，然後把申述地點劃定為適當的地帶。把「政府、機構或社區」用地撥給特定使用者並不屬於城規會的職權範圍，應由政府參考其政策優次進行評估後作出決定。

## 6.5 就項目 A 所提意見的理由作出的回應

就項目 A 所提意見的理由，與各項申述所提的理由大致相若。第 6.4 段就項目 A 的申述所作的回應與此相關。對有關意見所作的詳細回應載於**附件 VII**。

## 7. 就項目 A 進行的諮詢

7.1 規劃署曾諮詢下列各局／政府部門，有關意見已適當納入上文的段落或**附件 VIb** 及 **VII**：

- (a) 發展局局長；
- (b) 教育局局長；
- (c) 食物及衛生局局長；
- (d) 運輸署署長；
- (e) 規劃署總城市規劃師／城市設計及園境；
- (f) 環境保護署署長；
- (g) 消防處處長；
- (h) 社會福利署署長；以及
- (i) 地政總署九龍東區地政專員。

7.2 下列政府部門對申述及相關意見沒有意見：

- (a) 民政事務總署九龍城民政事務專員；
- (b) 路政署總工程師／九龍；
- (c) 渠務署總工程師／新界南；以及
- (d) 水務署總工程師／發展(2)。

## 8. 規劃署對項目 A 的意見

### *表示支持的申述及提出意見的申述*

8.1 備悉 **R1** 至 **R7**、**R6738**、**R6861**、**R8315** 及 **R8322** 表示支持的意見。然而，雖然申述地點適合作政府、機構及社區用途和住宅用途，但正如上文第 6.4.4(c)及(d)段所闡述，現建議把申述地點恢復為「政府、機構或社區(9)」地帶，以配合對政府、機構及社區用途的最新需求。備悉 **R1192** 和

**R2375** 不支持把申述地點撥予浸大的意見，但正如上文第 6.4.6 段所闡述，把「政府、機構或社區」用地撥給特定機構並不屬於城規會的職權範圍。

### ***反對修訂項目 A 的申述***

- 8.2 根據上文第 6 段所作的評估，規劃署認為應修訂圖則，以順應／局部順應相關申述的內容，把申述地點由「住宅(乙類)」地帶恢復為「政府、機構或社區(9)」地帶(見附件 IX的圖則)，以及修訂分區計劃大綱圖的《註釋》(見附件 IX)。為配合圖則的建議修訂，《說明書》亦應按附件 IX所載建議作出修訂。至於多名申述人建議在申述地點興建特定政府、機構及社區設施，例如中醫院、中醫教學醫院、浸大校園、浸大宿舍、其他教育或醫療設施及社會福利設施，正如上文第 6.4.6 段所述，城規會的職責是考慮為申述地點劃定適當的用途地帶。雖然相關的政府、機構及社區用途屬於擬恢復的「政府、機構或社區(9)」地帶內經常准許的用途，但把申述地點撥給特定使用者作政府、機構及社區用途不屬於城規會的職權範圍。

## **第 2 部分－修訂項目 B 及 C：把伯特利東用地及伯特利西用地由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶及「住宅(丙類)9」地帶**

### **9. 背景**

- 9.1 二零一二年九月七日，小組委員會同意根據條例第 12A 條所提交而編號 Y/K18/6 的申請(涉及位於嘉林邊道 45 及 47 號的伯特利神學院用地)的部分內容，以便進行神學院重建。
- 9.2 為落實這項決定，小組委員會於二零一二年十二月二十一日同意把伯特利西用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶(**修訂項目 B**)，以作低層住宅發展；並把伯特利東用地由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶(**修訂項目 C**)，以進行神學院重建，並規定須於原址保留該處的現有二級歷史建築物(即神學樓)。二零一三年二月十五日，載有上述修訂的《九龍塘分區計劃大綱草圖編號 S/K18/17》根據條例第 5 條展示。

## 10. 就項目 B 及 C 諮詢九龍城區議會轄下房屋及基礎建設委員會

九龍城區議會轄下房屋及基礎建設委員會於二零一三年三月七日獲當局諮詢，但沒有就項目 B 及 C 提出負面意見(會議記錄摘要載於附件 V a)。

## 11. 項目 B 及 C 的申述

### 11.1 申述事項(圖 H-1)

**R5** 由個別市民提交，表示支持項目 B 及 C。**R8** 由個別市民提交，表示反對項目 B。

### 11.2 項目 B 及 C 的主要申述理由

#### *表示支持的申述*

- (a) **R5** 支持項目 B，理由是支持提供更多單位，以及就伯特利西用地加入「港人港地」條款。如有可能，把該用地改劃為「住宅(甲類)」地帶較為理想。
- (b) **R5** 支持項目 C，理由是支持保育具特色的歷史建築物。

#### *表示反對的申述*

- (c) **R8** 反對項目 B，主要理由是作公共用途的稀有政府、機構及社區土地會因伯特利西用地改劃作住宅用途而減少；有關用地只會提供 44 個豪宅單位，未能解決公屋或小型單位短缺的問題；以及沒有規劃理據支持把伯特利西用地改劃作住宅用途。政府應改劃另一塊住宅用地作政府、機構及社區用途，以彌補失去的政府、機構及社區用地。

## 12. 就項目 B 及 C 的申述所提的意見

**C1** 由個別人士提交，支持反對項目 B 的申述。

### 13. 有關項目 B 及 C 的規劃考慮因素及評估

#### 13.1 伯特利神學院用地及附近地方(圖 H-2)

13.1.1 伯特利神學院用地位於九龍塘的東南邊緣位置，鄰近九龍城區，西面為延文禮士道，北面為東寶庭道，現為伯特利幼稚園及弘爵國際學校的校址。

13.1.2 伯特利神學院所在的路段主要劃為「住宅(丙類)9」地帶，用地的北面、東面和南面為低至中層／密度的住宅發展，北鄰越過東寶庭道為民生書院，而西鄰越過延文禮士道則為九龍仔公園。

#### 13.2 土地行政

伯特利神學院用地位於新九龍內地段第 1382 號西面部分，批地契約將於二零四七年六月三十日屆滿。重建住宅大樓的建議違反現有契約條件。有關的地段擁有人需就擬議重建計劃申請修訂契約。

#### 13.3 規劃意向

「住宅(丙類)9」地帶的規劃意向主要是作低至中層及低密度住宅發展；服務住宅區一帶地方的商業用途，倘向城規會提出申請，或會獲得批准。此地帶的最高地積比率限為 3 倍，最高建築物高度則限為 8 層。「政府、機構或社區(12)」地帶的規劃意向主要是提供機構或社區設施，以配合區內居民及市民的需要，並原址保育已評級歷史建築伯特利神學院神學樓。

#### 13.4 對有關項目 B 和 C 的申述理由和提意見理由作出的回應

13.4.1 備悉 **R5** 支持項目 B 和 C。**R5** 認為把項目 B 所述的伯特利西用地改劃為「住宅(甲類)」地帶會較為理想；但鑑於附近低至中密度住宅用地劃為「住宅(丙類)」地帶，伯特利西用地現時劃為「住宅(丙類)9」地帶是適當的。

13.4.2 **R8** 反對項目 B，理由是會失去政府、機構及社區土地，以及興建豪宅的建議不能應付對小型單位的需求；上文第 6.4.4(c)及(d)段和第 6.4.4(1)段的回應與此相關。九龍塘已預留足的土地作政府、機構及社區用途，以配合九龍塘區的需求。

13.4.3 意見編號 **C1** 支持 **R8** 反對項目 B；上文第 13.4.2 段的回應與此相關。

#### 14. 就項目 B 及 C 進行的諮詢

下列政府部門對申述及就申述所提的意見沒有意見：

- (a) 運輸署署長；
- (b) 地政總署九龍東區地政專員；
- (c) 環境保護署署長；
- (d) 規劃署總城市規劃師／城市設計及園境；
- (e) 路政署總工程師／九龍；
- (f) 渠務署總工程師／新界南；
- (g) 水務署總工程師／發展(2)；
- (h) 康樂及文化事務署古物古蹟辦事處執行秘書；以及
- (i) 民政事務總署九龍城民政事務專員。

#### 15. 規劃署對項目 B 及 C 的意見

15.1 備悉 **R5** 表示支持的意見及 **C1** 的意見(詳載於第 11.2(a)及(b)段和第 12 段)。

15.2 **R8** 反對修訂項目 B，而規劃署基於上文第 13 段所載的評估及下述理由，不支持 **R8** 涉及修訂項目 B 的申述，並認為不應修訂圖則以順應申述：

由於九龍塘區已規劃足夠的政府、機構及社區設施應付該區的需求，因此把伯特利西用地改劃為「住宅(丙類)9」地帶，以應付對房屋用地的殷切需求是恰當的。擬議「住宅(丙類)9」地帶與附近低至中密度發展項目互相協調。

## 16. 請求作出決定

### 16.1 請城規會

- (a) 同意上文第 1.2 段所述，申述編 **R6618**、**R15008** 和 **R15038** 應視作無效的申述；以及
- (b) 考慮有效的申述及意見，並決定是否建議／不建議修訂分區計劃大綱圖，以順應申述／申述的部分內容。

16.2 倘城規會決定按上文第 8.2 段所載的建議修訂分區計劃大綱圖，以順應申述／申述的部分內容，請城規會同意有關《九龍塘分區計劃大綱草圖編號 S/K18/18》的建議修訂(見附件 **IX**)，包括對圖則、圖則的《註釋》及《說明書》的修訂，適宜根據條例第 6C(2)條公布，讓公眾提出進一步申述。

## 附件

附件 I	《九龍塘分區計劃大綱草圖編號 S/K18/17》的修訂項目附表
附件 II-1 至 II-40	立法會議員、九龍城區議員、政黨、浸大及關注團體提出的申述，以及部分採用標準信件／電郵提出的申述的樣本
附件 II-41 至 II-43	無效的申述
附件 III-1 至 III-7	立法會議員、分區委員會委員、浸大及關注團體就申述提出的意見
附件 IV a	都會規劃小組委員會二零一二年十二月二十一日會議記錄摘要
附件 IV b	都會規劃小組委員會二零一三年一月二十五日會議記錄摘要
附件 V a	九龍城區議會轄下房屋及基礎建設委員會二零一三年三月七日會議記錄摘要
附件 V b	九龍城區議會轄下房屋及基礎建設委員會二零一三年十一月七日會議記錄摘要
附件 V c	九龍城區議會轄下房屋及基礎建設委員會二零一三年十一月二十七日的信件
附件 V d	立法會教育事務委員會二零一三年三月十一日會議記錄摘要



附件 V e	立法會教育事務委員會二零一三年六月十日會議 記錄摘要
附件 VI a	支持修訂項目 A 的申述摘要
附件 VI b	反對修訂項目 A 的申述摘要
附件 VI c	反對修訂項目 A 的申述要點
附件 VII	就申述提出意見的摘要
附件 VIII	九龍塘的主要政府、機構及社區設施及休憩用地的 需求和已規劃供應情況
附件 IX	《九龍塘分區計劃大綱草圖編號 S/K18/18》的 建議修訂(包括圖則、《註釋》及《說明書》)
附件 X	收錄所有申述人及提意見人名單和所有申述書及 意見書的光碟(只供委員查閱)
圖 H-1	《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
圖 H-2	《九龍塘分區計劃大綱草圖編號 S/K18/17》所 收納的修訂
圖 H-3	申述所涉地點
圖 H-4	申述地點的平面圖
圖 H-5	申述地點的實地照片

規劃署

二零一四年三月

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：2372 2222 傳真：2372 2222 電郵：lamtai@legco.gov.hk

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):

7841



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	16 MAR 2013

TPB Paper No. 9585  
TPB/R/S/K18/17-13

- 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



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K18/17-14
	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，填寫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/>.  
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- 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.  
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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

08135

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

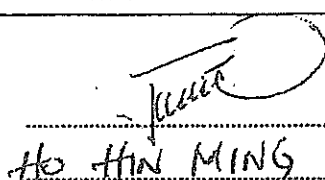
## 4. Plans, Drawings and Documents 圖則、繪圖及文件

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！

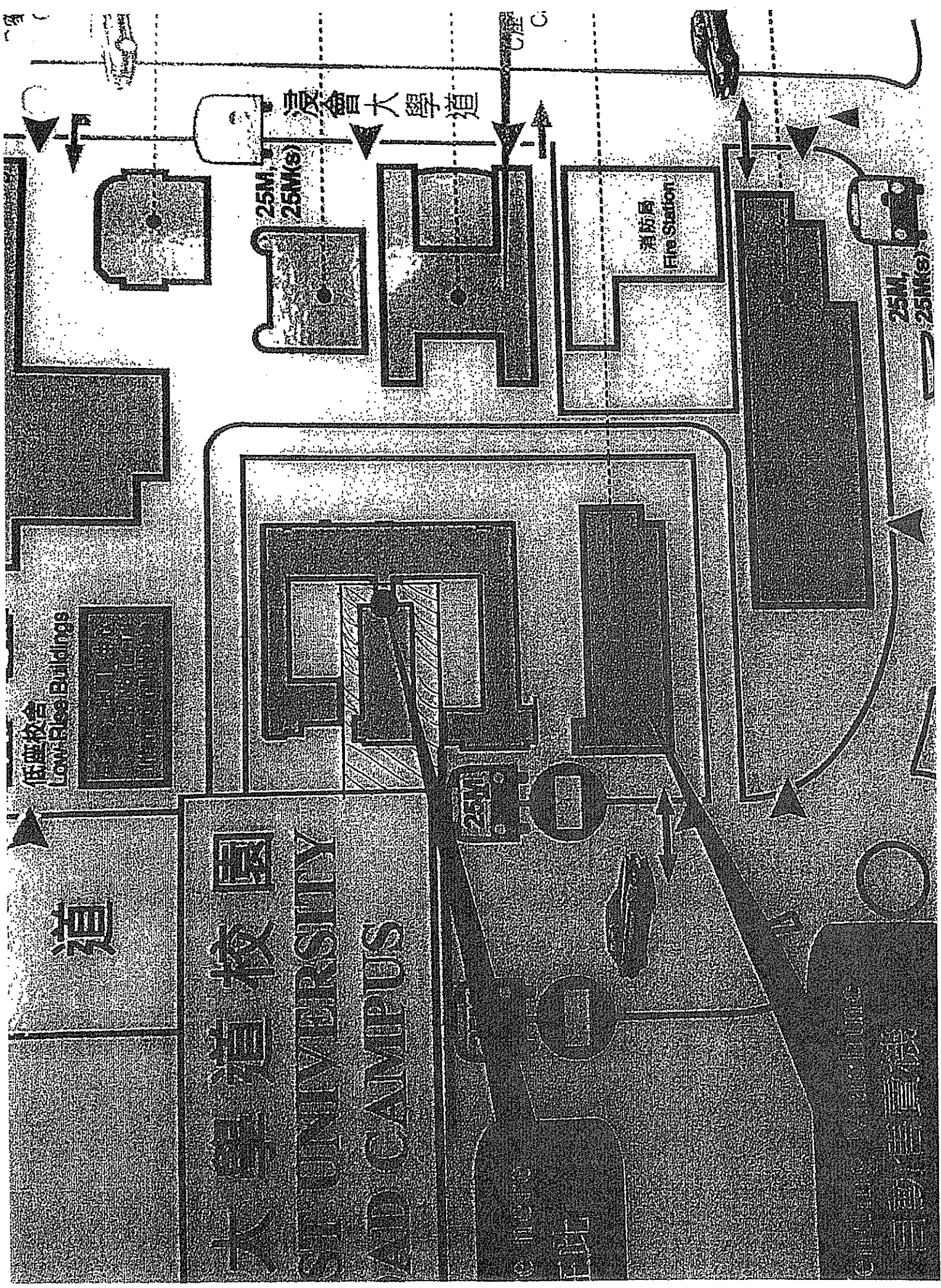
耆英團結組

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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2013 APR 15 P 5:09  
TOWN PLANNING BOARD



L-18/27  
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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

[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](mailto: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](mailto:dominic.lee@pland.gov.hk)>  
收件者: <[tpbpd@pland.gov.hk](mailto: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

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（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。

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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]

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：

Annex II-12 of  
TPB Paper No. XXXX  
TPB/R/S/K18/17-20

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

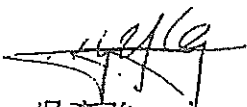
此地帶的三面被浸大包围，若興建住宅，則住客與學生的作息時間存在很大差異，容易受學生活動的噪音影響，環境不算是理想，所以此地帶不宜改劃為住宅地帶。

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



吳彥強

HK 重建關注組主席

通訊地址：香港九龍塘浸信會大學，九龍塘浸信會大學，九龍塘浸信會大學，九龍塘浸信會大學，九龍塘浸信會大學  
電郵：reconstructionhk@gmail.com

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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]

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

2013 年 3 月 21 日

6725



主席 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  
詹楚基 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  
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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  
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蕭妙文 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  
羅家智 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  
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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  
馬慶澤 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  
2013 APR 15 P 12:26  
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)



ISO 9001:2008  
Certificate No.: CC644

城  
市  
規  
劃  
局



Our Ref.: HKBU/LWLTII/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

RECEIVED  
2013 APR 15 P 12:26  
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

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**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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## 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).

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<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

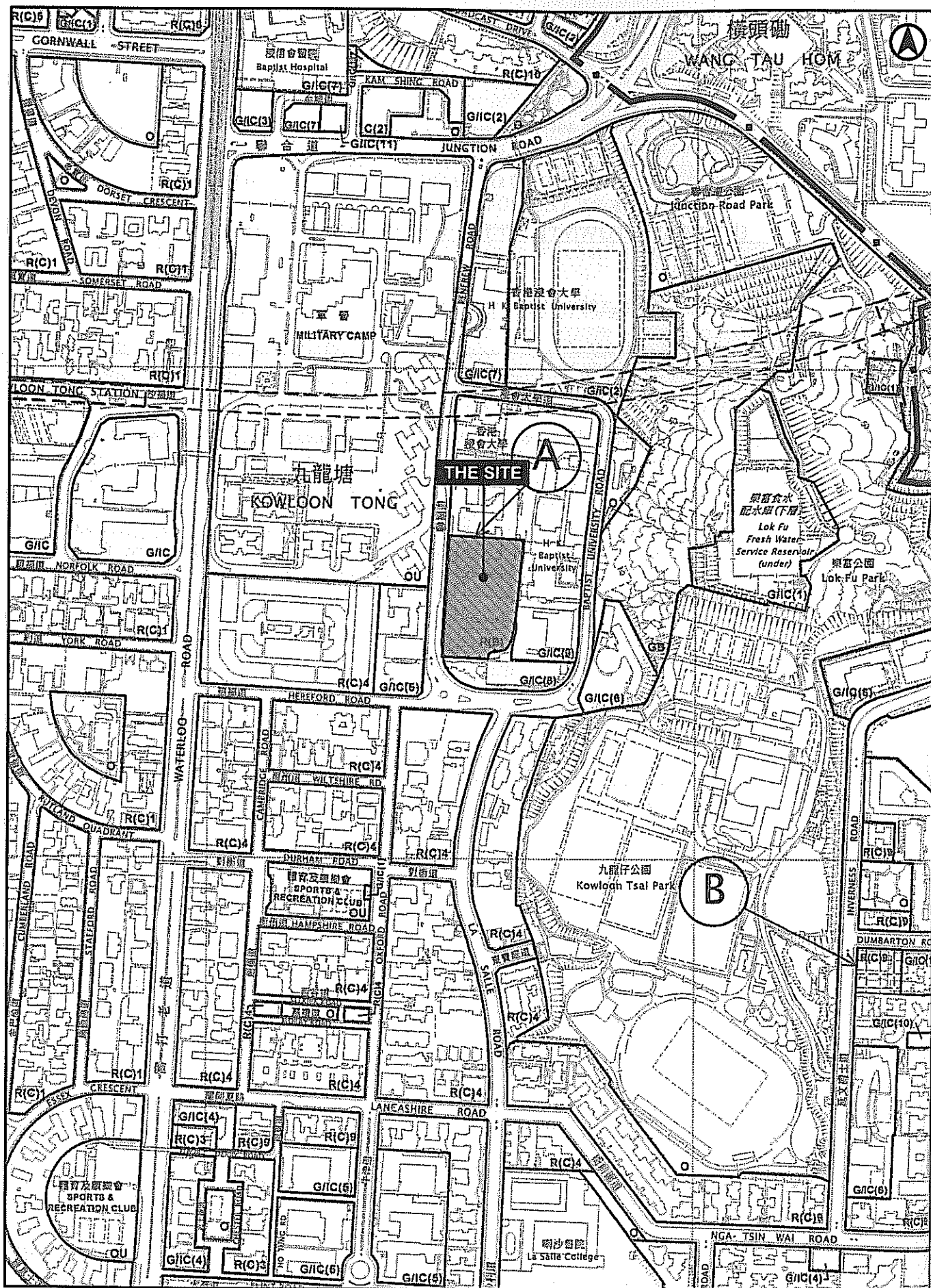


FIGURE 2 EXTRACT OF THE DRAFT KOWLOON TONG OZP NO. S/K18/17

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.



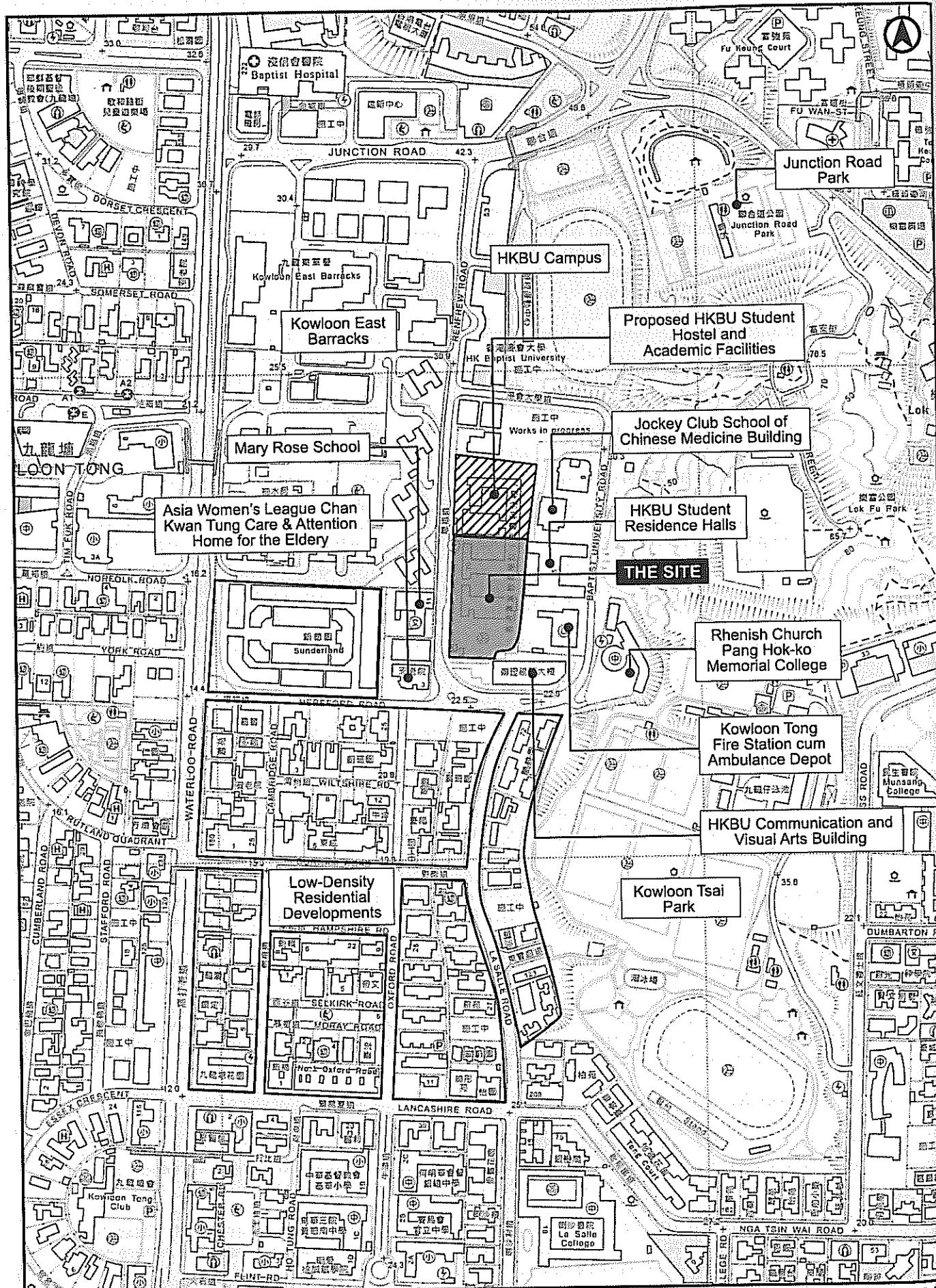


FIGURE 4 SITE LOCATION PLAN

SCALE 1 : 5,000

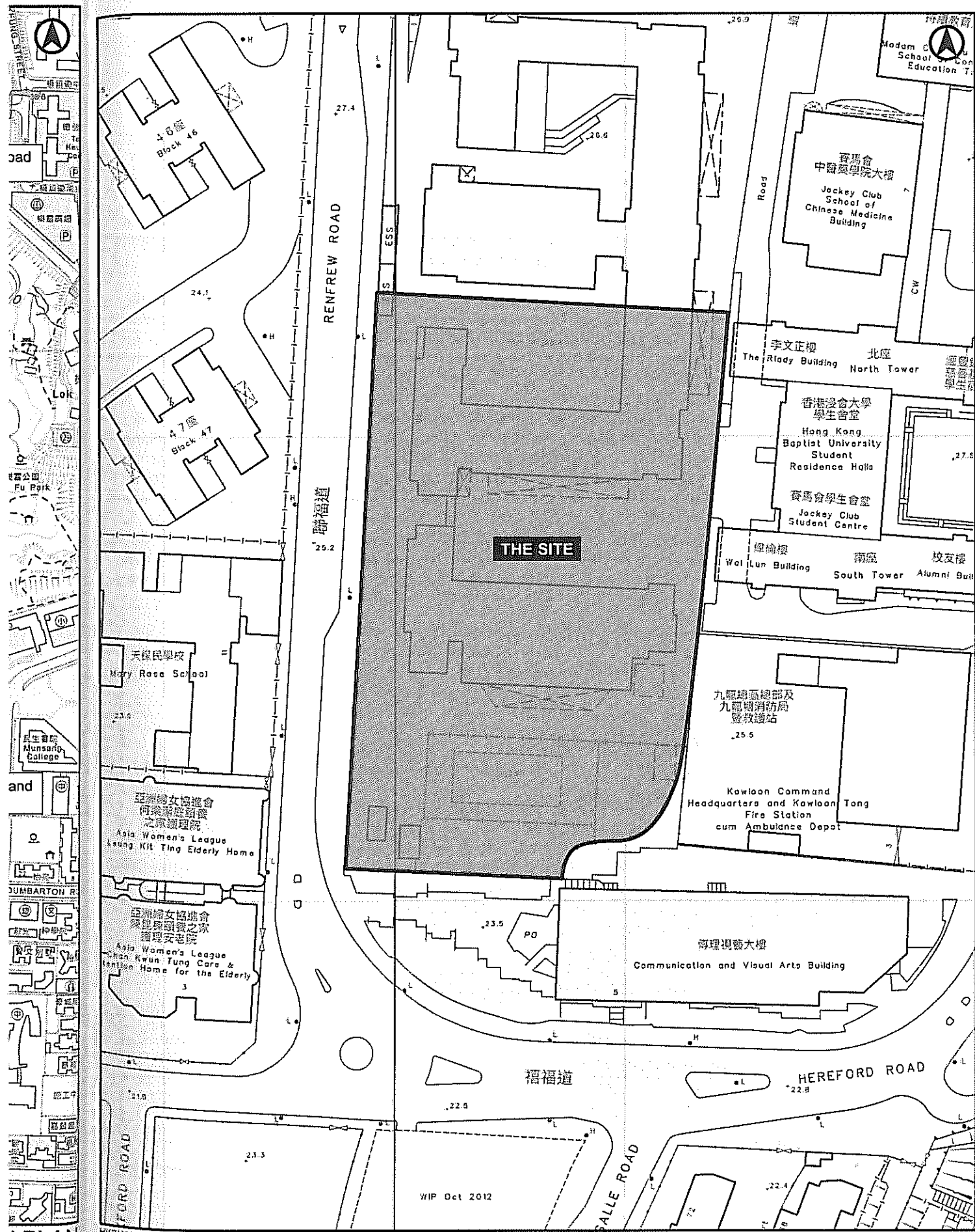


FIGURE 5 SITE LOCATION PLAN

SCALE 1 : 1,000

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

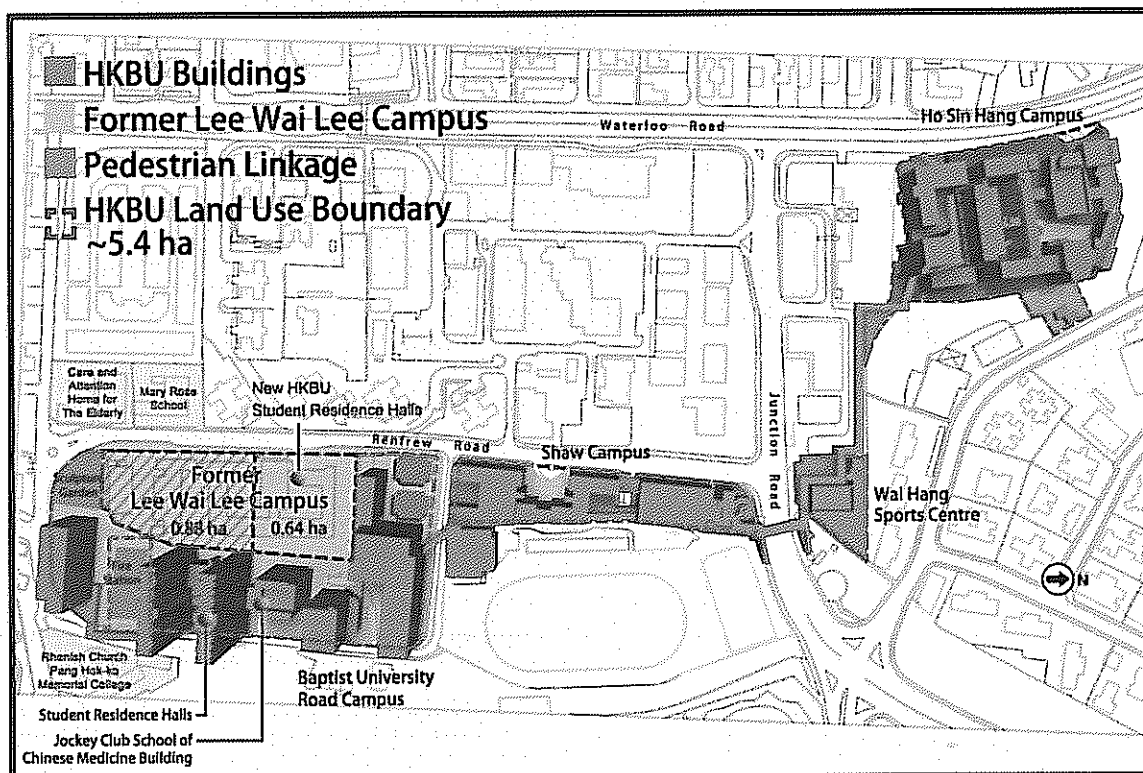
### 5.1 University Overview

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-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.

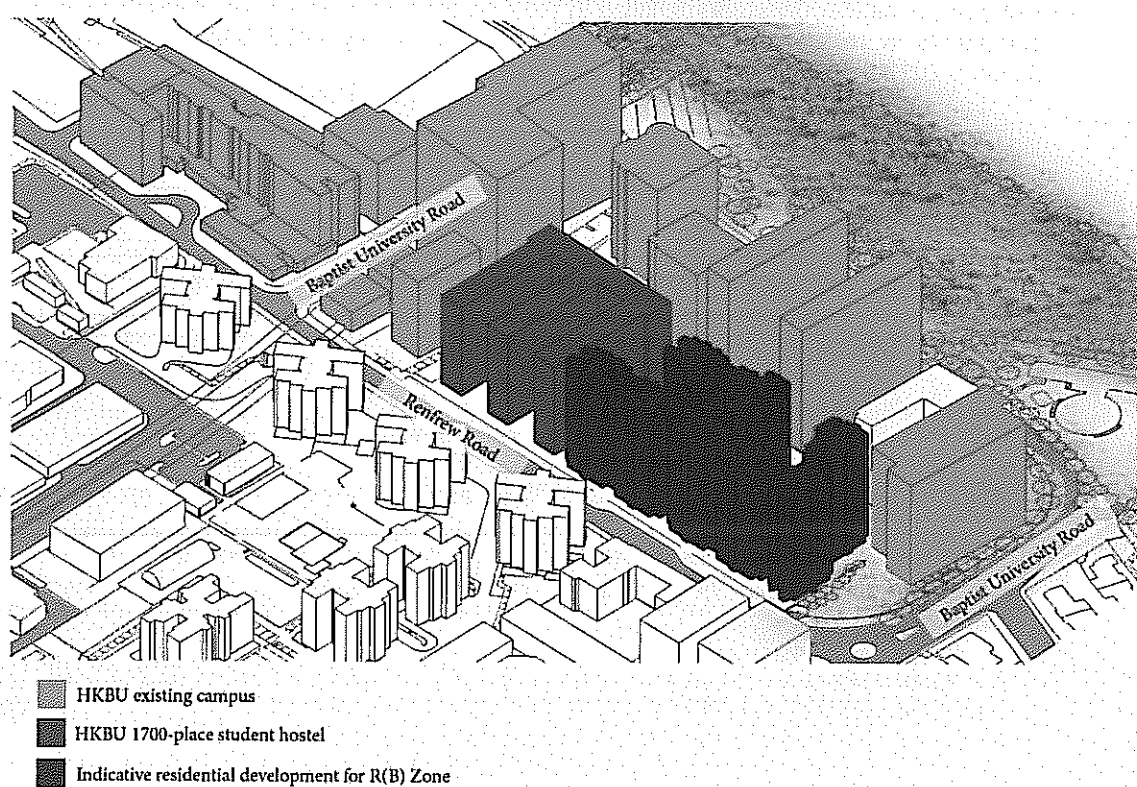
**7.4 Piecemeal and Illogical Zoning Pattern**

- 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.

Approved by: Keren Seddon

Edited by: Cindy Tsang

Prepared by: Jennifer Gordon

Maggie Wu

Date: 15 April 2013

File Ref: HKBU/LWLT1



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TPB/R/S/K18/17-26

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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。」

蕭婉嫦議員：「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。」

蕭婉嫦議員：「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。」

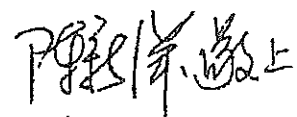
張仁康議員：「……覺得中醫藥或中醫院在政府來說是要大力推動……。」

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」。

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

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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

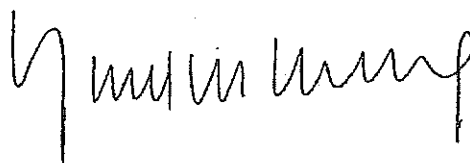
teaching hospital to serve the needs of the public for in-patient Chinese medicine services, offer internships to Chinese medicine students and facilitate clinical research in line with the *Vision 2020 Statement*\* of the University. We believe this proposal represents the most effective use of such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

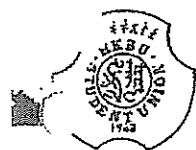
The rezoning of the LWL site for residential development is not in the interests of the community. The construction of residential development in the midst of the HKBU campus would also call into question the compatibility of the two types of land use in close proximity. Once it is decided that the LWL 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。

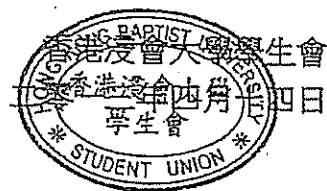
香港政府於聲明中表示，於城規程序完成之先將土地納入勾地表是慣常做法，絕對沒有不公不義。同時，「偷步」勾地亦能壓縮賣地程序，加快土地供應。雖然政府對此等不公平行為習以為常，但習慣並不等於該程序是合理及正確的做法。諮詢期尚未完結時，政府便將李惠利及其他二十餘幅地皮納入新一輪勾地表，欲藉此向城規會施壓。本會認為政府此舉完全忽視市民及區議會意見，並有誤導公眾



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。

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！

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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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.

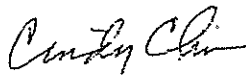
In view of the tremendous contribution of HKBU to education, coupled with its dire need for student space and enormous potential in advancing the development of Chinese medicine in Hong Kong SAR, we would urge you to carefully reconsider your decision on this matter and hopefully grant the entire former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

Yours sincerely,

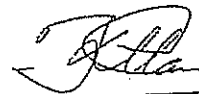


King-tak Ip

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: [REDACTED]

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。

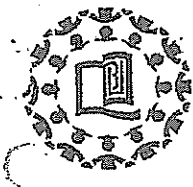
本會重申，支持浸會大學師生合力反對政府強搶九龍塘前李惠利的教育及社區用地建住宅；並呼籲九龍城區議會、立法會議員及各間公私營大學師生校長，市民大眾，基於唇亡齒寒的道理，一同反對此種強搶社區用地的行徑，並籲請城規會委員，撥亂反正，維持該地作社區用途，撥出興建中醫院或其他大學設施，惠及莘莘學子及全港市民！

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

Website: 

E-mail: 



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。

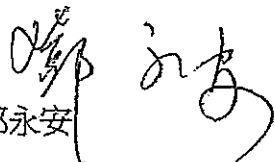


8. 近期不少媒體就該地的用途進行意見調查，例如經濟日報就以「前李惠利校舍地皮應用作建中醫院、還是作住宅用途呢？」為題，至四月三日的調查結果顯示：71%回應人士贊成建中醫院，而 25%則贊成作住宅用途。從上述數字可見，大部份社會人士都是支持興建中醫院。
9. 本會相信 貴委員會在審議特區政府改變該地用途的提議時，定會參考九龍城區議會、立法會教育事務委員會的取態及市民的意見。
10. 本會知悉， 貴委員會只就特區政府提出的改變用途申請作出裁決；若該地維持 GIC 用途不變，日後的發展及負責團體將由特區政府有關部門決定。惟 貴委員會或已留意，自 2005 年以來，毗鄰該地的香港浸會大學已極力向政府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

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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



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#### 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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### 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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### 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。



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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)

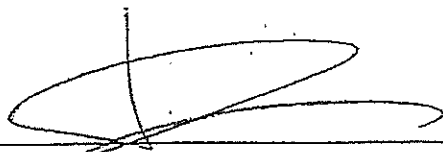
Dear Sir,

**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

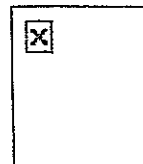
12/04/2013

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

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. Tse 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)

G.B.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





澳門大學  
UNIVERSITY OF MACAU

謝志偉 物理學博士

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.

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

Date: 17 March 2013

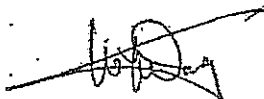
Dear Sir,

**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

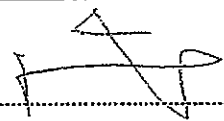
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 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，在本地的醫療及法規制度下，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。

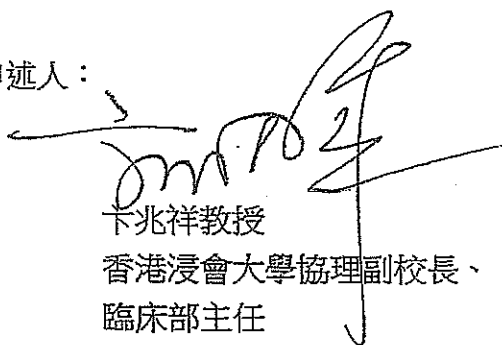
作為進行大學醫學課程的教學醫院，一般都是建在大學附近，這不僅方便學

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：

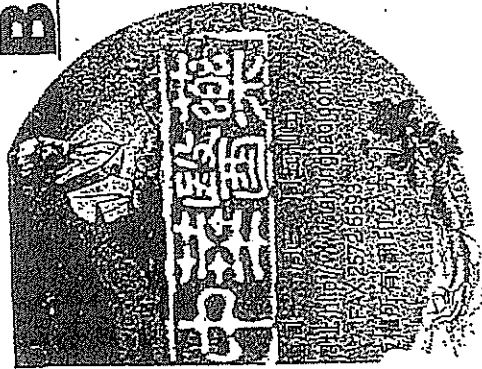


卡兆祥教授

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，要培養一位優秀的醫生，沒有培訓基地根本無從談起。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。自上世纪七、八十年代開始，醫學院校已將中醫藥院校都直接併入臨床科目所附屬醫院，搬到了病床，搬到了臨床，搬到了實踐的距離，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，西醫亦可服用中藥，而這一點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，完善本地的中醫高等教育。學生到中國內地實習的時數亦可減減少或甚至取消，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

李學子，也將是造福民衆，為香港社會醫藥而。

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，對於本地的臨床醫學服務有借鑒作用，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。

特区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，以及設立中醫醫院服務等。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，為中醫藥界提供長遠的發展平台，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此必要性，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中醫醫院建議。

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」把九龍塘前李基利校舍南面用地由「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。

陳校長亦向關心這事件的同學、同事、校友和社會人士致謝，他說，大學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適當的診斷、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、中藥房、中藥飲劑、中藥化驗科、中藥眼科、中藥婦科、中藥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、對於醫療事務、醫療風險管理、人力資源管理、財務運作管理等多個專業團隊，為中醫教學醫院的營運管理經驗。

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、中醫藥的營運管理等方面，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

新天天地  
（週五刊出）  
MCMedia 中華醫藥



141-73-12

卷之四

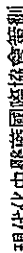
臨康部主任 卜兆祥敬受

第三方面，中醫教學醫院將以中西醫結合為主體。中西醫治療各有其低防之處，香港中醫藥管理委員會將是一所中西醫緊密結合的醫院，該市民可以同時接受中醫及中西醫緊密結合的醫療服務，在門診服務方面，同時溫哥華提升中西醫合股服務醫院門診的中醫及西醫門診服務，讓市民有更多的選擇機會。此外，因應中醫藥管理局門診量增加，中醫藥管理局將增加中醫門診服務。

良的行政改革。

香港中德敦敏醫院另一個重要的定位問題是：它將是「家公立醫院還是以大學為主體、自負盈虧的非牟利醫院」？處理現的情況，也是我們的目的：應是由政府資助，運作管理由政府相關部門與大學共同負責，與現時本港其他大學的啟蒙醫院相類似。如果是這樣，香港中德敦敏

總而言之，爲了罕罕石淋學子，並考慮日後發展專才的培訓，香港中醫教學醫院必須是以中醫臨床教學及研究爲目標的醫院；並且，中醫教學醫院應採用中西醫配合的治療策略，以發揮中西醫的情長，讓病人取得最佳的療效；同時，爲了更有效運用社會資源，目標病人應以中醫治療費昂貴的病種為主，例如如風、糖尿病、嚴重痛症的病人；最後，我們目標中醫教學醫院以公營醫院的體制經營，務求課程現時醫療的壓力，爲廣大市民提供中醫臨床服務。



சென்னை, 15.05.2019

燕可否認，香港中醫教學醫院的成立能為未來培養優秀的中醫藥人才，亦敢為市民提供更全面的醫藥醫療服務，對於中醫藥業也提供了更好的發展平台。事實上，香港在整體社會共謀上、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，香港到底需要一間怎樣的中醫教學醫院？

# 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

筆者連續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「減稅」，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。

鑑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。

雖然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，也擴大學的研究能力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，當下來的時間既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，建有韓國最大的韓醫大專校，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、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，特區政府在中醫藥發展政策層面雖出歷史性步伐，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實習的問題。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.

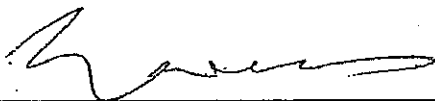


A Chinese Medicine Teaching Hospital will enable Chinese medicine students to conduct their internships in Hong Kong. In the absence of a Chinese Medicine Teaching Hospital, Chinese medicine students currently have to do their internships in Mainland China. Students cannot apply entirely what they learn 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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Name : Lau Wah-sum, GBS, OBE, LLD, DBA, JP  
HKID Card No. :  
Postal Address :  
  
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To tpbpd@pland.gov.hk

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 Mar 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

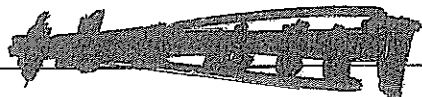
姓名：

簽名：

日期：

13/4/2013

通訊地址：



電郵：

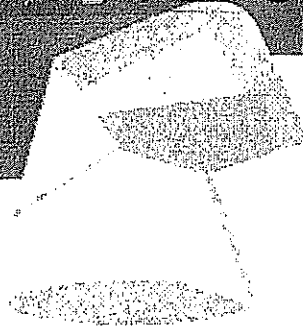
08186

# 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

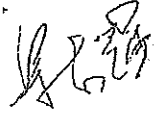
- 李惠利校舍三面被浸大建築物包圍，可視為校園整體的一部份；
- 浸大校園面積是八所政府資助院校中最小的（約 5.4 公頃）；在推行三三四學制時，浸大沒有得到額外撥地擴建校園，需要在現有校園擴建設施或加建樓層，令校園更飽和擠迫；
- 浸大使用李惠利校舍用地作長遠發展，能最有效使用土地，因為校園活動可在同一地點上進行，並改善現有的教學環境和增加所需設施。

### 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* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
A 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。

@ 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

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):

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



**TOWNLAND C**

PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING  
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Annex III-1 of  
TPB Paper No. 9585  
TPB/R/S/K18/17-C4

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.

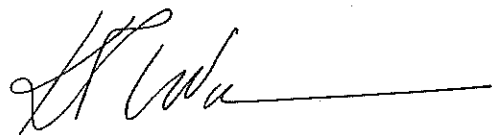
## **Panel on Education of the Legislative Council (LegCo) Meeting 10 June 2013**

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>



	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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	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 Representatives 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. Representatives 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 Representatives were concerned about the potential conflicts between the proposed R(B) Zone at the ex-LWL Site and the adjacent student hostels. One Representative, 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 Representatives 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 Representatives (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 Representatives 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

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姓名 Name:  
香港九龍城工商業聯會有限公司  
電郵 Email:

TPB/R/S/K18/17-C12

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

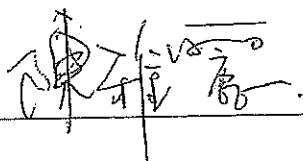
我校支持編號 TPB/R/S/K18/17-8 至 TPB/R/S/K18/17-25884 的申述：反對修正項目 A 項 — 把位於聯福道的一幅函蓋前李惠利校舍南部的土地，由「政府、機構或社區 (9)」地帶改劃為「住宅 (乙類)」地帶。

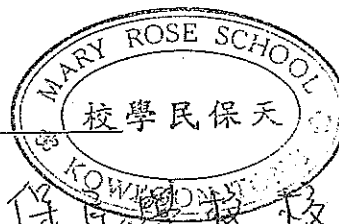
我校認同編號 TPB/R/S/K18/17-25 香港浸會大學的反對申述，有關環境質素的部份。把前李惠利校舍南部的土地改劃為「住宅 (乙類)」地帶，環境因素的改變對本校負面影響甚為深遠，包括：

- 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 6.1.12

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

1. 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。

2. 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 (Medium 2237 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覆函及進一步申請」的指引。有關指引可向委員會秘書處(香港北角333號北角政府合署14樓，電話：2231 4810或2231 4835)及規劃諮詢中心(中環：2237 5000)(17/F，北角政府合署333號北角政府合署17樓及新界沙田上水廣場1號沙田政府合署14樓)索取，亦可從委員會網頁下載(網址：<http://www.tpb.gov.hk/eng>)。

3. 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 computerized 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或電腦方式填寫此表格。倘若所需資料未提供，有關的意見或中文或英文，倘若未能提供所需資料，則委員會可能將有關意見不予處理。

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/機構等 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/機構等 ... 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A 表A

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, 應保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.

委員會會按此意見所提交的個人資料會受委員會及有關部門，以便根據《城市規劃條例》及相關的城市規劃委員會指引的處理作以下用途：

- 處理此份意見，包括公開處理此份意見供公眾查閱，同時公佈「意見人」的處理此份意見；以及
- 方便「意見人」與委員會及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」在此份意見所提供的個人資料，或亦會向其他人士披露，以作上述（1）處理此份意見。

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條）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，應向委員會秘書處索取。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 刪而不適用

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

都會規劃小組委員會二零一二年十二月二十一日

第480次會議記錄摘要

議程項目 15

[公開會議]

《九龍塘分區計劃大綱核准圖編號 S/K18/16》的修訂建議  
(都會規劃小組委員會文件第 14/12 號)

79. 秘書報告，擬議修訂項目 A 涉及的用地(即前李惠利工業學院校舍用地)毗鄰香港浸會大學(下稱「浸會大學」)。九龍城民政事務專員表示，浸會大學及其學生曾要求把有關用地用以擴建浸會大學。李律仁先生就這議項申報利益，因為他是浸會大學前諮議會成員，在諮議會曾一度參與討論相關用地的用途。邱浩波先生是浸會大學一個委員會的主席，已就這議項申報利益。林光祺先生現時與浸會大學有業務往來，因此亦已就此議項申報利益。由於李先生、邱先生及林先生涉及直接的利益，故此小組委員會同意他們應暫時離席。劉文君女士亦就這議項申報利益，因為她的家人住在九龍塘。由於她家人的住所並不接近擬議修訂項目涉及的用地，小組委員會同意劉女士可以留席。

[李律仁先生此時離席。邱浩波先生及林光祺先生此時暫時離席。]

[李偉民先生此時到達參加會議。]

80. 高級城市規劃師／九龍林秀霞女士借助投影片，向委員簡介文件詳載的九龍塘分區計劃大綱核准圖的修訂建議，並涵蓋下列要點：

分區計劃大綱圖的修訂建議

- (a) 有關修訂建議是關於把位於聯福道的前李惠利校舍部分用地由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶(修訂項目 A)；以及把位於東寶庭道／嘉林邊道的一塊用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶(西部)(修訂項目 B)及由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶(東部)(修訂項目 C)；

修訂項目 A：把位於聯福道的用地由「政府、機構或社區(9)」地帶改劃為住宅(乙類)地帶

背景

- (b) 為了解決本港迫切的房屋問題，行政長官於二零一二年八月三十日公布短期及中期措施方案，加快供應資助及私人房屋單位。其中一項措施是經規劃署檢討後，把 36 塊「政府、機構或社區」用地改劃作住宅用途。在這些用地中，其中一塊就是前李惠利校舍位於九龍塘聯福道的部分用地；
- (c) 劃為「政府、機構或社區(9)」地帶的是香港專業教育學院前李惠利校舍的部分用地，該校於二零一零年遷往將軍澳。教育局已確定校舍用地的北部(約 0.64 公頃)會保留作高等教育用途，而用地的南部(約 0.88 公頃)(即有關用地)會交還政府。經審視後，當局認為有關用地適宜作住宅發展，因此劃為「住宅(乙類)」地帶，以助應付公眾對住屋的殷切需求；

關設政府、機構或社區設施

- (d) 除郵政局及青少年綜合服務中心外，該區已計劃關設的政府、機構或社區設施並無短缺。郵政局通常設於非住用建築物或商業／住宅發展的非住用部分。由於有關用地擬作純住宅發展，因此不宜在日後的發展關設郵政局。此外，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。考慮到該用地是規劃作純住宅發展，並無非住用平台，因此附設政府、機構或社區設施的空間有限；

有關用地及附近地區

- (e) 香港專業教育學院前李惠利校舍的建築物現時作臨時高等教育用途，至二零一三年年底為止，以應付落實新學制初期的應急需要。該用地毗鄰浸會大學的建築物，包括南鄰樓高 11 層(50 米)的浸會大學傳理視藝大樓、西鄰樓高 19 層(62 米)的浸會大學學生宿舍；以及東北面及北面較遠處的浸會大學浸

會大學道校舍及聯福道校舍，大部分建築物介乎 10 至 13 層(41 米至 69 米)；

### 改劃用途地帶建議

#### 規劃意向／土地用途是否協調

- (f) 擬議「住宅(乙類)」地帶的規劃意向，是作中層、中密度住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。有關用地上的擬議住宅用途與附近的用途互相協調；

#### 擬議發展參數

- (g) 有關用地位於浸會大學中層及中密度的建築物所在街段。有關用地後面及南面的建築物分別為 62 米(19 層)及 50 米(11 層)，而聯福道對開主要是 12 米至 22 米(四至六層)的低層建築物。有關用地附近的軍營內的建築物高約 27 米。為了締造梯級式高度輪廓，建議在有關用地施加 50 米(約 15 層)的建築物高度限制。擬議的梯級式高度輪廓會與廣播道一帶已計劃的梯級式高度輪廓互相呼應。建築物高度限制是以米而非樓層數目來訂定，旨在確保日後的發展不會高於 50 米；
- (h) 四周的浸會大學建築物的地積比率介乎 3.1 至 5.8 倍。倘擬議建築物高度限為 50 米，則這塊「住宅(乙類)」用地的最高地積比率宜訂為 4.5 倍，因為適合區內環境，並且與這個街段的建築物的地積比率大致協調。擬議住宅發展的最大總樓面面積是 39 600 平方米。假設樓宇單位的平均面積是 80 平方米，或可闢設約 495 個單位；

#### 視覺影響

- (i) 當局已擬備電腦合成照片(文件的圖 5 至 8)以說明擬議發展的視覺影響。在有關用地附近選取了四個觀景點(文件的圖 1)。從第一及第二個觀景點(即聯合道公園及金城道遊樂場)眺望，擬議發展完全或大部分被鄰近發展遮擋。從第三個觀景點(即近沙福道

的窩打老道行人天橋)眺望，可見到擬議發展，但對視覺的影響並不嚴重，因為擬議建築物的高度與附近的發展相若。從第四個觀景點(即九龍仔公園)眺望，擬議發展會把浸會大學建築物之間的部分現有視覺空隙填滿。不過，有關發展並不礙眼，因為其建築物高度遠低於後面的筆架山及毗鄰建築物；

#### 空氣流通

- (j) 估計擬議發展不會對空氣流通造成嚴重影響，因為有關發展的最高建築物高度為 50 米，體積並不龐大；

#### 交通方面

- (k) 運輸署署長預計擬議住宅用途不會對交通產生嚴重的負面影響；

#### 環境方面

- (l) 環境保護署署長表示，在落實適當的緩解措施(例如建築物布局及方向、建築物後移及地界牆等)後，擬議發展造成的交通噪音及空氣影響可適當地處理。此外，須提交排污影響評估，以評估對區內／附近的系統可能造成的影響。在日後的契約條件附加提交交通噪音影響評估及排污影響評估的要求，屬於可行；

#### 基礎設施、政府、機構或社區設施及休憩用地方面

- (m) 改劃用途地帶的建議不會對區內其他基礎設施造成嚴重的負面影響。該區的政府、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；

把位於東寶庭道／嘉林邊道的用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶(西部)(修訂項目 B)及「政府、機構或社區(12)」地帶(東部)(修訂項目 C)

背景

- (n) 二零一二年九月七日，小組委員會同意關於嘉林邊道 45 及 47 號用地的第 12A 條申請的部分內容，以便把用地的東部重建為神學院(保存伯特利神學院內名為神學樓的二級歷史建築物)及把西部重建為住宅建築物；
- (o) 小組委員會同意把用地的西部(約 2 070 平方米)由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶作住宅發展，最高地積比率為 3 倍，最高建築物高度為八層(不包括地庫樓層)，與現時同一街段內的「住宅(丙類)9」地帶相同。擬議住宅發展的最大總樓面面積為 6 210 平方米，闢建 44 個單位；
- (p) 至於用地的東部(約 2 070 平方米)，現建議把神學院用地劃為「政府、機構或社區(12)」地帶，以便清楚述明規劃意向、須提交規劃申請的規定，以及小組委員會所同意的特定發展參數。為了反映申請人提出保留二級歷史建築物的建議，現建議在「政府、機構或社區(12)」地帶《註釋》的規劃意向和備註訂明，該二級歷史建築物必須原址保留，以及歷史建築物的加建／改動／修改工程(附屬於經常准許的用途及與其直接有關的輕微改動及／或修改工程除外)，均須向城規會申請規劃許可。此外，為了處理小組委員會關注歷史建築物及新建築物的設計是否互相協調，建議在《註釋》的備註及《說明書》訂定適當的條款，以訂明在有關用地其他部分進行新發展或重建現有建築物，均須申請規劃許可。該歷史建築物則限為現有總樓面面積及建築物高度。至於在「政府、機構或社區(12)」地帶餘下部分內的發展，最大總樓面面積則限為 7 203 平方米，建築物高度限為八層(不包括地庫樓層)和主水平基準上 47.55 米；

圖則所顯示的事項的修訂建議

- (q) 修訂項目 A(約 8 810 平方米)：把聯福道的用地由「政府、機構或社區(9)」地帶改劃為住宅(乙類)地帶；
- (r) 修訂項目 B(約 2 070 平方米)：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)9」地帶；
- (s) 修訂項目 C(約 2 070 平方米)：把在嘉林邊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「政府、機構或社區(12)」地帶；

分區計劃大綱圖《註釋》的修訂建議

- (t) 收納新的「住宅(乙類)」地帶《註釋》，並附有用途附表、規劃意向及備註。備註訂明發展限制(最高地積比率為 4.5 倍和最高建築物高度為 50 米)和略為放寬限制的條款；
- (u) 在「政府、機構或社區」地帶收納新的「政府、機構或社區(12)」支區《註釋》，並附有用途附表、規劃意向及備註。備註訂明歷史建築物必須原址保留；發展限制；必須向城規會申請規劃許可(一如上文第 67(p)段所指明)和略為放寬限制的條款；

分區計劃大綱圖《說明書》的修訂建議

- (v) 經考慮上文各段所述的修訂建議後，分區計劃大綱圖《說明書》已予以修訂。當局亦藉此機會更新各個土地用途地帶的一般資料，以反映分區計劃大綱圖最新的狀況和規劃情況；

諮詢

- (w) 九龍城民政事務專員認為相關人士很可能希望把位於聯福道用地繼續劃為「政府、機構或社區」地帶，以供浸會大學使用，以便應付新高中學制所增加的學生人數。事實上，浸會大學及其學生自二零零五年以來一直要求把前李惠利校舍用地預留作浸會大學校舍的擴建部分。教育局已考慮浸會大學的

整體發展，並確認可把李惠利校舍用地南部釋出作其他用途。教育局強調，就南部定出的其他用途不應與浸會大學的氛圍不一致。從土地收益的角度而言，九龍東區地政專員支持改劃用途地帶建議。沒有接獲相關部門的反對意見；

- (x) 李卓人議員、黃毓民議員及陳家洛議員於二零一二年十二月十一日召開立法會個案會議，出席者包括教育局及大學教育資助委員會(下稱「教資會」)的代表，討論關於浸會大學宿舍短缺的投訴。討論期間，教育局及教資會解釋，按照現行政策，浸會大學的公帑資助學額和學生宿位均供不應求，因此決定把李惠利校舍用地的北部預留作高等教育及附屬用途。至於南部，由於按現行政策已超出大學的需求，教育局認為可把該處交還政府作其他用途。在個案會議上，三名立法會議員一致反對把南部改劃作住宅用途。他們促請政府就改劃用途地帶的建議主動及全面諮詢相關人士；以及

- (y) 在九龍塘分區計劃大綱草圖根據條例第 5 條供公眾查閱的法定展示期(屬徵詢公眾意見的法定諮詢程序)之前或期間，當局會就修訂項目諮詢九龍城區議會。如有需要，當局或會諮詢其他相關人士。

81. 一名委員詢問就分區計劃大綱圖的修訂建議所作的公眾諮詢。龍小玉女士回應表示尚未諮詢九龍城區議會。倘修訂建議在會議上獲小組委員會同意，便會在分區計劃大綱圖供公眾查閱的法定展示期之前或期間諮詢九龍城區議會。據她理解，反對把前李惠利校舍用地南部劃作擬議住宅用途的主要是浸會大學的學生，他們已向立法會提出關於浸會大學宿舍不足的投訴。在立法會個案會議期間，三名立法會議員反對把南部改劃作住宅用途。

82. 秘書進一步解釋就分區計劃大綱圖的修訂建議所作的公眾諮詢的一般程序。在分區計劃大綱圖的修訂建議獲小組委員會同意後，分區計劃大綱圖便會展示兩個月，以供公眾查閱。任何人士均可向城規會作出申述。在展示期間，當局會諮詢九龍城區議會，而區議會可向城規會提交申述。有關申述會由城



規會進行聆訊。倘城規會認為須建議對分區計劃大綱圖作出修訂以順應申述，便須展示進一步修訂項目，以供公眾查閱。展示分區計劃大綱圖的修訂建議是進行公眾諮詢的法定渠道。

83. 一名委員表示，浸會大學校舍現時人多擠迫，學生沒有足夠的空間。浸會大學的各項藝術及文化課程需要樓底高的教學用地。浸會大學校舍目前並無該等場地，因此須進行擴建。不過，浸會大學校舍的擴建被現有發展及校舍附近的天然山坡所限。浸會大學校舍毗鄰的前李惠利校舍用地是進行擴建的最理想地點。倘把前李惠利校舍用地的南部改劃作住宅用途，預計浸會大學會強烈反對。在公眾對增加房屋土地的即時需求及擴建浸會大學的長期需求之間作出平衡，實在困難。

84. 一名委員詢問，修訂所涉用地上日後的住宅發展與同一街段的毗鄰浸會大學校舍及學生宿舍是否會有協調上的問題。有投訴指學生宿舍對附近的住宅發展造成噪音滋擾。這名委員進一步表示，由於四年大學教育的新學制令學生人數增加，浸會大學校舍須進行擴建。另又備悉浸會大學及另外兩所大學須共用浸會大學附近的運動場，顯示大學的體育設施不足。這名委員表示，把與浸會大學校舍同一街段的用地保留給浸會大學或本港其他大學於日後作高等教育用途，更為恰當。

85. 就一名委員對是否需要使用有關用地作擴建浸會大學校舍之用的關注，龍小玉女士在回應時表示，對於應付大學的擴展需要，教育局有既定政策以評估有關需要及物色適當用地，包括大學教育學制的改變、分配學生宿舍的政策及不同大學的校舍規定。教育局已確認用地的北部(0.66公頃)會預留作高等教育用途，而用地的南部(0.88公頃)則無須作高等教育用途，可釋出作住宅發展。規劃署根據教育局上述的意見，繼而諮詢相關政策局／部門，研究前李惠利校舍用地南部的可能用途。有關用地無須作任何政府、機構或社區用途，並適合作住宅發展，有助解決現時房屋短缺的問題。

86. 一名委員關注擬議住宅發展與學生宿舍之間的協調問題，龍小玉女士在回應時表示有住宅發展毗鄰學生宿舍的例子，例如香港大學(下稱「港大」)的學生宿舍。由於前李惠利校舍用地的南部屬出售用地，日後的發展商應知道附近有大學校舍及學生宿舍，如有需要，會在詳細設計階段建議措施，以

紓減銜接上可能造成的問題。教育局也強調用地南部的住宅用途不應與附近浸會大學的氛圍不一致。在回應一名委員的問題時，龍小玉女士表示，並無資料關於附近的大學聯用運動場的管理事宜。

87. 一名委員表示，小組委員會需要更多資料，以便就這宗個案作出決定。所引用的港大學生宿舍的情況與現時的情況有別，因為並非位於住宅發展的同一街段。前李惠利校舍用地南部的擬議住宅發展與位於同一街段共用同一通道的浸會大學校舍及學生宿舍很可能有互相協調的問題。雖然教育局表示，根據其評估，前李惠利校舍用地的南部無須作高等教育用途，但是並無充分資料說明教育局作出這個決定背後的理據。在得悉一些大學須在校舍以外地方(例如將軍澳)發展聯校宿舍時，這名委員表示，浸會大學實有需要使用整塊前李惠利校舍用地作學生宿舍。由於這塊用地是擴建浸會大學最理想的用地，預計市民對利用這塊用地作住宅用途有強烈反應。

88. 一名委員表示，由於差不多整個街段現時已用作教育用途(包括浸會大學及前李惠利校舍)，浸會大學保留整塊李惠利校舍用地以擴建大學，是合理的期望。這名委員認為這塊用地的土地用途是敏感的政治議題，在建議對分區計劃大綱圖作出修訂前，必須在社區內就用地日後的用途作出充分討論。由於會上並無足夠資料以處理委員關注的事宜，因此應延期對前李惠利校舍用地的修訂建議作出考慮，並應邀請教育局就釋出用地作其他用途提供理據。

89. 主席表示，委員普遍對把前李惠利校舍用地的南部改劃作住宅用途(修訂項目 A)有所保留。委員希望教育局就釋出用地作其他用途的理據提供更多資料。主席建議延期就擬議修訂項目 A 作出考慮，並要求教育局在小組委員會決定擬議修訂項目 A 前，就評估浸會大學的擴建需要的政策及釋出用地作其他用途的決定，提供更多資料。小組委員會表示同意。

90. 主席詢問委員是否同意改劃東寶庭道的「政府、機構或社區」用地的用途地帶(修訂項目 B 及 C)。一名委員表示支持改劃用途地帶，因為相關用地位於住宅區內，擬議住宅發展有助解決房屋需求。小組委員會大體上同意修訂項目 B 及 C。

91. 經進一步商議後，小組委員會決定：

- (a) 延期對《九龍塘分區計劃大綱核准圖編號 S/K18/16》的擬議修訂項目 A 作出考慮，並要求規劃署邀請教育局的代表出席小組委員會的會議，以便就擬議修訂項目 A 提供更多資料；
- (b) 同意《九龍塘分區計劃大綱核准圖編號 S/K18/16》的擬議修訂項目 B 及 C，以及載於文件附件 I 的《九龍塘分區計劃大綱草圖編號 S/K18/16A》(展示時將重新編號為 S/K18/17)及載於文件附件 II 的《註釋》(與修訂項目 B 及 C 相關部分)適宜根據條例第 5 條展示；以及
- (c) 採納載於文件附件 III 的《九龍塘分區計劃大綱草圖編號 S/K18/16A》的經修訂《說明書》(與修訂項目 B 及 C 相關部分)，以闡述城規會就圖則上各土地用途地帶所訂定的規劃意向和目的；而經修訂《說明書》會與圖則一併公布。

[主席多謝九龍規劃專員龍小玉女士及高級城市規劃師／九龍林秀霞女士出席會議解答委員的提問。她們於此時離席。]

[邱浩波先生及林光祺先生此時返回會議席上。]

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

傳真號碼：2621 3943

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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  
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.

## 支持修訂項目 A 的申述

申述編號	理由	回應
R1	<p>香港極之缺乏住宅用地。為着香港的利益，我完全支持建議的土地用途分區，以興建更多住宅單位。</p> <p>我反對香港浸會大學把該用地自用，因為我對香港一些二線大學的本地專上教育質素、其數目激增和水平下降感到十分沮喪。</p>	參閱城規會文件第 9585 號的第 6.4.1 段
R2	<p>A. 香港現時缺乏住宅用地。把該地區劃作住宅用途，對解決問題也有少許幫助。</p> <p>B. 香港浸會大學的反對並無根據：</p> <p>i. 香港浸會大學位於市中心。由於地點便利，故無需設學生宿舍。</p> <p>ii. 中醫的成效仍未被肯定。我們應否繼續對中醫藥投放公共資源實有商榷餘地。</p> <p>iii. 香港浸會大學的資源已足夠。再向他們提供更多設施便屬過剩。</p> <p>iv. 其土地用途須經由政府產業署考慮。</p>	參閱城規會文件第 9585 號的第 6.4.1 及 6.4.3 段
R3	<p>A. 香港市民對住房有殷切需求，該地皮位於貴重地段，如售出可為政府帶來可觀收入，以助香港發展。另外，當九龍塘有更多住宅供應，有助平穩當區的樓價和租金，以協助中產家庭置業、換樓及改善居住環境。</p> <p>B. 香港的確需要一中醫醫院，但不代表政府需要將貴重地皮給予個別大學發展專用的中醫學院。浸大中醫醫學院六年制學生也不過 600 人，為何要給這塊貴重地皮，興建只屬他們的醫院。在九龍塘有一醫院，浸大為何不跟浸院合作開設中醫門診及中醫病床？我不認同九龍塘需要有三間醫院。</p>	參閱城規會文件第 9585 號的第 6.4.1 及 6.4.3 段
R4	本人支持李惠利全部拍賣。	建議把該地恢復為「政府、機構或社區(9)」地帶以滿足市民對政府、機構或社區用途土地的最新需求。
R5	支持政府多建住宅，加入「港人港地」條款。如果可以，最好是改劃為「住宅（甲類）」	該地位處低中密度發展區，「住宅（甲類）」的規劃意向主要是作較高密度發展，並不適合該地。



申述編號	理由	回應
R6	<p>A. 反對浸大佔用該土地，原因如下：</p> <p>浸大沒有（宿舍）地及教學用地是因為過度收取內地學生來港修讀學士、碩士及博士課程。內地生來港，卻享受納稅人的補貼租住地價／租值極高的九龍塘地段。反而本地學生卻無宿舍，最後校方要大肆建宿舍卻令學校發展中醫醫院乏地，而借繞過程以圖霸佔公用地。</p> <p>浸大的吳多泰酒店已全被內地人霸佔，內地生的住宿不應由納稅人負責！若浸大要發展中醫醫院，其可以把吳多泰酒店拆掉改建。這樣，又可以建醫院，更可與本來李惠利（屬浸大的一段）合併發展。</p> <p>B. 增加庫房收入，並利用此資源解決貧窮問題。</p>	<p>A. 參閱城規會文件第 9585 號的第 6.4.1 及 6.4.3 段</p> <p>B. 問題在城規會管轄範圍外</p>
R7	<p>A. 與香港浸會大學(反對 A 項)有別的意見如下：</p> <p>在尖沙咀街坊福利會的所在地區，油尖旺區基層市民和少數族裔人士數目最多。與九龍塘相比，尖沙咀街坊福利會附近經常人來人往，這可確保有足夠數量的病人求診，對設置浸大的中醫醫院會有利。</p> <p>香港浸會大學的最終目的是設立一所中醫醫院為弱勢社群提供真正的護理服務。服務「普及化」為首要關注的事項。醫院如設在李惠利，許多窮人會以為醫療服務只為討好中產階級。他們會堅持選擇採用藥材舖的「人性化」診療服務，而不願長途跋涉前往九龍塘，接受「科學化」的中醫診症服務。</p> <p>B. 就李惠利事件而言，已就香港浸會大學對中醫教育的抱負、公眾對中醫藥行業前景的期望、地產發展商所關注的利潤問題，以及市民希望住宅用地可平均分佈各方面的關注取得平衡。</p>	<p>A. 參閱城規會文件第 9585 號的第 6.4.1、6.4.2 及 6.4.3 段</p> <p>B. 備悉</p>
R6738 R8315	<p>A. 香港市民急於用土地建房屋，舒緩住屋問題。</p> <p>B. 浸大已經有足夠土地。</p>	參閱城規會文件第 9585 號的第 6.4.1 段
R6861	<p>A. 贊成改變該土地為住宅用途。</p> <p>B. 反對在該土地興建中醫醫院。</p>	備悉
R8322	<p>A. 浸大中醫藥學院準備未充足。在短期間修改計劃書，亦未有諮詢各中醫藥畢業生的意見，對社會沒有直接有效快速的醫療優勢。</p> <p>B. 學校利用轟炸式電郵不斷向學生/畢業生要求向政府傳送反對意見，文字間更暗示學生/畢業生可傳送多於一封電郵以圖不公平地改變支持比例。</p>	參閱城規會文件第 9585 號的第 6.4.1 段

反對修訂項目 A (將李惠利用地南部由「政府、機構或社區(9)」改劃為「住宅(乙類)」的申述 – 要點及回應

【反對 A 項的申述的原因已概述及歸納於下列有關的要點內】

申述要點	規劃署的回應
<b>A. 損失可作政府、機構及社區設施的土地</b>	
<p>改變土地作住宅用途後不能逆轉，不能再用於教育或社區設施，對教育界、社區和整個社會都造成損失。</p> <p>香港及九龍塘區內政府、機構或社區土地有限，但在其他地點仍有很多選擇可作住宅用途。此土地應作更適合用途以幫助更多市民，如社區中心、教育設施、醫院、社會福利設施，例如，老人院、特殊宿舍、圖書館、室內運動場、公園、文化／藝術設施，或供非牟利團體提供社會服務。此土地不應作商業用途或住宅，因只可惠及少數人。把該土地恢復作政府、機構或社區用途可讓更多市民使用該地，更合乎經濟效益和緩和社區不滿的聲音。</p> <p>應把另一片土地改為「政府、機構或社區」用途以作補償。</p> <p>九龍塘雖為豪宅區，但城市發展應平衡社區全面需要，包括教育，並要尋求香港地產的可持續發展。改變土地用途並未能確保長遠經濟效益。土地利用應要配合周邊發展和與社會大眾意願配合。</p>	<p>建議恢復該地為「政府、機構或社區(9)」地帶。參閱城規會文件第 9585 號的第 6.4.4(c)及(d)段。</p> <p>已預留足夠土地作休憩用地供當區人口使用。</p>
<p>原先「政府、機構或社區」用途地帶，在都市規劃原意上屬於九龍和樂富一帶住宅的緩衝區，以免住宅密度過高，修定有違規劃原則。</p>	<p>從視覺和通風方面來看，擬議的中高度住宅是可接受的。建議把該地恢復為「政府、機構或社區(9)」地帶以滿足市民對政府、機構或社區用途土地的最新需求。</p>
<p>先例一開，政府將可無視土地分類制度，改劃教育、社區用地予地產商牟利。</p>	<p>根據城市規劃條例，土地改劃是一個法定公眾諮詢程序，容許持份者和公眾提出意見以供城規會考慮。</p>
<b>B 教育／高等教育用途</b>	
<p><b>教育土地短缺及教育的重要性</b></p> <p>教育用地不足。根據政府數字，教諮會資助的八院校共欠缺八萬多平方米作業面積。當高等教育用地短缺時，將一幅土地用作低密度住宅是不合理的。</p> <p>大專宿位不足。興建學生宿舍重要。</p> <p>高等教育對本港發展極重要，並為建立知識型社會作出重大貢獻。應留足夠土地讓高等教育持續發展。應增加本地大專學位。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(d)及(e)段</p>

申述要點	規劃署的回應
<p>教育是社會的珍貴資源。教育應為一國首要之任務，應優先於其他用途，是一切發展的根基。教育是香港的長遠投資，對香港的未來很重要。政府應為學生提供良好的學習環境，不可因一時利益而忽略教育。教育用地珍貴，應留做教育。該地一直是教育用地。市區的教育用地已稀少，是次修改會令短缺惡化。</p> <p>應該平衡教育/學術發展及經濟發展/個人利益。</p> <p>香港理工大學(理大)有權使用半幅李惠利校園土地。香港城市大學(城大)面積極小，需要一現成校舍作教育用途。</p> <p><b><u>教育用途比住宅/經濟發展重要</u></b> 對香港市民來說，該幅土地作教育、高等教育用途，較興建豪宅有利，更多基層市民/公眾受惠，有助社會將來發展。</p> <p>教育用途比商業發展更重要。建豪宅只惠及少部份人，建學校幫到的卻是更多學生/大眾。本港豪宅多用於炒買用途，只有利於商家。提高教育質素和投資教育比興建住宅更好，在長遠發展來說遠較住宅用途有利。不應為短期經濟效益/房屋發展而犧牲長遠教育發展的需要。此地用作教育先能提升年青人之能力。為興建豪宅而阻礙大學擴展，城規會委員不應支持。九龍塘已有太多豪宅。香港的土地用途不應只用作地產，而將其他機構如學校/政府部門遷離市區。可興建房屋的土地何其多，但作教育用途的土地卻不可多得。政府在地皮規劃應以教育為先，而非興建豪宅謀取利潤。</p> <p><b><u>該土地適合作教育用途</u></b> 兩所大學（浸大及城大）接近該土地，該土地極之適合供他們作擴展，該土地亦在理大的適當距離，作為這三所大學合作的設施的最佳地點。</p>	
<b>C 浸大擴展的需要</b>	
<p><b><u>浸大缺乏空間</u></b> 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。戶外空間嚴重不足。浸大使用該土地，能增加學生活動空間，改善擠迫情況，讓學生在較佳的環境中學習。</p> <p><b><u>浸大的發展</u></b> 浸大使用該土地作長遠發展，能最有效使用土地。該土地三面被浸大建築物包圍，地理上可視為校園整體的一部份。浸大在該路段上已有一定設施，浸大於該土地作擴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。</p> <p>該幅土地對浸大的未來發展十分重要，因大學一直極之欠缺發展空間。浸大需要土地以滿足其增長的需要，即新的課程、已增加的學生住宿需要等。浸大圖書館需擴建。浸大教育設施需改進，在附近尋找土地供浸大將來擴展之用是非常困</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(e)段</p>

申述要點	規劃署的回應
<p>難。浸大對該地的需要，無論在迫切性和學術發展方面都比豪宅用家急切。浸大需要這塊地不僅是爲了學校及學生發展，也爲周邊社區的發展。</p> <p>按回歸前後的高等教育政策及世界爭取高質素人力資源的趨勢，及爲社會長遠利益，無理由不把整幅李惠利土地給浸大。</p> <p>支持浸大。反對徵用浸大的土地。未來本港對高等教育的需求越來越多，何不藉此給浸大一個更完整的校舍，善用此教育用地作長遠發展呢？</p> <p>爲建屋的商業利益而犧牲一幅對浸大將來發展極之重要的土地，對香港社會的需要並無建設性及不配合。對浸大造成無法挽回的破壞。該地應留給浸大，不應作豪宅。</p> <p>前李惠利校園原本已是教學大樓，浸會大學接手的話，可以節省建築工程的費用，直接作教育用途。</p> <p>並無理由現時改變此地點的用途而另外覓地給浸大。在其他地點覓地給浸大會引致學生須花更多交通費。</p> <p><b><u>浸大學生宿舍</u></b> 當局指前李惠利校舍北面用地預計可爲浸大提供一千三百多個學生宿位，足以完全滿足現行教育政策下的需求，南面用地已超出浸大的需要。這反應政府目光短淺，漠視高等教育的長遠發展。</p> <p>住在學生宿舍是大學生活的一部份。那些不在校園內的宿舍不能讓學生享受校園生活。</p> <p>浸大宿位不足，地皮應用來興建學生宿舍。學生要住在校外，交通費增加。興建學生宿舍反而能減少浸大學生對區內租用私樓的需求，亦縮短了往返課室時間，對社會住屋及交通負荷都有好處。宿位不足，在外租房租金太高，影響本地學生及內地學生的生活。</p> <p><b><u>其他原因</u></b> 李惠利是劍擊隊的訓練場地方，如拆掉，沒有一個更好的地方給予學生或隊員訓練。浸大需要一個50米長的泳池。政府應考慮收回浸大在火炭的教職員宿舍用地，把李惠利用地撥歸浸大。</p> <p><b><u>之前已預留給浸大</u></b> 浸大已與政府商討多年該土地的將來用途，驚訝政府並無與此重要持份者商討改劃的計劃。浸大並無向政府表示或與政府達成協議浸大祇需半幅土地或撤回其要求整幅土地的要求。應給浸大一個公平的機會申請使用整幅土地。</p> <p>政府早前已預留浸大作擴建用途，不應出爾反爾。</p>	<p>參閱城規會文件第 9585 號第 6.4.6 段</p>

申述要點	規劃署的回應
D 中醫院 / 中醫教學醫院及/或其他醫療用途	
<p><b><u>支持用作中醫院/中醫教學醫院/或其他醫療用途</u></b></p> <p>支持興建中醫院/中醫教學醫院/醫療用途。作為中西文化交匯之都，香港應有一中醫院。根據一項關於公眾對香港中醫藥服務的看法的調查，結果顯示，中醫教學醫院有迫切建立的需要。中藥有效治療慢性和難以治療的疾病。鑑於本港人口老化上升，市民對中醫藥有迫切需求。對基層市民/全香港市民而言，興建一中醫教學醫院是迫切的，比興建豪宅更能受惠。發展中醫藥產業能提高本港競爭力，亦能加強本港作為教育樞紐的地位，提升香港的地位以及吸引醫療旅遊。</p> <p>興建中醫院會令中醫藥業邁向專業化，為病人帶來裨益。倘仍不興建中醫院，便不能有系統地進行中醫藥教育。中醫教學醫院可提供臨床訓練的場地；促進臨床研究；有助推動中醫藥的嶄新研究、標準化與現代化發展；促使中西醫藥融合。倘不提供病人住院服務，便會對中醫藥的發展(尤以治療急病及危疾而言)構成限制。</p> <p>該地適合作中醫教學醫院，因交通方便，市民可輕易到達，亦無需改變用途便能使用。在該地興建的中醫教學醫院，對社會、高等教育界及中醫藥產業均帶來裨益，亦能符合善用土地資源的原則。政府若改為興建豪宅，明顯是本末倒置、輕重不分。這會影響本在該地興建中醫教學醫院的計劃和中醫藥學生在港實習的安排。</p> <p>特區政府在最新一份施政報告中強調重點發展中醫藥，但言猶在耳，卻把該地用於興建豪宅，扼殺浸大籌建全港首間中醫教學醫院的計劃，此舉無疑是自相矛盾。有效使用土地作醫療用途體現政府對推廣中醫藥的承諾。發展中醫院是推動醫療服務發展和醫療改革重要的一步。</p> <p>香港政府有足夠財政盈餘長期投資於中醫醫療教育上，放棄以賣地賺取收入。</p> <p><b><u>醫療設施</u></b></p> <p>對市民來說，該幅土地作醫療用途，較興建豪宅有利，更多基層市民受惠。香港需要更多醫療設施。像香港一樣面對著人口老化的城市，社會需要更多好醫生。這需要很大的投資。這投資不但提供更好的醫療服務，同時亦令香港整體形象顯得更有遠見、合理和關心市民。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(f)及(h)段</p>
<p><b><u>給浸大建中醫教學醫院</u></b></p> <p>地皮細，應拼歸浸大起中醫學院/中醫教學醫院。這塊地對浸大發展中醫課程以及實習至為重要。中醫教學醫院最理想是設於浸大中醫藥學院大樓毗鄰的李惠利校園。因鄰近浸大中醫學教學大樓，令治療效果更顯著。著名中醫大學的教學醫</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(g)段</p>



申述要點	規劃署的回應
<p>院都設在校園附近。政府數年前已與浸大商討把該土地用作興建中醫院大樓。浸會大學有好的設施、經驗及有經驗的中醫師，為何此計劃不能在這土地實施？倘浸大在申述地點興建中醫院，不單有利浸大，同時亦有助推動中醫藥急促發展，以及促進市民健康。此外，浸大一向以中醫學科聞名，其診所亦很聞名。浸大中醫院可加強與港大中醫學院合作。</p> <p>政府數年前已與浸大商討把土地用作興建中醫院大樓，政府背棄承諾，改變土地用途。</p>	<p>參閱城規會文件第 9585 號的第 6.4.6 段</p>
<p><b><u>中醫學生實習</u></b></p> <p>中醫教學醫院讓中醫學生可在本港駐院實習。現時中醫學生須在內地實習，而內地的醫療系統與香港有所不同，學生在內地學習到的知識不能全部應用於香港，這會產生不少問題。中醫教學醫院不單可支援浸大，亦可支援其他院校的中醫學生。</p> <p>浸大的中醫藥學生在香港沒有足夠地方進行實習。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(g)段</p>
<p><b>D1 反對興建中醫院</b></p>	<p>備悉</p>
<p><b>E (此編號略過)</b></p>	
<p><b>F 建議的住宅用途</b></p>	
<p><b><u>未能解決住宅短缺</u></b></p> <p>在該地興建豪宅，不能解決住宅短缺問題。低/中密度住宅不符當前社會對房屋/細住宅單位的急切需要。</p> <p>在該區沒有完整規劃下，把該地發展作住宅用地不能解決房屋的迫切需要。</p> <p>在該地興建住宅，有高度限制，不能解決住屋問題。該地並非增加住宅供應的最好選擇。</p> <p><b><u>反對豪宅/住宅</u></b></p> <p>反對興建豪宅。豪宅不應建在該地。豪宅對實體的經濟的效益不大。把該地改作興建豪宅是不合理的決定。住宅/豪宅土地全港有很多選擇。興建豪宅會加劇貧富懸殊。</p> <p>該地不宜發展住宅/豪宅。反對興建豪宅或廉租屋，在該細小的土地上興建任何類型的房屋也十分奇怪。九龍塘區/香港的住宅用地經已經足夠。無需要將大學及軍營包圍的一片土地再起住宅。不能犧牲教育，將全部土地用作發展地產。</p> <p>在該地興建住宅是欠缺長遠土地的規劃，並且忽略整體土地發展的需要。政府把該地用途改為住宅用途非常短視。</p> <p>由於需在其他地方另覓土地，因此將李惠利校園地皮作住宅用途整體上並不能為公眾節省任何土地資源。</p>	<p>參閱城規會文件第 9585 號的第 2.4 及 6.4.4(l)段</p> <p>可是，在城規會文件第 9585 號的第 6.4.4(c)及(d)段中，建議恢復該地為「政府、機構或社區(9)」地帶。</p>

申述要點	規劃署的回應
<p><b><u>與校園/附近用途不相符</u></b></p> <p>不應在大學校園區中/鄰近校園插針式興建豪宅。該地被大學包圍，不宜作房屋用途。在浸大校園內興建豪宅，格格不入。就交通流量以及社會階層方面看，該地用作住宅用途會損害大學校園周邊地區，同時亦影響學習氣氛和造成長期的土地用途衝突。住戶會對由舍堂傳出的嘈音作投訴，使舍堂文化及傳統受沖擊。</p> <p>「住宅（乙類）」地帶的 4.5 倍地積比與附近「住宅（丙類）4」地帶不配合。</p> <p><b><u>住宅用途影響附近用途/環境/交通或被其影響</u></b></p> <p>住宅會帶來額外車流，不但可能造成人車衝突，而且會產生空氣及噪音污染，令社區的整體環境素下降。</p> <p>把該地用作住宅用途會為維持九龍塘的低人口密度增添壓力。</p> <p>建築工程會為附近老人院及大學造成不良影響。</p> <p>若建中密度住宅，並無足夠的社區設施服務居民。</p> <p>如容許社區用地改劃為住宅，勢必做成極壞先例，引發將其他社區土地改作住宅用途。</p>	
<p>該地點緊接消防局不宜作住宅發展。</p>	<p>消防處處長表示，為盡量緩減對附近樓宇住客造成的噪音影響，該處採取的措施會包括在夜間使用聲量較低的廣播系統，以及裝置揚聲器時均須避免對附近地方造成影響。此外，消防車／救護車的主管人員在執勤時會充分考慮工作需要、道路安全及現場交通情況的因素，合理而明智地酌情決定是否使用警號(尤以在黑夜時間為然)。</p>
<p><b><u>應解決基層住屋問題</u></b></p> <p>請解決基層住屋問題。公屋不夠。該地應供教育，公屋和居屋之用，不應用作興建私人樓。中密度住宅供應充足。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(l)段</p>
<p><b><u>需要整體規劃以解決房屋問題</u></b></p> <p>香港政府應提供有組織的計劃以解決房屋問題，而不是着眼於零碎的土地。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(l)段</p>
<p><b><u>其他</u></b></p> <p>可考慮低層作教育用途，而高層用作住宅。</p>	<p>建議恢復該地為「政府、機構或社區(9)」地帶。參閱城規會文件第 9585 號的第 6.4.4(c)及(d)段</p>

申述要點	規劃署的回應
<b>G 公眾諮詢</b>	
<p><b>無或不足夠公眾諮詢/忽視公眾意見</b> 大綱圖的規劃意向已擬備超過 30 年。政府應就由低密度改為中密度此重要改動透過公眾討論諮詢公眾。</p> <p>應提高公眾諮詢透明度。應諮詢浸大及學生。應進行再諮詢。反對政府漠視民意。</p> <p><b>程序錯誤/誤導</b> 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。</p>	<p>參閱城規會文件第 9585 號的第 6.4.4(i)及(j)段</p>
<b>H Others</b>	
反對地產霸權。不應改為地產項目，只偏向財團利益。	備悉
反對官商勾結。反對官商利益輸送。	建議改劃作「住宅(乙類)」是要滿足社會對房屋的需求，而不是為了給一個特定的團體利益。
反對政府霸權。 政府欺凌一間無政治背景的院校。	政府基於既定政策及程序，公平地對待每個團體
本港的城規會制度差不多全被政府控制。城市規劃已變成政府的一言堂。城規會委員會要為社會民眾謀福，不要只顧個人利益。	城規會為獨立的法定團體，以非官方成員為主，目的是促進社區的一般福利，而且在決定一幅土地的用途地帶時會公平地考慮所有收到的意見。
要增加住宅供應先考慮改變現時私人會所用地。	已批出作私人會所的土地的用途，屬於民政事務局範圍，應另作考慮。
如要興建豪宅/住宅，浸大旁的中國軍事用地較該土地更適合。 收回軍營，以作教育用途。	軍事用地有需要保留作軍事用途。
要解決住宅用地不足問題，政府應先善用現正空置的政府土地。	政府已採取多管齊下的方式以增加短、中及長期的土地供應。使用空置政府土地是其中一項措施。
香港房屋政策主要問題非土地不足，而是欠缺規劃，濫用土地興建豪宅。	參閱城規會文件第 9585 號的第 6.4.4(i)段
附近住宅用地應一併改為教育用地。	附近的住宅用地經已發展。
政府欠缺任何長遠計劃發展九龍塘聯福道一帶地區。	附近土地的規劃已反映在九龍塘分區計劃大綱圖上。
該地毗鄰駐港部隊軍營，不宜作住宅發展。臨近軍事用地，建豪宅會影響軍事用地的安全，建教育設施或中醫較理想安全。	軍營附近現時已有一些住宅及政府、機構及社區用途。他們並非不相容。

申述要點	規劃署的回應
不應作政府發展用地。	建議恢復該地為「政府、機構或社區(9)」地帶以滿足社會需要。參閱城規會文件第 9585 號的第 6.4.4(c)及(d)段
資源應留給大眾享用，而不是留給少數有特權的人。應以本港福利為大前提，而不是滿足發展商/富商的利益。  長遠發展重要。為下一代着想。	備悉
政府有龐大盈餘與財政儲備，不用賣此地賺取賣地收入。	財政方面並非城規會的考慮因素。
修定不合理。 將該地改作住宅有違建設文明城市的原則。 減低產生集群產業的能力。	備悉 建議恢復該地為「政府、機構或社區(9)」地帶以滿足社會需要。
做豪宅都不是給香港人住。只會吸引更多國內富有人士持續來港置業，影響本地人置業機會。建豪宅，令樓市上升。樓價已很高。盡量多些平價房屋。	樓價主要由私人市場決定，並非城規會考慮的因素。
該地即時可作教育發展。政府不應作出此爭議性的舉動，把事情複雜化，社會需要和諧而非對抗。	建議恢復該地為「政府、機構或社區(9)」地帶。參閱城規會文件第 9585 號的第 6.4.4(c)及(d)段
反國教科。反對發展南生圍。於風水學而言，學校周邊對豪宅不利。	與該修定無關
若城規會給該地予浸大建中醫學院，免卻中醫學生上大陸實習之苦，一位申述人願意捐出一幅位於西貢的地作發展豪宅。	參閱城規會文件第 9585 號的第 6.4.4(f)段
支持豪宅/浸大興建豪宅。	建議恢復該地為「政府、機構或社區(9)」地帶 參閱城規會文件第 9585 號的第 6.4.4(c)及(d)段
<b>P 建議</b>	
P1 恢復該地為「政府、機構或社區(9)」/「政府、機構或社區」地帶。	參閱城規會文件第 9585 號的第 6.4.5 段

Annex VIc  
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		

R4001 - R5000

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-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								
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						C, G, P1
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						F



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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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-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)

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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								
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	
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								
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	
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	F
R-7949	R-7969	R-7971	R-7984					
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
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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

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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
R-9105 R-9106 R-9107 R-9109 R-9111 R-9112 R-9265 R-9321 R-9322	B, C, G, P1
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
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R-9484 R-9516	
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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
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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

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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
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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
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R10997	A, B, P1

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R10162	B, C, F, G, P1
R10941	B, C, F, P1
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R10571	B, H, P1
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R10848	C, D, G, P1
R10605	C, D, P1
R10222 R10245	C, F, G, P1
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R10256 R10266 R10267 R10274 R10275 R10276 R10306 R10315 R10324 R10325 R10335 R10336 R10337 R10348 R10364 R10385 R10413 R10415 R10426 R10843 R10844 R10846 R10847 R10849 R10850 R10852	
R10964	C, H, P1
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R10581 R10756 R10779	D, F, P1
R10554	D, H, P1
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R10145 R10517 R10579 R10650 R10663 R10915	F, H, P1
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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
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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
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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
R11060 R11061	A, C, P1
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
R11058	A, F, H, P1
R11012 R11048 R11110 R11122 R11123 R11124 R11125 R11213 R11216 R11453 R11637 R11653 R11687 R11727 R11733 R11734 R11741 R11743 R11744 R11746 R11807 R11818 R11819 R11820 R11821 R11848 R11862 R11874 R11875 R11942 R11948 R11994	A, F, P1
R11334	A, H, P1
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R11382 R11487 R11488 R11511 R11573 R11616 R11780 R11941	
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
R11582	B, G, P1
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

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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
R11011 R11157 R11159 R11226 R11239 R11283 R11315 R11316 R11317 R11337 R11353 R11371 R11374 R11375 R11378 R11387 R11396 R11399 R11406 R11414 R11421 R11433 R11434 R11460 R11479 R11532 R11537 R11549 R11554 R11599 R11620 R11631 R11632 R11681 R11685 R11753 R11769 R11770 R11808 R11831 R11833 R11841	F, P1
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 Vlb) Representation Points/Proposals and Responses (Refer to Annex Vlb)
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
R12193 R12194 R12198 R12206 R12207 R12208 R12209 R12210 R12213 R12214 R12215 R12216 R12398 R12399 R12400 R12401 R12402 R12403 R12660 R12673 R12707 R12749 R12758 R12764	A, B, C, F, P1
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

R12763 R12765 R12768 R12769 R12787 R12832 R12833 R12837 R12839 R12840 R12853 R12858 R12861 R12864 R12869 R12871 R12885 R12890 R12971 R12972 R13000	
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
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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
R12126	R12130	R12133	R12137	R12141	R12142	R12143	R12144	
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
R12317								
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
R12164	R12168	R12169	R12280	R12282	R12287	R12297	R12298	
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
R12292	R12299	R12325	R12326	R12327	R12406	R12414	R12424	
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
R12563	R12565							

R13001 – R14000 (不包括 without R13881, R13977)

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R13304 R13868	A, B, C, D, F, P1
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
R13041 R13042 R13103 R13141 R13204 R13205 R13206 R13226 R13227 R13257 R13415 R13516 R13542 R13544 R13579 R13580 R13642 R13663 R13687 R13688 R13689 R13690 R13694 R13698 R13715 R13723 R13724 R13725 R13728 R13786 R13814 R13815 R13816 R13818 R13862 R13875 R13876 R13886 R13923 R13978 R13993 R14000	A, B, D, P1
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

R13357 R13358 R13399 R13441 R13452 R13505 R13518 R13530 R13547 R13575 R13618 R13650 R13655 R13656 R13657 R13658 R13659 R13660 R13661 R13662 R13665 R13684 R13692 R13693 R13695 R13696 R13700 R13702 R13704 R13706 R13710 R13712 R13714 R13720 R13726 R13730 R13735 R13741 R13742 R13758 R13759 R13784 R13785 R13787 R13798 R13799 R13800 R13801 R13805 R13807 R13809 R13823 R13882 R13898 R13904 R13907 R13908 R13909 R13915 R13925 R13936 R13940 R13945 R13953 R13954 R13973 R13975 R13979 R13982 R13984 R13985	
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

R13867	R13874	R13878	R13900	R13911	R13916	R13947	R13990	
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)

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)
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 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	A, B, C, F, G, P1
R17014 R17028 R17029 R17033 R17037 R17049 R17050 R17057 R17058 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	A, B, C, F, P1
R17068 R17119 R17179	A, B, D, F, P1
R17003 R17004 R17005 R17006 R17016 R17034 R17035 R17046 R17060 R17066 R17076 R17102 R17103 R17115 R17120 R17121 R17172 R17180 R17186 R17191 R17903 R17904 R17905 R17906 R17907	A, B, D, P1
R17525 R17530 R17822	A, B, F, G, P1
R17002 R17042 R17044 R17105 R17111 R17174 R17175 R17192 R17223 R17224 R17528 R17538	A, B, F, P1
R17024 R17030 R17091 R17123 R17143 R17144 R17150 R17722 R17732 R17733 R17793 R17794	A, B, P1
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 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	A, C, F, G, P1
R17789	A, C, F, H, P1
R17036 R17063 R17065 R17078 R17086 R17088 R17097 R17108 R17114 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	A, C, F, P1
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 R17820 R17821 R17831 R17835 R17837 R17838 R17840 R17841 R17851 R17853 R17856 R17938 R17942	A, F, G, P1
R17026 R17085 R17146 R17185 R17198 R17219 R17220 R17225 R17226 R17227 R17228 R17229 R17230 R17231 R17232 R17233 R17234 R17235 R17236 R17237 R17238 R17239 R17240 R17485 R17726 R17796 R17797 R17798 R17806	A, F, P1
R17022 R17023 R17281 R17299 R17327 R17361 R17371 R17694 R17744 R17787 R17788 R17792 R17800 R17805 R17808 R17809 R17845 R17846 R17847 R17848 R17849 R17850 R17888 R17889 R17890 R17891 R17936 R17952	A, P1
R17214	B, C, D, F
R17015 R17039 R17040 R17074 R17096 R17155 R17557 R17755 R17957 R17984	B, C, D, F, P1
R17514 R17532 R17728 R17783 R17784 R17829 R17866 R17867 R17868 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	B, C, D, P1
R17130	B, C, F, G, P1
R17259 R17335 R17575 R17870	B, C, F, P1

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								

R18001 – R19000 (不包括 without R18428, R18598)

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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

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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)

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)
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
R20055 R20343 R20492 R20502 R20576 R20581 R20671 R20818 R20855 R20856 R20858 R20885 R20925 R20926 R20974 R20979 R20980 R20981 R20982 R20985 R20986 R20987 R20991 R20992	A, C, F, P1
R20555	A, C, G, P1
R20596	A, C, H, P1
R20338 R20339 R20351 R20352 R20365 R20378 R20419 R20498 R20614	A, C, P1
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

R20624 R20627 R20817 R20819 R20821 R20825 R20826 R20827 R20834 R20835 R20840 R20844 R20845 R20846 R20847 R20852 R20853 R20883 R20884 R20903 R20572	A, G, P1
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
R20167 R20181 R20183 R20184 R20187 R20190 R20193 R20197 R20204 R20208 R20209 R20211 R20214 R20217 R20221 R20222 R20223 R20224 R20227 R20238 R20239 R20255 R20256 R20273 R20276 R20282 R20285 R20287 R20288 R20295 R20310 R20314 R20315 R20320 R20358 R20359 R20547 R20559 R20570 R20684 R20692 R20693 R20700 R20708 R20716 R20792 R20860 R20929 R21000	C, P1
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
R20056 R20160 R20169 R20171 R20174 R20180 R20182 R20185 R20202 R20226 R20231 R20250 R20253 R20260 R20261 R20265 R20267 R20268 R20269 R20290 R20298 R20546 R20635 R20636 R20637 R20638 R20641 R20642 R20651 R20657 R20658 R20659 R20660 R20667 R20669 R20679 R20681 R20713 R20793	D, P1
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)

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)
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
R21030 R21039 R21045 R21046 R21047 R21054 R21058 R21077 R21134 R21135 R21182 R21183 R21184 R21190 R21192 R21199 R21213 R21214 R21216 R21217 R21252 R21273 R21284 R21288 R21342 R21343 R21344 R21345 R21383 R21385 R21386 R21387 R21389 R21395 R21412 R21413 R21516 R21554 R21555 R21641 R21740 R21744 R21767 R21768 R21769 R21846 R21847 R21852 R21853 R21854 R21855 R21857 R21904 R21949 R21953 R21954 R21960 R21961 R21971 R21974 R21980 R21993 R21994 R21995 R21998 R21999 R22000	A, C, F, P1
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

R21024 R21026 R21180 R21181 R21201 R21202 R21203 R21209 R21210 R21220 R21221 R21222 R21223 R21226 R21227 R21237 R21238 R21239 R21240 R21241 R21246 R21247 R21248 R21249 R21253 R21254 R21263 R21297 R21298 R21366 R21367 R21369 R21497 R21507 R21508 R21509 R21510 R21524 R21538 R21627 R21803 R21964	A, P1
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
R21011 R21012 R21048 R21100 R21112 R21155 R21169 R21194 R21229 R21790 R21800 R21806 R21809 R21810 R21900 R21946	B, C, P1
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
R21002 R21005 R21008 R21013 R21014 R21015 R21016 R21018 R21027 R21028 R21033 R21052 R21063 R21066 R21078 R21080 R21084 R21085 R21086 R21092 R21097 R21098 R21099 R21103 R21104 R21106 R21114 R21120 R21121 R21127 R21133 R21137 R21140 R21147 R21150 R21151 R21154 R21157 R21165 R21168 R21170 R21178 R21189 R21198 R21205 R21206 R21207 R21208 R21212 R21219 R21225 R21228 R21231 R21233 R21242 R21243 R21264 R21265 R21266 R21267 R21476 R21478 R21481 R21483 R21484 R21791 R21792 R21795 R21797 R21798 R21799 R21811 R21813 R21816 R21817 R21820 R21821 R21822 R21823 R21824	B, P1

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
R21040 R21041 R21042 R21043 R21044 R21055 R21069 R21070 R21193 R21200 R21321 R21418 R21419 R21423 R21431 R21528 R21634 R21635 R21655 R21657 R21670 R21671 R21679 R21701 R21707 R21713 R21716 R21718 R21719 R21721 R21725 R21727 R21745 R21747 R21756 R21757 R21864 R21866 R21868 R21872	C, G, P1
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
R21064 R21076 R21081 R21087 R21093 R21096 R21116 R21119 R21123 R21129 R21130 R21142 R21145 R21152 R21159 R21160 R21163 R21164 R21177 R21195 R21197 R21218 R21244 R21245 R21330 R21334 R21521 R21522 R21539 R21684 R21712 R21801 R21851 R21861 R21895 R21922 R21924 R21935 R21939 R21985 R21996	F, P1
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 R22238 R22239 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
R22086 R22249 R22291 R22293 R22305 R22317 R22319 R22325 R22335 R22381 R22414 R22415 R22431 R22449 R22468 R22482 R22483 R22495 R22503 R22511 R22512 R22533 R22534 R22535 R22536 R22537 R22538 R22543 R22552 R22567 R22568 R22575 R22585 R22589 R22593 R22594 R22613 R22643 R22681 R22690 R22725 R22729 R22750 R22764 R22772 R22773 R22779 R22808 R22900 R22904 R22927 R22994	B, F, P1
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
R22008 R22300 R22315 R22322 R22323 R22328 R22329 R22369 R22404 R22425 R22427 R22466 R22485 R22515 R22521 R22523 R22551 R22645 R22649 R22658 R22692 R22696 R22701	C, P1
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
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R23203	A, C, F, H, PI
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R23587 R23961	A, D, F, G, PI
R23848	A, D, PI
R23150 R23362 R23363 R23367 R23394 R23397 R23410 R23413 R23414 R23418 R23420 R23422 R23429 R23430 R23431 R23432 R23433 R23434 R23435 R23436 R23437 R23438 R23439 R23440 R23441 R23442 R23443 R23447 R23448 R23453 R23459 R23510 R23512 R23577 R23578 R23579 R23580 R23588 R23589 R23592 R23593 R23595 R23599 R23604 R23605 R23606 R23607 R23610 R23613 R23618 R23619 R23623 R23638 R23639 R23640 R23641 R23655 R23657 R23658 R23659 R23660 R23661 R23662 R23663 R23664 R23665 R23666 R23667 R23676 R23677 R23678 R23681 R23682 R23683 R23688 R23690 R23692 R23693 R23694 R23695 R23696 R23697 R23698 R23699 R23700 R23701 R23703 R23705 R23706 R23708	A, F, G, 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
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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
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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

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R-24393 R-24538	A, B, C, D, F, PI
R-24190 R-24544 R-24645 R-24716 R-24725	A, B, C, D, PI
R-24872	A, B, C, F, G
R-24777	A, B, C, F, G, H, PI
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, PI
R-24784 R-24786 R-24788 R-24789 R-24790 R-24945 R-24947	A, B, C, F, PI
R-24810	A, B, C, PI
R-24662 R-24663 R-24675 R-24676 R-24677 R-24726	A, B, D, F, PI
R-24408 R-24708	A, B, D, H, PI
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, PI
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R-25028 R-25296 R-25298 R-25738	P1

## 就申述提出的意見

意見編號	理由	回應
C1	支持全部反對 A 項及 B 項的意見。(無提供理由)	備悉。
C2	<p>A 項</p> <p>A. 支持香港浸會大學對該用地的建議。</p> <p>B. 支持香港浸會大學的目標，即在該用地南部興建一所中醫教學醫院。醫院除了可為受訓中醫師提供認可的課程內容外，亦可滿足社區人士對中醫住院服務的需求，並可讓香港及內地中醫學生在醫院進行實習。這項具創意的計劃正好為香港持續保持在亞洲區的領導地位及繁榮作出貢獻。</p> <p>C. 改劃用地對教育界及香港整體社會均會帶來無法補償的損失。</p>	見 附 VIb-A、C 及 D 項。
C3	反對 A 項。應保留該土地用途地帶為「政府、機構或社區(9)」給香港浸會大學作不同用途，如未來擴建，即興建中醫教學醫院，或作興建學生宿舍，而非理工大學或其他用途。	見附件 VIb-C 及 D 項。
C4	<p>A. 就支持項目 A 的申述 R1 至 R7 提供意見：</p> <p>i. 在香港的其他地方可以另覓住宅發展用地，但可配合日後教育需求的「政府、機構或社區」用地則極為有限。該用地三面均被香港浸會大學現有校園所包圍，大學要發展校園必須有全面及持續的解決方法。在該用地發展住宅無法逆轉，對香港是永久損失。在前李惠利校舍的用地興建 495 個私人住宅單位不能紓緩公共房屋嚴重短缺的問題。建議的豪宅不會改善那些最需要協助的居民的生計，對穩定區內樓價作用不大，反之卻會推高九龍塘地區的樓價，故大多數「中產階級」均無法負擔這些單位。鑑於區內特色以低至中密度為主，把用地改劃為「住宅(甲類)」地帶並不恰當。九龍塘地區主要劃為「政府、機構或社區」地帶及「住宅(丙類)」地帶，不適宜用作「住宅(甲類)」用地。用地劃為「住宅(乙類)」地帶與其鄰近地區的用途顯得格格不入且無法融合，以致土地用途變得有欠連貫和不合理。在毗鄰 3,500 多個學生宿位的用地興建私人住宅屬不恰當的土地用途，日後可能會因土地用途衝突造成的噪音及滋擾而令居民投訴。</p> <p>ii. 近日一項調查發現許多人均支持(81%的受訪者)在香港設立中醫教學醫院，訓練本地的醫師。36.6% 認為中醫教學醫院必須設在大學校園附近。香港浸會大學要求使用該用地自費發展一所由公立大學營運的非牟利中醫教學醫院。該中醫教學醫院會為香港三所中醫學院提供實習名額，並會進行中醫藥臨床研究及中西醫跨學科研究。中醫教學醫院會以市民可負擔的收費，為區內人士提供治療。以尖沙咀街坊福利會的用地興建中醫教學醫院的建議已不可行。九龍塘用地位置適中，接近現有的中醫設施，最適合興建中醫教學醫院。香港浸會大學的「中醫藥學院」已為社區人士開設一所中醫診所，故無需與香港浸信會醫院合作。</p> <p>iii. 香港浸會大學需要該用地，見附件 VIb-C 項。</p>	A. 備悉及見 附 件 VIb- A、 B、C 及 D 項。

意見編號	理由	回應
	<p>iv. R3 及 R6 所述論點顧及土地(而不是規劃)因素。教育 的裨益會惠及世代，但賣地只會帶來一次性的收益。</p> <p>v. R1 有關本地專上教育質素的意見不屬於規劃考慮因素。</p> <p>vi. R2 認為香港浸會大學的土地用途須交由政府產業署考慮，這意見並不明瞭土地用途屬城規會的考慮範圍。</p> <p>B. 提供反對項目 A 的申述的分析。</p>	B. 備悉。
C5	<p>A. 香港浸會大學應獲撥地作日後教育發展之用，有關用地不應用作興建另一幢豪宅。這幅用地面積較小，其三面已被香港浸會大學包圍。香港浸會大學附近再沒有其他未被佔用的空間，可供擴建或日後發展專上教育設施。香港城市大學在又一村和筆架山有頗多土地可供使用。提意見人希望向城規會特別指出，為社區明智分配土地十分重要，必須以年青人的未來為先，凌駕於發展商的暴利之上。</p> <p>B. 附連 175 位支持提意見者人士的名單。</p>	<p>A. 見 附 件 VIb-C 項。</p> <p>B. 備悉。</p>
C6	<p>- 並無列明就那份申述提意見。</p> <p>- 反對 A 項。</p> <p>- 保留該土地用途地帶為「政府、機構或社區（9）」。</p>	見 附 件 VIb-P1 項
C7	<p>- 並無列明就那份申述提意見。</p> <p>- 支持教育用地，反對利用教育用地建豪宅。</p>	見 附 件 VIb-B 項
C8	<p>- 如下文 C15。</p> <p>- 認為 R1 的意見不合邏輯。倘一所教育機構未達標，我們必須加以改善而不是將其拆卸。香港的未來在於教育，我們務必協助改善，而不是將之毀滅！</p> <p>- 不同意 R3 的意見。首先，這塊用地無助紓緩香港住宅短缺的問題。相反，興建教學醫院或保留土地作教育用途則會令香港整體社會受惠。香港特區政府為香港市民服務，而不是市民為政府服務！而政府的收入也如是！</p>	見 C15
C9	<p>對 R1 至 R7 的意見</p> <p>A. 有多項申述對香港浸會大學或香港整體的專上教育制度或對兩者均表達不滿。這些申述與土地用途及城市規劃無關。</p> <p>B. 部分申述以現行的房屋需求作為支持有關事項的理由。改劃土地用途無助於為香港普羅大眾提供更多可負擔的房屋。香港教育機構亦嚴重缺乏教育用地，故該用地應保留作教育用途，不應改劃作住宅樓宇。</p>	<p>A. 備悉</p> <p>B. 見 附 件 VIb-F 項。</p>
C10	<p>A. 支持那些反對 A 項的申述，理由如下：</p> <p>公眾意見清晰，並提出大量反對意見。這些意見能夠承上接下，並且理據充分。支持的申述只佔申述總數的 0.03%。</p>	備悉。見附件 VIb

意見編號	理由	回應
	<p>B. 支持的 7 項申述所持論點理據薄弱：</p> <ul style="list-style-type: none"> <li>- 以該用地不適宜批給香港浸會大學作為理由，絕不足以支持把用地由「政府、機構或社區」改劃為住宅用途；</li> <li>- 不論從城市規劃角度或探討規劃優點方面而言，認為該用地改劃用途會帶來額外政府收益並非充實的理由。收益也不會多。</li> <li>- 以可紓緩房屋問題作為理據，把該用地改劃用途實欠缺遠見，因為只興建少量豪宅並無助於紓緩一般的房屋問題，亦無法用以幫助「樓換樓市場」</li> </ul>	
C11	<ul style="list-style-type: none"> <li>- 如 C15.</li> <li>- 附加論點： 香港社會對中醫有需求，中醫學生必須經常前往國內見習，實在有必要改善。</li> </ul>	<p>見 C15</p> <p>見 附 件 VIb-D 項</p>
C12	<p>就申述編號 R25 提出的意見：</p> <p>A. 就有關環境質素的部份，天保民學校認同編號 R25 香港浸會大學的反對申述。該土地改劃為「住宅（乙類）」地帶，將對環境帶來負面影響，包括：</p> <ul style="list-style-type: none"> <li>- 區內交通流量增加，因而增加該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</li> <li>- 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。</li> </ul> <p>B. 因此支持保留該土地為「政府、機構或社區（9）」地帶。</p>	<p>備悉及見附件 VIb-F 項。</p>
C13, C14, C55 & C2729 – C2981 (共 256 則評論)	<p>支持那些反對 A 項的申述。(並無提供理由)</p>	<p>備悉。</p>
C15, C20 – C54 C56 – C1890	<p>支持那些反對 A 項的申述及支持保留該土地為「政府、機構或社區（9）」地帶，理由如下：</p> <p>A. 讓浸大使用整幅土地作長遠整體規劃，配合未來發展。</p> <p>B. 讓浸大在該地建中醫教學醫院，讓整個社會受惠。</p>	<p>見附件 VIb-C、D 及 P1 項。</p>
C16, C17, C19 C1891 – C2728 (共 841 則評論)	<p>支持那些反對 A 項的申述及支持保留該土地為「政府、機構或社區（9）」地帶，理由如 C15 的 A。</p>	<p>見上文 C15</p>
C18	<p>支持那些反對 A 項的申述，支持保留該土地為「政府、機構或社區（9）」地帶作長遠整體規劃，讓整個社會受惠。</p>	<p>見 附 件 VIb-P1 項。</p>

**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.

擬議刪除「住宅(乙類)」地帶的註釋

住宅(乙類)

<u>第一欄</u> 經常准許的用途	<u>第二欄</u> 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
分層住宅 屋宇 住宿機構 私人發展計劃的公用設施裝置	食肆 教育機構 政府用途 酒店 機構用途 圖書館 辦公室 娛樂場所 康體文娛場所 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 學校 商店及服務行業 社會福利設施 訓練中心

規劃意向

此地帶的規劃意向，主要是作中密度住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

• (請看下頁)



住宅(乙類)(續)

備註

- ~~(1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過4.5倍和最高建築物高度超過50米。建築物高度是由聯福道的平均水平起量度。~~
- ~~(2) 為施行上文第(1)段而計算有關的最高地積比率時，任何樓面空間如純粹建造作或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物的住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，可免計算在內。~~
- ~~(3) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的地積比率／建築物高度限制。~~

擬議修訂說明書內的 6, 7.1, 8.3 及 8.5 段:

6. 人口

根據二零一一年人口普查，當時該區的人口約有 27 200 人。在分區計劃大綱圖上已計劃的用途落實後，該區的計劃人口約為 30 590 29,150 人。

7. 區內的建築物高度限制

7.1 為了對發展／重建項目的發展密度和建築物高度作出更佳的規劃管制，以及符合公眾的期望，使法定規劃制度更為明確和具有更高的透明度，九龍區各份分區計劃大綱圖須予修改，以便收納建築物高度限制，為未來的發展／重建計劃提供指引。在啓德機場搬遷及取消機場障礙物高度管制後，近年該區陸續進行重建項目，興建多幢高樓大廈，從視覺角度而言，部分高聳建築物並不可取，而且與區內的建築環境互不配合和不相協調。為免出現過度高聳或不協調的建築物和對該區的整體建築物高度輪廓作出監控，當局已在九龍塘分區計劃大綱圖上的「商業」、「住宅(乙類)」、「住宅(丙類)」、「政府、機構或社區」以及「其他指定用途」註明「體育及康樂會所」和「加油站」地帶內收納適當的建築物高度限制。

8. 土地用途地帶

~~8.3 「住宅(乙類)」：總面積 0.88 公頃~~

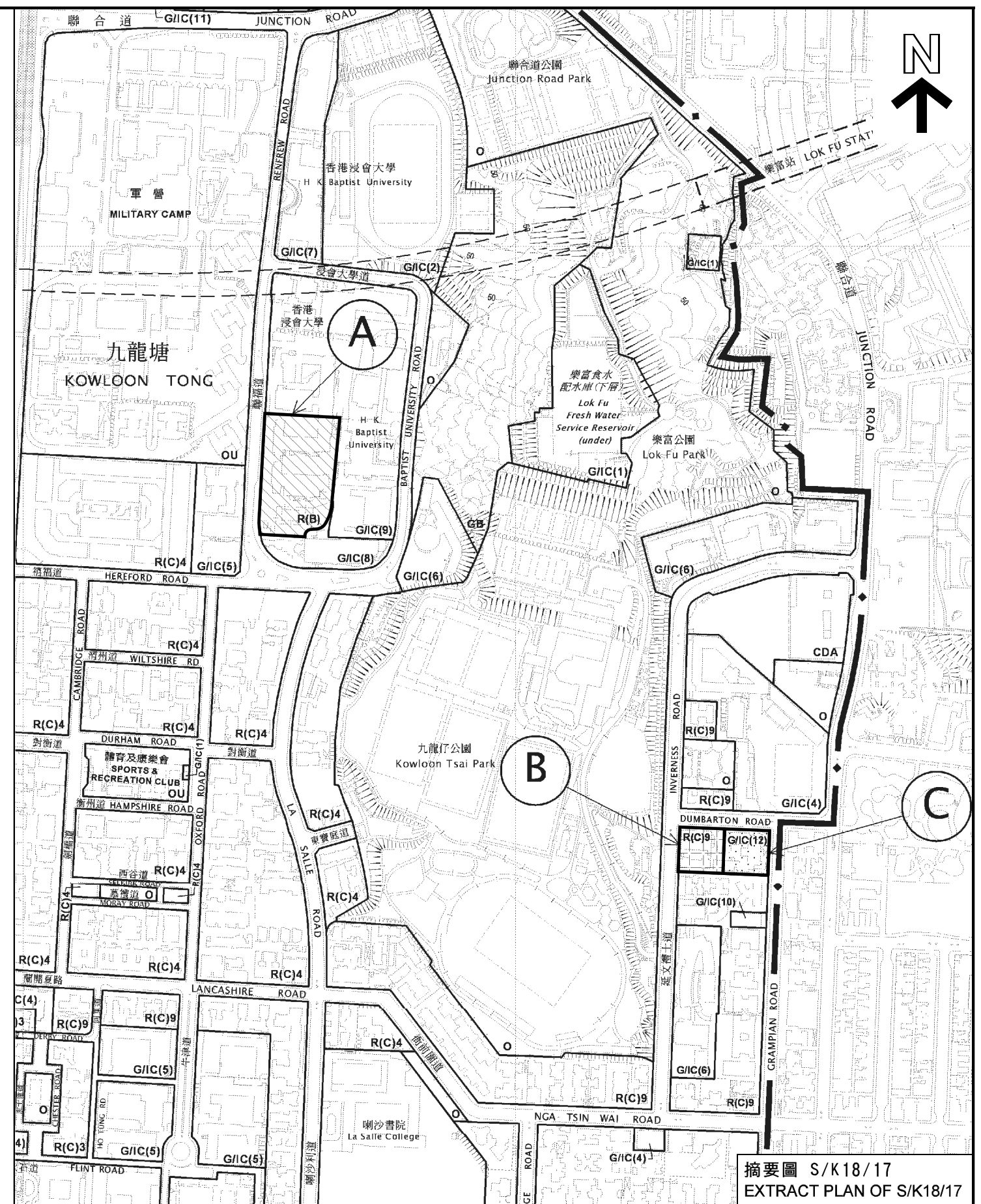
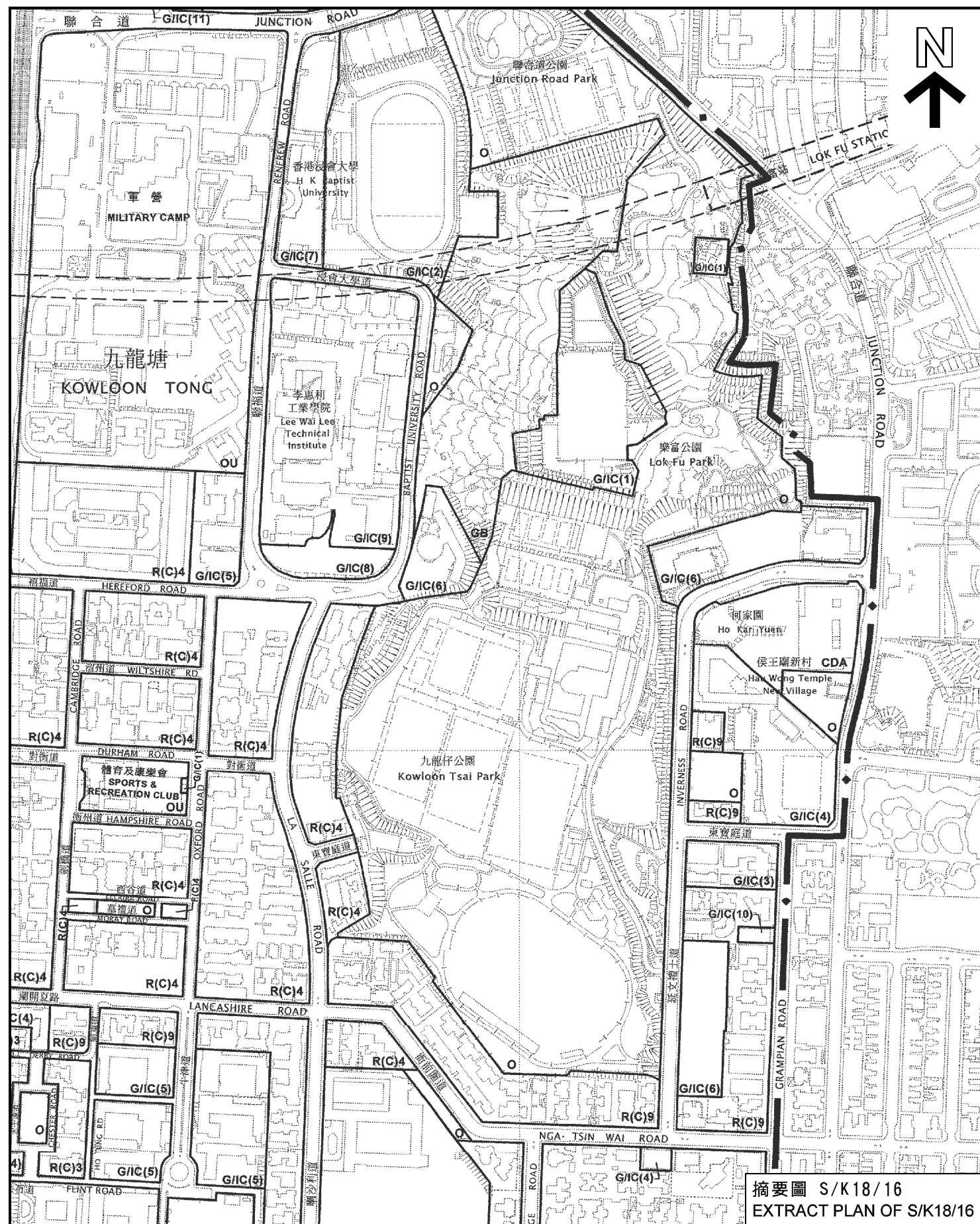
~~8.3.1 此地帶的規劃意向，主要是作中密度住宅發展；服務住宅區一帶地方的商業用途，如向城規會提出申請，或會獲得批准。~~

~~8.3.2 位於聯福道毗鄰香港浸會大學(下稱「浸會大學」)浸會大學道校園的一塊用地劃為「住宅(乙類)」地帶，最高地積比率限為 4.5 倍，最高建築物高度限為 50 米，建築物高度由聯福道的平均水平起量度。50 米的建築物高度限制與同一街段內毗鄰浸會大學的現有建築物的高度大致相若。~~

~~8.3.3 為了提供設計／建築上的彈性，城規會如接獲根據條例第 16 條提出的申請，可按個別情況考慮略為放寬該地帶的地積比率限制。此外，就具有特別設計優點的發展而言，城規會如接獲根據條例第 16 條提出的申請，可按個別情況及上文第 7.3 和 7.4 段所載的有關準則，考慮略為放寬該地帶的建築物高度限制。~~

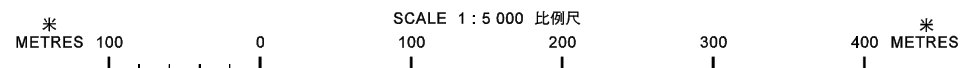
8.5 「政府、機構或社區」：總面積 ~~39.59~~ 40.47 公頃





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



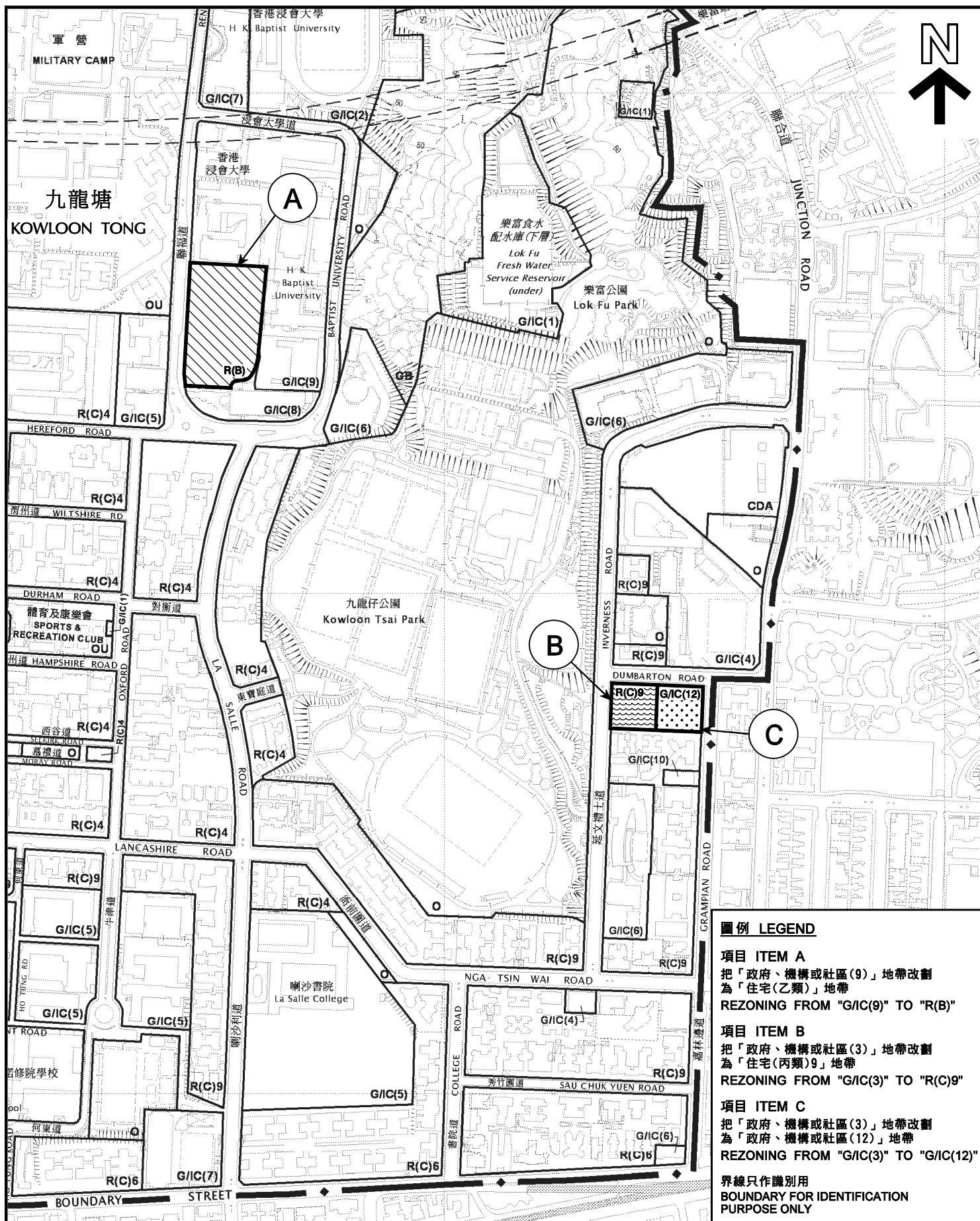
規劃署  
PLANNING DEPARTMENT



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

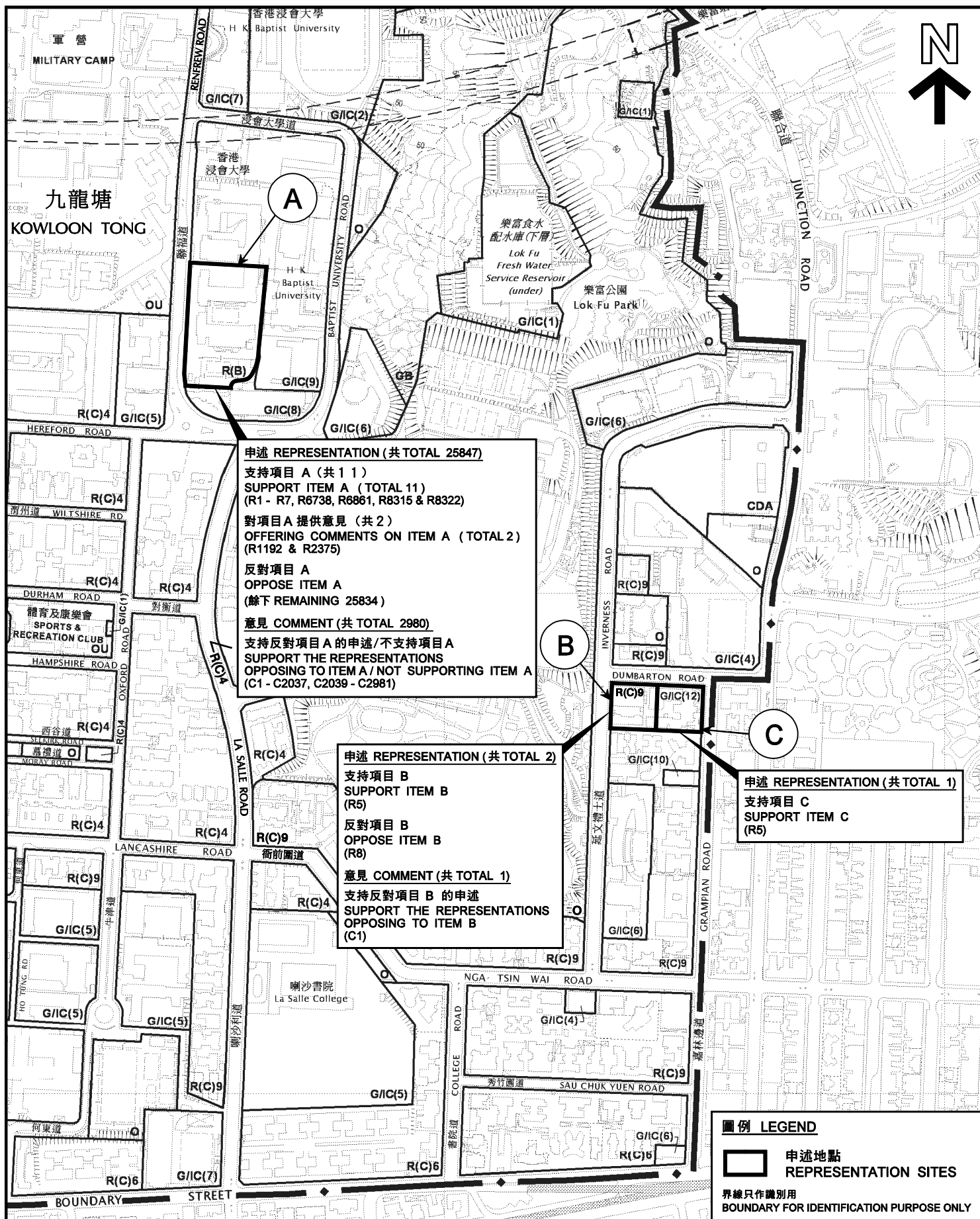
米 100 0 100 200 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/K18/17

圖 PLAN  
H - 2



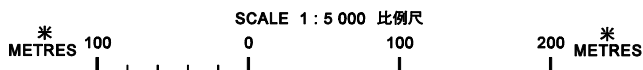
## 位置圖 LOCATION PLAN

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



## 規劃署

PLANNING  
 DEPARTMENT

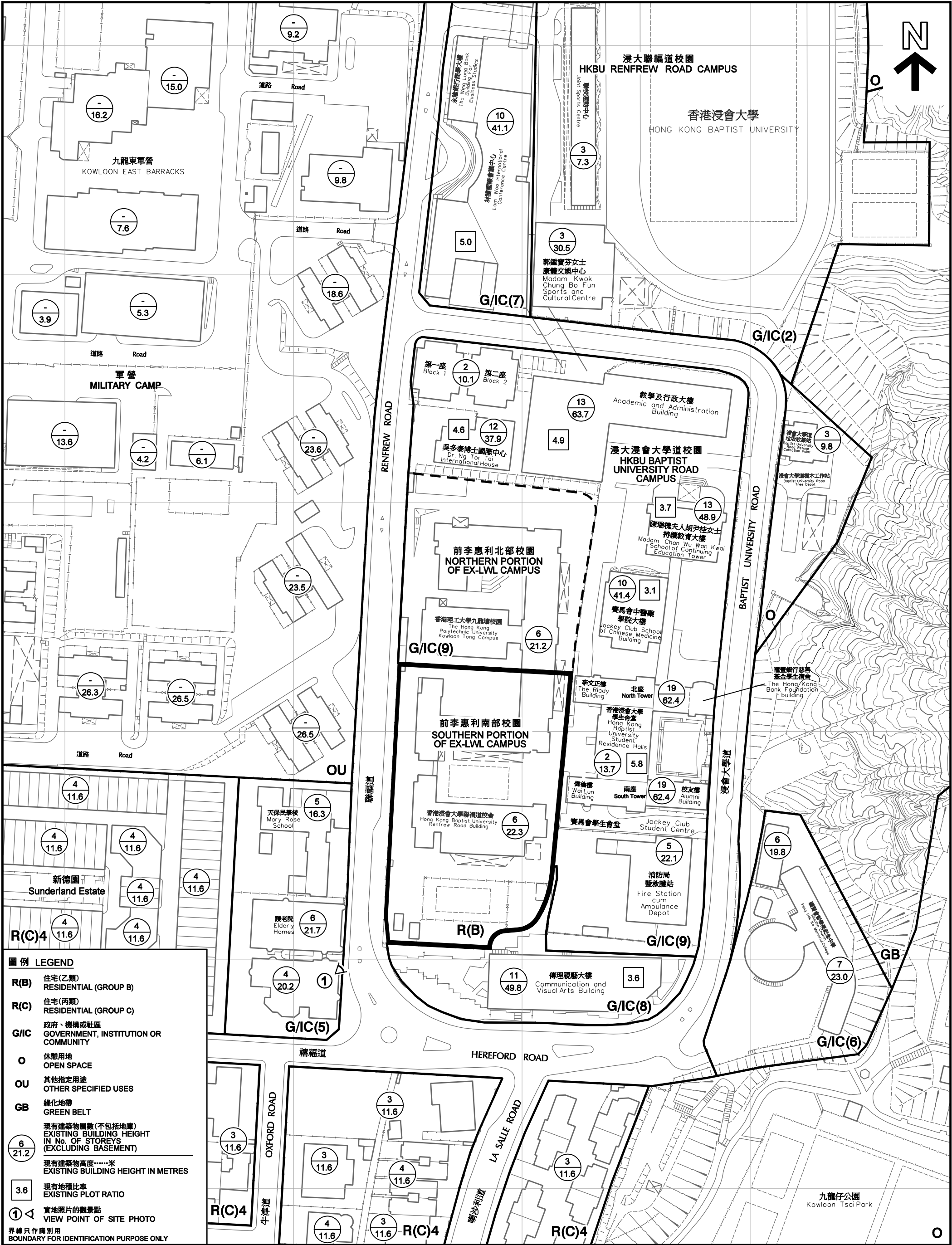


參考編號  
 REFERENCE No.

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

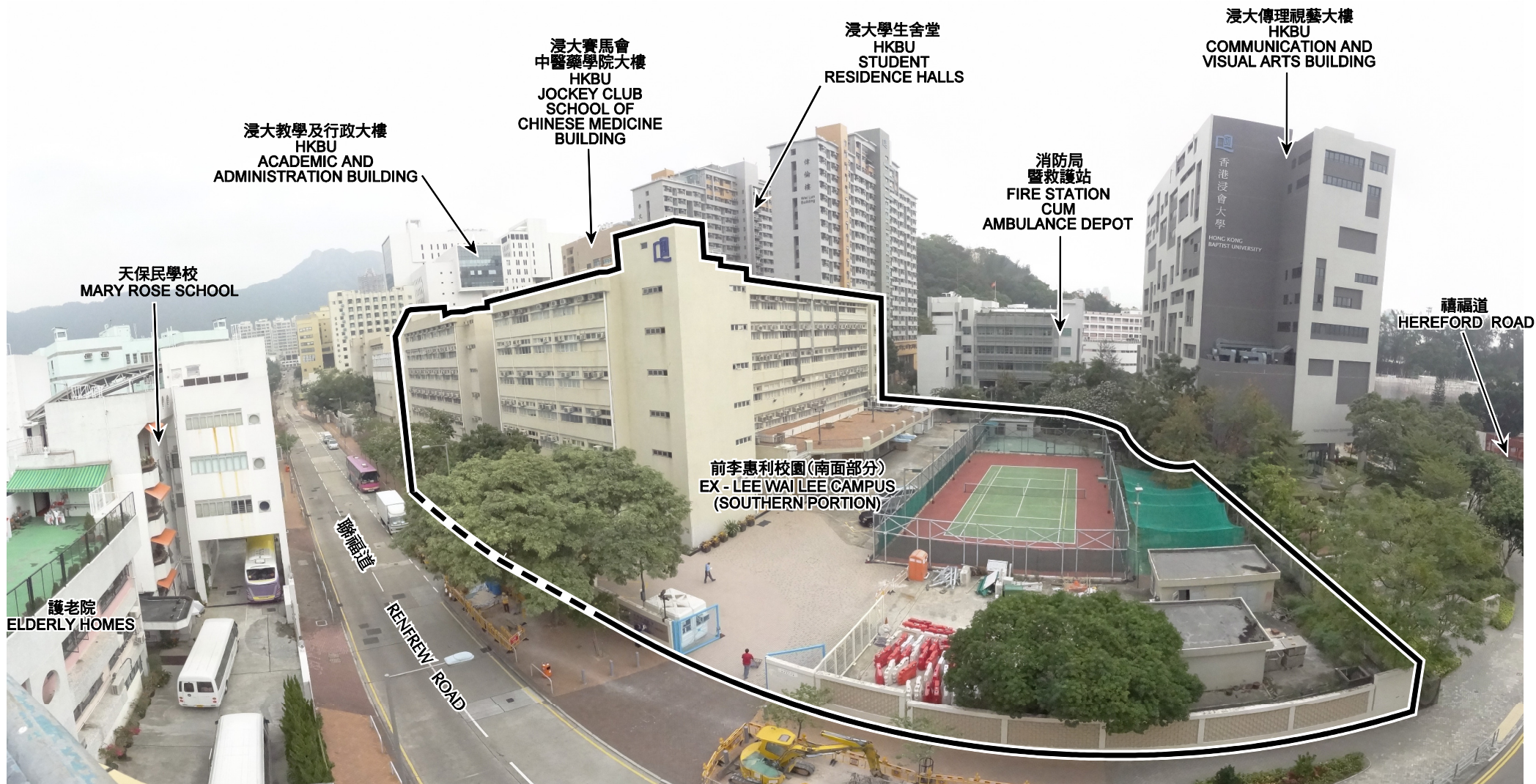
**3.6**  
現有地積比率  
EXISTING PLOT RATIO

**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

<p>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 &amp; 15B</p>	<p><b>平面圖 SITE PLAN</b></p> <p>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</p> <p>米 METRES 20 0 20 40 60 80 100 120 米 SCALE 1:1 500 比例尺</p>	<p><b>規劃署 PLANNING DEPARTMENT</b></p> <p>參考編號 REFERENCE No. <b>R/S/K18/17</b></p>	<p><b>圖 PLAN H - 4</b></p>
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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



城規會二零一四年三月十日、三月十一日、三月十七日、  
三月二十日、三月二十五日及三月二十六日  
會議記錄的摘錄

**議程項目 2**

[公開會議(限於簡介和提問部分)]

考慮有關《九龍塘分區計劃大綱草圖編號 S/K18/17》  
的申述和意見

(城市規劃委員會文件第 9585 號)

[會議以廣東話進行。]

3. 下列委員已就此議項申報利益，所涉利益包括與香港浸會大學(下稱「浸大」)有聯繫、在聯福道申述地點(即前李惠利用地南部)(下稱「申述地點」)附近擁有物業及／或現時與浸大有業務往來。由於他們涉及直接利益，因此未獲邀出席會議：

- |       |   |  |
|-------|---|--|
| 李律仁先生 | — | 浸大諮議會前榮譽委員，曾在諮議會中參與討論申述地點的用途。浸大提交了相關的申述(R25)和意見書(C4) |
| 邱浩波先生 | — | 浸大社會工作系顧問委員會主席                                       |
| 李美辰女士 | — | 在對衡道擁有物業，以及從二零一三年九月起在浸大兼讀                            |
| 梁宏正先生 | — | 在喇沙利道與對衡道交界附近擁有一個物業                                  |
| 劉文君女士 | — | 持有在禧福道與窩打老道交界附近一個物業的部分業權                             |
| 梁慶豐先生 | — | 現時與浸大有業務往來   |

4. 主席及下列委員亦已就此議項申報非直接／間接利益：

周達明先生	]	各自擁有一個又一居單位
張孝威先生	]	
黎慧雯女士	—	與配偶在伯爵街擁有一個單位
林光祺先生	—	曾在二零零六年與浸大有業務往來

5. 主席、張孝威先生，以及黎慧雯女士在九龍塘擁有物業，但該等物業並非鄰近申述地點。另外，林光祺先生在二零零六年與浸大有業務往來。雖然如此，委員認為他們四人所涉的只是間接或非直接利益，而在二零一四年一月二十四日討論聆訊安排的會議上，已同意由主席繼續主持今次會議，並容許另外的三名委員留在席上參與討論。

#### 會議安排

6. 秘書應主席要求簡介會議的安排，並表示已定於二零一四年三月十日、二零一四年三月十一日、二零一四年三月十七日、二零一四年三月二十日、二零一四年三月二十五日及二零一四年三月二十六日舉行為期六日的會議；共有 88 人／團體已登記作口頭陳述；就每一節會議，將安排約 30 人作口頭陳述；預計申述人／提意見人的口頭陳述，會在二零一四年三月二十五日或之前完成；超過 2 800 名申述人／提意見人已表示會親自出席或已授權代表出席會議。因此，有需要就口頭陳述設定時限。早前在聆訊有關中區(擴展部分)分區計劃大綱圖的申述時，大會曾作出限時十分鐘的安排，這次會議也會作同樣安排。

#### 無效的申述

7. 主席表示，城規會在二零一四年一月二十四日考慮聆訊安排的資料文件後，認為三份申述(文件的附件 II-41 至 II-43 的 R6618、R15008 及 R15038)須由城規會決定是否無效。委員備悉，R6618 述及與申述地點的改劃用途地帶事宜有關，但沒有表示支持或反對，也沒有提供意見。R15008 及 R15038 反對九龍塘分區計劃大綱草圖，但申述理由卻與中區(擴展部分)分區計劃大綱草圖相關。委員同意，這三份申述應被視作無效。

8. 秘書在回應主席的發言時告知委員，當局在展示期內共收到 25 884 份申述。然而，37 名申述人其後致函城規會撤回申述，或表示未曾提交申述。另外，有兩份申述內容相同<sup>1</sup>。鑑於上述情況，以及有三份申述經委員在會上裁定為無效，因此有效申述的總數是 25 843。在申述的公布期內，當局共接獲 2 981 份意見書，但有一份意見書(C2038)其後被撤回，因此有效意見書的總數是 2 980<sup>2</sup>。

9. 主席表示，所有申述和意見，以及《為考慮有關〈九龍塘分區計劃大綱草圖編號 S/K18/17〉的申述及意見所舉行的會議－出席會議的程序須知》(下稱「程序須知」)已在會前分發給委員。委員已確定，就程序須知中所載的會議舉行方式或會議安排，他們沒有意見。委員亦同意，就程序須知沒有涵蓋的事項，主席可全權酌情作出所需安排，以確保會議有序和有效地進行。

10. 主席表示，在每一節會議的口頭陳述後，都會安排答問環節。浸大代表團的口頭陳述需時兩天(二零一四年三月十日及二零一四年三月十一日)，其答問環節有兩個做法。方案一：對於排在浸大之前作口頭陳述的申述人，大會或為他們另外進行一個答問環節；方案二：待浸大於二零一四年三月十一日完成口頭陳述後，才進行答問環節，但是排在浸大之前作口頭陳述的申述人需要在翌日返回會議。在會議開始前，主席會詢問相關申述人屬意在浸大作口頭陳述之前或之後進行答問環節，然後他才作定奪。對此，委員表示同意。

[劉興達先生此時到席。]

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<sup>1</sup> 申述編號 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 及 R25520 均屬撤回／未曾提交的申述，因此已被剔除。至於內容相同的 R32 及 R7945，後者已被剔除。

<sup>2</sup> 撤回的意見書 C2038 已被剔除。

11. 由於申述人及提意見人已獲合理時間的通知，以獲邀出席會議，委員同意，大會可在那些已表示不會出席或未作出回覆的申述人及提意見人缺席的情況下，就申述展開聆訊。

12. 下列規劃署及教育局代表、申述人／提意見人或其代表此時獲邀到席上：

- |       |   |                  |
|-------|---|------------------|
| 葉子季先生 | — | 規劃署九龍規劃專員        |
| 林秀霞女士 | — | 規劃署高級城市規劃師／九龍    |
| 劉家麒先生 | — | 教育局首席助理秘書長(高等教育) |

R 22 – 環保觸覺

- |       |   |       |
|-------|---|-------|
| 何嘉寶女士 | — | 申述人代表 |
|-------|---|-------|

R 25 – 浸大

(已授權浸大代表團作為代表的申述人，有關名單見附錄A。)

- |                        |   |       |
|------------------------|---|-------|
| 陳新滋教授                  | ] |       |
| 李兆銓先生                  | ] |       |
| 曾思蒂女士                  | ] |       |
| 林雲峰教授                  | ] |       |
| Dr Sujata Subbu Govada | ] |       |
| 卞兆祥教授                  | ] |       |
| 王英偉博士                  | ] | 申述人代表 |
| 李慧蓮女士                  | ] |       |
| 譚思藍先生                  | ] |       |
| 馮靖汶女士                  | ] |       |
| 黃學勤先生                  | ] |       |
| 鄧麗霞女士                  | ] |       |
| 黎穎芝女士                  | ] |       |
| 盧書萍女士                  | ] |       |
| 尹韜瑋先生                  | ] |       |
| 陳穎昕女士                  | ] |       |
| 馮敬謙先生                  | ] |       |
| 林朗秋先生                  | ] |       |

13. 主席歡迎上述人士出席會議，並解釋聆訊的程序。他表示，會議將按程序須知的安排進行，該程序須知已於會前分發所有申述人／提意見人。委員亦同意，主席可全權酌情作出所需安排，以確保會議有序和有效地進行。主席特別提到以下要點：

- (a) 鑑於所接獲的申述及意見數目龐大，以及超過 2 800 名申述人／提意見人已表示會親自出席或已授權代表出席，因此有需要為口頭陳述限時；
- (b) 每名申述人／提意見人有十分鐘時間發言。但是，為使申述人／提意見人可作出彈性安排，以切合各自所需，大會容許授權代表累積發言時間、與其他申述人／提意見人互換獲分配的時段，以及要求延長口頭陳述的時間；
- (c) 口頭陳述的內容應限於在分區計劃大綱圖展示期間／申述公布期間所提交城規會的書面申述／意見中的申述／意見理據；以及
- (d) 為確保會議順利及有效率地進行，主席會促請申述人／提意見人不要無謂重複已由其他人在同一會議上陳述的相同論點。申述人／提意見人應避免宣讀或覆述在已提交的書面申述／意見中已提及的觀點，因為這些書面陳述已分發各委員，供他們考慮。

14. 主席表示，規劃署的代表會首先獲邀作出陳述，之後申述人／授權代表會獲邀作口頭陳述。口頭陳述完畢後，將會進行答問環節。午膳時間約為中午十二時四十五分至下午二時。視乎情況需要，上午會有一個小休，而下午會有一至兩個小休。

15. 主席繼而表示，浸大代表團的口頭陳述需時兩天(二零一四年三月十日及二零一四年三月十一日)，而進行有關的答問環節有兩個方案。方案一：對於排在浸大之前作口頭陳述的申述人，大會會為他們進行另一個答問環節；方案二：待浸大於二零一四年三月十一日完成口頭陳述後，才進行答問環節，而排

在浸大之前作口頭陳述的申述人需要在翌日返回會議。委員備悉，獲安排在浸大之前作口頭陳述的申述人當中，只有 R22(環保觸覺)有代表出席會議。何嘉寶女士(R22)在回應主席時表示，她屬意在其口頭陳述後進行答問環節。由於其他與會者沒有意見，主席順應何女士的要求。

16. 此外，主席提醒與會者留意，會議旨在決定申述地點的土地用途地帶。至於申述地點日後撥歸何方，並非城規會的職權範圍。他繼而邀請九龍規劃專員葉子季先生向委員簡介申述及意見。

17. 葉子季先生借助投影片，按文件詳載的內容陳述下列要點：

#### 背景

(a) 二零一三年二月十五日，當局根據《城市規劃條例》(下稱「條例」)第 5 條展示《九龍塘分區計劃大綱草圖編號 S/K18/17》(下稱「分區計劃大綱圖」)，以供公眾查閱。所涉修訂項目如下：

- (i) 修訂項目 A 是把申述地點(即前李惠利用地的南部)由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶；
- (ii) 修訂項目 B 是把伯特利神學院西部的用地(下稱「伯特利西用地」)由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶；以及
- (iii) 修訂項目 C 是把伯特利神學院東部的用地(下稱「伯特利東用地」)，由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶；

(b) 當局共接獲 25 884 份申述，全部都是關於修訂項目 A。然而，其後有 37 名申述人致函城規會撤回申述或表示未曾提交申述，另有兩份申述內容相

同。此外，有三份申述被城規會裁定為無效，因此有效申述的總數應為 25 843；

(c) 二零一三年五月二十一日，當局公布接獲的申述，供公眾提意見，為期三個星期，最終接獲共 2 981 份意見書，但有一份意見書其後被撤回。因此，有效意見書的總數為 2 980；

(d) 修訂項目 A 的背景概述如下：

(i) 行政長官於二零一二年八月三十日公布一系列短期及中期措施，加快供應資助及私人房屋單位。其中一項措施是把 36 塊「政府、機構或社區」用地及政府用地改劃作住宅用途，以應付對房屋土地的殷切需求。在這些用地中，申述地點是其中一塊；

(ii) 之前劃為「政府、機構或社區(9)」地帶的申述地點屬於政府土地，是香港專業教育學院前李惠利用地的一部分。該校舍於二零一一年遷往將軍澳。教育局已確定前李惠利用地的北部(約 0.64 公頃)會保留給浸大作高等教育用途，而在前李惠利用地南部的申述地點(約 0.88 公頃)則會交還給政府作其他用途；

(iii) 規劃署在擬備分區計劃大綱圖時已就政府、機構或社區土地的需求進行檢討。根據該區的計劃人口(包括擬議作「住宅(乙類)」地帶的申述地點)及當時區內所提供的政府、機構或社區設施，實無須預留申述地點以為區內提供政府、機構或社區設施。至於其他政府、機構或社區設施，相關政府部門獲諮詢後亦確認無須於申述地點作其他政府、機構或社區用途。此外，已有足夠土地預留作休憩用地用途；以及

- (iv) 考慮到申述地點的發展潛力，以及該區的建築物高度輪廓和發展密度，申述地點擬改劃為「住宅(乙類)」地帶，並施加 50 米的建築物高度限制和 4.5 倍的地積比率，以助應付迫切的房屋需求。擬議的發展參數大致上與聯福道兩旁的已規劃梯級式建築物高度輪廓及該區周圍建築物的地積比率(介乎 3.1 至 5.8 倍)互相協調。此外，相關部門已確認，從交通、環境、景觀及通風的角度而言，擬議住宅發展可以接受，並且不會令現有基礎設施超出負荷；

(e) 申述地點及其周圍地區現時的情況重點簡述如下：

- (i) 前李惠利用地上的建築物現時供浸大及香港理工大學作臨時用途，至二零一四年年底為止，以敷推行新學制初期的應急需要。申述地點兩邊毗鄰浸大建築物，南鄰浸大傳理視藝大樓，東鄰浸大學生宿舍及九龍塘消防局；以及
- (ii) 申述地點東北面及北面較遠處分別為浸大位於浸會大學道的校園和聯福道的校園，而大部分建築物的高度由 10 層至 13 層不等。申述地點西面橫過聯福道是九龍塘軍營、兩間老人院及一間學校。申述地點西面及南面較遠處是九龍仔區的低層(建築物高度約為四層)及低密度住宅發展。九龍仔公園位於東南面較遠處橫過禧福道的位置；

都會規劃小組委員會(下稱「小組委員會」)的考慮及公眾諮詢

(f) 小組委員會的考慮及所進行的公眾諮詢概述如下：

- (i) 二零一二年十二月二十一日，小組委員會考慮分區計劃大綱圖編號 S/K18/16 的修訂建議。小組委員會決定延期考慮申述地點的改



劃用途地帶建議，以待有關教育局評估浸大擴建需要的政策的進一步資料，以及該局決定批放申述地點作其他用途的理據；

- (ii) 二零一三年一月二十五日，小組委員會進一步考慮關於申述地點的分區計劃大綱圖修訂建議，與會者包括教育局、食物及衛生局(下稱「食衛局」)、大學教育資助委員會(下稱「教資會」)和規劃署的代表。而黃毓民議員辦事處、浸大校長、浸大職方代表和諮議會、浸大學生會及浸大尚志會反對改劃用途地帶建議的意見書，亦已呈交小組委員會考慮；
- (iii) 經商議後，委員同意建議修訂應根據條例第5條展示，以便持份者及市民有機會根據條例向城規會提交申述，並於城規會就申述地點的適當用途地帶作出決定前，可獲城規會大會聆聽及考慮他們的意見；
- (iv) 當局於二零一三年三月七日就分區計劃大綱圖諮詢九龍城區議會轄下房屋及基礎建設委員會。該會委員一致反對把申述地點改劃為住宅用途的建議，並支持把申述地點繼續作教育用途或其他政府、機構或社區用途；以及
- (v) 立法會教育事務委員會曾於二零一三年三月十一日及六月十日商討申述地點的改劃用途地帶建議。該委員會於二零一三年三月十一日通過一項動議，反對政府改變申述地點的教育用途及把申述地點納入賣地計劃以興建中密度豪宅，並促請政府保留申述地點作「政府、機構或社區」用途；

關於修訂項目 A 的申述

- (g) 有關申述全部涉及修訂項目 A，當中 11 份(R1 至 R7、R6738、R6861、R8315、R8322)表示支持；兩份(R1192 及 R2375)提供意見；其餘 25 830 份反對修訂項目 A；
- (h) 有關申述分別來自五名立法會議員(林大輝議員(R9)、葉建源議員(R10)、黃碧雲議員(R11)、陳家洛議員(R12)及毛孟靜議員(R7860))、兩名九龍城區議員(蕭亮聲先生(R13)及何顯明先生(R14))、浸大(R25)與其職員、屬會、學生、校友和前職員、關注組、各機構及個別人士，當中不少是以內容相若的電郵／信件提交；

支持修訂的申述理據(R1 至 R7、R6738、R6861、R8315、R8322)

- (i) 十一份支持修訂的申述的主要理據詳載於文件第 4.2.1 段，現概述如下：
- (i) 把申述地點改劃作住宅用途有助應付對住宅用地的迫切需要。擬提供的九龍塘區單位可穩定樓價及租金。如有可能，把申述地點改劃作「住宅(甲類)」地帶會更為理想；
  - (ii) 浸大的設施已足夠。學生宿舍不足是因其取錄太多內地學生所致；以及
  - (iii) 擬議中醫院不一定要建於申述地點。尖沙咀街坊福利會用地是興建中醫教學醫院的有利地點。浸大無需自設中醫教學醫院；
- (j) 就上述支持修訂的申述理據所作的回應詳載於第 6.4.1 及 6.4.2 段：
- (i) 備悉支持修訂的申述的觀點。然而，正如下文所闡述，當局建議把申述地點恢復為「政

府、機構或社區(9)」地帶，以配合政府把申述地點作為政府、機構或社區用途的最新意向；以及

- (ii) 已備悉浸大已表明不會再跟進在尖沙咀街坊福利會用地興建中醫教學醫院的建議；

提供意見的申述(R1192 及 R2375)

- (k) R1192 反對把申述地點批予浸大，並認為浸大校園已獲擴展，因此無需使用申述地點。R2375 認為不應把申述地點批予浸大興建中醫院；

- (l) 就 R1192 及 R2375 的理據所作的回應是，城規會的角色是考慮申述地點的合適用途地帶。城規會並無職權決定把申述地點批予個別機構作特定的政府、機構或社區用途。申述地點應否批予浸大不屬城規會的職權範圍。這是由政府依據現行土地及教育政策考慮的撥地事宜；

反對修訂的申述理據

- (m) 文件第 4.2.3 段及附件 VIb 重點簡述 25 830 份反對修訂的申述所提的主要理據。就有關申述和意見，政府相關各局／部門已獲進一步諮詢。他們對有關事宜所作的最新評估，特別是就預留申述地點作政府、機構或社區用途的最新要求，見文件第 6.4.4 段及附件 VIb 及 VIc 所載重點簡述的回應。有關的回應概述如下：

失去用作政府、機構或社區設施的土地

- (i) 政府、機構或社區用地數量有限，但在其他地點卻有很多選擇可作住宅用途。改劃用途地帶會對社會造成無法挽回的損失。住宅用途只可惠及少數人。申述地點應作其他合適用途，例如社區中心、教育、醫療和社會福

利設施，以及康樂用途或公園，令更多人受惠；

(ii) 申述地點原先劃為「政府、機構或社區」地帶，目的是作為住宅區的緩衝地帶，以免發展密度過高。改劃為「住宅(乙類)」地帶有違原先的意向；

(iii) 就上述理據所作的回應如下：

- 小組委員會於二零一二年年底／二零一三年年初考慮改劃用途地帶的建議，當時認為無需保留申述地點作政府、機構或社區或休憩用途。鑑於對房屋用地的迫切需要，以及住宅用途與申述地點的四周用途並非不相協調，因此當局建議把申述地點改劃為「住宅(乙類)」地帶；
- 規劃署在處理有關申述時，亦已諮詢政府相關各局／部門，並重新評估政府、機構或社區設施的需求。儘管九龍塘區整體上並不缺乏已規劃的主要政府、機構或社區設施和休憩用地，但經重新評估後，教育局表示在近期多輪諮詢工作中，社會各界要求政府當局加強支援特殊教育發展。就此，教育局決定仔細研究把申述地點用作興建特殊學校的可行性；
- 儘管從土地用途是否協調的角度而言，申述地點適合作住宅用途，但考慮到教育局的最新回應，以及地區人士和公眾明確支持保留申述地點作政府、機構或社區用途，當局建議保留申述地點作政府、機構或社區用途，並將之恢復為原先的「政府、機構或社區(9)」地帶；以及

- 申述地點應否預留作特殊學校或其他教育用途，或其他「政府、機構或社區(9)」地帶所許可的用途，應由教育局或政府當局在參照政策的優次後決定。這並不屬城規會的職權範圍；

#### 教育／高等教育用途

- (iv) 教育對下一代及香港未來發展甚為重要。教育可讓更多人受惠，應優先於其他用途。當局不應為短期的經濟利益而犧牲長遠的教育需要；
- (v) 作教育／高等教育用途的土地並不足夠。根據政府的統計數字，八間教資會資助院校尚欠的作業樓面淨面積達 80 000 平方米。此外，專上教育機構的學生宿位亦不足；
- (vi) 申述地點四周為大學校園，而且鄰近兩間大學，較適合作高等教育用途；
- (vii) 就上述理據所作的回應如下：政府當局及教資會一直有按既定政策及計算準則，支持教資會資助院校興建由公帑資助的教學設施及學生宿舍；教育局已與一些宿舍及教學設施不足的院校磋商，研究在香港不同地點興建宿舍及教學設施的可行性；

#### 浸大的擴建需要

- (viii) 在八間教資會資助院校之中，浸大校園(約 5.4 公頃)面積最小。浸大也未獲額外撥地發展所需設施，以配合三三四學制改革，並須在校園內興建新設施或在現有建築物之上加建樓層。浸大校園的擠迫程度已達飽和；
- (ix) 把申述地點撥予浸大作長遠發展，可最有效使用該土地。申述地點三面被浸大建築物所

包圍，地理上可視為浸大整體的一部分。倘浸大校園擴展至申述地點，校內活動便可整合在同一地點進行，讓校方可為學生提供較佳的環境、極需要的設施和更多活動空間。申述地點對浸大的長遠發展甚為重要。對浸大來說，要在附近覓得土地作未來擴展之用極為困難；

- (x) 浸大的學生宿位不足。政府表示，前李惠利用地北部足以應付浸大在現行教育政策下的需要。這反映政府短視，忽略高等教育的長遠發展。宿舍生活是大學生活的一部分。校外宿舍未能讓學生享受校園生活，更要學生支付額外的費用。申述地點應用作興建學生宿舍；
- (xi) 浸大多年來一直就申述地點的未來用途與政府聯繫。浸大並無向政府表示或與政府達成協議，認為只須使用用地的一半及準備撤回其使用整塊前李惠利用地的要求。浸大應有公平機會申請使用整塊前李惠利用地；
- (xii) 就上述理據所作的回應如下：
  - 教育局已決定預留前李惠利用地北部供浸大作高等教育用途，並重申會致力滿足浸大在現行政策和計算準則下，所有尚未獲予公帑資助的教學空間和學生宿位需求；
  - 就有意見指在八間教資會資助院校中，浸大的校園面積最小，教育局表示，不同院校的地理條件(例如校園內可用土地面積的比例、地理位置，個別地段發展參數、校園建築物的布局等)不盡相同，實不宜單以各院校的用地面積作比較；以及

- 申述地點現為政府用地，從未納入浸大校園範圍。只因有關政府土地毗鄰申請機構而把土地撥予該機構使用，並非政府的政策；

#### 中醫院／中醫教學醫院

- (xiii) 中醫藥對於慢性和頑固疾病的療效顯著，而由於本港人口老化，市民對中醫藥有迫切需求。倘仍不興建中醫院，便不能有系統地進行中醫藥教育。中醫教學醫院可提供臨床訓練的場地；促進臨床研究；有助推動中醫藥的嶄新研究、標準化與現代化發展；促使中西醫藥融合；以及令中醫藥業邁向專業化。倘不提供病人住院服務，便會對中醫藥的發展(尤以治療急病及危疾而言)構成限制；
- (xiv) 中醫教學醫院最理想是設於浸大中醫藥學院大樓毗鄰的申述地點，因為這可令治療效果更顯著。著名中醫大學的教學醫院都設在校園附近；
- (xv) 浸大一向以中醫學科聞名。倘浸大在申述地點興建中醫教學醫院，可推動中醫藥發展，以及促進市民的健康，為病人帶來裨益；
- (xvi) 中醫教學醫院讓中醫學生可在本港駐院實習。現時中醫學生須在內地實習，而內地的醫療系統與香港有所不同，學生在內地學習到的知識不能全部應用於香港，這會產生不少問題。中醫教學醫院不單可支援浸大，亦會對其他院校的中醫學生有所裨益；
- (xvii) 就上述理據所作的回應如下：
  - 正如行政長官在《二零一四年施政報告》中公布，政府經考慮中醫中藥發展委員會的建議後，決定在將軍澳預留一

塊用地興建中醫院。政府會就中醫院的可行營運模式及規管細節進行研究；

- 關於浸大建議在申述地點興建中醫教學醫院，教育局的意見為，目前由教資會資助的三間院校所提供學士學位及深造程度的中醫課程，已為修讀課程的學生安排在本地的中醫診所或內地進行臨床訓練；
- 在現行政策下，中醫教學醫院不屬於合資格接受資助的學術設施。根據現行政策，當局不會直接撥地予個別院校以自資方式營運。食衛局認為教學醫院並非必須在大學校園內或校園附近興建，以及擬在將軍澳興建的中醫院，將會在教學、臨床訓練及研究方面支援三所有提供中醫藥課程的大學；

#### 不適合作擬議住宅用途

(xviii) 一些申述人認為申述地點不適合作住宅用途，其主要理據是興建豪宅未能解決社會對較細小單位的迫切需要；倘把申述地點作住宅用途，便應興建公屋，以解決基層的住屋問題；申述地點倘作住宅用途，會與周圍的教育用途不相協調。申述地點日後的居民會投訴鄰近學生宿舍發出的噪音，而擬建豪宅又會增加交通量，造成空氣及噪音污染，對該區的整體環境構成負面影響；當局有需要制定全面計劃以解決房屋問題，而非只在零散的小型用地上作個別零碎的發展；

(xix) 就上述理據所作的回應是，雖然申述地點被視為適合作政府、機構或社區用途和住宅用途，但正如上文所闡述，現建議把申述地點恢復為「政府、機構或社區(9)」地帶，以配合對政府、機構或社區用途的最新需求。



至於在申述地點發展公屋／資助房屋的建議，公營房屋的發展密度通常較高，因此與該區的低至中密度環境不相協調；

#### 公眾諮詢

- (xx) 政府應諮詢持份者(包括浸大及浸大學生)，並考慮他們的意見。當局進行的諮詢不足，而公眾諮詢程序的透明度也應提高；
- (xxi) 改劃用途地帶的公眾諮詢仍未完成，就把申述地點納入賣地計劃，是誤導市民的做法，程序上亦欠妥；
- (xxii) 就上述理據所作的回應如下：
  - 根據條例第 5 條公布的修訂屬於法定公眾諮詢程序。二零一三年一月二十五日，小組委員會決定展示改劃用途地帶修訂，以提供一個法定途徑，讓持份者及市民提交意見，供城規會考慮，然後就申述地點的改劃用途地帶作最終決定；
  - 在為期兩個月的圖則公布期內，當局曾諮詢九龍城區議會，而相關持份者，包括浸大、當地社區及市民亦有機會提交申述，供城規會考慮。所有接獲的申述及意見均已提交城規會考慮，而申述人及提意見人亦有機會出席城規會的聆訊，並在聆訊中表達意見；以及
  - 政府的既定做法是於某一年度把預計可提供的政府用地全部納入該年度的政府賣地計劃，當中包括仍須待各項程序及城市規劃程序完成的土地。這安排可就預計的土地供應向市場提供明確資料。有關用地只會待所需程序完成後(就本

個案而言，指在法定規劃程序完成後）才會推出發售。由於政府當局最新的意向是保留申述地點作政府、機構或社區用途，申述地點已從二零一四／一五年度的賣地計劃中剔除；

### 申述人的建議

- (n) 大部分申述人建議把申述地點恢復為「政府、機構或社區(9)」／「政府、機構或社區」地帶，或預留作政府、機構或社區用途；
- (o) 很多申述人亦建議把申述地點預留給浸大作教育用途及／或用作中醫教學醫院；發展中醫院／中醫教學醫院；及／或發展其他政府、機構或社區設施，例如康樂設施、社會福利設施、長者設施等；
- (p) 就申述人的建議所作的回應是，基於上文所載的考慮因素，規劃署支持把申述地點恢復為「政府、機構或社區(9)」地帶。至於申述人建議預留申述地點作教育／高等教育、社區、中醫院／中醫教學醫院／醫療或其他特定的政府、機構或社區用途，須知這些用途乃擬議「政府、機構或社區(9)」地帶所准許的用途。根據一般原則，城規會的角色是：考慮申述地點的合適用途地帶，其間會參考多項因素。把「政府、機構或社區」用地撥給特定使用者並不屬於城規會的職權範圍，應由政府參考其政策的優次而進行評估後作出決定；

### 就申述所提的意見

- (q) 就申述所提的 2 980 份有效意見，分別由一名立法會議員(陳偉業議員(C15))、浸大(C4)與其屬會、龍塘分區委員會(C3)、關注組及個別市民提交。所有意見均就反對修訂項目 A 的申述表示支持；就改劃申述地點作住宅用途提出反對；及／或建議保留申述地點為「政府、機構或社區(9)」地帶；

- (r) 文件第 5 段、第 6.5 段，以及附件 VII 重點簡述提出意見的主要理由及當局的回應，有關理由與上文反對修訂的申述所提的理據相若；

### 項目 B 及 C 的申述

#### 背景

- (s) 修訂項目 B 及 C 的背景如下：

- (i) 二零一二年九月七日，小組委員會同意根據條例第 12A 條所提交，編號 Y/K18/6 的申請(涉及位於嘉林邊道 45 及 47 號的伯特利神學院用地)的部分內容，以便神學院進行重建；
- (ii) 小組委員會於二零一二年十二月二十一日同意把伯特利西用地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶(修訂項目 B)，以作低層住宅發展；並把伯特利東用地由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶(修訂項目 C)，以進行神學院重建，並規定須於原址保留該處的現有二級歷史建築物(即神學樓)；以及
- (iii) 當局於二零一三年三月七日諮詢九龍城區議會轄下房屋及基礎建設委員會，該委員會並無就有關修訂項目提出負面意見；

#### 申述理由

- (t) R5 由一名個別人士提交，表示支持修訂項目 B 及 C；R8 由一名個別人士提交，表示反對修訂項目 B；
- (u) R5 支持修訂項目 B，理由是支持提供更多住宅單位，以及就伯特利西用地加入「港人港地」條款。

如有可能，把該用地改劃為「住宅(甲類)」地帶會較為理想。R5 亦支持修訂項目 C，理由是支持保育具特色的歷史建築物；

- (v) R8 反對修訂項目 B，主要理由是作公共用途的政府、機構或社區用地罕有，倘伯特利西用地改劃作住宅用途，此類用地會再減少；有關用地只會提供 44 個豪宅單位，未能解決公屋或小型單位短缺的問題；以及沒有規劃理據支持把伯特利西用地改劃作住宅用途。政府應改劃另一塊住宅用地作政府、機構或社區用途，以彌補失去的政府、機構或社區用地。C1 由一名個別人士提交，支持 R8 反對修訂項目 B 的申述；

- (w) 對項目 B 及 C 的申述作出的回應如下：

- (i) 備悉 R5 支持修訂項目 B 及 C。儘管 R5 認為把項目 B 所述的伯特利西用地改劃為「住宅(甲類)」地帶會較為理想，但鑑於附近低至中密度住宅用地已劃為「住宅(丙類)」地帶，擬把伯特利西用地改劃為「住宅(丙類)9」地帶是恰當的；
- (ii) 至於 R8 認為修訂項目 B 會減少政府、機構或社區用地，未能解決公屋或小型單位短缺的問題，上文就修訂項目 A 的申述理由所作的回應(見標題「失去用作政府、機構或社區設施的土地」及「不適合作擬議住宅用途」)與此相關。當局已預留足夠的土地作政府、機構或社區用途，以應對九龍塘區的需求；以及

#### 規劃署的意見

- (x) 規劃署對修訂項目 A 的申述提出下列意見：

- (i) 表示支持的申述——備悉 R1 至 R7、R6738、R6861、R8315 及 R8322 表示支

持的意見。然而，雖然申述地點適合作政府、機構或社區用途和住宅用途，現建議把申述地點恢復為「政府、機構或社區(9)」地帶，以配合對政府、機構或社區用途的最新需求；

(ii) 提出意見的申述——備悉 R1192 及 R2375 不支持把申述地點撥予浸大的意見，但正如上文所闡述，把「政府、機構或社區」用地撥給特定機構並不屬於城規會的職權範圍；以及

(iii) 表示反對的申述——規劃署認為應修訂圖則，以順應／局部順應表示反對的申述內容，把申述地點由「住宅(乙類)」地帶恢復為「政府、機構或社區(9)」地帶，以及修訂分區計劃大綱圖的《註釋》(見文件附件 IX)。為配合圖則的建議修訂，《說明書》亦應按文件附件 IX 所載建議作出修訂；以及

(y) 規劃署對修訂項目 B 及 C 的申述提出下列意見：

(i) 備悉 R5 支持修訂項目 B 及 C；以及

(ii) 不支持 R8 反對修訂項目 B 的申述，並認為不應修訂圖則以順應修訂項目 B 的申述。

18. 委員備悉由創建香港(R21)發出的電郵副本，已在會上呈閱。秘書應主席要求，就電郵內容作重點簡介。她表示，司馬文先生因要出席區議會會議及另有預定職務而未能出席聆訊。創建香港支持政府決定把申述地點從賣地計劃中剔出，並建議城規會把申述地點恢復為「政府、機構或社區」地帶(如文件第 6.4.5 段所述)。他們促請城規會支持文件提出的建議，以及在修訂分區計劃大綱圖之前審慎考慮擬議更改土地用途及撥地的影響。

R 22 — 環保觸覺

19. 何嘉寶女士提出以下要點：

- (a) 他們支持把申述地點恢復為「政府、機構或社區」地帶，並備悉政府已把申述地點從賣地計劃中剔出，而規劃署亦在文件中建議把申述地點恢復為「政府、機構或社區」地帶；
- (b) 他們不支持把申述地點改劃為「住宅(丙類)」地帶作興建豪宅用途。申述地點附近有一塊使用率低的軍事用地(面積約 10 公頃)。政府最近提出把多塊位於「政府、機構或社區」地帶及「綠化地帶」的土地改劃作住宅用途，但改劃地帶作豪宅發展並無理據支持；
- (c) 申述地點位處以教育用途為主的建築羣地帶，因此應保留作教育用途或其他政府、機構或社區用途；
- (d) 城規會展開分區計劃大綱圖的申述程序前，政府已把申述地點從賣地計劃中剔出。有意見關注法定申述程序會被繞過；以及
- (e) 申述地點日後的使用者應考慮重用該處部分現有建築物，以減少建築廢物。

[R 22 的實際發言時間：五分鐘]

20. 由於 R 22 已完成口頭陳述，主席邀請委員提問。委員並無提出問題。

21. 委員備悉有三份浸大文件已在會上呈閱，包括作口頭陳述的發言人名單、一本相簿連浸大向相關持份者收集的願望心意卡，以及介紹前李惠利用地綜合發展總體規劃的小冊子。主席邀請浸大代表團(R 25)作出口頭陳述，並提醒他們須按照已向城規會提交的書面申述所提的理由及建議作出陳述。

R25 – 香港浸會大學

22. 浸大校長陳新滋教授作出簡介，並提出以下要點：

- (a) 浸大已組成代表團在會上作出口頭陳述。代表團有 45 名成員，包括現任及前任校長、現任及前任校董會主席、職方代表、學生及校友、區內持份者、一名區議員，以及浸大中醫藥診所的教職員和在該些診所接受治療的病人。與浸大持相同意見的多名申述人／提意見人已授權浸大代表團代為作出口頭陳述。因此，浸大代表團的陳述足以反映主要持份者的意見；
- (b) 在會上呈交的願望心意卡(夾附於相簿內)由浸大個別成員及區內持份者簽署，表達他們對前李惠利用地未來用途的意見；
- (c) 代表團會解釋把整塊前李惠利用地作為擴建浸大校園的綜合發展的總體規劃；以及
- (d) 在申述地點興建豪宅不能迎合社會對可負擔房屋的需求。浸大支持規劃署在文件中建議把申述地點恢復為「政府、機構或社區(9)」地帶，這舉措符合申述及意見書所載的公眾意見。城規會應批准把申述地點作教育用途。

23. 浸大此時播放一段 10 分鐘短片，介紹主要持份者表達的意見，他們反對改劃申述地點作住宅用途，並支持把申述地點撥予浸大。有關重點如下：

- (a) 浸大校牧葉敬德博士是該校校友。他表示，政府應就本港的教育作出更長遠的規劃。自一九九六年以來，浸大一直要求政府把前李惠利用地撥給校方使用。改劃申述地點作住宅用途忽略了浸大的需要，而當局並無就有關建議諮詢浸大；
- (b) 有區內居民認為在申述地點興建豪宅會令交通情況及空氣污染問題惡化。現有的交通基礎設施及公共

交通服務不足以支援在申述地點增建住宅。有居民引用樓高 40 層的廣播道嘉皇臺為例，說明申述地點的發展密度增加，會影響九龍塘低密度的居住環境。申述地點適合用作興建中醫教學醫院，讓中醫學生有更多實習機會；

- (c) 九龍城區議員何顯明先生表示，申述地點被浸大學生宿舍及教育設施所包圍，不適合作豪宅發展。區內居民需要更多休憩用地及室內空間(例如社區中心)進行康樂體育活動。申述地點鄰近浸大現有的中醫藥學院，是興建中醫教學醫院的合適選址，讓區內人士受惠；
- (d) 蔡元雲醫生表示，本港的土地資源十分珍貴，政府要平衡地取捨用作興建可負擔房屋的土地和支援高等教育的土地。政府須在高等教育方面投放資源，以培育下一代。浸大校園的空間不足，而申述地點是唯一毗鄰浸大的教育用地，可供浸大作日後發展之用。倘把毗鄰浸大校園的一塊用地撥予浸大，可加強浸大社羣的溝通及互動。然而，倘把另一塊遠離本部校園的用地撥予浸大，則不能達至上述目的。因此，應把申述地點撥予浸大，冀以綜合形式作日後發展；
- (e) 一名學生表示，浸大校園面積在八間教資會資助院校中是最小的，校園沒有足夠空間讓學生聚集進行小組項目討論。教育空間不足會影響學習；
- (f) 現時使用浸大中醫設施的一名病人及其家屬支持在本港興建中醫院，以及在申述地點興建中醫教學醫院。中醫教學醫院會為病人提供全面的護理支援，是本港迫切需要的；以及
- (g) 浸大協理副校長黃岳順先生表示，浸大推行全人教育，強調培育學生的均衡發展，為社羣服務。然而，浸大校園缺乏空間為學生舉辦活動，以發展全人教育。中醫教學醫院可提供教學及醫療服務，是浸大走進社區及服務社會的途徑之一。前李惠利用



地屬浸大日後發展總體規劃的一部分。倘改劃申述地點作住宅用途，會對浸大日後發展構成重大影響。

24. 陳新滋教授借助投影片繼續作出口頭陳述，並提出以下要點：

- (a) 浸大反對改劃申述地點作住宅用途，因為會對浸大日後發展造成無法挽回的影響；
- (b) 就實際土地面積及學生人均用地面積而言，浸大校園在八間教資會資助院校中是最小的。在推行三三四學制時，浸大並無獲額外撥地進行擴建，因此須增加現有校園的發展密度，以應付新學制所需。現時校園已十分擠迫，浸大無法為增收學生提供更多宿位；
- (c) 政府根據學生人數多少而向教資會資助院校撥地的政策，對中小型大學並不公平，因為有些設施須達致一定規模，才得以運作暢順；
- (d) 前李惠利用地對浸大日後發展十分重要，因為是唯一毗鄰現有校園的土地，可供浸大擴建校園。倘把整塊前李惠利用地撥予浸大，則可進行綜合規劃，以達至地盡其用。事實上，自二零零五年以來，浸大一直透過正式及非正式渠道向政府表達意願，希望獲批給前李惠利用地作日後發展之用；
- (e) 浸大秉持全人教育的辦學理念，透過推行策略性發展計劃「2020年願景」，致力改善校園設施，並培育學生具國際視野、學識及重視倫理道德；以及
- (f) 他對文件中建議把申述地點恢復為「政府、機構或社區」地帶表示歡迎，並促請委員同意有關建議。浸大顧問於稍後會進一步解釋前李惠利用地的綜合發展計劃，說明浸大可充分利用該用地。

25. 浸大行政副校長暨秘書長李兆銓先生繼續作出口頭陳述，並提出以下要點：

- (a) 浸大認為應保留前李惠利用地作教育用途；
- (b) 城規會就大綱圖接獲逾 25 800 份申述及約 3 000 份意見書，當中約 99.95% 的申述及全部意見均反對改劃申述地點作住宅用途；
- (c) 他讀出浸大教職員、浸大一名學生、浸大校友及一名中學生在願望心意卡所寫的信息，主要認為應保留申述地點作教育用途，並把申述地點撥予浸大作日後發展；興建中醫教學醫院會對整個社會有所裨益；以及申述地點四周是校園建築物，因此在申述地點興建豪宅與附近用途不相協調；
- (d) 九龍城區議會轄下房屋及基礎建設委員會曾在兩次會議上討論有關事宜，而在會上發言的所有區議員均反對改劃申述地點作住宅用途，並支持把申述地點撥予浸大。立法會教育事務委員會亦曾商討改劃用途地帶的建議，並通過一項動議，促請政府保留申述地點作政府、機構或社區用途（包括教育用途）；
- (e) 根據「2020 年願景」所擬定的 10 年策略性發展計劃，浸大已把前李惠利用地的發展納入總體規劃。「2020 年願景」訂明浸大致力成為亞洲區內提供全人教育的最佳學府。為進一步在大學推廣全人教育，實有需要提升教育空間的質和量，以提供優質的教與學並進行創新研究。興建中醫教學醫院屬發展計劃的一部分，旨在致力服務社會；
- (f) 總體規劃包括在前李惠利用地興建一座全人發展綜合大樓、一座容納 1 700 個宿位的學生宿舍大樓及一所設有 200 個床位的中醫教學醫院。教資會支持在前李惠利用地北部興建學生宿舍。浸大曾就總體規劃諮詢地區人士及九龍城區議員，均獲支持；以及

- (g) 促請委員考慮社羣及浸大的迫切需要，並保留申述地點為「政府、機構或社區」地帶。此外，亦促請政府把申述地點撥予浸大，讓校方能夠最有效地發展及使用該用地。

26. 浸大規劃顧問曾思蒂女士借助投影片繼續作出口頭陳述，並提出以下要點：

- (a) 他們對政府建議保留前李惠利用地作長遠的政府、機構或社區用途表示歡迎；
- (b) 前李惠利用地三面被浸大建築物包圍，而政府已同意把前李惠利用地北部撥予浸大興建學生宿舍。浸大是申述地點擬改劃用途地帶的主要持份者，但他們直至小組委員會考慮草圖時才得悉改劃用途地帶一事。當時，浸大已向城規會提交一封反對信，表示浸大需要前李惠利用地作長遠發展。儘管如此，小組委員會仍決定把圖則刊憲，以諮詢公眾。顯然，公眾強烈反對把申述地點改劃作住宅用途，當中包括立法會教育事務委員會、九龍城區議會及逾 25 800 名申述人，他們一致提出反對；
- (c) 「香港 2030」策略性規劃研究指出，為滿足下一代的需要，本港須確保會有足夠土地，以便作長遠規劃及應對可持續發展需要。城市規劃委員會規劃指引編號 16 有關『擬在「政府、機構或社區」地帶內發展／重建作「政府、機構或社區」用途以外的用途而按照《城市規劃條例》第 16 條提出的規劃申請』（下稱「城規會規劃指引編號 16」）已訂明，城規會改劃政府、機構或社區用地作其他用途時，必須考慮政府、機構或社區用途的長遠需要。長遠而言，實在有需要把前李惠利用地作政府、機構或社區用途；
- (d) 政府最初建議把申述地點作住宅用途，是基於教育局的意見而作出。按照現行政策，教育局會根據三個學年的預測來評估各間院校的所需空間。因此，當教育局告知城規會並無同意讓浸大佔用整塊前李

惠利用地時，該局只是根據二零一四至一五年度的需要而提供意見，並非針對浸大的長遠發展需要。根據上述規劃指引編號 16 的原則，浸大的長遠發展需要應是城規會的考慮因素；

- (e) 倘確認浸大有擴建校園需要，最合理的方案是准許浸大盡用整塊與其現有校園三邊直接相連的前李惠利用地。浸大已制訂總體規劃，說明如何透過擴建校園，以充分利用前李惠利用地；以及
- (f) 他們支持把申述地點恢復為「政府、機構或社區(9)」地帶，並促請政府繼續就申述地點的長遠用途，與浸大保持聯繫。

27. 浸大建築顧問林雲峰先生借助投影片繼續發言，並陳述以下要點：

- (a) 過往城規會也曾改劃土地用途地帶，以便擴展大學校園，包括把原有的配水庫改劃為香港大學百周年校園；把一塊土地由「休憩用地」地帶改劃為「政府、機構或社區」地帶，以便進行理工大學第八期發展計劃；以及把一塊土地由住宅用途改劃為「政府、機構或社區」地帶，以供興建香港城市大學創意媒體中心。這些改劃措施讓有關大學以更完整的方式進行發展，從而提升校園發展的全面性及協調性；
- (b) 現有的浸大校園非常分散，建築物散布於窩打老道、聯福道及禧福道多塊土地上。按實際土地面積及每名學生可享用的土地面積計算，浸大的校園面積是教資會資助院校中最小的。過往當局是以零散的方式批地予浸大，所批土地只足以應付浸大當時的迫切需要。浸大校園內的公共休憩用地很少，而且行人接駁設施欠佳；
- (c) 前李惠利用地三面被浸大校園所環繞。教資會已同意把該用地北部撥予浸大作學生宿舍發展。至於該用地南部，規劃署已建議將之恢復為「政府、機構

或社區」地帶。前李惠利用地西南面為特殊學校及安老院，而東南隅附近則為消防局。考慮到申述地點的環境，住宅用途對之而言並非協調用途。此外，按照有關圖則所訂明的發展密度進行住宅發展，會對該區造成屏風效應及其他負面影響；

- (d) 根據官方數字，在二零一四至一五年度，浸大的用地需求為 2 000 平方米(作業樓面淨面積)。在《二零一四年施政報告》中指出，由二零一五至一六學年起和緊接的三年規劃期內，會逐步增加資助院校高年級收生學額；到二零一八至一九學年，每年將有更多副學位畢業生可升讀資助銜接學位。因此，浸大在二零一四至一五年度、二零一五至一六年度和之後所需的用地總面積會大增。政府應把前李惠利用地撥予浸大，以滿足這些可預見的需要，而非之後把較遠的用地撥予浸大；
- (e) 浸大已擬備總體規劃，以顯示如何全面發展前李惠利用地，使之與主校園融合。雖然城規會並非負責撥地予特定機構，但亦應從如何全面規劃該區以帶來裨益的角度考慮此事；
- (f) 總體規劃建議在前李惠利用地由北至南興建共三幢建築物，分別為一座全人發展綜合大樓、一座容納 1 700 個宿位的學生宿舍，以及一所設有 200 個床位的中醫教學醫院。這些發展項目會在其相關地點興建，配合現有校園內的其他用途以產生協同效應。全人發展綜合大樓會與其北面的國際中心和教學及行政大樓，以及其東面的持續進修學院大樓產生協同效應；學生宿舍會與其東鄰的現有學生宿舍產生協同效應；擬議中醫教學醫院則會與現時校園內的中醫藥學院及西南面的安老院產生協同效應；
- (g) 總體規劃亦建議發展行人網絡系統，改善現有校園內的接駁設施，特別是更完善地連繫校園南邊現有的傳理視藝大樓。總體規劃是依據分區計劃大綱圖所訂明的建築物高度限制而擬訂，有關發展會採用梯級式建築物高度輪廓，以營造視覺效果。此外，

亦會採用環保建築設計，以改善通風。建議沿聯福道、在建築物之間的公共休憩用地及空中花園進行美化環境工程。公共休憩用地亦會開放予公眾使用，而大學內的部分設施則可供為市民舉辦活動。因此，總體規劃不但可滿足浸大的需要，亦可為社會帶來裨益；以及

- (h) 雖然城規會並非負責撥地予特定機構，但仍須就申述地點日後的適當用途向政府提供意見。前李惠利用地適合作「政府、機構或社區」用途。為作出全面規劃及設計起見，前李惠利用地應整塊撥予一方，而不應分作不同用途。

[會議小休 10 分鐘。]

[劉興達先生此時暫離會議。]

28. 浸大代表繼續發言，並播放九龍塘一名居民蒙德揚先生的錄像。他表示，儘管有需要為一般市民提供能負擔的房屋，但在申述地點興建豪宅並不適宜。為下一代着想，當局須提供更多地方作高等教育發展。浸大的校園是八間教資會資助院校中最小的。倘前李惠利用地撥予浸大，會對其長遠發展極為有利。

29. Dr Sujata Govada 繼續發言，並陳述以下要點：

- (a) 她是城市規劃及設計的專業人士，居於香港超過 20 年；
- (b) 她歡迎文件所提把申述地點恢復為「政府、機構或社區」地帶的建議。雖然她明白到香港需要更多房屋用地，但並非每塊可用土地均應改劃作住宅用途；
- (c) 浸大校園多年來均以漸進及分散的方式進行發展，因此其校園缺乏「靈魂」。前李惠利用地是讓浸大為其校園創造「靈魂」的大好機會。擬在前李惠利用地興建全人發展綜合大樓、學生宿舍及中醫教學

醫院的總體規劃，正好讓浸大進行全面的校園發展；

- (d) 支持設立中醫教學醫院，因為有利於本港中醫藥的長遠發展；以及
- (e) 總體規劃所建議的發展可為浸大、區內社羣及本港的城市發展帶來裨益。浸大確有需要使用整塊前李惠利用地，倘失去這次機會，情況便不可逆轉。

[此時，甯漢豪女士到席，劉智鵬博士則暫時離席。]

30. 浸大代表團繼續發言，李慧蓮女士代表浸大前任校董會主席黃保欣博士宣讀信件，涵蓋以下要點：

- (a) 保留申述地點作教育用途，可善用有關用地，為本港帶來更大的裨益；
- (b) 前李惠利用地四周為浸大校園，而且是浸大現有校園附近唯一可供校方進行長遠發展的土地；
- (c) 儘管浸大過去已有擴展校園的措施，但現時其佔用的地盤面積仍十分有限；
- (d) 為讓浸大發揮其內在潛力，為年輕一代提供地方接受世界級教育及進行傑出研究，政府應高瞻遠矚，認真考慮校方日後的發展；以及
- (e) 把一塊對浸大日後發展至為重要的土地拱手讓予房屋市場的商業利益持份者，既沒有建設性，也難以符合本港社會的需要。

31. 浸大代表團繼續發言，並播放一名社區持份者王國強博士的錄像。他支持浸大的全人教育理念。前李惠利用地不應改劃作住宅用途。高等教育投資對本港的長遠發展十分重要。政府不應犧牲教育的長遠利益，以換取出售申述地點的短期財政收益。隨着學生人數增加，校方已沒有足夠的教學空間、設施

和宿位以應需求，故促請委員不要把申述地點劃作住宅用途，而應把整塊前李惠利用地撥予浸大，以供發展更完整的校園。

[劉智鵬博士此時返回席上。]

32. 李慧蓮女士繼而代表浸大前任校董會主席鄭慕智博士宣讀信件，涵蓋以下要點：

- (a) 反對把申述地點改劃作住宅用途；
- (b) 教育投資為社會提供最佳回報，因此有迫切需要讓本地大學持續發展。政府的數字顯示，高等教育院校尚欠 80 000 平方米的作業樓面面積，故不能犧牲申述地點以供住宅發展。每一塊指定作教育用途的土地，對將來的學生而言均十分珍貴；
- (c) 優質教育所需的不只是室內用地。學生也需要運動及康樂場地、休憩用地和宿舍。前李惠利用地鄰近浸大，對校方而言是最理想的地點。由於李惠利中學的搬遷時間不能配合，因此浸大需求殷切的一些額外設施被迫局限於現有校園內。根據浸大的理解，待前李惠利用地可供使用時，浸大便會有更多地方擴展校園。事實上，浸大逾二十年前已申請額外用地作日後的發展，但政府一直表示前李惠利用地須作其他用途。前李惠利用地四周為浸大校園，是浸大現有校園毗鄰唯一劃作「政府、機構或社區」用途並可供校方進行擴展的用地；
- (d) 他在擔任浸大校董會主席期間，於一九九八年領導浸大開設本港首個教資會資助的中醫本科雙學位學士課程。本港有迫切需要設立中醫教學醫院。中醫課程已開辦 15 年，但其學生仍須繼續在內地實習。其他亞洲國家不但設有中醫教學醫院，而且這些醫院不少是建於大學校園內或毗鄰地方。前李惠利用地鄰近浸大中醫藥學院，方便學生實習，也方便教師與中醫師診治病人，從而提升療效。申述地點的公共交通網絡完善，倘興建中醫教學醫院，會方便病人及其親屬前往；



- (e) 校園和學生活動會產生噪音，令前李惠利用地不宜作住宅發展；以及
- (f) 改劃申述地點的用途地帶，不能解決可負擔房屋短缺的問題，而只會導致無辜失去一塊珍貴的土地，使其不能作教育用途及興建中醫教學醫院，為港人謀福祉。九龍城區議會及立法會教育事務委員會亦反對把申述地點改劃作住宅用途。因此，申述人促請委員把申述地點恢復為「政府、機構或社區」地帶。

33. 浸大協理副校長、中醫藥學院臨床部主任卞兆祥教授借助投影片繼續發言，並陳述以下要點：

- (a) 他是中醫中藥發展委員會轄下中醫藥小組委員會的委員。香港有需要興建中醫教學醫院。浸大已於一九九八年開設首個中醫課程，但由於香港並無中醫教學醫院，學生仍須在內地實習。兩地在中醫藥使用方面有不同的制度；內地的制度是結合中西療法，而香港的制度則把這些療法分開。儘管學生在內地實習亦可取得寶貴經驗，但香港亦急需自設中醫教學醫院。把前李惠利用地撥予浸大闢設中醫教學醫院，有利於香港中醫藥的發展；
- (b) 擬議中醫教學醫院會以非牟利模式運作。目前浸大在本港營辦的 15 間中醫藥診所，其中八間是以自負盈虧方式營運，而七間是與醫院管理局合辦。這些診所亦是以非牟利模式運作，為低收入病人提供免費或優惠醫療服務。擬議中醫教學醫院主要提供中醫藥療法，並輔以西醫藥療配合。擬議中醫教學醫院將分期興建，提供 200 個床位；
- (c) 歡迎政府在將軍澳興建中醫院的計劃，而該醫院預計在五至八年內運作。然而，中醫院與中醫教學醫院的功能有所不同。中醫院主要提供治療，而中醫教學醫院則在中醫藥方面提供綜合的治療、教育及研究。中醫教學醫院會為中醫藥學生提供更全面的訓練，有利於本港中醫藥的長遠發展；

- (d) 前李惠利用地最適合撥予浸大，讓校方發展整全的校園。在前李惠利用地興建中醫教學醫院，可方便中醫藥學生及職員，而其位置對病人及其親屬來說亦便利，因為九龍塘的公共交通服務完備。在前李惠利用地興建中醫教學醫院，可方便該醫院與浸大的中醫藥學院合作；以及
- (e) 香港或許正面對房屋問題，但促進教育及醫療界的長遠發展同樣重要。他歡迎文件述及把申述地點恢復為「政府、機構或社區」地帶的建議，並促請政府把前李惠利用地撥予浸大，以便發展中醫教學醫院。

34. 浸大前任校董會主席王英偉博士繼續發言，並陳述以下要點：

- (a) 浸大須在現有校園建築物進行加建工程，以容納因三三四學制改革而需要增加的樓面空間。當局並無為此增撥土地予浸大，亦未提供前李惠利用地予其使用；
- (b) 改劃申述地點作住宅用途會造成雙輸局面，因為在申述地點興建豪宅，不會有助於應付對興建更多可負擔房屋的需求，但浸大卻會失去使用在附近唯一的「政府、機構或社區」用地以擴展校園的機會；
- (c) 政府把申述地點從賣地計劃中剔除，是正確的決定。這可讓政府及相關持份者有更多時間研討申述地點的最適當用途；
- (d) 浸大校園是八間教資會資助院校中最小的一間。浸大沒有本身的運動場，須與其他院校共用有關設施；

[黃仕進教授此時暫離會議。]

- (e) 當局應從較長遠的角度考慮浸大未來 20 年的需要。前李惠利用地應撥予浸大，以滿足其長遠的發展需要。

35. 浸大代表團李兆銓先生表示已完成上午會議時段的陳述。

36. 會議於上午十一時五十分休會午膳。

37. 會議於二零一四年三月十日下午二時零五分恢復進行。

38. 下列委員及秘書出席恢復進行的會議：

周達明先生

主席

黃遠輝先生

副主席

黃仕進教授

馬錦華先生

何培斌教授

劉智鵬博士

陸觀豪先生

符展成先生

黎慧雯女士

地政總署副署長(一般事務)

林潤棠先生

規劃署署長

凌嘉勤先生

簡介和提問部分

[公開會議]

39. 下列政府部門代表及申述人代表此時獲邀到席上：

葉子季先生           —   規劃署九龍規劃專員

劉家麒先生           —   教育局首席助理秘書長(高等教育)

R25－香港浸會大學(下稱「浸大」)

(已授權浸大代表團作為代表的申述人，有關名單見附錄A。)

陳新滋教授	]	
李兆銓先生	]	
鄭恩基先生	]	
劉華森博士	]	
吳清輝教授	]	
何顯明議員	]	
梁若筠女士	]	
冼俊民先生	]	
徐雯德女士	]	
張振海先生	]	
何庭軒先生	]	
馮靖汶小姐	]	
黃學勤先生	]	申述人代表
麥智軒先生	]	
林文灝先生	]	
徐詩穎小姐	]	
趙景朗先生	]	
張福軒先生	]	
鍾家傑先生	]	
盧柏佑先生	]	
張翀先生	]	
陳文佩小姐	]	
岑子謙先生	]	
鄧雨鳴小姐	]	
鄧麗霞女士	]	

黎穎芝女士 ]  
盧書萍女士 ]  
林朗秋先生 ]  
李慧蓮女士 ]

40. 主席歡迎上述人士出席會議，並繼而邀請申述人的代表闡釋其申述。委員備悉 R25 於席上提交一些來自公眾的網上祈願和心意卡。

#### R25 – 浸大

41. 浸大校董會主席鄭恩基先生借助投影片陳述以下事宜：

- (a) 校董會感謝政府預留前李惠利用地的北部作高等教育用途，並用以解決浸大學生宿位不足的問題；
- (b) 校董會將進一步與政府聯繫，並期望前李惠利用地的南部(下稱「申述地點」)可撥給浸大作長遠發展，包括在浸大策略發展計劃「2020 願景」下擬興建的中醫教學醫院；
- (c) 把申述地點改劃作住宅用途與浸大的校園環境不相協調。城規會應慎重考慮浸大、區內人士、區議會及立法會教育事務委員會所提出的反對；
- (d) 浸大一直致力推動優質教育、創新研究及為社會提供的服務，因此需要額外土地作有關用途；
- (e) 浸大未獲額外撥地以配合三三四學制改革。申述地點對浸大的擴展十分重要。浸大已就前李惠利用地擬備校園發展藍圖，以顯示如何可最有效使用該用地；以及
- (f) 校董會欣悉政府的最新計劃是把申述地點預留興建特殊學校，並會就用地之日後用途與政府保持密切聯繫。

[馬錦華先生此時返回席上。]

42. 前任校董會主席(一九九零至一九九六年)劉華森博士陳述以下要點：

- (a) 他於一九八四至一九九零年間擔任香港浸會學院的校董會成員及司庫。一九九四年，香港浸會學院獲升格為大學。在一九九零至一九九六年間，他擔任香港浸會學院／浸大的校董會主席；
- (b) 在一九八零年代末，前港督尤德爵士構思興建另一所大學(即香港科技大學(下稱「科大」))，並邀請他擔任規劃委員會的司庫。之後多年，他一直擔任科大的校董會成員及司庫；

[符展成先生此時返回席上。]

- (c) 當時，政府亦有意把香港大學及香港中文大學打造成世界級大學，並加強香港理工大學的專業教育。香港理工大學在過去 30 年對推動本港工業的蓬勃發展貢獻良多；
- (d) 科大在過去 20 年內在國際上取得卓越地位。其中一個主因是大學校園佔地廣闊，設備完善，不但可讓師生互動交通，並且可提供地方進行研究和舉行研討會。此外，科大附近亦有土地可供應付擴建的需要；
- (e) 浸大的使命是為學生提供博雅教育。多年來，不少音樂系和傳理學院的畢業生已成為社會的傑出人士。新一代對博雅教育需求甚殷。浸大也不斷為中醫、視覺藝術和創意藝術推出新課程。然而，由於地方不足，所有這些課程須於主校園外的地方提供，例如位於石硤尾的賽馬會創意藝術中心；
- (f) 享譽國際的國學大師饒宗頤教授曾把不少其作品及文物捐贈給浸大，以成立國學院。浸大的使命是推動有關國學及中國傳統文化和道理精神的研究，深信該校不久定會成為提供博雅教育的世界級大學；

- (g) 浸大現有的大學會堂已十分殘舊，因此應興建新的大學會堂，並增設現代化設施，以舉行音樂會、戲劇表演及展覽；
- (h) 長遠而言，現有的軍營用地可供浸大作校園擴建之用。倘中央政府認為浸大應發展為世界級的博雅大學，或會同意在日後把現由駐軍使用的軍營用地撥給浸大。此外，作為前土地發展公司的前主席，他認為香港特區政府亦可考慮收回浸大附近的私人土地，以供日後發展；以及
- (i) 他促請政府把申述地點撥給浸大，以協助該校發展成為提供博雅教育的世界級大學，並推廣全人教育。

43. 前任浸大校長吳清輝教授陳述以下要點：

- (a) 他在擔任校長期間，已倡議把前李惠利用地撥給浸大作中醫教學醫院及電影學院，但政府並無給予正式回應；
- (b) 浸大一直為社會提供優質的高等教育。然而，政府只根據二零一四至二零一五年的預測評估浸大對空間的需求而忽略浸大的長遠發展；以及
- (c) 他歡迎政府的最新計劃，即把申述地點預留作教育用途。城規會應保留申述地點作「政府、機構或社區」用途，這容許政府有時間就申述地點的日後用途考慮各方(包括浸大)所提出的建議，以便最能符合社會的利益。

44. 九龍城區議會房屋及基礎建設委員會主席何顯明議員借助投影片陳述以下要點：

- (a) 沒有理據支持城規會把申述地點改作住宅用途，以迎合迫切的房屋需要。由於申述地點位於九龍塘，在申述地點興建的住宅發展不是一般市民所能負擔的；



- (b) 規劃署認為根據該區的計劃人口，並無需要預留申述地點以提供地區所需的政府、機構或社區設施。然而，事實並非如此。九龍城現正面對政府、機構或社區設施嚴重不足的問題。儘管啟德已有兩個新的公共屋邨，但區內並無社區會堂或可供非政府機構使用的地方；
- (c) 申述地點不宜作住宅用途，因為有關發展與鄰近的消防局、學生宿舍及學校用途不相協調。就此，申述地點應保留作政府、機構或社區用途或教育用途；以及
- (d) 他支持政府的決定，即把申述地點從賣地計劃中剔除。然而，政府仍需要很長時間才完成檢討和落實申述地點的日後用途。政府應考慮邀請浸大進行檢討，因為浸大已有完善計劃，把申述地點發展作綜合大樓，以容納中醫教學醫院及社會和社區設施。此外，政府應就申述地點的日後用途進一步諮詢九龍城區議會。

45. 該區居民梁若筠女士陳述以下要點：

- (a) 她在廣播道區住了超過 40 年。儘管她要為其物業繳付高的差餉，但九龍城卻沒有如社區會堂、長者中心及室內運動中心等社區設施；
- (b) 由於九龍城缺乏社區會堂，她須在露天遊樂場參加太極班，備受天氣影響。對於長者來說，要他們前往別區上課，實是非常遙遠；以及
- (c) 申述地點應用以興建綜合大樓，提供如長者中心和中醫教學醫院等社區設施，使居民(尤以長者為然)可在醫院享用一站式醫療服務。中醫藥學院的學生亦可在中醫教學醫院駐院實習。

46. 該區居民冼俊民先生陳述以下要點：

- (a) 他自一九六九年起已居於廣播道區；

- (b) 申述地點不宜作住宅用途，因為有關發展項目會與鄰近的軍營和學校用途不相協調。從風水角度而言，申述地點亦不宜作住宅用途；
- (c) 由於申述地點毗連浸大現有的中醫藥學院大樓，因此應用以興建中醫院；以及
- (d) 期望申述地點可用以提供長者中心及其他社區設施，以應付區內眾多人口的需要。因此，申述地點應保留作教育及社區用途。

47. 該區居民徐雯德女士陳述以下要點：

- (a) 她現居於廣播道。該區缺乏圖書館設施，而鄰近地區的現有圖書館的藏書亦不足以應付公眾的需求；以及
- (b) 申述地點應興建綜合大樓，內設公共圖書館。

48. 浸大中醫藥學院校友張振海先生陳述以下要點：

- (a) 浸大是本港首間提供中醫課程的本地大專院校。然而，在過去 17 年，浸大仍未有可供學生留駐實習的中醫教學醫院；
- (b) 中醫藥學院的學生須前赴內地(例如廣州、上海及北京)駐院實習，並須面對如住宿和文化差異等不少問題。倘香港沒有中醫教學醫院，學生及畢業生便無機會學以致用，服務香港社會；
- (c) 中醫教學醫院與中醫院有所不同。前者為學生提供訓練及研究機會，並可讓學生駐院實習。浸大作為本港推動中醫的先鋒，有能力興建中醫教學醫院以服務社羣。此外，倘該中醫教學醫院能毗連浸大中醫藥學院，定會更為方便，惠及所有師生和病人；以及

- (d) 浸大屬於大學教育資助委員會(下稱「教資會」)的資助院校而非私人大學，旨在為社會提供教育和訓練。然而，政府沒有撥給浸大足夠土地以作發展。目前，校園的活動空間嚴重不足。多年來，浸大一直在附近覓地，以便提供舒適的校園環境和空間，以容納有迫切需要的設施及日益增加的學生活動。期望城規會可考慮浸大的需要及中醫藥學院校友的意見。

49. 浸大中醫藥學院校友何庭軒先生陳述以下要點：

- (a) 他在二零一一年畢業於浸大中醫藥學院，現為執業中醫；
- (b) 申述地點不宜作住宅用途，反而應保留作更有迫切需要的教育用途，以社會的長遠福祉為依歸。醫療教育十分重要，可提供所需的知識、技術及訓練，培育專才服務社會；
- (c) 中醫教學醫院對本港中醫業的日後發展至為重要。通過在中醫教學醫院實習，中醫學生可接觸不同病歷的病人，從而取得更多知識、技術及臨牀經驗。中醫教學醫院亦可為中醫提供訓練場地及進行醫療研究發展的地點；
- (d) 在內地，每間中醫院均設有中醫教學醫院，而後者往往毗連提供中醫課程的大學。然而，本港並無中醫院或中醫教學醫院；
- (e) 中醫教學醫院的最理想位置是設於毗連浸大的申述地點。這位置有助減少醫生和職員前往提供醫療服務地點所需的時間，從而可提高成效，因為該等人員主要是大學的教授、教師及進行實習的學生；以及
- (f) 城規會應把申述地點保留作教學用途及中醫教學醫院發展。

[劉智鵬博士此時暫離會議。]

50. 浸大學生會會長(二零一三至一四年度)馮靖汶小姐陳述以下要點：

- (a) 政府不把申述地點保留作「政府、機構或社區」地帶，所持理由是八間教資會資助院校已各有足夠土地進行發展，這反映政府對高等教育的規劃和發展缺乏遠見。就高等教育的長遠發展而言，院校實需更多土地作硬件發展，包括興建校舍、學生宿舍及其他配套設施，以便高等院校可拓展課程和增收學生；
- (b) 把申述地點改劃作住宅用途來解決迫切的房屋問題並無理據支持。在申述地點興建低至中層豪宅而非公共房屋，並非年青人及一般市民可以負擔。政府的規劃有利於私人發展商，但犧牲了公眾的利益；
- (c) 該區居民認為區內社區設施不足。然而，政府卻漠視市民需要，未有在改劃申述地點的用途地帶之前就有關用途進行充分的公眾諮詢；
- (d) 本港現有約 2 000 公頃的荒地及其他作臨時用途(例如停車場及貨櫃場)的土地。政府應考慮善用這些土地，以處理房屋問題，而非把現有的「政府、機構或社區」用地及公共房屋用地改劃作私人房屋發展；以及
- (e) 城規會應考慮公眾意見及用作教育和社區用途的需要，從而就申述地點的用途作出公平決定。

51. 浸大學生會評議會主席(二零一三至一四年度)黃學勤先生陳述以下要點：

- (a) 自二零零五年起，浸大學生一直爭取把前李惠利用地用作浸大發展。二零一二年四月十二日，約 200 名學生於政府總部抗議，向行政長官表達意見。二零一二年五月二十日，逾 100 名師生在校園通宵靜

坐抗議。學生亦曾去信行政長官、教育局及區議員表達意見。然而，政府無視學生的意見，並於二零一二年十二月二十一日把申述地點由「政府、機構或社區」用途改劃作住宅用途；

- (b) 有別於其他大學，在推行三三四學制改革後，浸大的學生宿位數目並無增加。政府只答應把前李惠利用地的北部撥給浸大，但該土地實不足以容納 1 700 個學生宿位；
- (c) 二零一三年一月八日、十一日、二十四日及二十五日，逾 500 名浸大師生在數位區議員的支持下，於政府總部抗議，反對城規會改劃申述地點的用途地帶；以及
- (d) 政府應檢討其土地政策，並在規劃本港的土地用途前進行充分的公眾諮詢。

52. 黃學勤先生繼而播放一段長達五分鐘的音樂錄像，透過歌曲展示學生爭取把申述地點撥給浸大使用的各項活動。

53. 浸大學生會編輯委員會總編輯(二零一三至一四年度)麥智軒先生陳述以下要點：

- (a) 他反對把申述地點由「政府、機構或社區」地帶改劃為用以興建豪宅的「住宅(乙類)」地帶，原因是後者只會令私人發展商受益；
- (b) 自二零零三年推行「個人遊計劃」後，政府已把逾 100 公頃土地由「住宅」地帶改劃為「商業」地帶，以興建酒店及其他與旅遊相關的設施。因此，政府聲稱住宅土地不足及須把「政府、機構或社區」和「綠化地帶」用地改劃作住宅用途來應付房屋需求，實不合情理；
- (c) 浸大校園是八間教資會資助院校中面積最小的一間。浸大從未獲額外撥地發展所需設施，以配合三

三四學制改革，並須在校園內的現有建築物之上加建樓層，以提供新設施；

- (d) 浸大的校園已相當擠迫，嚴重欠缺活動空間。此外，校園沒有一個地點可用以舉辦能容納逾 1 000 人的活動，學生須爭用地方以舉辦活動，而校園亦缺乏空間作進一步擴建和發展，例如中醫教學醫院及電影學院；
- (e) 多年來，浸大的師生及學校組織一直積極覓地以供浸大擴建。然而，覓地工作相當困難，因為浸大位於市區，而四周為軍營和山坡。在香港專業教育學院遷往將軍澳後，前李惠利用地便成為珍貴的土地，可用以應付浸大的短至中期擴建；以及
- (f) 把申述地點改劃作住宅用途會窒礙教育發展，影響香港的整體需要。政府曾在過去把住宅用地改劃作「政府、機構或社區」用途，例如位於何文田的香港理工大學學生宿舍。基於相同原則，申述地點應保留為「政府、機構或社區」地帶，並撥給浸大進行擴建。

54. 為使會議更有效率地進行，主席請申述人代表不要冗長地重複先前申述人或其代表所提出相同的論點。

[何培斌教授此時到席。]

55. 「我為李惠利」學生組織代表林文灝先生陳述以下要點：

- (a) 他反對把申述地點由「政府、機構或社區」地帶改劃為「住宅(乙類)」地帶；
- (b) 現時九龍塘的樓價已相當高。擬於申述地點興建的 495 個豪宅單位不是一般市民所能負擔的，亦不可用以解決低及中收入人士的迫切房屋需求。本港實際上出現結構性的房屋問題，即貧富入息差距懸殊及樓價令人難以負擔；

- (c) 政府聲稱房屋供應問題因土地短缺而起，實欠理據支持。政府現時所預留的土地約有 2 000 公頃，其中包括約 600 公頃位於沙田及荃灣。然而，去年只有約 17 公頃土地在勾地表中釋出；
- (d) 根據城規會就「擬在『政府、機構或社區』地帶內發展／重建作『政府、機構或社區』用途以外的用途而按照《城市規劃條例》第 16 條提出的規劃申請」頒布的規劃指引(城規會規劃指引編號 16)，有部分政府、機構或社區發展，尤其那些低矮及低密度的發展，可為高樓大廈密集的環境提供歇息空間。因此，申述地點應保留為「政府、機構或社區」地帶，以作相關用途；
- (e) 把用地改劃為「住宅(乙類)」地帶會導致該區日後增加人口和居住密度，並因而需要更多政府、機構或社區用途作為歇息空間；
- (f) 把申述地點保留為「政府、機構或社區」地帶，亦是用以應付現時九龍城區所欠缺的政府、機構或社區用途，例如社區中心及郵政局；
- (g) 為應付日後的發展需要，城規會在決定該地點的用途地帶時，不應罔顧申述地點日後使用者所需，例如應考慮會否把申述地點撥予浸大或給其他機構作特殊教育用途；
- (h) 以用地日後的賣地收益來衡量用地的價值，是不合理的做法；
- (i) 申述地點的規劃和發展亦應顧及提供足夠的配套設施(例如食肆)，以應付浸大學生，以及鄰近中學生及區內居民的需要；
- (j) 申述地點的規劃須悉數考慮高等教育、中醫及房屋的日後發展。政府應審慎評估將軍澳的用地是否比申述地點更宜興建中醫院。規劃年期應以長遠為目標，而非五至十年的時間；

- (k) 其他教資會資助大學的現有校園範圍均毗連額外空間可供擴建，但浸大只餘前李惠利用地可供擴建；以及
- (l) 立法會教育事務委員會，以及九龍城區議會房屋及基礎建設委員會均反對把申述地點改作住宅用途。城規會在決定申述地點的用途地帶時應考慮公眾意見。

56. 「我為李惠利」學生組織的另一名代表徐詩穎小姐陳述以下要點：

- (a) 她是「天下為公」的成員，該組織着眼於本港的土地用途規劃事宜；
- (b) 低收入人士不能負擔高昂的樓價和租金，所以市內（如深水埗區）有不少露宿者。因此，政府不應只顧私人發展商的利益而把申述地點改劃作中密度住宅發展或豪宅，反而應把該用地發展作其他用途；
- (c) 倘把申述地點保留為「政府、機構或社區」地帶，便可用以發展各類政府、機構或社區用途，例如社區中心及特殊教育學校等，以供區內居民及學生享用；
- (d) 把申述地點改劃作住宅用途會對區內現有的交通、基建及其他配套設施構成壓力；
- (e) 由於浸大校園的活動空間不足以讓學生集會或舉行活動，學生未能充分享受大學生活。圖書館內可供自修的地方亦十分有限。除天台花園外，校園並無其他綠化空間；
- (f) 倘與其他在鄰近範圍有空間可供進一步擴建的大學比較，浸大校園除前李惠利用地外，並無鄰近地方可供進一步擴建；以及



- (g) 期望申述地點可撥給浸大作日後發展，用以興建學生宿舍及其他設施，使學生及市民可以受惠。

57. 浸大學生會蔡元培堂宿生會主席(二零一四至一五年度)趙景朗先生陳述以下要點：

- (a) 學生會蔡元培堂宿生會反對把申述地點改劃作住宅用途；
- (b) 倘把申述地點改劃作住宅用途，居於學生宿舍的學生與鄰近居民會經常發生衝突，因為宿舍生活的一部分是為學生提供各類型的活動，會對鄰近居民造成滋擾；
- (c) 宿舍生活可以視為浸大所推崇的全人教育的一部分。期望申述地點可撥給浸大，以發展學生宿舍、中醫院或其他綜合用途。此舉會為浸大及市民帶來長遠裨益；以及
- (d) 在申述地點興建豪宅無助解決本港的房屋問題。

58. 浸大宋慶齡堂宿生會主席(二零一四至一五年度)張福軒先生陳述以下要點：

- (a) 浸大位於九龍塘的校園的現行設計並不理想，學校建築物之間相距甚遠。舉例來說，學生前往聯福道的主校園及傳理視藝大樓，便很不方便；兩者之間更被消防局分隔；
- (b) 浸大的建築物分布九龍及新界。部分居於學生宿舍的學生須乘車前往啟德校園上課，交通極為不便。同樣，倘浸大日後開設新的課程，學生可能亦須乘車前往主校園以外的地方上課；以及
- (c) 申述地點的西面為天保民學校，南面為傳理視藝大樓，而東面則為浸大學生舍堂及消防局。把申述地點重建作住宅用途會對學生及區內居民造成重大影

響。城規會應基於公平原則，審慎考慮申述地點的日後用途。

59. 浸大學生會楊振寧堂宿生會主席(二零一四至一五年度)鍾家傑先生陳述以下要點：

- (a) 學生會楊振寧堂宿生會強烈反對把申述地點改劃作住宅用途。須知在 20 000 份申述中，約 90% 是反對改劃用途地帶的。反對意見亦來自社會各界；
- (b) 浸大校園是教資會資助大學中面積最小的一間，而每名學生所佔的平均土地面積亦是最小的。校園內的學生宿位及教育設施嚴重不足。在推行三三四學制改革後，問題尤其嚴重；
- (c) 香港城市大學的校園同樣位於九龍塘，面積約 15.6 公頃，是浸大校園面積的三倍；
- (d) 教育是香港未來發展的磐石。儘管政府有意加強高等教育，但高等教育設施不足實與政府意向背道而馳；
- (e) 自二零零三年以來，因應政府進行的教育改革，已有 106 塊學校用地被空置。其中只有 53 塊用地已發展作其他用途及有 17 塊用地被指定作其他用途。政府應利用該等空置學校用地而非申述地點來作房屋發展；
- (f) 浸大實難以在九龍塘另覓毗連用地以供擴建，前李惠利用地是唯一選擇；
- (g) 除教育設施不足外，浸大校園亦缺乏學生所需的休憩用地及體育場地。學生亦難以在校園找到地方討論功課。完善的校園環境對學生的個人發展至為重要；
- (h) 把申述地點改劃作中密度的豪宅發展不能解決迫切的房屋問題，而所建豪宅亦只是切合富豪而非低或

中收入人士的需要。此外，在零星的房屋用地建屋，並不能解決結構性的房屋問題；

- (i) 倘把申述地點發展作住宅用途，在浸大學生宿舍內舉行的大型活動(例如迎新營及音樂會)所產生的噪音，會滋擾日後的居民；以及
- (j) 儘管前李惠利用地的北部已預留給浸大，但該塊土地卻不足以容納 1 700 個學生宿位及相關的學生宿舍設施。學生的宿舍生活是大學教育的一部分，有助促進全人教育。然而，現時學生宿舍卻缺乏空間舉辦活動。

60. 浸大學生會周樹人堂宿生會主席(二零一四至一五年度)盧柏佑先生陳述以下要點：

- (a) 他歡迎把前李惠利用地的北部撥給浸大發展學生宿舍，以減輕現時宿位短缺的問題；
- (b) 然而，學生會周樹人堂宿生會強烈反對把申述地點改劃作住宅用途。浸大現正缺乏宿舍設施，令學生難有地方舉行活動。倘把申述地點撥給浸大，便可為學生提供更多設施；
- (c) 把申述地點重建為有限數量的房屋單位不能解決房屋問題。此外，在申述地點興建高層和高密度住宅發展會對附近環境造成屏風效應，影響通風情況。這樣會影響留宿學生的健康；
- (d) 宿舍生活是大學教育的一部分。宿舍會經常舉辦活動，對鄰近居民造成噪音滋擾，尤以在夜間為然；以及
- (e) 申述地點的日後住宅發展會增加該區的交通量，因而對留宿學生的安全造成負面影響。把申述地點撥給浸大有助更完善的校園規劃，並解決現時人車爭路的問題。

[會議小休 10 分鐘。]

61. 浸大研究生會代表張翀先生陳述以下要點：

- (a) 浸大的研究生及研究生會均十分關注浸大日後的教育發展及申述地點的日後用途；
- (b) 研究生對教育資源及宿位有殷切需求，例如中醫藥學院的研究生需要設施進行研究和實驗。此外，大型的活動空間亦有助促進浸大與內地其他教育機構之間的學術交流；以及
- (c) 期望申述地點可撥給浸大作日後的教育發展。

62. 中醫藥學院學生代表陳文佩小姐陳述以下要點：

- (a) 香港現時並無中醫院或中醫教學醫院。中醫藥學院的學生須於廣州駐院實習。這種情況實在極不理想，因為內地的醫療系統及技術、疾病種類及病人的生活模式與本港的截然不同。學生未能把在港所學的應用於內地醫院；
- (b) 由於有三間大學共用廣州中醫院的設施，所以實習機會競爭激烈。香港學生的學習機會相當有限；
- (c) 浸大中醫藥學院的教師在本地執業方面經驗豐富。學生希望可在本地的中醫教學醫院實習，因為既可從這些教師身上學習，亦可同時服務本地社羣；
- (d) 興建中醫院或中醫教學醫院可為病人及公眾帶來裨益。病人在門診診療所接受醫生診斷後，如有需要，便可留院接受進一步治療；
- (e) 興建中醫院或中醫教學醫院與政府有意把香港打造成中藥港的政策一致；以及
- (f) 浸大校園是八間教資會資助大學中面積最小的。浸大從未獲額外撥地以配合三三四學制改革。現時校

園教育設施並不足夠，例如欠缺課室及其他活動空間供學生舉辦活動和進行討論。

63. 中醫藥學院學生代表岑子謙先生陳述以下要點：

- (a) 他述及聖經中有關大衛與巨人歌利亞的故事。約於3 000年前，牧羊童大衛在以色列人與非利士人的戰役中擊敗巨人歌利亞。大衛並無穿上盔甲或使用任何武器，只以投石機弦打敗巨人歌利亞。儘管一般人會認為大衛遜於歌利亞，但實際上大衛比歌利亞強，因為後者患有腦垂體腫瘤，不能看清楚事物；
- (b) 在這個比喻中，大衛象徵中藥。這是因為即使沒有使用先進技術，中藥仍可用以治療重病，有時甚至比西藥更有效用；
- (c) 同樣地，大衛亦象徵浸大。儘管浸大學生的數目是本地大學中最少的，以及浸大沒有發展西醫教育的經驗，但並不表示浸大沒有能力發展中醫教育及中醫教學醫院。反之，浸大會全力支持中醫教學醫院的發展；以及
- (d) 在這個聖經故事中，以色列王准許只是牧羊童的大衛代表以色列人而戰。同樣地，儘管浸大並未在國際上取得卓越的地位，但政府及公眾不應小覷浸大。城規會應給浸大機會，在申述地點興建中醫教學醫院。

64. 由於獲安排使用此時段的申述代表已完成陳述，會議於下午四時三十五分休會。

1. 會議於二零一四年三月十一日上午九時恢復進行。

2. 下列委員及秘書出席恢復進行的會議：

周達明先生	主席
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黃遠輝先生	副主席
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馬錦華先生

劉智鵬博士

陸觀豪先生

馬詠璋女士

張孝威先生

符展成先生

黃令衡先生

黎慧雯女士

林光祺先生

陳福祥先生

甯漢豪女士

凌嘉勤先生

簡介和提問部分

3. 下列政府代表獲邀到席上：

- |       |   |                      |
|-------|---|----------------------|
| 葉子季先生 | — | 規劃署九龍規劃專員            |
| 林秀霞女士 | — | 規劃署高級城市規劃師／九龍(2)     |
| 劉家麒先生 | — | 教育局首席助理秘書長<br>(高等教育) |

4. 下列申述人代表獲邀到席上：

R25－香港浸會大學(下稱「浸大」)

[已授權浸大代表團作為代表的申述人，有關名單見附錄A。]

- |       |   |       |
|-------|---|-------|
| 陳新滋教授 | ) |       |
| 李兆銓先生 | ) |       |
| 曾思蒂女士 | ) |       |
| 譚思藍先生 | ) |       |
| 謝志偉博士 | ) |       |
| 趙其琨教授 | ) |       |
| 葉敬德博士 | ) |       |
| 陳慶忠博士 | ) |       |
| 曾惠珍女士 | ) |       |
| 鄧永安先生 | ) |       |
| 余小鎮先生 | ) | 申述人代表 |
| 呂愛平教授 | ) |       |
| 卞兆祥教授 | ) |       |
| 鍾錫光先生 | ) |       |
| 羅志順先生 | ) |       |
| 鄧麗霞女士 | ) |       |
| 黎穎芝女士 | ) |       |
| 盧書萍女士 | ) |       |
| 尹韜瑋先生 | ) |       |
| 陳穎昕女士 | ) |       |

馮敬謙先生 )  
林朗秋先生 )  
李慧蓮女士 )

5. 主席歡迎上述人士出席會議，並邀請浸大代表團繼續作出口頭陳述。

6. 浸大校董會民選教職員代表趙其琨教授借助投影片陳述以下要點：

- (a) 浸大代表團前一日所提出的要點，已說明不應實施改劃前李惠利用地作住宅用途的安排；
- (b) 前李惠利用地應劃作住宅用途還是教育用途，取決於如何釐定社會價值的優次，即教育相對於房屋而言的重要程度；
- (c) 政府不應以治標不治本的方式解決房屋問題。考慮到有關用地的位置、環境限制及面積，只能以非常高的每單位成本提供限量住宅單位，而售價不大可能是一般市民所能負擔得來；
- (d) 由於在前李惠利用地所提供的住宅單位，不大可能供有真正住屋需要的市民入住，因此把該用地發展作住宅用途而非教育用途，將不能達到預期目的，反而長遠來說會損害香港維持其競爭優勢的能力；

[馬詠璋女士此時返回席上。]

- (e) 面對人口老化、缺乏人才及難以吸引外地勞工的問題，香港須加強對本身人口的教育及培訓，以保持競爭力。投放資源在教育方面，對香港來說十分重要；
- (f) 把有關用地撥作教育用途，可造福社會後代；以及
- (g) 發展高等教育需要軟件(即課程、研究及教師)和硬件(即課室及用地)的支援。浸大有使用及發展前李



惠利用地作高等教育用途的全面計劃。剝奪浸大享用前李惠利用地的權利，會大大影響浸大發展方案的增值效果。

7. 浸大諮議會民選教職員代表葉敬德博士借助投影片，陳述以下要點：

- (a) 浸大在過去 20 年一直表示希望把前李惠利用地納入其校園內；
- (b) 前李惠利用地是唯一鄰近浸大而可供校方進行長遠發展的土地；
- (c) 由於前李惠利用地鄰接現有的中醫藥學院，浸大的長遠計劃是把該用地部分範圍發展作中醫教學醫院用途，以促進協同效應，並讓醫科學生與病人保持互動。從香港中醫藥發展的角度而言，倘該用地作房屋而非中醫教學醫院用途，會是一種損失；
- (d) 浸大的校園面積是八間教資會資助院校中最小的。為配合現時需要，校園的建築物密集，擠迫程度已達至飽和點；
- (e) 作為着重人文學科研究及全人教育的院校，浸大應提供一個有大量戶外空間的環境，以激發學生思考社會事宜和問題，但浸大校園內的戶外空間嚴重不足；
- (f) 把前李惠利用地納入浸大校園內的建議，可在校園內增設戶外空間，這不但可提升學生的創意並令他們的生活更為充實，亦可刺激師生之間的互動，並增加意見和概念的交流；以及
- (g) 納入前李惠利用地，可令浸大校園在整體上更為融合。

8. 浸大諮議會民選教職員代表陳慶忠博士借助投影片，陳述以下要點：

- (a) 前李惠利用地適宜作浸大日後的發展之用，可為大學知識轉移至社會提供新動力；
- (b) 擬議中醫教學醫院是浸大為社會提供專門服務的發展策略的重要部分。中醫教學醫院可在持份者(包括病人、教授、中醫師、學生與政府)之間產生最佳的協同效應；
- (c) 當局可通過另行撥地配合特殊教育需要，但在前李惠利用地興建中醫教學醫院，則能充分利用有限資源，因為既可減少資源浪費及重疊，又可盡量避免學生和教授須前往校外地點服務市民；
- (d) 長遠而言，因在前李惠利用地進行知識轉移而為社會帶來的裨益，遠遠超逾出售該用地作住宅用途所帶來的財政收益；以及
- (e) 促請城規會保留前李惠利用地作教育用途，令浸大及本港市民均能受惠。

9. 浸大諮議會民選教職員代表朱益宜教授通過錄像陳述以下要點：

- (a) 教育下一代一直是傳統中國社會的首要任務。以香港的情況而言，發展高等教育尤為重要；
- (b) 沒有優質教育，不能維持競爭力，香港便沒有將來；以及
- (c) 政府不應為短期目標而犧牲教育的長遠發展。浸大使用前李惠利用地的目的，是推動教育的長遠發展，為下一代提供高等教育。

10. 浸大中醫藥學院院長呂愛平教授借助投影片，陳述以下要點：

- (a) 浸大很久之前已有意把前李惠利用地發展作中醫教學醫院用途。浸大的「2020年願景」已選定該用地作中醫教學醫院發展；

[馬錦華先生此時返回席上。]

- (b) 中國古語有云：「再窮也不能窮在教育方面」(“no matter how poor one might be, one should not be thrifty on education”)。就此而言，政府並無理據把前李惠利用地改劃作住宅用途，因為該用地原先已規劃作教育用途，而教育是為了下一代的長遠利益着想；
- (c) 作為東西方文化交流的地方，香港在中醫藥的發展方面扮演重要的角色；
- (d) 浸大的中醫藥學院是香港首間提供中醫藥課程的院校，亦是全中國修讀有關課程的最大院校；
- (e) 由於前李惠利用地是浸大校園附近唯一可供使用的土地，因此在該地點興建中醫教學醫院是理想的安排，此舉可充分利用有關用地；
- (f) 全世界的醫學院均有自設的教學醫院作支援。內地每間設有中醫藥課程的大學均有最少一所中醫教學醫院作支援。因此，浸大的中醫藥學院亦有需要自設教學醫院以作支援；
- (g) 與西方的醫學訓練相似，實際臨床經驗是培訓中醫師的基本要求之一。中醫教學醫院的最重要功能是為中醫藥科的學生提供取得實際臨床經驗的機會；
- (h) 中醫藥學習及病人的治療與時並進。現時病人不再認為中醫師應單憑本身的經驗提供治療，反而期望醫師以最佳方法治病。這只能在團隊合作的基礎上，以及在可進行學術研究的中醫教學醫院環境中做到。中醫教學醫院的環境亦可讓病人留在醫院進行日常治療及觀察；

- (i) 從醫療教育的角度而言，臨床實習訓練或駐院實習是中醫師培訓的重要元素。目前本港中醫藥科的學生須在內地駐院實習，由於醫療制度不同及學生難以由其教授作出跟進，因而造成問題；
- (j) 中醫教學醫院亦對教授有利，因為他們可就治療病人事宜與學生及其他中醫師交流意見；
- (k) 中醫教學醫院與中醫醫院的分別在於其職員大多為本身是教授或駐院實習學生的中醫師。意見交流及知識轉移較中醫醫院頻密得多。此外，治療、教育及研究三方面的服務均會在中醫教學醫院提供；
- (l) 香港可承受興建中醫教學醫院，因為多年來本港有大量中醫藥學士學位課程的畢業生，當中有部分日後可能成為教授；
- (m) 興建中醫教學醫院最符合香港的利益，因可配合現有的中醫藥學士學位課程，並推動中醫藥作為香港經濟的支柱產業的發展；以及
- (n) 作為國際大都會，香港有需要興建中醫教學醫院。

11. 浸大中醫藥診所病人羅志順先生陳述以下要點：

- (a) 雖然教育及醫療行業被視為香港經濟的支柱產業，但政府並沒有為中醫藥的發展提供太多支援，有關發展主要是靠大學及非政府機構推動；
- (b) 雖然中醫藥獲國際認同為治病的療法，但香港並無中醫教學醫院可讓中醫藥學生進行實習，並接受臨床訓練；
- (c) 由於前李惠利用地鄰接浸大的中醫藥學院，因此把該用地發展作中醫教學醫院用途，有助在教育與臨床實習訓練方面產生協同效應。中醫教學醫院是該用地的最適當用途；

- (d) 興建中醫教學醫院，可提升香港作為中醫藥學習中心的地位，並吸引更多本地學生修讀此科；
- (e) 隨着人口老化，在不久的將來，各界對中醫治療的需求會大增；
- (f) 作為在浸大中醫藥診所接受治療達七年的癌症病人，他見證着中醫藥對治療癌症的成效；以及
- (g) 政府應支持中醫藥研究的發展。

12. 浸大中醫藥診所病人鍾錫光先生陳述以下要點：

- (a) 把香港發展為中醫藥中心的建議，最初是由前任行政長官董建華先生公布；
- (b) 作為每日均需接受治療的慢性病患者，他支持發展中醫院，因為病人可留在醫院接受治療，盡量減少舟車勞頓；
- (c) 在浸大附近興建中醫教學醫院，可提供更多研究機會，對學生和教授而言亦很方便；以及
- (d) 由於前李惠利用地位於市區，而且可供即時使用，把該用地發展為中醫教學醫院，對政府、病人、學生及教授而言均是最佳選擇。

13. 浸大榮休校長謝志偉博士陳述以下要點：

- (a) 以建有新校園和設施的澳門大學為例，政府的支援對促進大學發展甚有幫助；
- (b) 政府應把擴展公立大學視為社區長遠發展的重要部分；
- (c) 浸大一直面對缺乏土地以發展所需設施的問題；

- (d) 與國際標準相比，可供香港城市大學(下稱「城大」)、香港理工大學(下稱「理大」)及浸大使用的土地嚴重短缺。在這三間院校之中，以浸大的規模最小，而且最缺乏土地資源；
- (e) 在考慮大學校園面積是否足夠時，政府不應只按學生可享用的人均樓面空間作出評估，亦應考慮大學校園需要一定的臨界面積(critical size)，才能讓大學有效地運作。浸大校園的用地既已不足，倘政府仍不考慮把可供即時使用的鄰近用地批予浸大，實屬於理不合；
- (f) 把前李惠利用地作特殊教育發展的建議，或可與附近另一所特殊教育學校(天保民學校)產生協同效應，但對於浸大來說，沒有該土地作高等教育用途，會對其發展不利，而且浸大對高等教育的貢獻亦會受到嚴重限制；
- (g) 現時世界各國都在提高自身大學的競爭力，以優化其人力資源的質素和促進其科研的效率。倘政府不把一塊如此小的土地批予浸大，實屬不智。這會妨礙浸大提升其競爭力，以致削弱香港競爭力的增長；
- (h) 支持擬在前李惠利用地興建中醫教學醫院的計劃。浸大是本港首間開設全日制中醫本科課程的大學，也是本港唯一提供中藥學位課程的院校。浸大畢業生對社區提供的醫療服務贏得了認同和讚譽；
- (i) 可惜香港尚未有中醫教學醫院，讓教授和學生進行臨床實習訓練和研究。在香港興建中醫教學醫院，可讓中醫藥教育得以全面發展；
- (j) 擬在將軍澳興建中醫院的計劃，雖可大大改善中醫師所提供的醫療服務，但卻不能取代中醫教學醫院；以及

- (k) 把前李惠利用地撥予浸大興建中醫教學醫院，不但可為中醫藥科的學生、教授和病人帶來裨益，亦有利於中醫藥發展為香港經濟的支柱產業，以及提升香港整體的競爭力。

14. 尚志會主席曾惠珍女士借助投影片，陳述以下要點：

- (a) 尚志會是浸大的校友會，旨在支持浸大的持續發展及對高等教育和全人發展的追求；
- (b) 浸大校園細小，設施不足，沒有標準的游泳池。即使是浸大所使用的體育場和足球場，亦須與其他大學共用；
- (c) 將在前李惠利用地北部提供的 1 300 個學生宿位，不足以應付浸大的需要；
- (d) 浸大未獲增撥土地，以配合因「三三四」學制改革而帶來的需要；
- (e) 浸大中醫藥學院需要一所中醫教學醫院，讓其學生進行臨床實習；
- (f) 由於中醫藥學士學位課程是核准的教資會資助課程，政府有責任為浸大提供所需的土地資源，讓有關課程得以全面發展；
- (g) 政府不應限於考慮浸大直至二零一五年為止的短期發展需要，亦應考慮其長遠的發展需要；以及
- (h) 政府應預留前李惠利用地予浸大使用，以盡量發揮協同效應，並為學生改善整體的學習環境；

15. 浸大校友會主席鄧永安先生借助投影片，陳述以下要點：

- (a) 儘管當局須解決現時房屋用地短缺的情況，但前李惠利用地並不會有助解決有關問題，因為該用地很

可能會發展作高級房屋，而非供有需要人士入住的房屋；

- (b) 由於前李惠利用地已劃作「政府、機構或社區」用途多年，該區整體上欠缺作住宅用途的基本配套設施。擬把該用地發展作住宅用途的計劃，不會帶來任何協同效應或規劃優點；
- (c) 提供房屋用地雖很重要，但闢設其他社區設施(例如體育場及醫院)，對本港的均衡發展而言亦同樣重要。政府經常改變政策，顯示其缺乏對香港的長遠目標；
- (d) 浸大校友會反對把前李惠利用地作住宅用途的建議。事實上，有關的住宅用途亦未獲得九龍城區議會或立法會教育事務委員會的支持；
- (e) 政府的最新建議是保留前李惠利用地作特殊教育用途，但卻沒有提供理據以支持有關建議；
- (f) 自二零零五年起，浸大一直積極爭取在前李惠利用地發展香港所缺乏的中醫教學醫院；
- (g) 現任及前任行政長官均已訂下目標，把中醫藥發展作為香港經濟的支柱產業，但改劃前李惠利用地作住宅用途的建議與目標不符；以及
- (h) 浸大一直培訓中醫師服務市民。擬在前李惠利用地興建中醫教學醫院，旨在提升現時為市民提供的服務。中醫藥的持續發展，以及在該用地興建中醫教學醫院的建議，均獲得公眾的支持。

16. 浸大中醫藥學院校友余小鎮先生陳述以下要點：

- (a) 浸大爭取前李惠利用地並非出於貪念。由於浸大校園地方不足，而校方又需要額外土地提供所需設施以支援其發展，因此須爭取該用地；



- (b) 教育局指現時浸大的學術設施足夠，但事實剛好相反，浸大的設施(如供舉辦研討會或其他活動之用的活動室)嚴重不足；
- (c) 在將軍澳興建的中醫院會由非政府機構營辦。根據非政府機構營辦診所的經驗，駐守這些診所的中醫藥科學生並無充分的臨床實習訓練和監督，但卻須日以繼夜診治病人；
- (d) 學生在內地實習所取得的實際臨床經驗，並非都適用於香港的情況，因為內地的中醫師可結合中西醫藥診治病人；以及
- (e) 在內地實習的香港學生有時被拒參與只限內地學生出席的課堂，因此，興建中醫教學醫院對於為本港學生提供臨床實習訓練至為重要。

17. 林朗秋先生繼而宣讀龍塘分區委員會主席陳其德先生的陳述內容。陳先生稱支持浸大所表達的意見，並認為發展局局長不應在城規會仍在聆聽申述時發表聲明，表示支持把前李惠利用地改劃作住宅用途，此舉會被視為向城規會施壓。

[會議小休 10 分鐘。]

18. 李兆銓先生告知主席，浸大代表團會總結陳述。浸大城市規劃顧問曾思蒂女士借助投影片，陳述以下要點：

- (a) 不少持份者表達意見，指前李惠利用地應由「住宅(乙類)」地帶改劃為「政府、機構或社區(9)」地帶。把該用地作住宅用途，會引致此部分的聯福道一帶出現零碎的發展；
- (b) 前李惠利用地是浸大長遠發展計劃不可或缺的部分，該計劃是就發展高等教育而制定的全面和周詳計劃；
- (c) 把前李惠利用地改劃作高等教育用途，可提升香港整體的競爭力；

- (d) 須知道前李惠利用地是唯一可供用作配合浸大擴展需要的土地。一旦該用地發展作住宅用途，情況便不能逆轉；以及
- (e) 城規會應考慮公眾意見，以及浸大和社會大眾的長遠需要，把該用地恢復為「政府、機構或社區(9)」地帶。

19. 浸大建築顧問譚思藍先生借助投影片，陳述以下要點：

- (a) 根據把前李惠利用地融入浸大校園的概念總體規劃，在前李惠利用地北部會興建一座全人發展綜合大樓，中部設有一座容納 1 700 個宿位的學生宿舍，而南部則設有一所中醫教學醫院；
- (b) 興建中醫教學醫院可同時配合中醫藥科學生和社會大眾的需要；
- (c) 現有的浸大校園頗為分散，前李惠利用地是令校園各部分無法更完善地連繫的障礙之一。倘把前李惠利用地批予浸大，其校園內的整體行人接駁設施將大為改善，為學生及職員帶來裨益；
- (d) 根據概念總體規劃，浸大校園內會提供更多戶外空間，增加師生之間的互動。增設戶外空間亦對附近居民有利，因為這些範圍無論何時均開放予公眾使用；
- (e) 倘前李惠利用地並非撥予浸大，會對日後的整全發展造成負面影響，亦會令浸大的概念總體規劃失去增值效果；
- (f) 浸大的概念總體規劃完善，可供即時實施；
- (g) 與香港或海外其他大學相比，浸大的現有設施分散，而且不符合標準。浸大需要前李惠利用地，該用地對於浸大根據其「2020 年願景」策略性發展藍圖而進行長遠發展來說是不可或缺的；以及

- (h) 即使城規會的職責只是決定前李惠利用地的地帶劃分，也可就該用地的用途向政府作出建議。

20. 浸大校長陳新滋教授總結陳述內容，提出以下要點：

- (a) 從城市規劃、社區融合、對社會的整體利益，以及教育的長遠發展的角度而言，前李惠利用地不宜發展作住宅用途。有關結論十分清晰，倘該用地確實如此發展，將令香港蒙羞；
- (b) 有關發展前李惠利用地的概念總體規劃，包括一所設有 200 個床位的中醫教學醫院、一座容納 1 700 個宿位的學生宿舍，以及一座全人發展綜合大樓。區內社羣已獲諮詢，並支持浸大的發展方案；
- (c) 前李惠利用地是唯一可為浸大的長遠發展創造協同效應的用地；
- (d) 浸大代表團所作的陳述代表了所有主要持份者的意見，包括浸大的學生及職員、區內社羣、區議員和浸大中醫藥學院病人。他們一致支持浸大在前李惠利用地興建中醫教學醫院暨學生宿舍，以及全人發展綜合大樓的方案；
- (e) 中醫教學醫院在支援浸大中醫藥研究課程方面的重要性已述；以及
- (f) 為了香港的未來，城規會應向行政長官會同行政會議作出有關支持浸大發展方案的建議。

21. 由於浸大代表團已完成陳述，主席邀請委員提問。

22. 副主席詢問浸大所需的學生宿位數目。李兆銓先生在回應時表示，所需的學生宿位數目是以教資會所進行的評估為基礎，而現時在前李惠利用地提供 1 700 個學生宿位的建議，亦獲得教資會通過及支持。李先生補充，在該用地擬建的中醫教學醫院，不會導致浸大的學生宿舍需求有所增加。

23. 副主席進一步詢問「三三四」學制改革如何令浸大校園的擠迫問題惡化。李兆銓先生在回應時表示，浸大未獲額外撥地，以容納因「三三四」學制改革而增加的學生。為解決有關問題，校園內部分低矮的發展項目，以及聯校體育場的停車場範圍，分別重建為一座樓高 13 層的建築物及樓高 3 層的建築物，以容納所需的額外設施。

24. 副主席詢問把前李惠利用地北部納入浸大校園，是否已符合校方的需要。李兆銓先生在回應時表示，有關用地佔地 0.64 公頃，只能容納經教育局同意由政府資助的 1 300 個學生宿位，而非獲教資會支持但由浸大自行撥款提供的 400 個額外學生宿位。由於現時尚欠總樓面面積約 2 000 平方米的學術設施(計算至二零一四至一五學年)，因此浸大需要 0.78 公頃的地盤面積，以提供 1 700 個學生宿位，以及總樓面面積為 2 000 平方米的學術設施。不過，這些數字不包括在《二零一四年施政報告》中提及的新措施，即到二零一八至一九年度，教資會資助院校內高年級學士收生學額會增加 5 000 個。根據浸大的初步評估，校方須就學術設施增加總樓面面積 4 000 平方米。譚思藍先生補充，要配合最新的建築標準及要求(包括須分隔建築物及闢設通風廊)，0.64 公頃的用地實不足以容納 1 700 個學生宿位。經考慮整塊前李惠利用地的布局方案後，顧問建議全人發展綜合大樓設於該用地北部，使其處於浸大校園內較正中的位置，而新的學生宿舍則設於該用地南部，以便靠近現有的學生宿舍。

25. 副主席認為，倘只基於浸大的地盤面積便指浸大缺乏用地，則此說法未免過於簡單。儘管校方可用的空間取決於校園內的發展密度和建築物高度，但不同的科目所需的用地亦有差別。李兆銓先生在回應時表示，浸大校園是本港的教資會資助院校中最小的，面積只有 5.4 公頃。即使納入前李惠利用地北部範圍，浸大的校園面積亦只有約 6 公頃，而本港最大的教資會資助院校的校園面積為 137 公頃，同樣位於九龍塘的城大校園面積則為 11 公頃。浸大的內部樓面空間或許足以容納其設施，但整體的校園面積對學生的全人發展來說亦十分重要。就此，陳新滋教授補充，大學教育其中一個最重要元素，是師生在校園內保持互動。校園缺乏戶外空間會嚴重限制這類互動。李兆銓先生續說，戶外空間對浸大而言是奢侈品，因為校園內只有一小塊草地供學生使用。

26. 副主席詢問擬在將軍澳興建的中醫院可否作為教學醫院供培訓浸大學生之用。李兆銓先生在回應時表示，當局未有提供擬議中醫院的運作模式或各項服務的詳情。就此而言，浸大未能考慮擬建醫院可否作為教學醫院。陳新滋教授表示雖然支持在將軍澳興建中醫院的建議，但擬建醫院不能作為教學醫院，因為該醫院並非鄰近或容易接達任何一間現正提供中醫藥學士學位課程的大學；地點不便會影響醫院內病人與學生和師生的互動。

27. 一名委員詢問，倘前李惠利用地南部並非批予浸大，則浸大是否另有計劃。李兆銓先生在回應時表示，浸大須申請略為放寬建築物高度限制，以便在前李惠利用地北部容納 1 700 個學生宿位。由於並無有效的解決方案，因此不能滿足浸大的其他發展需要。陳新滋教授補充，浸大已研究一切可行方案，但並無找到替代的解決方法。

28. 教育局劉家麒先生在回應副主席的詢問時表示，浸大在二零一二至一三學年約有 10 000 名學生，其中 1 400 名屬於文學院；2 300 名屬於工商管理學院；400 名屬於中醫藥學院；1 500 名屬於傳理學院；1 800 名屬於理學院；2 500 名屬於社會科學院；以及 420 名屬於視覺藝術院。關於分配資源及撥地予教資會資助院校方面，當局已採用「Kaiser 計算程式」，考慮每名學生所需的空間，以及對配套設施的需求。李兆銓先生補充，「Kaiser 計算程式」主要涉及計算大學的內部樓面空間需求。

29. 至於將在前李惠利用地北部提供的設施，劉家麒先生表示，浸大的發展方案包括三個部分，即 1 338 個教資會資助學生宿位、總樓面面積為 2 600 平方米的學術設施，以及 300 多個浸大資助的學生宿位。由於 300 多個浸大資助的學生宿位或會提供予自負盈虧課程的學生，教育局認為在發展該用地時，應優先提供教資會資助學生所需的設施(即約 1 400 個學生宿位，以及總樓面面積為 2 600 平方米的學術設施)。不過，倘有合適的建築方案，教育局不反對在同一用地上增設學生宿位。李兆銓先生在回應時表示，政府以往曾批地予其他教資會資助院校，為自負盈虧課程的學生提供宿舍，而教育局並無禁止浸大動用本身的資源提供額外的 300 多個學生宿位。

30. 一名委員詢問似乎大部分時間閒置的聯校運動中心的使用情況。李兆銓先生在回應時表示，聯校運動中心是由浸大、城大及理大共用，三間大學獲平均分配使用時段。根據浸大的記錄，在浸大獲配的時段中，聯校運動中心的使用率高。

31. 同一名委員詢問位於石門的浸大校園可否用作遷移中醫藥學院及闢設中醫教學醫院。李兆銓先生在回應時表示，石門的校園已經飽和，不能用作提供該兩項設施的替代地點。

[甯漢豪女士此時返回席上。]

32. 陳新滋教授在回應同一名委員的詢問時，就他早前的「蒙羞」言論作出澄清，並表示倘原先規劃作教育用途的前李惠利用地須用作房屋發展，則將是本港教育發展史上非常悲哀的一天。浸大的要求是把前李惠利用地由「住宅(乙類)」地帶改劃為「政府、機構或社區」地帶，而浸大會繼續就該用地應作特殊還是高等教育用途與政府作出商討。

33. 一名委員注意到浸大榮休校長謝志偉博士曾在一九九七年至二零零一年期間，擔任香港中醫藥管理委員會主席，並詢問為何當時沒有提出設立中醫教學醫院的需要。陳新滋教授在回應時表示，當時香港的情況尚未適宜設立中醫教學醫院，因為中醫藥學院才剛開始運作，但有關的學士學位課程現已開辦超過十年，因此時機已經成熟，可在香港設立中醫教學醫院，以改善其中醫藥科學生的實習情況。

34. 由於有關的發展方案是以整塊前李惠利用地為基礎，但實際上浸大只獲批前李惠利用地北部，因此一名委員詢問如何落實浸大代表團所提交的概念總體規劃。李兆銓先生在回應時表示，制定概念總體規劃，目的在於向城規會提供一個全面的遠景規劃，展示在前李惠利用地南北兩部均可供浸大作教育用途的情況下，如何可充分利用該兩部分的用地。前李惠利用地其實並非真的分成兩部分，特別是規劃署現時已建議把該用地南部由「住宅(乙類)」地帶恢復為「政府、機構或社區(9)」地帶。李先生補充，把前李惠利用地南部發展為中醫教學醫院的建議是浸大認為最適當的用途，同時最符合香港的利益。

35. 一名委員詢問，倘前李惠利用地南部撥予浸大，校方會否提供新課程。陳新滋教授在回應時表示，目前的計劃是在前李惠利用地闢設 1 700 個學生宿位、一所中醫教學醫院及一座全人發展綜合大樓。全人發展綜合大樓可提供的設施之一是中國文化研究中心，該中心會着重於中國書畫(包括饒宗頤教授捐贈的作品)，讓學生有機會接觸這些藝術領域。綜合大樓亦可提供學術設施，以配合根據與教育局的協定而擬為副學位畢業生增設的 1 000 個高年級學士學位。

36. 同一名委員詢問教育局與浸大曾進行的討論。劉家麒先生在回應時表示，自二零零五年起，浸大已就前李惠利用地的用途向教育局提交了七個不同的概念方案。擬議用途包括為配合「三三四」學制改革所帶來的額外需求而提供的設施、中醫藥學術研究中心、中醫教學醫院、電影電視學院、學生宿舍、文化交流中心、創意綜合大樓、游泳池及相關的健體中心，以及在是次聆訊中向城規會提交的概念總體規劃。教育局難以評估有關方案，因為它們均屬概念方案，而且沒有足夠的支持細節或理據。李兆銓先生在回應時表示，浸大的發展方案一直包括學生宿舍、中醫教學醫院，以及曾採用不同名稱(如文化交流中心及創意綜合大樓等)的人文學科中心。可惜的是，浸大在過程中並無機會與教育局討論其概念方案，並定出相關細節。

37. 一名委員詢問教育局曾否與浸大討論其發展計劃，以及浸大曾否考慮其他方案以配合其擴展需要，例如尋找另一用地擴展校園。陳新滋教授在回應時表示，倘前李惠利用地批予浸大，將可滿足浸大的中期需要。至於長遠計劃，浸大曾建議政府在落馬洲河套區發展浸大的新校園，以換取浸大放棄在九龍塘的現有校園。不過，政府尚未就此事作出決定。劉家麒先生表示，教育局一直就浸大的發展計劃與校方進行商討，但任何擴展方案均須有詳細的建議及理據支持。劉先生不同意只能通過納入浸大校園附近的用地來應付其擴展需要。事實上，浸大最近已獲批十年租約，以便把啟德一塊用地作視覺藝術室用途。浸大表示，啟德的校園是用作深造研究或社區藝術，以及進行不能在九龍塘校園進行的活動(例如玻璃製作)。李兆銓先生在回應時表示，除了九龍塘的校園外，浸大確有其他校園，例如分別位於石門及啟德的校園。大學有一個以上的校園是很自然的事，因為在不同的時候會有不同的用地以配合大學的需要。啟德校園是供視覺藝術院(下稱「藝術院」)使用，原先用

作藝術院的臨時校舍，但由於該用地的建築物屬歷史建築，其氛圍適宜發展藝術，因此已成為藝術院的地標。就此，浸大決定提交申請，以獲准永久使用該用地。

38. 一名委員詢問可否把中醫教學醫院納入浸大校園毗鄰的現有浸會醫院。陳新滋教授在回應時表示，校方已研究此項建議，但基於浸會醫院範圍內缺乏空間及其他運作上的困難，建議並不可行。然而，由於前李惠利用地鄰近浸會醫院，在該用地興建中醫教學醫院，將可結合中西醫藥以治療兩所醫院的病人。

[劉智鵬博士此時暫離會議。]

39. 鑑於有申述人在早前時段的會議中，建議在前李惠利用地提供社區設施，包括公共圖書館、社區會堂及長者中心等，主席詢問可否把這些用途納入浸大的發展方案內。李兆銓先生在回應時表示，浸大已諮詢區內社羣(包括區議員)，他們普遍支持浸大就前李惠利用地制定的概念總體規劃。由於大學校園屬於公共空間，因此歡迎市民隨時使用校園的戶外空間。雖然學生及職員可優先使用校園的室內設施，但其中部分設施亦可在某些時段內供公眾使用。浸大無法在前李惠利用地闢設公共圖書館及社區會堂，但可考慮提供長者服務或與區內社羣合辦一些活動。事實上，擬議中醫教學醫院正是為區內社羣服務的設施。

40. 主席詢問學生宿舍是否如部分申述人在早前時段的會議中所指會產生噪音滋擾。李兆銓先生在回應時表示，他同意部分在學生宿舍進行的活動可能產生大量噪音。事實上，在其他大學的學生宿舍附近的居民，也曾就噪音滋擾作出投訴。就此，前李惠利用地不宜作住宅用途，因為該用地毗鄰的現有學生宿舍或會對日後的居民構成噪音滋擾。

41. 主席詢問該用地是否如部分申述人在早前時段的會議中所指適合興建資助房屋。李兆銓先生在回應時表示，儘管當局有需要提供更多資助房屋以應付需求，但由於前李惠利用地是一塊可作教育用途的極珍貴用地，因此興建資助房屋對該用地來說是否最適當的用途，實在成疑。



42. 主席詢問部分學生在早前時段的會議中提出的問題，是否因有外人使用食堂而令師生難以在食堂內找位午膳。李兆銓先生在回應時表示，浸大會作出所需安排，以確保師生在午膳時間內可優先使用食堂。

43. 一名委員詢問有否足夠的政府、機構或社區設施供九龍塘及九龍城的居民使用。葉子季先生在回應時引述城規會文件附件 VIII 所載，按九龍塘區的計劃人口(約 29 000 人)計算，提供的政府、機構或社區設施整體上足夠，而學校及診所的供應則過剩。儘管郵政局的供應不足，但郵政局通常設於政府、商業及商住樓宇的處所內。葉先生備悉一名申述人要求在九龍塘關設公共圖書館，並表示根據《香港規劃標準與準則》，每 200 000 人需要一間地區圖書館。就此而言，九龍塘並無關設公共圖書館的需要。另一方面，按九龍城的計劃人口(約 450 000 人)計算，只須提供 2.5 間圖書館，而區內已提供／計劃提供 5 間圖書館。根據《香港規劃標準與準則》，社區會堂乃按需要而關設，而這方面的需要是由民政事務總署署長作出評估及提供意見。九龍城現有 4 間社區會堂／中心(3 間由政府機構營辦)，另有 2 間正在計劃關設，因此該區的社區會堂供應整體上足夠。《香港規劃標準與準則》亦訂明，各類長者設施的供應須由社會福利署署長決定。九龍城區有 11 間為長者提供各類服務的中心，長者設施供應足夠。

44. 劉家麒先生在回應同一名委員就擬議特殊教育學校的提問時表示，由於要推行特殊學校的新高中學制和延長特殊教育修業年期，特殊學校學額的需求會上升。除了重置現有特殊學校外，亦須物色新用地增建特殊學校。就此，前李惠利用地南部適宜興建一間設有 24 個課室的特殊教育學校，以應付九龍區的需求。不過，擬議特殊學校的詳細發展參數(例如建築物高度及地積比率)尚未確定。劉家麒先生在回應主席的進一步詢問時表示，擬建特殊學校主要是為了應付九龍區的需求。

45. 一名委員問及現有醫學院與其教學醫院之間的撥款安排，包括香港大學與瑪麗醫院，以及香港中文大學與威爾斯親王醫院的情況。劉家麒先生在回應時表示，教資會並無撥款予所述的兩所醫院，以供學生在醫院接受臨床訓練。這只是兩所醫院與兩間大學的教授彼此作出的行政安排，讓教授在處理某些臨床病例時可帶同學生到醫院觀察或作教學用途。

46. 陳新滋教授在回應一名委員的詢問時表示，倘教育局所提供的理據證實特殊學校是該用地的最適當用途，則浸大會支持擬議的特殊學校發展，但教育局並無提供資料，以支持有需要把前李惠利用地發展作特殊教育用途。

47. 由於委員再無提問，主席感謝政府代表及浸大代表團出席會議。各人均於此時離席。

48. 會議於中午十二時三十分休會。

1. 會議於二零一四年三月十七日上午九時十五分恢復進行。

2. 下列委員及秘書出席恢復進行的會議：

周達明先生 主席

黃遠輝先生 副主席

黃仕進教授

馬錦華先生

何培斌教授

許智文教授

劉智鵬博士

邱榮光博士

林光祺先生

地政總署副署長(一般事務)

林潤棠先生

規劃署署長

凌嘉勤先生

簡介和提問部分

[公開會議]

3. 下列的規劃署及教育局代表，以及申述人和申述人代表此時獲邀到席上：

葉子季先生 — 規劃署九龍規劃專員

劉家麒先生 — 教育局首席助理秘書長(高等教育)

R 2 9 — 香港浸會大學學生會

陳天俊先生	]	
黃學勤先生	]	
顧愷蔚女士	]	申述人代表
王瀚樑先生	]	
梁碧濛女士	]	
馮嘉儀女士	]	
植韻清先生	]	

R 4 4 — 吳永順

吳永順先生 — 申述人

R 3 5 3 — Lee Wai Yi, Melanie

麥潤壽先生 — 申述人代表

R 5 3 3 — Leung Hoi Chi

胡詠詩女士 — 申述人代表

R 5 6 4 — 林菁

林菁先生 — 申述人

R 5 6 5 — 姚汝雄

姚汝雄先生 — 申述人

R 5 6 9 — 林祖光

林祖光先生 — 申述人

R 574 – 蘇仲平

蘇仲平先生 — 申述人

R 948 – 張永山

張永山先生 — 申述人

R 1210 – 李志文

李志文先生 — 申述人

R 1411 – 關繼強

關繼強先生 — 申述人

R 2134 – 何敏靖

何敏靖女士 — 申述人

R 2928 – 鍾旻曉

鍾旻曉女士 — 申述人

R 3186 – 溫嘉琪

陳耀宝女士 — 申述人代表

R 3260 – 徐大基

徐大基先生 — 申述人

4. 主席歡迎上述人士出席會議，並解釋聆訊的程序。他表示，會議將按已於會前發給所有申述人／提意見人的程序須知進行。委員亦同意，主席可全權酌情作出其他所需安排，以確保會議有序而有效率地進行。他特別強調以下要點：

(a) 由於城規會接獲大量申述和意見，而且有逾 2 800 名申述人／提意見人表明會親自或授權代表出席會議，因此有需要限制口頭陳述的時間；

(b) 每名申述人／提意見人均獲分配 10 分鐘的發言時間。然而，為了更有彈性地切合申述人／提意見人的需要，城規會有如下安排：授權代表可使用累積分配時間；可與其他申述人／提意見人互換獲分配時間，以及可要求延長發言時間；

(c) 口頭陳述的內容應只限於在草圖展示期／申述公布期內向城規會提交的書面申述／意見內所載的理由；以及

(d) 為確保會議順利及有效率地進行，主席可要求申述人／提意見人不要無謂重覆已由其他人士在同一次會議上陳述的相同論點。申述人／提意見人應避免宣讀或重覆已提交的書面申述／意見所載的陳述，因為有關陳述已轉交委員考慮。

5. 主席表示會先請規劃署的代表作出簡介，然後請申述人／授權代表作出口頭陳述。口頭陳述部分完成後，便是提問部分。午膳時間是由下午十二時四十五分至二時。視乎情況需要，早上會有一次小休，下午則會有一至兩次小休。

6. 九龍規劃專員葉子季先生借助投影片，複述於二零一四年三月十日會議上作出的簡介。有關內容載於二零一四年三月十日會議記錄的第 17 段。

[林光祺先生及邱榮光博士於簡介時段到席。]

7. 主席繼而邀請申述人和申述人代表闡釋其申述。主席表示，應在 10 分鐘的時限內發言。當局會準備一個計時器，在 10 分鐘的發言時間完結之前兩分鐘，以及 10 分鐘的發言時間完結時提醒申述人／申述人代表。有關陳述應限於闡述他們所提交的書面申述，城規會不會考慮任何新提交／闡述的資料。

#### R29 – 香港浸會大學學生會(下稱「浸大學生會」)

8. 陳天俊先生陳述以下要點：

(a) 他極反對把位於聯福道的前李惠利用地的南部(下稱「申述地點」)改劃作住宅用途。為了善用申述地點，並為社會帶來更大裨益，應把申述地點保留作「政府、機構或社區」用途，並撥予香港浸會大學(下稱「浸大」)以作長遠發展；

- (b) 在申述地點發展中密度豪宅不能解決草根階層的房屋需要，反而會令高等教育發展用地短缺的情況加劇。擬議住宅發展會令物業市場的投機活動更熾熱，令樓價進一步攀升；
- (c) 教育可促進社會階層流動，亦是脫貧的唯一方法，對社會日後的發展非常重要。申述地點是一塊可作高等教育用途的重要土地，不應用以發展住宅，尤其是本港現時並非真的有房屋土地供應短缺的問題。根據記錄，有約 2 153.7 公頃政府土地已規劃作住宅發展但現時空置，另有逾 800 公頃棕地現時用作露天貯物場及棄置車輛停泊處而未盡其用；
- (d) 雖然政府最近已把申述地點從賣地計劃中剔除，但在修訂申述地點的土地用途上，「程序公義」的基本問題仍未解決。有關修訂，在改劃土地用途的公眾諮詢期仍未屆滿前，便把申述地點納入賣地計劃，誤導公眾且在程序上亦是錯誤的。這證明了進行公眾諮詢程序實屬虛假，而當局不會適時考慮公眾提出的意見。此外，從行政長官未經任何諮詢而在施政報告中宣布把「綠化地帶」用地改劃作住宅用途，以及電視發牌爭議的事端中，均證明政府漠視一般市民及社羣的意見；
- (e) 近日，政府表示正研究把申述地點作特殊學校用途的可行性，引起擬爭取使用該地點作特殊學校或高等教育發展的兩派之間的無謂爭端，對社會和諧造成負面影響。為滿足特殊學校和高等教育需要而提供的額外設施，兩者不應有任何衝突。政府應客觀地評估申述地點的最合適用途，以善用土地資源；
- (f) 浸大學生會認為最合適的方案是把申述地點撥予浸大以應付迫切的擴建需要，從而亦可產生協同效應。浸大的校園面積約有 5.4 公頃，是八間由大學教育資助委員會資助的院校(下稱「教資會資助院校」)中最小的，而學生所得的人均樓面面積(約九平方米)亦是最少的。此外，政府已落實新的三三四學制，但浸大沒有獲撥額外土地以提供所需設施，

以應對學生人數的增加。因此，浸大有迫切需要獲撥更多土地，以緩解空間短缺的問題及配合日後的擴建需要；

(g) 浸大現時缺乏約 1 700 個學生宿位，但已預留給浸大使用的前李惠利用地北部僅可提供約 1 300 個學生宿位。倘政府不欲把申述地點撥予浸大，便應另外擬備可行方案，以解決學生宿位不足的問題；

(h) 申述地點三面被浸大建築物包圍，倘撥予浸大，便可更有效地用作長遠發展，政府亦無須費神在本港其他地點物色用地予浸大以應付擴建需要，而浸大要在校園附近物色用地進行擴建，實在極之困難；以及

(i) 浸大學生一直在擠迫的環境中學習，影響學習質素，亦未能盡情享受學校生活。倘政府堅持把申述地點撥予其他使用者，對浸大並不公平，亦會窒礙本港高等教育的長遠發展。

[R29 的實際發言時間：10 分鐘]

9. 林菁先生(R564)於此時要求先作出陳述，因為他於稍後要參加另一個會議。主席諮詢其他與會人士，眾人沒有反對，於是主席順應林先生的要求。

#### R564－林菁

10. 林菁先生陳述以下要點：

(a) 他是香港中國中醫針灸研究院院長，以及香港專業註冊中醫協會首席會長；

(b) 自政府於二零零二年宣布實行中醫註冊制度以來，已證實中醫藥在治療慢性疾病和頑疾方面較西醫更為有效。因此，實有迫切需要成立一所中醫教學醫院，提供住院服務，以中醫藥進行系統性治療；



- (c) 浸大是首間提供中醫學學士學位課程的院校，該課程已有逾 10 年歷史。現時中醫學系學生須在內地實習。內地的醫療制度與香港的不同，而學生在內地實習所得的知識未必全部適用於香港。成立中醫教學醫院可讓學生在本港實習，促進中醫藥的研究與發展，亦可推動本港中醫藥業的前進；
- (d) 申述地點隨時可供使用，亦無需改劃土地用途，最適宜發展中醫教學醫院。申述地點與浸大校園相連，亦毗鄰浸大中醫藥學院大樓。闢設中醫教學醫院，既可提高治療病人的效率，亦為公眾帶來更大裨益；
- (e) 北京、南京、廣州、成都、韓國、台灣等地著名中醫藥大學的教學醫院，全部位處校園附近。擬議中醫教學醫院可提供所需設施，以支援浸大及本地其他院校中醫學系學生的臨床培訓；
- (f) 在申述地點發展豪宅只會惠及一小撮人，但未能解決社會迫切的房屋需要。相反，把申述地點用作高等教育用途或興建中醫教學醫院，會給公眾帶來更大裨益；
- (g) 本港高等教育院校缺乏約 80 000 平方米的作業樓面淨面積。浸大校園的面積是八所教資會資助院校中最小的，亦沒有獲撥額外土地以實行三三四學制，而浸大已在現有校園闢設新的設施，以及在現有建築物上加建額外樓層，令校園擠迫的問題更為嚴重。既然申述地點三面被浸大校園包圍，把它撥予浸大實屬合理。這樣做可讓浸大把校內各項活動集中在一起，並為學生提供優化的環境、亟需的設施及更多的活動空間；以及
- (h) 他促請城規會把申述地點劃作興建中醫教學醫院，以推動中醫藥的傳統文化。

[ R 5 6 4 的實際發言時間：七分鐘 ]

11. 林先生於此時向城規會提交一封信，表達他對申述地點日後用途的意見。

R44－吳永順

12. 吳永順先生陳述以下要點：

- (a) 他是建築師兼城市設計師，先前曾參與高等教育院校發展計劃多個不同項目的規劃及設計；
- (b) 他一直非常關注政府改劃多塊「政府、機構或社區」用地作住宅用途，以應付房屋需求的決定。他認為把申述地點改劃作住宅用途的建議不可接受。申述地點被浸大建築物包圍，而浸大已就申述地點日後的用途與政府交涉了數年；
- (c) 對於政府把申述地點從賣地計劃中剔除，以及有意把該地點保留作政府、機構或社區用途，他表示欣賞。城規會現時可專注只從規劃角度考慮各份申述，不再受提供更多土地以應付房屋需求的壓力所影響；
- (d) 就高等教育院校的擴建需要，倘有毗鄰用地可供綜合發展，是最有效不過的。為了落實新的三三四學制，政府已把位於薄扶林香港大學(下稱「港大」)主校園以西一塊政府、機構或社區用地撥予港大，以發展百周年校園；又把漆咸道南對面一塊「休憩用地」撥予香港理工大學，以進行其第八期發展。有鑑於此，既然申述地點毗鄰浸大，政府把申述地點撥予浸大以作日後發展，實屬合理；
- (e) 申述地點附近主要為高等教育設施所佔用，在該處興建數幢住宅大樓，與附近的發展不相協調。在該處發展豪宅亦不能解決社會的房屋需要，只會犧牲本港高等教育的長遠發展；
- (f) 香港進行城市規劃的目標，是透過對各項發展和土地利用施加指引及管制，以促進社區的衛生、安

全、便利及一般福利，並締造更有條理、更有效率和更理想的居住及作業(包括學習)地方。政府應以有系統、全面、專業和有遠見的方式進行規劃。除了為更優質的住宅環境進行規劃，亦應為其他社區設施(包括高等教育設施)的供應加以仔細規劃。在各別位置的不同用地上為高等教育院校興建單幢式建築物，並非理想的規劃；以及

- (g) 總括而言，他反對把申述地點改劃作住宅發展，並促請政府把該地點恢復作政府、機構或社區用途，以便浸大進行長遠發展。

[R 44 的實際發言時間：六分鐘]

**R 353 – Lee Wai Yi, Melanie**

13. 麥潤壽先生陳述以下要點：

- (a) 他是浸大校友；
- (b) 教育對社會的持續發展十分重要，已發展及發展中國家都一致認為應獲優先考慮；
- (c) 申述地點較適宜作可令較多人受惠的高等教育發展項目。興建豪宅只可令一小撮富有人士得益；
- (d) 雖然把申述地點從賣地計劃中剔除是一個正確的決定，但倘政府須就該處日後的土地用途作進一步研究，他擔心申述地點會繼續空置多年；
- (e) 浸大對申述地點的用途有全面的計劃，以進行長遠發展。倘獲批這塊用地，浸大已為有關發展做好準備；以及
- (f) 申述地點的擬議住宅發展，與該區附近的教育用途不相協調。他認為申述地點在地理上被浸大校園包圍，較適宜作高等教育發展，並應優先撥予浸大。

[ R 5 3 3 的實際發言時間：三分鐘]

R 5 3 3 — Leung Hoi Chi

14. 胡詠詩女士陳述以下要點：

- (a) 她是一名護理業專業人士，她的孩子有特殊教育需要；
- (b) 特殊教育設施應置於方便的住宅區內。申述地點位處九龍塘，意向作特殊學校發展，但對有需要人士而言，並不容易到達；
- (c) 同樣地，將軍澳的擬議中醫院遠離市中心，對實習學生及求診的市民大眾並不方便；
- (d) 根據她當護士學生的經驗，教學醫院最宜設於教育院校附近，方便師生和病人，亦可提高治療的成效；以及
- (e) 應仔細進行規劃，在合適的地點闢設特殊教育設施及中醫教學醫院，從而為持份者和公眾帶來最大的得益。

[ R 5 3 3 的實際發言時間：三分鐘]

R 5 6 5 — 姚汝雄

15. 姚汝雄先生陳述以下要點：

- (a) 對於把申述地點從賣地計劃中剔除並作教育用途，他大表支持；
- (b) 由於申述地點三面被浸大包围，又毗鄰浸大中醫藥學院大樓，最適合發展作浸大營辦的中醫教學醫院。中醫教學醫院對本港中醫藥的長遠發展至為重要，尤其是公眾日漸認同中醫藥確能有效地治療一些慢性疾病；

- (c) 在本港設立中醫教學醫院，可讓學生在本地實習，推動中醫藥專業人士的培訓，為社會帶來更大裨益；以及
- (d) 教育對社會的發展十分重要，應獲優先考慮。他促請城規會把申述地點指定作浸大的中醫教學醫院綜合發展，以配合社會的需要。

[R 5 6 5 的實際發言時間：三分鐘]

R 5 6 9 — 林祖光

16. 林祖光先生陳述以下要點：

- (a) 他是尖沙咀街坊福利會(下稱「街坊福利會」)的監事長；
- (b) 公眾日漸認同中醫藥確能有效地治療慢性疾病及頑疾；
- (c) 二零一二年初，浸大及街坊福利會於尖沙咀成立了中醫專科診療中心，前往該中心求診的病人日多。社會對中醫教學醫院有迫切需要，以助培訓更多中醫藥專業人士，從而應付社會對有關服務日增的需求和長遠的需要。本港缺乏一所中醫教學醫院，窒礙了中醫藥業的發展；
- (d) 申述地點三面被浸大包圍，又毗鄰可提供所需支援的浸大中醫藥學院大樓，因此，申述地點非常適合發展中醫教學醫院。在本港發展中醫教學醫院，可方便中醫學系學生實習，亦就醫療服務為公眾提供另一選擇；以及
- (e) 他懇請城規會把申述地點撥予浸大作中醫教學醫院發展，以提供醫學教育及進行研究，惠及公眾。

[R 5 6 9 的實際發言時間：三分鐘]

R 574 — 蘇仲平

17. 蘇仲平先生陳述以下要點：

- (a) 他是街坊福利會理事長，希望詳述街坊福利會和申述地點的關係；
- (b) 由於浸大校園嚴重缺乏擴建空間，校方一直使用街坊福利會的地方舉辦多個學術課程。此外，浸大中醫藥學院亦與街坊福利會合作在尖沙咀成立了中醫專科診療中心，以應付社會對中醫藥治療日增的需求；
- (c) 對於政府最近決定把申述地點由住宅用途恢復為教育用途，以配合社會長遠的教育需要，他大表支持。現在是把申述地點批給浸大作長遠發展的好時機；
- (d) 申述地點三面被浸大建築物包圍，校方可更有效地使用申述地點作日後的綜合發展；
- (e) 在申述地點興建中醫教學醫院，可讓學生在本地實習，亦有助解決浸大缺乏擴建空間的問題；
- (f) 區內很多居民及中醫專科診療中心不少病人都希望香港有一間中醫教學醫院，以便提高中區藥治療的成效；以及
- (g) 由於街坊福利會在尖沙咀的現有用地空間不足，環境又不相協調，浸大已放棄在該會會址發展中醫教學醫院的方案。他希望當局把申述用地批予浸大作中醫教學醫院發展，以助培訓更多年輕中醫專業人士，為社會帶來更大裨益。

[ R 574 的實際發言時間：五分鐘 ]

R 948 — 張永山

18. 張永山先生陳述以下要點：

- (a) 他極反對把申述地點改劃作住宅發展，因為在申述地點僅可提供小量單位(約 200 至 300 個)，不足以應付對房屋的需求；
- (b) 政府應探討在私人會所用地(例如九龍仔居民協會用地)興建住宅的可行性，而非零碎地在一些細小而分散的用地興建房屋大樓；
- (c) 應把申述地點作教育用途。教育對本港的下一代和日後的發展至為重要。長遠而言，投資在教育上，以及提高教育質素，可為社會帶來更多益處。倘把申述地點作高等教育用途，有助提供渠道讓低下階層向上流動，符合行政長官於《二零一四年施政報告》中倡議扶貧的政策綱領；
- (d) 倘在申述地點作高等教育發展，由於有關用地在地理上毗鄰浸大，撥予浸大以便該校日後進行綜合發展會較恰當；以及
- (e) 一如規劃署的代表所陳述，為回應教育局指浸大已有足夠空間的意見，他認為不應單憑數字，而是應以全面而綜合的方式，為高等教育院校進行規劃，確保可充分應付學生的學習需求及校方日後的發展需要。

[R948 的實際發言時間：九分鐘]

R1210 – 李志文

19. 李志文先生陳述以下要點：

- (a) 他在浸大工作了逾 20 年，見證該校的發展，包括興建聯福道新校園及學生宿舍設施；

- (b) 二零一二年底，浸大師生對申述地點將撥予浸大興建學生宿舍表示欣喜，但其後對當局建議把該用地改劃作住宅用途表示失望；
- (c) 浸大沒有獲撥任何額外土地以落實新的三三四學制。由於附近沒有用地，校方只好在現有校園增建新的設施，以及在現有浸大校舍增建樓層，以應付額外的需要；
- (d) 當浸大員工知悉香港專業教育學院李惠利分校將遷往將軍澳時，他們認為校方有機會獲撥申述地點作日後擴建之用。把申述地點改劃作住宅發展的建議令他們的期望落空；
- (e) 多年以來，政府的高等教育發展政策一直在變，包括學制及學生宿位供應的改變。高等教育院校需要更多發展空間去應付這些轉變。倘教育局以短視的方式，純粹根據現有需求去評估大學的空間是否足夠，而漠視日後的擴建需要，這對浸大而言並不公平；
- (f) 浸大擬備了直至二零二零年的長遠發展計劃，而計劃能否落實須視乎政府會否增撥土地予校方。校方會繼續就申述地點的日後用途與政府聯絡；
- (g) 城規會應重新考慮，在申述地點興建住宅是否真的有助解決房屋問題，以及應否為了解決對房屋的需求而犧牲社會對教育的需要；以及
- (h) 儘管在申述地點進行的用途，須由政府作進一步檢討，並顧及各項考慮因素，包括浸大及其他持份者的需要，但他仍促請城規會把申述地點保留作政府、機構或社區用途。

[ R 1 2 1 0 的實際發言時間：六分鐘 ]

R 1 4 1 1 — 關繼強



20. 關繼強先生指他是浸大員工，他連同一些家人是建築界的業內人士，他亦認識城規會一些委員。主席要求關先生澄清他是否跟席上的委員有任何緊密關係。關先生回應指他認識林光祺先生，但關係不密切。

21. 關繼強先生陳述以下要點：

- (a) 他極反對把申述地點改劃作住宅發展，因為在申述地點提供小量單位，對應付房屋需求效果不彰。有關單位數量亦可輕易地改由其他用地提供，例如政府現正研究的大嶼山大型發展項目；
- (b) 政府擬把申述地點恢復作政府、機構或社區用途，方向正確，亦證明城市規劃程序既有效，亦有顧及公眾的主流意見；
- (c) 雖然城規會不能為申述地點劃定某項政府、機構或社區用途，但應考慮加入一項規劃要求，就是申述地點日後的發展應與附近用地的用途得以協調和補足；
- (d) 在申述地點進行其他新發展，會增加該區的交通量，對現有社區環境造成負面影響。為了維持九龍塘區的寧靜環境，把申述地點預留給附近的現有使用者作日後擴建之用，是比較理想的做法。此外，在運用稀少的土地資源方面，這也是最合適的方案，因為這樣做可取得協同效應，為公眾帶來更大益處；
- (e) 浸大的學生宿位短缺。現時在馬鞍山和將軍澳宿舍居住的學生，每天要長途跋涉到九龍塘的校園上學。此等安排並不理想，亦對學生造成諸多不便。在校園內興建學生宿舍，有助學生享受學校生活，亦能為他們提供更優質的學習環境；
- (f) 由於申述地點面積細小，給單一使用者發展會較有效率，就如香港專業教育學院李惠利分校的原來使

用者一般，因為這樣做有助進行全面規劃，並可保留該區現有的寧靜環境；以及

- (g) 浸大是毗鄰申述地點的現有使用者，政府在檢討申述地點的指定用途時，浸大應獲從優考慮。

[R1411 的實際發言時間：10 分鐘]

R2134－何敏靖

22. 何敏靖女士陳述以下要點：

- (a) 為增加房屋土地供應，政府已打算把多塊「政府、機構或社區」用地及「綠化地帶」用地改劃作住宅用途，以應付本港對房屋的迫切需求。然而，增加房屋土地供應未能解決房屋問題，反而製造了新的問題。更重要的是，仍未解決社會公義的爭端；
- (b) 在考慮改劃土地用途(包括改劃申述地點)的建議時，城規會應負責把關，因為城規會的決定會有長遠的影響；
- (c) 發展商一直在囤積土地，即使增加房屋土地供應，亦不代表可適時提供單位以應對迫切的房屋問題。二零一二年，有報告指由五個大型發展商及香港鐵路有限公司(下稱「港鐵」)囤積的土地，可興建約 91 000 個單位(假設平均單位面積為 700 平方呎)，與於政府土地上住宅用地的單位數量(約 121 000 個單位)相約；
- (d) 發展商亦一直保留已落成的單位，待物業市場暢旺時才出售，以賺取最大的利潤。例如截至二零一三年一月，已於二零零六年落成的浪澄灣仍有約 1 000 個單位未推出市場。此外，粉嶺石湖新村／烏鴉落陽另一個住宅發展項目有達 25 幢三層高的屋宇亦已空置逾七年，以待政府就新界東北日後發展進行檢討。在政府完成新界東北新發展區的研究後，該塊用地的最大准許總樓面面積已增加八倍，

總樓面面積由原來的 142 000 平方呎增加至 123 萬平方呎；

- (e) 發展商興建了很多是大多數港人負擔不來的豪宅，未能滿足社會對房屋的需求；

[馬錦華先生於此時返回席上。]

- (f) 以啟德發展項目為例，現時約有 9.2 公頃的土地 (佔發展區約 3%) 規劃作公營房屋發展，以容納約 34 000 人，但卻有 27 公頃的土地 (佔發展區約 8%) 預留作低至中密度豪宅，只能容納約 56 000 人。豪宅發展非公眾所能負擔，亦不能解決迫切的房屋問題；以及

- (g) 有鑑於此，增加房屋土地供應並未能解決現時的房屋問題及社會公義問題。她促請城規會在審議本港未來的改劃土地用途建議及整體規劃時，應顧及所有相關考慮因素。

[R2134 的實際發言時間：六分鐘]

#### R2928－鍾旻曉

23. 鍾旻曉女士要求城規會批准她播放兩段簡短的錄影片段，以支持其陳述。主席答允其要求。

24. 鍾女士陳述以下要點：

- (a) 她反對把申述地點用作住宅發展的建議，理由如下；
  - (i) 申述地點三面被浸大包圍，附近地區主要是學校、軍營和老人中心，擬議住宅發展與該等現有發展不相協調。發展住宅會改變該區的現有特色；

- (ii) 申述地點的擬議住宅發展會造成屏風效應，對區內的通風造成負面影響。此外，擬建豪宅會令交通流量增加，造成空氣及噪音污染，對該區的整體環境造成負面影響；
  - (iii) 發展豪宅未能滿足市民對可負擔房屋的迫切需要；
  - (iv) 在有關修訂刊憲前，浸大已一直就使用申述地點作擴建用途與政府聯絡；以及
- (b) 近日，政府宣布會仔細研究把申述地點作特殊學校發展的可行性。然而，立法會議員曾於二零一三年十二月十一日的立法會會議上，就「編配土地及空置校舍作教育用途」作出提問。根據教育局局長的答覆，申述地點不在 17 幅預留作學校的用地(包括特殊學校用途)的名單內。

25. 鍾女士欲於此時播放有關葉惠康博士及黃友嘉博士演說的兩個錄影片段。但有關片段因為技術問題未能播放，於是她把以下主要訊息轉達城規會：

- (a) 葉惠康博士表示，香港浸會學院大概於 20 年前已向政府申請把申述地點用作該校的綜合發展。他認為浸大可使用的土地面積，會直接影響學習質素、歸屬感及師生之間的互動程度。校園內缺乏空間，便難以締造優質的學習環境，對學生享受大學生活造成負面影響；
- (b) 土地及建設諮詢委員會主席黃友嘉博士表示，應把申述地點撥予浸大作長遠發展；
- (c) 申述地點是毗鄰浸大校園唯一可使用的土地，最適合為該校使用，以緩解空間短缺的問題，以及協助該校日後進行綜合發展；以及

- (d) 由於本港缺乏用地發展高等教育，把市區珍貴的教育用地改劃以興建住宅，會窒礙高等教育的日後發展。

[ R 2 9 2 8 的 實 際 發 言 時 間 ： 六 分 鐘 ]

26. 由於須處理技術上的問題，會議小休五分鐘。

27. 由於需更多時間處理技術上的問題，主席在修正技術問題之際，請餘下兩名申述人先作陳述。

R 3 1 8 6 — 溫 嘉 琪

28. 陳耀宝女士陳述以下要點：

- (a) 她是一名會計師，希望從會計角度就申述地點的日後用途提出意見；
- (b) 可根據三個準則來評估申述地點是否獲予最佳用途  
(i)持續關注；(ii)是否一致；以及(iii)是否明智；
- (c) 浸大所擬備的詳細發展建議符合以上三個準則。由於其校園已盡用，實有充分理據證明該校有擴建的需要。浸大長遠而言需要更多土地作未來發展之用；
- (d) 申述地點被浸大的現有建築物包圍，可發展為其校園不可或缺的部分。把申述地點作其他用途，會與附近的發展不相協調；
- (e) 根據浸大的總綱規劃，申請地點會用作發展中醫教學醫院、學生宿舍及一座全人發展綜合大樓。政府應從優考慮浸大擬備的全面計劃。相關持份者是否要求把申述地點用作特殊學校，以及有否充分的理據支持在申述地點興建特殊學校，實在值得商榷；
- (f) 浸大擬在申述地點進行的發展，可與他們的現有設施產生協同效應，又可獲得現有的行政、技術、財

務、學術及研究上的支援。把較遠的用地撥予浸大，成本效益會較低；

- (g) 中醫教學醫院最好毗鄰浸大中醫藥學院大樓，使能更有效地運用現有人力資源、基礎配套、醫療及其他技術設施，亦更方便師生和病人。申述地點位處中心位置，容易到達，是最適合興建中醫教學醫院的地點；
- (h) 由於香港沒有中醫教學醫院，學生須前往內地實習。內地的醫療制度和疾病與香港的不同，而學生在內地學會的知識，亦未必可以完全應用於香港。在申述地點興建中醫教學醫院，可讓學生在本地實習，對本港中醫藥的長遠發展十分重要；以及
- (i) 她舉瑪麗醫院和威爾斯親王醫院為例。兩者分別位處香港大學和香港中文大學附近。她促請政府把申述地點撥予浸大，以發展中醫教學醫院。

[ R 3 1 8 6 的 實 際 發 言 時 間 ： 八 分 鐘 ]

R 3 2 6 0 – 徐 大 基

29. 徐大基先生陳述以下要點：

- (a) 自二零零八年透過輸入內地人才計劃來港居住以來，他一直在浸大中醫藥學院工作；
- (b) 他曾於二零一三年三月在大公報撰寫文章，表示大力支持把申述地點撥予浸大，以發展中醫教學醫院；
- (c) 他在遷往香港居住之前，曾於廣東省中醫院工作，亦有直接參與浸大學生的實習計劃。他發現由於內地的醫療制度及文化與香港不同，學生們並不太熱衷於學習，加上他們在內地學會的知識，未必適用於香港的情況。在香港設立中醫教學醫院，將有助

學生在本地實習和培訓。由於師生無須前往內地，培訓的成效亦會得以提高；

- (d) 發展中醫教學醫院可為學生提供有系統的中醫藥教育和培訓，以及臨床研究的場地，促進本港中醫藥的發展；
- (e) 過去幾年，前往內地接受中醫藥治療的香港人日漸增加。香港急需成立中醫教學醫院，以應付社會的迫切需要；
- (f) 很多著名的中醫藥專業人士均支持在香港發展中醫教學醫院；
- (g) 雖然他對申述地點從賣地計劃中剔除甚感欣喜，但卻對政府擬在申述地點興建特殊學校表示失望。本港需加強對特殊教育的支援，是無庸置疑的。然而，申述地點並非唯一適合作該用途的用地。申述地點被浸大校園包圍，因此是供浸大進行日後擴建的僅有合適用地；以及
- (h) 教育對香港的下一代和未來發展至為重要，應優先考慮改善高等教育，因此應把申述地點撥予浸大，以進行綜合及可持續的發展。

[R3260 的實際發言時間：九分鐘]

30. 由於仍未能解決技術上的問題，主席建議把兩個錄影片段的連結資料交予委員，以便他們在會後觀看。有關的連結資料，在會分發給各委員。

31. 由於政府的代表、申述人及申述人代表已完成陳述，主席請委員提問。

32. 副主席表示，今早及之前會議的申述人主要關注的事宜包括(i)申述地點不應用作住宅發展；以及(ii)由於政府決定保留申述地點作合適的政府、機構或社區用途，將之撥予浸大作日後發展，會比作特殊教育發展更為合適，以便取得協同效

應。九龍規劃專員已清楚表示，申述地點應預留作特殊學校用途，還是其他教育用途或「政府、機構或社區(9)」地帶所准許的別些用途，應由教育局或政府在考慮其政策優次後作出決定。此項事宜並不屬於城規會的職權範圍。就此而言，副主席問及本港對特殊教育設施是否有很大需求，以及在申述地點興建特殊學校會否取得協同效應。

33. 教育局首席助理秘書長(高等教育)劉家麒先生表示，雖然政府曾表明或會在申述地點進行特殊教育發展，以應付各界近日提出加強特殊教育支援的要求，但教育局無意搶先在城規會考慮申述地點日後的土地用途前作出決定。倘城規會決定把申述地點保留作「政府、機構或社區」地帶，教育局才會就可否在申述地點進行特殊學校發展加以研究。至於副主席詢問社會對特殊教育的需求，他答說由於須落實新高中課程，以及延長特殊教育學習年期的政策，九龍區(包括將軍澳)對特殊學校學額的最新需求約為 500 個，相等於兩間新的特殊學校。教育局初步認為申述地點或會適合興建一間配備 24 個課室的特殊學校。

34. 一名委員留意到有申述人提及浸大的地盤面積及學生所得的人均面積，是八所教資會資助院校中最小的，於是詢問浸大是否真的有空間短缺的問題。

35. 葉子季先生表示，浸大現時的地盤面積約為 5.4 公頃，的確是八所教資會資助院校中最小的。然而，一如教育局的意見，評估教育院校的空間是否充足，並非單以地盤面積計算，因為不同教育院校有不同的地理條件(例如個別用地的地理位置和發展參數、可用土地的比例、校園建築物的布局等)；因此，簡單化地比較不同院校的地盤面積是不恰當的。須根據公帑資助學生的人數、對教學空間及學生宿位的需求，以及各院校不同學系的特定運作空間需求，去評估各院校對空間的需求。基於這一點，他知道浸大學生所得的人均面積並非八間院校中最少。此外，上述的浸大地盤面積，尚未包括當局已同意撥予浸大的前李惠利用地的北部(約 0.64 公頃)，以及浸大現已使用位於九龍灣觀塘道的前皇家空軍軍官俱樂部用地。根據教育局的評估結果，浸大現有及已規劃的土地供應，足以應付其公帑資助教學空間和學生宿位所需。



36. 劉家麒先生補充說，浸大位處市區，倘把其地盤面積與位於新界區其他大學的地盤面積直接相比，並不恰當。此外，教育局向來公平一致地以作業樓面淨面積去評估八所教資會資助院校的面積或空間需求。基於這一點，前李惠利用地的北部經預留給浸大作日後發展後，在八所教資會資助院校中，便有三間大學完全符合公帑資助教學空間和學生宿位的空間要求，浸大是其一；浸大亦是三間位於市中心的大學當中，唯一完全符合相關要求的大學。

37. 主席詢問浸大學生宿位供應的情況，劉家麒先生在回應時解釋說，浸大尚欠 1 338 個公帑資助學生宿位，預計前李惠利用地的北部可提供約 1 400 個公帑資助學生宿位，足以應付浸大尚未滿足的需求。申述人引述浸大尚欠的 1 700 個學生宿位，當中包括 300 個自資宿位，但自資宿位未必為教資會資助課程學生所使用。鑑於土地資源珍貴，並且為確保公共資源用得其所，浸大須先在有關用地提供公帑資助教學空間和學生宿位。教育局不會反對在該用地提供更多自資學生宿位，但前提是公帑資助課程學生的利益不應受到負面影響。

38. 由於所有與會的申述人及申述人代表已完成陳述，委員亦再無提問，主席多謝申述人、申述人代表和政府的代表出席聆訊。各人均於此時離席。

39. 會議於上午十一時四十分休會。

1. 會議於二零一四年三月二十日上午九時零五分恢復進行。

2. 下列委員及秘書出席恢復進行的會議：

周達明先生

主席

黃遠輝先生

副主席

陸觀豪先生

邱榮光博士

鄒桂昌教授

黃令衡先生

黎慧雯女士

林光祺先生

劉興達先生

符展成先生

何培斌教授

陳福祥先生

地政總署署長

甯漢豪女士

簡介和提問部分

[公開會議]

3. 下列規劃署及教育局的代表、申述人和申述人代表於此時獲邀到席上：

葉子季先生

規劃署九龍規劃專員

劉家麒先生

教育局首席助理秘書長  
(高等教育)

R 5 5 5 1 (Gadau, Marcus)

Mr Gadau, Marcus

申述人

R 6 7 1 7 (譚永森)

譚永森先生

申述人

R 6 9 2 2 (李光華先生)

李光華先生

申述人

R 6 9 5 9 (蘇永乾)

蘇永乾先生

申述人

R 7 5 3 3 (香港批判地理學會)

鄧永成先生

申述人代表

R 7 8 3 2 (傅家灝先生)

傅家灝先生

申述人

R 7 8 6 6 (米國華先生)

米國華先生

申述人

R 7 9 1 7 (黃雅忠)

黃雅忠先生

申述人

R 8321(黎穎芝)

黎穎芝女士

申述人

R 8347(羅惠滋)

羅惠滋女士

申述人

R 8926(林志明先生)

林志明先生

申述人

R 13576(麥天馨)

麥天馨女士

申述人

4. 主席歡迎上述人士出席會議，並解釋聆訊程序。他表示，這次會議會按照會前向所有申述人／提意見人提供的「出席會議的程序須知」進行。委員亦同意，為確保會議有秩序有效率地進行，主席應可全權決定作出其他必要安排。主席特別強調以下要點：

- (a) 由於所收到的申述和意見書數量很多，又有逾 2 800 名申述人／提意見人表示他們會親自或授權其代表出席會議，因此有需要限制口述陳詞的時間；
- (b) 每名申述人／提意見人會獲分配十分鐘發言時間。不過，為配合申述人／提意見人的需要所設的靈活安排包括：容許獲授權代表累積發言時間、與其他申述人／提意見人交換獲分配的時段及／或要求延長口述陳詞的時間；
- (c) 口述陳詞應只限於分區計劃大綱圖展示期間／申述公布期間已向城規會提交的書面申述／意見內的申述／意見理由；以及
- (d) 為確保會議順利及有效率地進行，主席或會要求申述人／提意見人不得不必要地重覆已由其他人士在同一會議上陳述的相同論點。申述人／提意見人應避免宣讀或重覆書面申述／意見所載的陳述，因為書面意見已交予委員考慮。

5. 主席表示，會先邀請規劃署的代表作出陳述，然後請申述人／獲授權代表作出口述陳詞，其後會有問答環節。

6. 他繼而邀請九龍規劃專員葉子季先生向委員簡介申述及意見。葉先生借助投影片，重複在二零一四年三月十日一節聆訊中所作出的簡介，其內容載於當日會議記錄的第 17 段內。

[林光祺先生此時返回席上。]

7. 主席繼而請申述人和申述人代表闡述申述的內容。

R 5551 (Gadai, Marcus)

8. Mr Marcus Gadus 確定不作口述陳詞。

R 6717 (譚永森)

9. 譚永森先生陳述以下要點：

- (a) 他反對把香港專業教育學院前李惠利校園的南部(申述地點)改劃為「住宅(乙類)」地帶。鑑於不少學生、機構和區議員已表達各方面的意見，他會把重點放在土地用途不相協調方面；

土地用途不相協調

- (b) 倘申述地點改劃為「住宅(乙類)」地帶，在學生宿舍露天場地舉行的表演及論壇等學生活動，會對住宅項目日後的居民造成噪音滋擾，他們無可避免會對學生提出投訴；
- (c) 為收集天然光線或增加建築物的美感，建築物常常使用玻璃幕牆，這些幕牆所反射的眩光和學生宿舍的夜間活動會對居民造成負面影響；
- (d) 居民所養寵物的排泄物會造成環境和公眾衛生問題，尤以夏季為甚。夜間狗吠聲也無可避免騷擾學生和安老院的長者；

- (e) 擬建住宅發展的非經常活動(例如涉及廣播、遊戲及表演的節日集會)，亦會影響學生宿舍內的活動；
- (f) 九龍塘缺乏食肆，倘附近居民使用大學食堂，可能對使用食堂的學生及職員造成負面影響；
- (g) 九龍塘現時的交通擠塞情況由區內幼稚園等用途造成，擬建住宅發展所產生的交通量會導致交通擠塞問題加劇。區內僅設有兩條小巴路線，提供接駁港鐵站的服務。擬建住宅發展所帶來的額外交通量，會威脅天保民學校學生的交通安全，對區內安老院造成噪音滋擾；
- (h) 改劃用途地帶所引起的土地用途不相協調會產生深遠影響，委員應拒絕把申述地點改劃為住宅用途地帶；以及
- (i) 為盡量善用申述地點，應把整幅用地交由香港浸會大學(下稱「浸大」)興建中醫教學醫院，以應付人口老化的需要，推廣中國文化及價值。

[R 6717 的實際發言時間：九分鐘]

R 6922(李光華先生)

10. 李光華先生代表九龍總商會陳述以下要點：

- (a) 九龍總商會有 2 000 名會員，隸屬於 52 個屬會，當中有 13 個中醫中藥的屬會，分別是港九中華藥業商會有限公司、九龍中醫師公會有限公司、香港中醫師公會有限公司、國際中醫中藥總會、香港國醫藥研究會、港九中醫師公會、僑港中醫師公會、香港藥行商會、中華中醫師公會有限公司、中國醫藥學會有限公司、世聯中醫藥現代化協會、香港中醫藥膳專業學會有限公司和香港中醫骨傷學會有限公司；

- (b) 目前，香港仍未有一所專設的中醫院，中醫藥發展遠遠落後於內地及台灣。台灣現時有 13 所全方位中醫院和逾 3 000 間中醫診所。由一九九五年開始，中醫治療受到全民健康保險的保障。台灣約三分之一人口(即逾 800 萬人)每年至少前往中醫診所求診一次。根據最新統計數據，全民健康保險的開支佔台灣本地生產總值僅 6.5%。中醫治療的健康保險總開支為 212 億新台幣或相當於 56 億港元，佔台灣健康保險總開支 3.78%，可見中醫有效降低了台灣的整體醫療開支；

#### 九龍總商會的教育事務

- (c) 九龍總商會在六、七十年代開辦了數間幼稚園和英文中小學，因而了解到教育對香港發展十分重要。促進陸港經濟發展，加強兩岸三地交流，是九龍總商會的目標之一。該會每年都資助本地八間大學培養人才。自一九八八年以來，該會已為來自兩岸四地的大學生舉辦 16 期管理培訓課程，為大中華區 60 所著名大學逾 2 000 名大學生提供培訓；
- (d) 為推動中醫藥發展，同時促進中醫藥從業員的經驗交流，九龍總商會現任理監事與浸大合辦中醫藥論壇，邀請知名中醫、中醫藥教授及專家分享研究成果。首次論壇將於二零一四年四月舉行；以及
- (e) 把申述地點用作浸大中醫教學醫院，可加強培訓與實習相結合，提高管理效率。因此，為香港的長遠利益着想，九龍總商會及轄下的 13 個中醫中藥屬會團體均大力支持把申述地點用作香港首間中醫教學醫院。

[R6922 的實際發言時間：六分鐘]

R 6959 (蘇永乾)

11. 蘇永乾先生陳述以下要點：

- (a) 雖然規劃署建議把申述地點恢復為「政府、機構或社區(9)」地帶，委員也須就該用地的政府、機構或社區具體用途向政府提供意見；
- (b) 根據網上資料，香港城市大學(城大)土地面積為 1 678 312 平方尺，學生人數為 16 804 人；浸大則為 582 137 平方尺和 10 614 人。城大每名學生所佔的土地面積約為 100 平方尺，浸大則約為 55 平方尺。兩間大學均屬政府資助大學，不明白為何浸大學生所佔土地面積的比率遠低於城大，何以教育局仍然認為有足夠土地供浸大發展。為達致更好的平衡，應把申述地點交由浸大發展；
- (c) 政府聲稱特殊教育需要土地，卻又鼓勵有特殊需要的學生盡量就讀普通學校。自二零一零年以來，在 60 間特殊學校當中，一些學校的班數一直減少，心光盲人院暨學校便是一例；以及
- (d) 委員應顧及香港的長遠規劃和教育發展，才決定申述地點的用途和就申述地點的政府、機構或社區具體用途向政府提供意見，以免重蹈導致公眾提出 2 萬份反對的決定的覆轍。

[R 6959 的實際發言時間：六分鐘]

R 7533 (香港批判地理學會)

12. 鄧永成先生陳述以下要點：

- (a) 這次口述陳詞是延續何敏靖(R 2134)在二零一四年三月十七日上次會議上所作有關社會公義的申述；
- (b) 政府過於積極物色可供住宅發展的新用地，卻不問為何有此需要。問題癥結在於公私營界別在土地資



源上存在社會失衡情況。在政府的推動下，本來應給予公眾使用的土地，卻改為興建私人物業以供少數有能力的人享用；

- (c) 根據本年《經濟學人》的報告，香港繼在堅尼系數獲評為最高後，「裙帶資本主義」指數亦再度居首。這兩項指標顯示，經濟壟斷已延伸至社會霸權，導致社會不公；
- (d) 香港的問題源自土地開發制度，很多人認為發展商理應謀取利潤。然而，政府和公眾須合力把未開墾的土地轉為具備公用設施的土地，由此釐定土地價格。至於支持土地發展的基礎設施工程則由基本工程儲備基金撥款支付。土地價值的提高由市民協助促成，但其後卻由發展商以高價向他們出售物業；
- (e) 香港的城市規劃透過把土地在法定圖則上劃分為不同地帶，讓發展商知悉其投資可預計的回報，以謀取所有利益，令社會不公的情況加劇；以及
- (f) 反對改劃申述地點用途地帶並非基於技術理由，而完全是基於對香港整體發展的負面影響和社會不公情況。

[R7533 的實際發言時間：七分鐘]

R7832(傅家灝先生)

13. 傅家灝先生陳述以下要點：

- (a) 他現為浸大學生，有多一個身分可表達對把申述地點改劃作住宅用途的關注。一年前，在都會規劃小組委員會(下稱「小組委員會」)討論擬議修訂時，他曾以普通市民身分表示不滿；
- (b) 由於規劃署建議把申述地點恢復為「政府、機構或社區(9)」地帶，浸大代表團已詳細說明反對把申

述地點劃為住宅用途地帶的理由，他會集中論述城市規劃制度；

- (c) 城規會一直沒有限制申述人／提意見人的發言時間，直至審議有關中區軍用碼頭的申述及意見才開始施加限制，嚴重剝奪申述人／提意見人的發言權；
- (d) 原以為替浸大代表團向申述人／提意見人收集代表他們發言的授權，可提高代表團的認受性；然而，後來才發現浸大代表團的實際發言時間遠遠少於所集合授權應獲准的時間。這無疑是剝奪市民發表意見的權利。雖然城規會已變成橡皮圖章，最終都會通過發展建議，但出席聆訊並發言可讓公眾得知反對意見；以及
- (e) 城規會仍須處理很多其他規劃事宜，例如新界東北及大嶼山的發展項目和改劃「綠化地帶」用地的用途地帶。為此，他要求城規會擔當積極監察政府的角色，在作出任何決定時認真尊重公眾意見。

[R7832 的實際發言時間：五分鐘]

R7866(米國華先生)

14. 米國華先生陳述以下要點：

- (a) 代表樂耕園作出口述陳詞。該機構與浸大合辦低碳校園活動，推廣可持續發展，促進低碳文化的建立。他反對把申述地點改劃為私人住宅發展用途地帶；
- (b) 正如另一申述人(R6717)先前指出，擬建私人住宅發展會對附近居民造成滋擾和交通擠塞。為盡用土地，擬建樓宇的體積會很龐大，以至對附近地區造成視覺、通風和環境方面的負面影響；

- (c) 根據城規會文件，浸大的擴建需要是按照直至二零一四至一五年度的需求而訂定。但這是短視的估計，限制了大學的長遠發展；
- (d) 浸大素以全人教育和推動環保知名，是全港首間低碳校園，因而贏得「香港環保卓越計劃 2011」銀獎。政府應把申述地點交給浸大作長遠發展，以善用該用地；
- (e) 關於在申述地點興建特殊教育學校的建議，從環保的角度來說，政府應考慮使用空置學校。例如可考慮利用已空置的聖公會基心小學和大埔官立中學作此用途，以降低建築成本，方便學生在不同地區就讀，減少交通量；以及
- (f) 當局就申述地點的土地用途作出最終決定前，應徵詢九龍城區議會、浸大及其他持份者等區內人士的意見。

[R7866 的實際發言時間：五分鐘]

R7917(黃雅忠)

15. 黃雅忠先生陳述以下要點：

- (a) 他是浸大校友，已目睹大學過去數十年來的成就贏得政府的認可。浸大創辦全港首間傳理學院，並開設首間中醫藥學院。即使面對校舍面積不夠和資金不足的情況，中醫藥學院在這十年間已建立其地位，尤以癌症、骨關節疾病治療的研究聞名；
- (b) 浸大透過與各大學協作，並在內地地方政府的資助下，成立各間中醫藥研究所及實驗室。其中一間是「化學生物傳感與計量學國家重點實驗室(湖南大學)香港浸會大學分室」，以發展中醫藥症狀診斷的系統生物學。若非浸大在中醫藥研究方面成就卓越，國家級研究所就不會設於浸大。倘浸大獲撥額

外土地興建中醫教學醫院，其中醫藥發展會續創佳績；以及

- (c) 中醫藥學院院長呂愛平教授的任務不僅要培養本地中醫藥人才，還要向國外推廣中醫藥治療。倘浸大獲撥款撥地興建中醫教學醫院，浸大的醫療成就會令香港市民進一步得益。浸大的中醫藥發展得到國家大力支持，有良好的發展前景；有鑑於此，委員應預留申述地點及任何其他可用用地，以供浸大長遠發展。

[R7917 的實際發言時間：六分鐘]

R8321(黎穎芝)

16. 黎穎芝女士陳述以下要點：

- (a) 她反對把申述地點改劃為住宅用途地帶。九龍城區議會轄下房屋及基礎建設委員會和立法會教育事務委員會亦曾先後於二零一三年三月七日和三月十一日表示反對改劃用途地帶；
- (b) 教育局表示九龍區需要 500 個特殊教育學額，建議在申述地點興建一所設有 24 間課室的特殊教育學校。雖然她支持政府分配更多資源予特殊教育的建議，但是質疑申述地點是否可作此用途的唯一選擇；
- (c) 不清楚當局有否就申述地點作特殊教育用途進行公眾諮詢，也不知道持份者是否認為申述地點屬於最合適的特殊教育用地。正如 R7866 所建議，九龍區內的空置學校可隨時為有特殊需要的學生提供現成的處所；
- (d) 由於前李惠利用地鄰近浸大主校園，是可供浸大擴建的最理想地點；

- (e) 從有關的會議得悉(包括小組委員會二零一二年十二月二十一日和二零一三年一月二十五日的會議、九龍城區議會轄下房屋及基礎建設委員會二零一三年三月七日的會議，以及立法會教育事務委員會二零一三年三月十一日和六月十日的會議)，教育局並未要求把申述地點作教育用途。她不明白教育局為何在八個月內(由二零一三年六月至二零一四年二月)改變看法，認為申述地點須作特殊教育用途。若非城規會收到逾 25 000 份申述，該用地已經出售供興建住宅，不會留作特殊教育用途。倘政府可以在八個月內作出如此突然的轉變，她質疑政府如何去考慮大學的長遠發展；
- (f) 在立法會教育事務委員會二零一三年六月十日的會議上，教育局解釋在現行政策及計算準則下，政府已預留前李惠利用地的北部給浸大使用，以完全滿足浸大直至二零一四至一五學年的公帑資助教學空間和學生宿位的需求。不過，政府根據二零一四至一五年度浸大的空間需求而就其長遠發展需要所作的決定，既短視又不合理；
- (g) 申述地點是浸大附近範圍最後一幅土地，可滿足浸大短至中期發展需要。政府無理由不考慮浸大所提出的建議；
- (h) 至於利用申述地點興建特殊學校，當局未有諮詢區內持份者，包括鄰近學校、安老院、區議員等。雖然浸大由二零零五年起已要求使用前李惠利整幅用地，以應付新三四教育改革和大學長遠發展需要，但政府與浸大沒有就此再作溝通。在小組委員會討論改劃用途地帶建議之前，浸大對此建議全不知情；
- (i) 把申述地點納入勾地表，亦避過了法定製圖過程中兩個月的公眾諮詢期。雖然規劃署代表表示，把申述地點納入勾地表可讓公眾更清楚了解售地計劃；但是，公眾普遍以為申述地點已準備出售，因而造成更多混淆；

- (j) 直至政府就本聆訊發表城規會文件，公眾才知悉政府把申述地點剔出勾地表，以及建議把申述地點由「住宅(乙類)」恢復為「政府、機構或社區(9)」地帶。政府又沒有就此進行公眾諮詢；以及
- (k) 倘政府在分區計劃大綱圖建議修訂項目提交予小組委員會審議前，已諮詢區內持份者，便可省卻為期15個月處理25 834份申述的規劃程序。假如委員同意把申述地點恢復為「政府、機構或社區」地帶，政府應就申述地點留作教育用途的建議，諮詢附近地區的持份者；

[R 8321 的實際發言時間：七分鐘]

R 8347(羅惠滋)

17. 羅惠滋女士欣悉政府會利用申述地點作教育用途。她支持以該用地興建浸大中醫教學醫院。對長者來說，前往在將軍澳興建的中醫院路途遙遠，她認為把申述地點撥給浸大發展是最理想的方案。

[R 8347 的實際發言時間：一分鐘]

R 8926(林志明先生)

18. 林志明先生陳述以下要點：

- (a) 他反對把申述地點改劃為「住宅(乙類)」用途地帶；
- (b) 九龍城區議會轄下房屋及基礎建設委員會和立法會教育事務委員會均反對把申述地點用作興建住宅，這已提供充足理由拒絕改劃用途地帶；
- (c) 把申述地點用作興建住宅會造成交通擠塞，其居民亦會受到學生活動的滋擾；

- (d) 從規劃的角度來說，把申述地點撥給浸大發展實屬合理，因為浸大學生所佔土地面積的比率僅為城大學生的一半，而可供浸大未來發展的土地又不足；
- (e) 大學副學士畢業生普遍需要更多學位學額。申述地點是浸大附近範圍最後一幅可供發展的土地，因此應保留給浸大落實其發展計劃，包括為副學士畢業生提供更多大學學額；
- (f) 浸大是首間提供中醫藥課程的大學。對於規劃署代表聲稱教學醫院不必靠近大學，他並不同意，理由是為醫科學生提供臨床實習培訓的威爾斯親王醫院和瑪麗醫院，分別在香港中文大學(下稱「中大」)和香港大學(下稱「港大」)附近。因此，為何中醫教學醫院不可以鄰近浸大，以產生協同作用和加強溝通，況且九龍市區設有多間醫院，亦可促進中西醫的經驗知識交流。擬在將軍澳興建的中醫院並非鄰近中大、港大或浸大這三間在本港提供中醫藥課程的大學，無法為這些大學的學生帶來得益；
- (g) 將軍澳是主要為年青夫婦而設的社區，而中醫的病人大多數是居於九龍城、油麻地及旺角等市區地區的長者，擬在將軍澳興建的中醫院對前往求診的病人並不便利，產生的交通量亦會令將軍澳區交通擠塞的情況加劇；
- (h) 他質疑當局有否就擬於九龍塘興建特殊學校諮詢有特殊需要學生的家長。由於該區交通非常擠塞，恐怕容易令道路使用者(尤其是特殊學校學生)發生交通意外；
- (i) 對政府擬於九龍塘開設新的特殊學校感到詫異，因為該項建議違背教育局鼓勵特殊教育與普通教育融合的政策；
- (j) 正如其他申述人所指出，其他地區也有空置學校可作特殊教育用途。這些空置學校可供隨時使用，並可更快開辦特殊學校以滿足需求；以及

[甯漢豪女士此時返回席上。]

- (k) 他繼而讀出馮檢基議員二零一四年三月七日的信件，當中提及下列各點：
- (i) 香港的教育發展十分令人關注。浸大有良好的理念發展和策略，着實令人感到鼓舞；
  - (ii) 教育是社會發展之本。大學要有完善的校園、寬廣的空間、合適的設施，才能為學生提供優質的全人教育，向策略目標邁進；
  - (iii) 前李惠利校舍毗鄰浸大校園，是興建學生宿舍和中醫院的理想地點，有助實現浸大的願景，並為社會作更大的貢獻；
  - (iv) 香港還有其他用地可供住宅發展，無須在大學宿舍旁興建住宅大樓，限制浸大的未來擴展；以及
  - (v) 希望委員尊重市民的意見，否決把申述地點改劃為住宅用途的建議。

[R8926 的實際發言時間：九分鐘]

R13576(麥天馨)

19. 麥天馨女士陳述以下要點：

- (a) 她現為浸大學生；
- (b) 她支持城規會把申述地點恢復為「政府、機構或社區」地帶；
- (c) 城規會應反思何以收到如此大量反對把申述地點改劃為住宅用途地帶的申述，為何這麼多市民支持把申述地點改回「政府、機構或社區」地帶。規劃署



應就申述地點日後用途作出具體建議，而不是僅指出申述地點的確實用途會交由政府決定；以及

- (d) 委員應考慮可否把申述地點撥給浸大發展。即使教育局表示已就新三三四教育改革向浸大提供足夠土地，浸大仍然需要土地供日後擴建和落實其概念發展計劃。

[R13576 的實際發言時間：三分鐘]

20. 由於政府代表、申述人和申述人代表已完成陳述，主席邀請委員提問。

21. 主席詢問是否有交通意外的確實數字，以證明不宜在區內提供特殊教育設施，林志明先生(R8926)澄清，他沒有說確實有很多交通意外，但區內的繁忙交通或會對殘疾人士造成危險和導致交通意外。

#### 特殊教育

22. 兩名委員詢問，為何在八個月內會把申述地點由「政府、機構或社區」用途改為作特殊學校用途，教育局是否有特殊教育長遠策略，以及政府鼓勵把特殊教育融入普通教育的政策是否有變。

23. 葉子季先生在回應時表示，政府在二零一二年八月公布一系列加快房屋土地供應的措施，其中包括把適當的「政府、機構或社區」用地改為住宅發展。在考慮是否適宜改劃一塊用地的用途地帶時，須顧及兩項主要因素。首先要視乎區內是否有充足的政府、機構或社區設施；只有在無須把用地作任何政府、機構或社區用途的情況下，規劃署才會考慮把用地改劃作其他用途。另一項因素是視乎土地用途與四周發展是否互相協調，有關發展會否對環境、通風、交通和基礎設施等造成負面影響，以確定用地是否適宜興建住宅。根據區內的計劃人口，區內提供的政府、機構或社區設施大致足以符合《香港規劃標準與準則》的要求。獲諮詢的有關各局／部門(包括教育局)，亦確認當時該用地無須作政府、機構或社區用途。有鑑於此，規劃署於二零一二年十二月向小組委員會提交分區計劃大綱圖的相關修訂建議，以供審議。在收到有關分區計劃大綱圖的申

述及意見後，規劃署再諮詢有關各局／部門。教育局在重新評估後，表示在最近的各輪諮詢期間，社會不同界別人士均要求政府加強支援特殊教育發展，於是他們會研究把申述地點作特殊教育發展用途的可行性。

24. 至於特殊教育政策，劉家麒先生表示有關政策未有改變，而當局一直對特殊教育需求進行持續的估計和評估，教育局亦就有關需求與公眾和特殊教育界人士保持聯繫。在定期諮詢持份者時，教育局發現有進一步加強支援特殊教育的需求。由於要推行新高中學制和延長特殊教育修業年期，九龍區(包括將軍澳)會需要約 500 個額外的特殊學校學額，相當於約兩間新辦的特殊學校。教育局已嘗試在相關各區物色用地以滿足額外需求，並視乎進一步研究，初步認為申述地點適宜興建特殊學校，以應付九龍區的需求。現時沒有其他合適的用地可供興建特殊學校。

25. 一名委員詢問，既然一些現有特殊學校已在縮減班數，是否有需要興建新的特殊學校。劉家麒先生在回應時表示，有特殊需要的學生所需各有不同，例如某些特殊學校須提供寄宿設施。雖然有個別學校縮減班數，支援特殊教育的整體需求卻在上升，因此仍有需要開辦新學校。

26. 主席和另外兩名委員詢問物色特殊教育用地的準則，以及九龍區現有空置學校可否作特殊教育用途。劉家麒先生在回應他們的提問時表示，由於九龍區需要增加約 500 個特殊學校學額，教育局為此曾進行九龍區合適用地的選址調查，包括空置學校在內。然而，由於這些學生在進出處所時需要協助，又或有其他特殊需要，物色合適用地並不容易。空置學校一般較為細小，可能無法符合特殊學校特定的用地面積和設計的要求。此外，學校位置也是重要的考慮因素，它們要接近學生居所。劉先生繼而表示，為了不影響城規會的決定，教育局只會在城規會決定該用地的用途地帶後，才展開詳細可行性研究。

#### 供浸大發展的土地是否足夠

27. 一名委員詢問，為何在土地面積與學生比率方面，城大與浸大會有所不同，以及是否有足夠土地供浸大發展。劉家麒先生在回應時表示，大學教育資助委員會(教資會)負責為本港八間大學提供資助，各間大學的地理條件不同；因此，就這些

大學的用地面積作出簡單比較並不恰當。教資會在評估一間大學所需的樓面面積時，會考慮學生人數和大學所提供的課程(包括實驗室、課室、圖書館和公用設施等所需的空間)。前李惠利用地的北部已預留給浸大擴建，以滿足浸大在現行政策及計算準則下，教學空間和學生宿位尚未解決的全部需求，即仍需約 1 400 個宿位和 2 600 平方米教學空間。獲撥有關用地後，浸大會是三間市區大學中唯一可以完全符合空間要求的大學。此外，當局已同意把觀塘區內 22 000 平方米的額外教學空間租予浸大視覺藝術院，為期十年。

28. 一名委員詢問，浸大的土地需求是否如所指稱是根據直至二零一四至一五學年的需要而定，而沒有考慮其長遠需要；以及浸大校園內是否有足夠土地供日後發展之用。劉家麒先生在回應時表示，教育局和教資會均會顧及各大學的長遠發展需要。基於香港未來十年的人口結構，以及教育政策沒有重大改變，長遠來說高等教育設施的需求會趨於穩定。由於地理條件不同，大學會有各自的土地儲備量以供日後擴建。有些大學(例如中大)佔地較廣，會較其他市中心內的大學有更多空間作發展之用。不過，當局已預留前李惠利用地北部(約 6 400 平方米)給浸大，應足以供浸大日後發展。

#### 寵物所造成的滋擾

29. 主席指出，寵物愛好者一般都會為他人着想，他請譚永森先生(R 6717)澄清倘申述地點會作住宅用途，由寵物造成的環境滋擾是否確實值得憂慮。他繼而質疑，倘申述地點會作特殊教育用途，又是否會有土地用途不相協調的問題。譚永森先生在回應時表示，雖然大多數人都會妥善照顧其寵物，但仍無法完全消除寵物在街上排泄所產生的氣味。委員在考慮會否保留申述地點作為「住宅(乙類)」地帶時，也應顧及可能出現的環境衛生問題。至於在申述地點興建一所特殊學校，他沒有該校的資料可用以判斷是否與周圍發展互相協調。

#### 中醫院的位置

30. 一名委員詢問，除浸大外，還有哪間大學提供教資會資助的中醫藥課程；中醫學生的實習安排是怎樣的；以及日後的將軍澳中醫院會否提供中醫實習訓練？同一名委員亦詢問林志明先生(R 8926)是否只有長者才向中醫求診。

31. 劉家麒先生在回應時表示，除浸大外，中大和港大也提供中醫藥課程，並已設有既定安排，讓這些大學的學生在本港中醫診所或內地接受臨床培訓。根據食物及衛生局的資料，擬在將軍澳興建的中醫院也會為本港大學的中醫藥課程學生提供一些實習機會。

32. 林志明先生表示，中醫治療會在一段時間後越來越受歡迎，但現時的情況是長者較為接受該等治療。即使年青和年長病人的數目相同，也應在考慮中醫院位置時優先顧及長者的需要。另外，倘中醫院過於遠離病人，就會產生額外交通量。在提供中醫藥課程的大學附近闢設中醫院，可帶來正面增益，促進醫院與大學之間的資源分享和溝通。不過，擬在將軍澳興建的中醫院並非位於提供中醫藥課程的三間大學附近。

33. 由於委員再無提出其他問題，主席表示多謝申述人、申述人代表及政府代表出席會議。他們各人均於此時離席。

34. 由於再無申述人或申述人到達會場出席這節會議，會議於上午十一時十五分休會。

1. 會議於二零一四年三月二十五日上午九時十五分恢復進行。

2. 下列委員和秘書出席了恢復進行的會議：

周達明先生 主席

黃遠輝先生 副主席

黃仕進教授

劉智鵬博士

陸觀豪先生

馬詠璋女士

邱榮光博士

鄒桂昌教授

霍偉棟博士

符展成先生

黃令衡先生

黎慧雯女士

林光祺先生

陳福祥先生

民政事務總署助理署長(2)

許國新先生

地政總署副署長（一般事務）  
林潤堂先生

規劃署署長  
凌嘉勤先生

簡介和提問部分

[公開會議]

3. 下述規劃署和教育局的代表、申述人及其代表和一名提意見人此時獲邀到席上：

葉子季先生 — 規劃署九龍規劃專員

劉家麒先生 — 教育局首席助理秘書長(高等教育)

R 1 2 — 陳家洛

陳家洛先生 — 申述人

R 1 7 2 1 4 — 何鏡煒

何鏡煒博士 — 申述人

R17344 — Wong Cheuk Yin

王卓研女士 — 申述人

R17424 — 鄭麗明

吳日嵐教授 ] 申述人的代表

盧書萍女士 ]

R17755 — Keng Hiu Lam

耿曉琳女士 — 申述人

R21149 — Law Cheuk Wah

羅焯華先生 — 申述人

C1663 – Hsiao Wen Luan

蕭文鸞女士

— 提意見人

4. 主席歡迎上述人士出席會議，並解釋聆訊的程序。他表示，會議將按程序須知的安排進行，該程序須知已於會前分發所有申述人／提意見人。委員亦同意，主席可全權酌情作出所需安排，以確保會議有秩序和有效地進行。主席特別提到以下要點：

- (a) 鑑於所接獲的申述及意見數目龐大，以及超過 2 800 名申述人／提意見人已表示會親自出席或已授權代表出席，因此有需要為口頭陳述限時；
- (b) 每名申述人／提意見人有十分鐘時間發言。不過，為使申述人／提意見人可作出彈性安排，以切合各自所需，大會容許授權代表累積發言時間、與其他申述人／提意見人互換獲編配的時段，以及要求延長口頭陳述的時間；
- (c) 口頭陳述的內容應限於在分區計劃大綱圖展示期間／申述公佈期間所提交城規會的書面申述／意見中的申述／意見理據；以及
- (d) 為確保會議順利及有效率地進行，主席會促請申述人／提意見人不要無謂重複已由其他人士在同一會議上陳述的相同論點。申述人／提意見人應避免宣讀或覆述在已提交的書面申述／意見中已提及的觀點，因為這些書面陳述已分發各委員，供他們考慮。

5. 主席表示，規劃署的代表會先獲邀作出陳述。之後，申述人／獲授權代表獲邀作出口頭陳述。口頭陳述定成後，則會有問答環節。午膳時間約由下午十二時四十五分至二時正。上午時段或會有一個短休，下午時段會視乎需要設有一至兩個短休。

6. 主席進一步解釋，在答問環節，只有城規會的委員才會獲邀提問，其間可能要求申述人或其代表及政府代表作出回

應。申述人或其代表可選擇回應或不作回應。他繼而邀請規劃署的代表向委員闡述申述及意見。

7. 九龍規劃專員葉子季先生借助投影片，按二零一四年三月十日會議記錄第 17 段所記錄的內容，重複在二零一四年三月十日會議所作的簡介。

[林光祺先生在簡介期間返回席上。]

8. 主席表示，由於 R12 的申述人已提出充分理由，因此他可在這時段作出口頭陳述 30 分鐘。他亦表示，蕭文鸞女士 (C1663) 的口頭陳述原初安排在下午時段進行，但蕭女士已要求城規會在上午時段聆聽其陳述。委員同意，待申述人的口頭陳述及答問環節完成後，C1663 的口頭陳述可提前在上午時段進行。

9. 主席繼而邀請申述人及申述人代表闡述其申述內容。主席表示，每次發言應以十分鐘為限，但獲准延長發言時間的情況則屬例外。在獲編配的十分鐘發言時間完畢前兩分鐘，以及在獲編配的十分鐘發言時限已到，計時器便會響起，提醒申述人及申述人代表。陳述應限於闡述書面申述的內容，城規會不會考慮新提交／陳述的資料。

#### R12 – 陳家洛

10. 陳家洛先生陳述以下要點：

- (a) 他最初在一九九八年加入浸大教職員行列。當時浸大校園細小，而他最初的辦公室設於一幢兩層高的前英軍軍營建築物。他的辦公室曾多次搬遷，面積一次比一次細小，原因是校方須騰出更多可用空間作學生共用地方；
- (b) 前浸大校長謝志偉博士在多個場合已表達意見，認為應探討浸大的進一步發展空間。關於這一點，一些創新構思及建議應運而生。舉例來說，在浸會大學道興建九龍塘消防局之前，已有建議在該地點興建一座消防局暨教學大樓的綜合用途建築物；



- (c) 由於前李惠利用地位於浸大設施建築羣，遷移香港專業教育學院李惠利分校為浸大帶來擴建機會。多年來，浸大一直與政府商議有關前李惠利用地批予浸大的事宜。因此，當局公布前李惠利用地南部(下稱「申述地點」)納入賣地計劃內，浸大教職員及學生才有強烈反應；
- (d) 浸大校園內的學生宿位不足。按照「四年一宿」的原則，有些學生須在設於校外地點(例如馬鞍山)的宿舍居住，並與其他大學共用宿舍。此外，為來自內地及海外的交流生及研究生而設的宿位也不足。設於校外地點的學生宿舍交通不便，未能讓學生享受校園生活；

[劉展鵬博士此時返回席上。]

- (e) 申述地點可提供的住屋單位數目不多。根據其他大學的經驗，就近私人住宅發展項目的學生宿舍會對居民造成干擾及噪音滋擾。學生宿舍與私人住宅用途不相協調。浸大將需要動用額外資源，例如裝設雙層玻璃窗和增加管理人手，以盡量減少學生與居民之間的衝突；
- (f) 有意見關注到，申述地點的新住宅發展項目會產生額外交通量，並會對四周地區的交通造成不良的影響。規劃署的簡介部分未有充分應對申述地點的擬議住宅發展項目對交通造成的影響；
- (g) 浸大校園已非常擠迫。不過，浸大對在校園內為學生提供更多公用設施及共用空間的需求和期望一直有增無減。因此，浸大需要更多空間為學生提供更佳的設施和學習環境；
- (h) 浸大的擴建及未來發展已有全盤計劃。浸大非常樂意與政府商討申述地點的日後用途，使香港的高等教育互補不足和持續發展；

- (i) 中醫藥是浸大選定作進一步發展的重點學術課程之一。儘管申述地點是作中醫教學醫院發展的最合適選址，倘浸大不獲批申述地點，則物色其他可取的選址作有關發展也是合理的；
- (j) 根據現行的政府政策，當局未有為高等教育發展提供足夠的支持。原先預留作專上教育用途的土地(例如申述地點及先前在皇后山擬建的私立大學用地)已改劃作住宅用途便是先例。把申述地點改作住宅用途會局限浸大的擴建和香港高等教育的發展；
- (k) 浸大歡迎政府的最新決定，即把申述地點從賣地計劃中剔除。城規會應留意到申述地點改劃作住宅用途會引起市民的激烈反應，並會對社會造成不可逆轉的損害；
- (l) 儘管把申述地點恢復為「政府、機構或社區(9)」地帶的建議獲得支持，但教育局未有為在申述地點興建特殊學校的建議提供詳細資料及理據。有關建議似乎是政府作出的讓步，而非有真正需要在該區興建特殊學校；以及
- (m) 浸大一直致力使日後擴展和發展得以持續。浸大曾因難以覓得擴建用地而考慮撤離香港，以便浸大可作出長遠擴展，並繼續為國家提供優質教育服務。申述地點位於浸大設施建築羣，為浸大的未來擴展提供珍貴的用地，解決疑難。

[R12 的實際發言時間：28 分鐘]

R17214－何鏡煒博士

11. 何鏡煒博士下述以下要點：

- (a) 他是浸大校友及已退休教職員。他亦是九龍城浸信會會友，對浸大的歷史及發展十分熟悉；

- (b) 香港的規劃應以社會的需要為依歸。浸大本着「自強不息」及「守望相助」的傳統精神發展。浸大過往在歷任校長和教職員的努力下不斷擴展。與此同時，浸大提供其用地及設施，例如聯校運動中心、創意藝術中心及中醫學課程，為有需要的市民服務，回饋社會；

[馬詠璋女士於此時暫離會議。]

- (c) 浸大一直努力尋索新機會，例如開辦嶄新的學術課程以服務社會，並且提供人力資源培訓，保持香港作為知識型社會和教育樞紐的地位；以及
- (d) 浸大是一所屬於香港市民的大學，其擴展及發展應予以支持。

12. 由於何鏡煒博士需要多些時間完成其陳述，因此要求延長四分鐘發言時間。主席答允其要求。何博士繼續陳述以下各點：

- (a) 由於浸大有些設施已見老化和不足，因此需要更多額外空間供浸大擴建和發展。舉例來說，浸大須興建一個標準的全天候游泳池，以配合其開辦的體育運動課程；
- (b) 浸大在一九六零年代成立之初，位於九龍塘窩打老道東面的用地主要有政府、機構或社區設施，包括醫院、教堂、學校和政府用途等。申述地點的住宅用途與當區的一般特色不相協調；以及
- (c) 浸大是香港的人力資源發展之源，政府應支持浸大的抱負。有關各方，包括浸大、教育局及大學教育資助委員會應就申述地點商議一個共同接受的方案，以期浸大和香港得以持續發展和擴展。

[R17214 的實際發言時間：14 分鐘]

[黎慧雯女士及霍偉棟博士此時暫離會議。]

R 17344 – Wong Cheuk Yin

13. 王卓研女士陳述以下要點：

- (a) 申述地點的豪宅及中密度住宅單位發展無法滿足基層的住屋需要，也未能解決房屋用地短缺的問題。規劃署把申述地點恢復為「政府、機構或社區」地帶的建議獲得支持；
- (b) 浸大擬在申述地點興建中醫教學醫院，與政府在將軍澳興建的中醫院不會互相抵觸。鑑於社會對中醫藥服務的需求益增，因此浸大亦需要中醫藥的教學及培訓設施，包括中醫教學醫院及中醫院；
- (c) 她支持批撥公共資源作特殊教育用途。不過，當局未有就申述地點興建特殊學校的建議擬備詳細方案。當局應諮詢有關持份者，在審慎考慮擬建特殊學校的位置及設計後才作決定；
- (d) 她展示一齣錄像短片，片中林貝聿嘉女士陳述以下要點：
  - (i) 專上教育是香港的長遠投資。不過，八所教資會資助院校尚欠淨運作樓面面積合共 8 萬平方米；
  - (ii) 申述地點的擬議住宅用途並無理據支持，原因是此舉會使可供作高等教育用途的土地減少，以及基層的房屋供應問題懸而未決；
  - (iii) 前李惠利用地的三面被浸大設施圍繞，理應發展為浸大的重要部分。申述地點最初不應批予香港專業教育學院李惠利分校，而現在則應批予浸大；
  - (iv) 浸大在中醫學享負盛名。申述地點應作中醫教學醫院用途，從而為中醫學系學生提供臨牀培訓和實習訓練；以及

(v) 鑑於九龍城區議會及當區居民強烈反對在申述地點作住宅用途，政府不應有違社會行事；以及

(e) 她支持把申述地點劃為「政府、機構或社區」地帶。當局應諮詢相關持份者及當區居民，然後才就申述地點定訂下詳細的土地用途。

[R17344 的實際發言時間：10 分鐘]

R17424 – 鄭麗明(由吳日嵐及盧書萍代表)

14. 吳日嵐教授要求延長十分鐘發言時間，因為他需要利用投影片詳細解釋申述理由。主席答允吳日嵐教授的要求。

15. 吳教授借助投影片陳述以下要點：

(a) 他是浸大社會工作系系主任；

(b) 浸大是一所具宗教背景的公立大學。由此而言，浸大亦是公共資源；

[霍偉棟博士此時返回席上。]

(c) 在考慮申述地點的用途時應提出三條基本問題。該三條問題是：(i)住宅用途抑或高等教育用途會更有利於香港的長遠發展；(ii)如何盡量發揮申述地點的優勢作香港的可持續發展；以及(iii)為何申述地點應批予浸大供設立中醫教學醫院用途；

*哪項用途更具效益？*

(d) 和諧和健康的社會是以公平和合理的資源分配為依歸。土地是香港的稀有資源。把作教育用途的土地改劃為其他用途之前，應審慎考慮擬議用途的可持續發展因素，原因是此舉會影響現時及未來的一代；

- (e) 在全球化和國際化的趨勢下，具高等教育水平的人力資源培訓及發展對保持香港的競爭力至關重要；
- (f) 由於土地是一種重要的公共資源，其用途和發展應得以持續，即為社會、環境和經濟帶來增益；
- (g) 申述地點應妥善規劃和使用得宜，並顧及香港的願景及可持續發展。香港需要策略性的願景及規劃，藉以尤其在人力資源培訓方面獲得最大增益。當局應規劃和利用前李惠利用地，以維持香港社會及浸大的長遠發展，以期為經濟及社會帶來最大增益；
- (h) 把申述地點批予浸大供作高等教育用途，會為經濟及社會帶來最大增益，這是由於申述地點三面被浸大建築物圍繞，在地理上是浸大建築羣不可或缺的一部分；
- (i) 考慮到現時學生宿位不足的問題，以及香港需要一所中醫教學醫院的情況，把整塊前李惠利用地作學生宿舍及中醫教學醫院用途，會使土地資源分布公平合理；

[劉展鵬博士此時暫離會議。]

- (j) 聯福道是一條單線雙程行車道，其東面用地大多是政府、機構或社區設施及浸大設施。由於交通量增加，申述地點的擬議住宅用途可能會對該區的環境及交通造成不良的影響。此外，對公共交通設施亦有額外需求；
- (k) 有關發展是否可令鄰近地方得以持續發展，在考慮申述地點土地用途規劃時最重要的因素之一；

[許國新先生此時返回席上。]

*如何盡量發揮申述地點的優勢以作持續發展？*

- (l) 香港的經濟需要具高教育和技術水平的勞動人口。為此，當局應為教育機構提供足夠的資源。政府亦認同高等教育是香港具相對優勢的一環；
- (m) 把申述地點作高等教育用途會有助香港的可持續發展，這是由於教育是增加人力資源、減少貧富懸殊和提升香港在國際的競爭力的主要方法；
- (n) 本港的大學入學率約為 20.5%，遠低於台灣、中國內地、新加坡、英國和美國。當局應為各所大學提供足夠的資源，以實現教育局局長訂下的目標，即在二零一五年把大學入學率提升至約 33%，以及應付新增的學生人數；
- (o) 申述地點在地理上是浸大建築羣不可或缺的一部分。從可持續發展角度而言，把整塊用地批予浸大作長遠發展，是最地盡其用的方案；

*為何申述地點應撥歸浸大作中醫教學醫院用途？*

- (p) 撥議中醫教學醫院是一家非牟利機構，為新的中醫藥從業員提供培訓設施，並提供醫療服務，以滿足社會（包括弱勢社羣）的需要；
- (q) 中醫教學醫院及中醫院的性質基本上不盡相同。兩者會分別作不同用途，並有不同的需要和要求。擬議中醫教學醫院與將軍澳的中醫院可共存，這是由於中醫教學醫院不僅會提供臨牀訓練的場地，還會協助進行臨牀研究；
- (r) 擬議中醫教學醫院屬浸大設施的一部分。該醫院會開放給公眾使用，並會是用以服務社會的公共資源。與私人豪宅發展相比，中醫教學醫院為社會帶來更大裨益；
- (s) 在申述地點擬作特殊教育用途的理據不足，應加以審慎考慮。政府應全面地規劃和提供特殊教育設施。根據現行的「融合教育」方法，當局應鼓勵有

特殊教育需要的兒童入讀主流學校。主流學校可推行協作教育、提供多元化課程和實施互助學習法，以滿足學生的不同需要；

- (t) 擬議中醫教學醫院還可為有特殊需要的兒童(例如患有自閉症、痙攣、專注力缺失及過度活躍症等)提供服務；以及
- (u) 總括而言，申述地點應預留作高等教育用途，以提升香港的競爭力。申述地點是社會資產，應根據可持續發展的原則加以善用。擬議中醫教學醫院可使申述地點地盡其用，為社會帶來最大裨益。

[ R 1 7 4 2 4 的實際發言時間：20 分鐘]

**R 1 7 7 5 5 – Keng Hiu Lam**

16. 耿曉琳女士陳述以下要點：

- (a) 她在醫療服務界工作；
- (b) 由於香港並無中醫教學醫院，因此，中醫學系學生須到內地參與駐院實習。內地的醫療制度、規則和程序有別於香港。再者，學生在內地學會的知識不能在香港學以致用。畢業後，學生須在香港再參與臨牀工作才可成為中醫。浸大擬設的中醫教學醫院可更便利中醫學系學生在香港實習，從而提升學習質素；
- (c) 在香港成立設有住院服務的中醫教學醫院會為病人大幅減少醫療開支、節省時間和交通費用，並提供更便捷、更具效率和效益的治療。中醫教學醫院亦可就一些患有罕見或特殊疾病的病人，提供一個醫學專家會診的平台。會診往往可為病人找出可行的新療法；
- (d) 浸大擬設的中醫教學醫院和在將軍澳擬設的中醫院可並存。為應付社會對中醫藥服務的需求，當局急



需一所中醫教學醫院，以便在香港提供臨牀培訓、臨牀研究及結合中西醫藥的綜合治療；

- (e) 在將軍澳擬設的中醫院遠離市中心，對學生、教職員及病人並不方便；
- (f) 臨床研究是中醫藥體系的重要組成部分，而這只可在中醫教學醫院進行。臨床研究會增強治療的果效，並推動中醫藥發展，惠及病人；
- (g) 中醫教學醫院會為香港帶來新的經濟商機，這是因為提供高質素的中醫藥服務可吸引來自內地和海外的病人來港接受治療。浸大中醫藥服務所涉的病人數目和營業額在過去十年間增逾十倍；
- (h) 申述地點毗鄰浸大中醫藥學院大樓，是中醫教學醫院的最佳選址，這是由於中醫教學醫院與浸大的現有設施會產生協同效應，並增加療治的果效；以及
- (i) 由於在申述地點發展中醫教學醫院享有天時地利，因此當局應把申述地點批予浸大。

[R17755 的實際發言時間：九分鐘]

**R21149 – Law Cheuk Wah**

17. 羅焯華先生陳述以下要點：

- (a) 他的朋友夏兆光先生是一名中醫師，亦是對古代中醫療法具專門知識的研究員。夏先生一直為市民贈醫施藥，提供免費的中醫藥服務，並為逾 20 萬名病人提供協助。夏先生亦研發新的療法和器材，並治癒了很多患有嚴重疾病(包括沙士)的病人；以及
- (b) 當局應投放更多資源予中醫藥領域。

[R21149 的實際發言時間：四分鐘]

18. 由於政府代表、申述人及申述人代表已完成陳述，主席邀請委員提出問題。

19. 一名委員詢問有否任何述及政府過往如何就浸大發展作出指引的資料。九龍規劃專員葉子季先生表示，根據政府的高等教育政策，當局對教學地方的需求和學生宿位的數目作出客觀評估，以策導浸大的發展。葉先生借助幻燈片指出，為滿足浸大的發展需要，政府過往曾批撥額外土地予浸大，供擴大浸大校園範圍。聯福道以東的浸會大學道校舍是政府批予浸大的相對較新的校舍用地，供發展和擴建之用。浸大亦獲批給土地，供興建在二零一零年落成的教學及行政大樓和傳理視藝大樓。

20. 葉先生續稱，根據行之有效的政策及計算準則，政府和教資會一直為教資會資助院校提供資助，供其闢設公帑資助的教學設施和學生宿舍。為應付尚未滿足的需求，教育局與該些欠缺宿舍及教學設施的機構聯絡，研究是否可在香港多處不同地點興建宿舍或教學設施。就浸大的情況而言，教育局已決定預留前李惠利用地北部（面積約 0.64 公頃）作高等教育用途，並重申其承諾，即根據現行的政策及計算準則，應付浸大對公帑資助教學地方及學生宿位尚未滿足的需求，此外，政府在二零一三年同意把九龍灣觀塘道前皇家空軍軍官宿舍用地批予浸大作教學用途。總括而言，政府一直支持浸大發展和重建其教學設施及學生宿舍。教育局首席助理秘書長(高等教育)劉家麒先生補充說，當局應浸大的要求把該塊九龍灣用地批予浸大供闢建視藝教學設施。何鏡煒博士（R17214）澄清，該塊九龍灣用地乃租予浸大，而該塊用地的租約最近已續期十年。

21. 主席詢問，根據吳日嵐博士（R17424 的代表）所述的「融合教育」原則，當局是否仍須在申述地點興建特殊學校。劉家麒先生表示，即使根據「融合教育」原則，當局仍須興建擬議特別設計的特殊學校，原因是並非所有具特殊教育需要的兒童可融入主流學校。預計因開設新課程和延長特殊學校學生的就學年期，九龍區尚欠約 500 個新增的特殊學校學額。關於這一點，當局須增建兩所特殊學校，以應付對新增特殊學校學額的需求。申述地點已選定為一處合適地點，供作進一步考慮設立新的特殊學校。吳日嵐教授表示，儘管已確定尚欠 500 個特殊學校學額，但現時的趨勢是家長安排其具特殊教育需要的

子女入讀主流學校，而非特殊學校。事實上，很多主流學校已開辦專為具特殊教育需要的兒童而設的班別及課程。至於可能需要入讀特設的特殊學校的弱智兒童數目，則因醫療躍進而下跌。

22. 一名委員請 R17755 的申述人闡述在擬議中醫教學醫院落實中西醫藥綜合療法的情況。耿曉琳女士表示，提供綜合療法是擬議中醫教學醫院的使命之一。儘管擬議中醫教學醫院仍屬構思階段，而詳細設計還有待落實，但預計若干西醫服務須按現行的醫務法例在擬議中醫教學醫院提供。

23. 何鏡煒博士（R17214）表示，他是浸會醫院的董事。浸會醫院及浸大的管理層最近舉行了一次會議。他理解到，倘中醫教學醫院設於申述地點而非將軍澳，浸會醫院會採取積極態度，與浸大攜手合作，在擬議中醫教學醫院提供醫療服務。浸會醫院及浸大約在十年前曾設立中醫藥研究所暨診所。雙方的合作關係直到近年才結束，原因是浸大因應中醫學課程的急促發展而開設了一間獨立診所。不過，倘在九龍塘興建一所中醫教學醫院，則浸會醫院與浸大之間的合作關係便可恢復。浸會醫院推行一項嶄新的措施，規定其醫務人員學習中醫藥療法，以提高治療病人的效果。何鏡煒博士進一步表示，當局無須再在九龍塘為新設的特殊學校物色地點，原因是該特殊學校可設於其他地方。相比之下，浸大已備有中醫教學醫院的基本構件。政府應採取更具遠見的方法，在申述地點發展中醫教學醫院，為香港謀求整體利益。

24. 一名委員詢問 R17214 的申述人，為何浸會醫院與浸大或中醫教學醫院要訂下合作條件，即中醫教學醫院須設於申述地點而非將軍澳。該名委員亦問及浸會醫院是與浸大抑或擬議中醫教學醫院合作。何鏡煒博士表示，興建中醫教學醫院的建議由浸大提出。初步構思是，倘中醫教學醫院設於申述地點，浸會醫院便會與浸大合作。由於浸會醫院的用地有限，部分行政職能、後勤設施及護士學校已遷往其他地點，例如觀塘及粉嶺。浸會醫院只保留九龍塘的醫院用地以提供醫護服務。由於交通方便程度是醫護服務範疇的主要考慮因素，浸會醫院只可在就近浸大的申述地點為中醫教學醫院提供支援。倘在將軍澳設立中醫教學醫院，浸大便須物色另一所醫院作其合作伙伴。何鏡煒博士亦表示，由於浸大與浸會醫院在九龍塘成立之初同

由香港浸信會聯會管理，因此，兩者之間有着密切關係。儘管雙方的合作在浸大升格為公立大學後減少，但兩者服務市民的抱負和使命相若，再度合作不會存在困難。

25. 主席在回應一名委員的提問時表示，城規會只須在這次會議決定申述地點的用途地帶，即決定把申述地點劃為「住宅」地帶抑或「政府、機構或社區」地帶更為恰當，而非決定把申述地點作指定的「政府、機構或社區」用途。

[劉展鵬博士此時返回席上。]

26. 主席備悉，R17424 的代表吳日嵐教授已聲稱申述地點的住宅用途會對附近地區的交通造成負面影響，並詢問他有否就申述地點的擬議住宅用途或「政府、機構或社區」用途造成的交通影響進行評估。吳日嵐教授回應說，他並無進行交通影響評估，其說法是根據觀察所得的。聯福道是一條單線雙程行車道，並非十分寬闊。倘在申述地點作住宅發展，則會產生額外交通量，並須沿聯福道為日後居民提供額外交通設施，結果釀成交通擠塞問題。主席備悉，沿聯福道設有巴士站及小巴站。葉子季先生表示，申述地點在分區計劃大綱圖的先前版本劃為「政府、機構或社區(9)」地帶。當局建議把申述地點改劃作住宅用途時，已諮詢相關政府部門，包括運輸署。運輸署指出，申述地點的位置交通便捷，備有公共交通設施，而申述地點的擬議中密度住宅用途只提供約 495 個住宅單位，不會對當區的道路網絡造成不良的交通影響，因此，無須進行交通影響評估。葉先生亦表示，倘把申述地點恢復為「政府、機構或社區(9)」地帶，預期不會造成不良的交通影響。吳教授表示，由於在申述地點擬建的 495 個住宅單位會帶來約 1600 名人口，其造成的交通影響應比「政府、機構或社區」用途為大。

27. 考慮到醫院用途亦會產生大量交通量，一名委員詢問，當局有否評估申述地點擬作的醫院用途對交通造成的影響。葉子季先生表示，「醫院」用途是「政府、機構或社區(9)」地帶內經常准許的用途之一，在現階段未有就個別用途進行詳細的交通影響評估。不過，預計醫院用途的交通模式有別於其他「政府、機構或社區」用途，例如學校，這是由於醫院的繁忙時段是探病時間，而非上課時段前後。葉先生表示，據運輸署所述，與九龍塘區其他部分相比，九龍塘這部分的交通情況相

對較為理想。運輸署會繼續監察交通情況，並待申述地點的詳細發展方案備妥後，當局可能須在批地階段進行交通影響評估。

28. 一名委員詢問申述人及申述人代表，倘申述地點不批予浸大，浸大有否就對其日後發展的影響進行任何評估。R17424 的代表吳日嵐教授表示，浸大發展的歷史是獨特的。有別於其他大學，例如香港大學一開始便獲批一大幅土地作發展之用，但浸大須努力爭取才可逐些獲給擴建用地。由於浸大校園四周可供擴建的土地十分有限，因此，申述地點被視為供浸大在九龍塘區擴建的最後機會。倘物色不到進一步擴建的地方，浸大可能須遷離九龍塘區，此舉會涉及高昂的費用及大量資源，亦會對社會構成額外負擔。

29. 主席援引倫敦大學的例子，表示一所在市中心設立的大學因擴建而把不同學院散布於城市四周的做法並不罕見。他詢問，申述地點是否視作浸大擴建的必要或理想地點。R17424 的代表吳日嵐教授表示，浸大亦同樣採用倫敦大學擴建校園的方法。主席進一步表示，倫敦大學的部分學院設施，例如學生宿舍也設於離大學校園頗遠的地點。

30. R17214 的申述人何鏡煒博士表示，如同理工大學及城市大學的情況，高等教育院校的擴建只可在大學、政府和社區共同努力下成事。儘管申述地點並非浸大存亡的關鍵，但善用申述地點作綜合發展用途最能應付大學擴建的需要。當局須全盤規劃稀有土地資源，而把申述地點作擬議特殊學校用途也不是理想的規劃。政府應給予浸大充足的擴建及發展空間。城規會須避免作出不可推翻的決定，並要支持高等教育的發展。

[林潤堂先生此時返回席上。]

31. 葉子季先生在回應一名委員的提問時表示，浸大校園最初建於浸會醫院以北近窩打老道。浸大在一九九零年代升格為大學後，實有需要擴建其教學及學生宿舍設施。為此，政府把聯福道以東的用地逐步批予浸大，以切合其擴建需要。該用地範圍因而逐步成為浸大校園的一部分。葉先生表示，李惠利工業學院在一九七九年成立，之後當局才把其四周地方(主要包括空置土地及前英軍軍營)批予浸大以滿足其擴建需要。最近批予

浸大的區內一幅土地位於申述地點以南，在先前的分區計劃大綱圖上劃為「休憩用地」地帶。浸大在二零零五年向城規會提交把申述地點改劃為「政府、機構或社區」地帶的申請，以便興建傳理視藝大樓，而城規會亦同意有關申請。

32. 由於出席聆訊的所有申述人及申述人代表已完成其陳述，以及委員沒再提出問題，所以主席多謝申述人及其代表出席聆訊。他們各人此時離席。

[會議小休五分鐘。]

[霍偉棟博士此時離席。]

C1663 – Hsiao Wen Luan, Wendy

33. 蕭文鸞女士陳述以下要點：

- (a) 她是浸大中醫藥學院教授，亦是該學院前副院長；
- (b) 她聽聞很多有關年青一代的不良行為，令人擔憂香港的教育制度已崩潰；
- (c) 洛杉磯加州大學的一位教授以大學生的教育為題寫下多篇著作和三百篇論文，並認為校園生活，尤其宿舍生活是大學教育中至關重要的元素；
- (d) 在校園內提供學生宿舍會讓學生享受大學生活，並為他們提供一個更佳的學習環境。就以浸大的情形來看，在校外地點(例如馬鞍山及將軍澳)物色學生宿舍選址是不可取的做法；
- (e) 當局應全盤規劃各大學的擴建和發展。教育是社會的長遠投資，今天造成的任何損害往往在多年後才察覺得到；
- (f) 中醫教學醫院會包含教學和臨牀實踐的構件。政府提議在將軍澳興建中醫教學醫院，會對教職員及學生構成不便。政府應積極考慮把申述地點批予浸

大，因為申述地點毗鄰浸大校園，中醫學課程的教職員及學生都會受惠；以及

(g) 城規會的決定會對香港的中醫藥及高等教育發展起着指引作用。

[C1663 的實際發言時間：九分鐘]

34. 主席請委員提出問題。

35. 一名委員援引香港大學的例子，指出浸大沒必要在大學主校舍設立醫學院及教學醫院。這名委員詢問提意見人是否認為浸大中醫藥學院可遷往就近日後中醫教學醫院的一塊用地，使現時的中醫藥學院用地得以地盡其用，以切合浸大的其他發展需要。蕭文鸞女士表示，中醫藥學院的講師不僅教授中醫學課程的學生，也指導修讀通識教育課程的其他浸大學生。把中醫藥學院遷離浸大校園或會對大學的運作有些不良的影響。

36. 由於出席這節聆訊的提意見人已完成其陳述，而委員也沒再提出問題，所以主席多謝提意見人及政府代表出席聆訊。他們各人於此時離席。

37. 會議於上午十一時四十五分休會。

38. 會議於二零一四年三月二十五日下午二時三十分恢復進行。

39. 下列委員及秘書出席恢復進行的會議：

周達明先生	主席
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黃遠輝先生	副主席
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馬錦華先生

何培斌教授

陸觀豪先生

林光祺先生

劉興達先生

陳福祥先生

地政總署署長  
甯漢豪女士

規劃署署長  
凌嘉勤先生



簡介和提問部分[公開會議]

40. 下列規劃署及教育局代表、提意見人及提意見人的代表此時獲邀到席上：

葉子季先生 — 規劃署九龍規劃專員

劉家麒先生 — 教育局首席助理秘書長  
(高等教育)

C4－香港浸會大學(下稱「浸大」)

[已授權浸大代表團作為代表的提意見人，有關名單見附錄 B。]

蔡研先生 ]  
曾惠珍女士 ]  
趙其琨教授 ] 提意見人的代表  
余堅文博士 ]  
鄧永安先生 ]  
江穎盈女士 ]

C8(張宏啟)

張宏啟博士 — 提意見人

C36(Michael Kwok)

C1823(黃觀貴)

黃觀貴先生 — 提意見人及其代表

C521(劉百成)

劉百成先生 — 提意見人

C610(謝頌安)

謝頌安先生 — 提意見人

C1028(Lam Long Chau)

吳慧川女士 — 提意見人的代表

C1413(楊夏至)

楊夏至先生 — 提意見人

C1521(九龍城區議員何顯明)

何顯明先生 — 提意見人

C1737(陳碩芝)

陳碩芝女士 — 提意見人

41. 主席歡迎上述人士出席會議，並解釋聆訊的程序。他表示，會議將按程序須知的安排進行，該程序須知已於會前分發所有申述人／提意見人。委員亦同意，主席可全權酌情作出所需安排，以確保會議有序和有效地進行。主席特別提到以下要點：

- (a) 鑑於所接獲的申述及意見數目龐大，以及超過 2 800 名申述人／提意見人已表示會親自出席或已授權代表出席會議，因此有需要為口頭陳述限時；
- (b) 每名申述人／提意見人有十分鐘時間發言。但是，為使申述人／提意見人可作出彈性安排，以切合各自所需，大會容許授權代表累積發言時間、與其他申述人／提意見人互換獲分配的時段，以及／或要求延長口頭陳述的時間；
- (c) 口頭陳述的內容應限於在分區計劃大綱圖展示期間／申述公布期間所提交城規會的書面申述／意見中的申述／意見理據；以及
- (d) 為確保會議順利及有效率地進行，主席會促請申述人／提意見人不要無謂重複已由其他人士在同一會議上陳述的相同論點。申述人／提意見人作出口頭陳述時，應避免宣讀或覆述在已提交的書面申述／意見中已提及的觀點，因為這些書面陳述已分發各委員，供他們考慮。

42. 主席表示，規劃署的代表會首先獲邀作出簡介，之後提意見人／授權代表會獲邀作口頭陳述。口頭陳述完畢後，將會進行答問環節。視乎情況需要，下午會有一至兩個小休。

43. 九龍規劃專員葉子季先生借助投影片，複述他在二零一四年三月十日聆訊上所簡介的內容，有關內容載於二零一四年三月十日會議記錄第 17 段。

[甯漢豪女士及何培斌教授在九龍規劃專員作出簡介期間返回席上。]

44. 主席繼而邀請提意見人及他們的代表闡述意見。為確保會議有效率地進行，主席促請提意見人及他們的代表不要無謂重複已由先前的申述人／提意見人陳述的相同論點。

#### C4(浸大)

45. 蔡研先生陳述以下要點：

- (a) 他是浸大研究生會執行委員會成員；
- (b) 他促請城規會充分考慮各持份者的意見，並作出最有利浸大及社會的決定；以及
- (c) 在八所大學教育資助委員會(下稱「教資會」)資助大學中，浸大的用地面積最小。校舍嚴重缺乏供學生舉辦活動的地方。香港專業教育學院前李惠利校舍用地(下稱「前李惠利用地」)毗鄰浸大校園，倘批予浸大作發展之用，申述地點便得以地盡其用。浸大既可在申述地點發展中醫教學醫院，又可作惠及學生及教職員的其他用途。

46. 曾惠珍女士陳述以下要點：

- (a) 她是浸大校友組織香港浸會大學尚志會的理事會會長；

- (b) 把前李惠利用地(下稱「申述地點」)的南部改劃作住宅發展是短視的建議。保留申述地點作教育用途，為社會帶來長遠利益才是更恰當的建議；
- (c) 浸大自二零零五年起一直要求政府批給前李惠利用地供推行「三三四」學制改革和作浸大的長遠發展。不過，浸大未獲批予額外土地以配合「三三四」學制改革，致使校園更加擠迫。當局沒把申述地點批予浸大實不合理；
- (d) 申述地點並不適合作住宅用途，這是因為申述地點毗鄰浸大現有的學生宿舍，可對附近居民造成噪音滋擾。申述地點的擬議住宅用途與該區的規劃不相協調，並會使鄰近用途之間互生衝突；
- (e) 儘管有殷切的房屋需求，但興建學生宿舍及中醫教學醫院可滿足學生和病人的需要。由於在申述地點擬作的住宅用途並不須局限於指定地點，因此當局把申述地點作住宅用途並無有力理據支持；
- (f) 毗鄰浸大校園的前李惠利用地是唯一可供浸大擴建的用地。把申述地點批予浸大作長遠發展是最明智的做法，並為香港專上教育的長遠發展帶來裨益；以及
- (g) 儘管政府對特殊教育發展的承諾獲得支持，但把申述地點作特殊學校發展用途是否最恰當的安排令人存疑。政府與各持份者應仔細討論申述地點的最佳發展方案。由於把申述地點擬作特殊學校發展只在初始階段，這會花很長時間才可建成該特殊學校。改建其他地點的現有空置校舍作特殊教育用途會更具成本效益。另一方面，倘申述地點批予浸大，預計浸大的新設施可望在五年內落成。浸大在申述地點擬作的發展可產生協同效應，但把申述地點擬作特殊學校發展用途則不能發揮它的地理優勢。

47. 趙其琨教授陳述以下要點：

- (a) 他是浸大的教授和浸大校董會成員；
- (b) 維持一個良好的人力資源基地以保持其競爭力對香港至關重要。就此而言，提供優質專上教育是重中之重。不過，香港土地匱乏，致使專上教育發展裹足不前；
- (c) 申述地點的擬議住宅用途在某種程度上可滿足香港的房屋需要，但這會犧牲專上教育的長遠發展需要，窒礙了優質的人力資源培訓；
- (d) 教資會對浸大有欠公允。縱使推行「三三四」學制改革令浸大整體學生總人數增加了三分之一，但教資會沒有為浸大提供新的用地。不過，教資會卻為其他大學提供新的用地以配合學制改革。浸大須在校園內重建或擴建現有建築物，而提供的學生宿舍亦不足夠；
- (e) 擬把申述地點改劃作住宅用途並非純粹更改土地用途，而是改變香港的核心價值。申述地點的擬議住宅發展不會惠及普羅大眾，但卻會奪去市區一幅適合專上教育用途的稀有用地；以及
- (f) 他促請城規會把申述地點批予浸大，長遠作優質的人力資源培訓用途。

48. 主席澄清城規會的職權範圍並不包括批撥土地予任何特定人士或有關方面。他並表示，提意見人在接着的口頭陳述應集中於土地用途問題。

49. 余堅文博士陳述以下要點：

- (a) 他是浸大中醫藥學院教學部副主任及副教授；
- (b) 英國在一九九零年代致力擴展和普及化其國內的專上教育，以維持英國相對於歐洲鄰國的競爭力，當

時香港亦跟隨其做法。為維持香港的競爭力，在專上教育方面的投資甚為重要；

- (c) 普羅市民對於中醫的需求日益殷切，他們應可選擇採用中醫或西醫，或兩者兼用。雖然政府有意在將軍澳預留一塊用地，作發展中醫院用途，但申述地點更適合這個用途，因為申述地點有助中醫教學醫院及中醫院合而為一。在浸大中醫藥學院旁邊設立中醫教學醫院，可促使兩者相互配合、相互支援，並為本港的中醫人才培訓作出貢獻；以及
- (d) 當局並未徵詢浸大、九龍城區議會及附近居民等持份者的意見，無論是在二零一二年當申述地點的用途地帶擬改劃作住宅用途，抑或最近當申述地點的用途地帶擬重新劃回作政府、機構或社區用途時均如此。政府應加強與持份者的溝通。

50. 鄧永安先生陳述以下要點：

- (a) 他是浸大校友會主席；
- (b) 浸大校友會認為，把申述地點改劃作住宅用途不能解決普羅市民對住房的需求。該會認同浸大的意見，即申述地點應留作教育用途；
- (c) 大部分市民的意見是反對改劃用途地帶作住宅用途。政府不應奪去擬作教育用途的用地來興建房屋；以及
- (d) 政府應就申述地點日後的用途全面徵詢公眾的意見。倘申述地點的特定用途獲社會接納，則浸大亦會給予支持。

51. 鄧永安先生其後播放一段浸大學生及教職員的錄像，表達他們支持把申述地點撥歸浸大發展之用。

[C4 的實際發言時間：29 分鐘]

C 8(張宏啟博士)

52. 張宏啟博士陳述以下要點：

- (a) 他是浸大中醫藥學院教學部主任及副教授；
- (b) 在香港，接受專上教育人數的比率少於 20%，是亞洲四小龍(即香港、台灣、新加坡及南韓)中最低的。政府不應限制在專上教育方面的投資；
- (c) 雖然香港的醫療服務曾居亞洲之首，但近年其地位已被台灣取代。雖然浸大已竭力建立中醫藥學院，但仍缺乏一座合適的大樓供學生實習之用。相反，學生須長途跋涉到廣州汲取實習經驗。另一方面，其他專上院校，例如香港大學、香港中文大學及香港理工大學，都在其主校園附近設立教學醫院及／或教學酒店。由於長期忽視中醫教育及缺乏中醫醫院，因此香港在二零零三年因「沙士」感染而導致的死亡率甚高。香港應在中醫教育方面投放更多資源。然而，在將軍澳興建中醫醫院的建議未能幫助浸大發展中醫教育；以及
- (d) 把申述地點撥作特殊教育而非撥予浸大設立中醫教學醫院，是資源錯配。

[C 8 的實際發言時間：10 分鐘]

C 36(Michael Kwok)

C 1823(黃觀貴)

53. 黃觀貴先生陳述以下要點：

- (a) 他是浸大地理系教授，住在九龍塘；
- (b) 由於九龍塘屬已建設地區，居民和發展商均未有強烈要求在區內物色新的房屋用地。因此，無須把申述地點的用途地帶由政府、機構或社區用途改劃為住宅用途。政府聲稱，在申述地點發展私人房屋有

助促使住戶提升居住單位的質素，這個說法不能成立，反而只會破壞原擬作教育用途的地區的完整性；

- (c) 由於要在市區找到新的政府、機構或社區用地非常困難，因此預留的政府、機構或社區用地應盡量予以保留。任何擬改變經預留政府、機構或社區用地的土地用途建議都必須以公眾利益為依歸，並要有合理理據支持。但是，政府不但沒有就申述地點的擬議土地用途變更徵詢相關持份者的意見，反而變本加厲，在分區計劃大綱圖建議修訂項目的法定公眾諮詢期間，把申述地點納入賣地計劃內；
- (d) 政府決定保留申述地點作政府、機構或社區用途，以及將之從賣地計劃中剔除，做法令人欣喜。但是，他質疑政府為何在沒有令人信服理由的情況下，突然建議把申述地點作特殊教育用途，以及為何沒有在當初提出特殊教育的需要；
- (e) 作為浸大一員，他全力支持浸大力爭申述地點作長遠發展；以及
- (f) 作為學者，他認為政府、機構或社區用地屬公共資源，其分配事宜應以公開、公平及最大的公眾利益為原則，而無須即時把申述地點撥歸任何一方。所有持份者，包括浸大、教育局及其他機構，都應獲准就申述地點的土地用途提出建議，然後政府才公平地考慮及處理所有建議。申述地點應撥歸最能善用該地點的一方。

54. 黃觀貴先生亦代表 Mr Michael Kwok(C36)陳述以下要點：

- (a) 申述地點周圍有學校、老人院及軍營；三面被浸大建築物包圍；申述地點倘作住宅用途，會與周圍環境和區內特色不相協調；



- (b) 政府建議把申述地點用作中等密度房屋發展，但由於普羅市民無法負擔這個地點的高昂樓價，有關發展難以紓緩本港迫切的房屋需求，而只會令私人發展商得益；
- (c) 在申述地點興建住宅會造成交通影響、噪音及空氣污染，影響環境和附近居民、學生及教職員的健康；
- (d) 由於申述地點靠近浸大學生宿舍，在申述地點日後的住宅發展會受到學生活動的噪音滋擾，對居民及學生雙方都不利；以及
- (e) 雖然不擬就發展特殊學校的建議提出反對，但是惹人質疑的是，為何申述地點會作此用途，應該有其他空置的校舍或合適的用地可作此用途。另一方面，申述地點是區內唯一可供浸大持續長遠發展的用地。倘把申述地點撥歸浸大使用，可維持浸大校園的完整性。

[C36 及 C1823 的實際發言時間：18 分鐘]

55. 主席重申，把用地撥歸何方，並非城規會的職權範圍，提意見人在其後的口頭陳述時宜留意這一點。黃觀貴先生表示，雖然分配土地並非城規會的職權範圍，但是城規會可向政府力陳把申述地點撥歸浸大的理由。

C521(劉百成)

56. 劉百成先生陳述以下要點：

- (a) 他是浸大校友；
- (b) 時間是關鍵，倘申述地點無法在此重要時刻撥給浸大，便會嚴重影響其日後發展。城規會就申述地點所作的決定會記入浸大校史，倘現在決定錯誤，城規會將受到後代的指責；以及

- (c) 政府在此個案的舉措既無理性又不合理。佔地 0.88 公頃的申述地點對社會整體而言意義不大，但對浸大的長遠發展則意義重大。然而，政府漠視申述地點對浸大的重要性。他欣悉政府擬把申述地點恢復為「政府、機構或社區」地帶，但政府也應顧及浸大的需要。

[C521 的實際發言時間：8 分鐘]

C610(謝頌安)

57. 謝頌安先生陳述以下要點：

- (a) 他是浸大職員；
- (b) 不支持把申述地點改劃為住宅用途地帶，理由是發展零散，與九龍塘的特色不相協調。此外，在佔地 0.88 公頃的申述地點興建約 500 個單位，無可避免產生屏風效應，對通風和交通造成負面影響，危害在附近安老院居住的長者和學生的健康；
- (c) 社會現時缺乏較低收入人士能負擔的房屋單位。擬在申述地點興建的住宅單位卻非普羅市民有能力負擔，無法解決較低收入人士的房屋需要；
- (d) 政府冀於二零一六年增加銜接學位的學額，倘不能提供高等教育所需的額外土地，便難以配合該項政策。最理想的安排是在現有高等院校附近提供土地，滿足其日後發展需要。把毗鄰浸大校園的申述地點撥給浸大發展是最合理的做法。雖然浸大自二零零五年以來一直就前李惠利整幅用地的編配與政府接觸，但政府並無回應浸大的要求；
- (e) 對於教育局最近建議在申述地點興建設有 24 間課室的特殊學校，他認為可在九龍區其他合適地方設置該校，實無迫切需要以申述地點作特殊學校用途。何況教育局的特殊學校建議僅屬初步階段，也

沒有徵詢有意使用者對申述地點是否適宜興建特殊學校的意見；

- (f) 他宣讀浸大四個校友會的意見，表示支持把申述地點撥給浸大興建中醫教學醫院和學生宿舍；以及
- (g) 在 28 000 多份申述及意見書中，有 99.9% 反對把申述地點劃作住宅用途，可見公眾意見十分清晰明確。大部分申述及意見都促請保留申述地點作「政府、機構或社區」地帶，並將之撥給浸大發展。此外，他要求政府就申述地點的最佳用途諮詢相關持份者。

[C 610 的實際發言時間：7 分鐘]

[會議小休五分鐘。]

[劉興達先生此時暫離會議。]

C 1028 (Lam Long Chau)

58. 吳慧川女士陳述以下要點：

- (a) 她是九龍塘居民；
- (b) 根據她的經驗，由於學校會產生噪音和造成交通影響，以及干擾居民生活；因此，教育用途靠近住宅用途的位置並不理想。政府應避免把住宅用途放在學校或學生宿舍旁邊，以免引起使用者之間的衝突；以及
- (c) 申述地點三面皆為浸大的建築物，保留作「政府、機構或社區」地帶實屬恰當，不宜把申述地點改劃作住宅用途。

[C 1028 的實際發言時間：5 分鐘]

C1413(楊夏至)

59. 楊夏至先生陳述以下要點：

- (a) 他是浸大地理系學生；
- (b) 他提及何敏靖女士(R2134)和香港批判地理學會鄧先生(R7533)的申述，在申述中，他們透過這個改劃申述地點用途地帶的個案，對香港的規劃和土地政策發表評論；
- (c) 政府用盡一切方法增加本港的房屋土地供應，當中包括改劃「政府、機構或社區」用地、「綠化地帶」和「休憩用地」的用途地帶。不過，擬建房屋用地大多細小而零散，令公眾誤以為香港的房屋問題源於新房屋土地不足。香港的房屋問題其實並非單純源於缺乏房屋土地，而是所提供的房屋類別錯配和公共資源分配不公所導致；
- (d) 城規會應從較宏觀的角度考慮改劃用途地帶的建議及規劃許可申請，而不應只按每宗個案的情況分別處理。倘政府改劃相關地區的用地作住宅用途以增加房屋供應，但仍無法解決本港的房屋問題，便無理據要城規會接受該等改劃用途地帶的建議；
- (e) 香港的房屋問題主要由私人和公共房屋供應失衡引起。較低收入人士無能力負擔較佳的安居之所。香港其實有很多空置住宅單位，但經濟能力稍遜的人士無能力購置這些單位。以改劃申述地點用途地帶增加房屋供應只會令情況惡化，僅有政府和發展商由此得益，對有真正需要的人毫無幫助；
- (f) 改劃「政府、機構或社區」地帶和「綠化地帶」用地作私人住宅用途，是重新分配公共資源的過程。把原本屬於所有人的土地變成社會少數人可享用的地方，造成空間不公的問題。政府甚至可能要動用公帑平整用地和敷設公用設施，令這些用地適宜發

展。這些公帑其實可以撥歸醫療和教育等其他對社會更有價值的用途；

- (g) 城規會在評估發展建議時，似乎僅着重特定地點及技術方面的考慮因素，過於倚賴政府部門提供的意見，但很少以全面的角度審視個案。鑑於日後會有越來越多改劃作住宅用途的個案呈交城規會審議，他促請城規會在審議這些個案時作出整全的考慮，並更為審慎研究政府部門所提出的意見；以及
- (h) 他向城規會提出以下問題：(i)當局有否就改劃「政府、機構或社區」地帶和「綠化地帶」用地作住宅用途進行公眾諮詢；(ii)教育局何時計劃使用申述地點興建特殊學校；(iii)為何不把擬議住宅用地直接交予香港房屋委員會興建公共房屋，卻將之納入賣地計劃供私人發展；以及(iv)如何設定申述人和提意見人的十分鐘發言時間限制。

[C1413 的實際發言時間：10 分鐘]

60. 主席表示，這節聆訊是讓提意見人作出口述陳詞，並非讓他們向委員發問。對於十分鐘的發言時間限制，主席解釋，就所涉分區計劃大綱圖收到的申述及意見書多達逾 28 000 份，又有很多人會出席會議，因而必須作出特別安排。城規會受條例約束，須在法定時限內完成製圖過程；在顧及所有相關情況及事宜後，集體決定對每名申述人／提意見人施加十分鐘的時間限制。不過，城規會亦可靈活行使酌情權，視乎要求理據而延長個別申述人／提意見人的發言時間，容許獲授權代表使用所代表的全部人士獲分配的累積發言時間，以作出口述陳詞。

#### C1521(九龍城區議員何顯明)

61. 何顯明先生轉述一些申述人及提意見人的投訴，指他們在午夜才收到就申述及意見進行聆訊的有關文件，非常擾人。主席表示，秘書處會分開跟進傳送文件的安排。

62. 接着，何顯明先生陳述以下要點：

- (a) 他是九龍城區議員，以及九龍城區議會轄下的房屋及基礎建設委員會(下稱「房屋及基建委員會」)主席；
- (b) 政府曾就申述地點由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶的建議諮詢九龍城區議會轄下的房屋及基建委員會。在該次會議上，與會的 19 名九龍城區議員一致反對改劃土地用途的建議，而發言的 13 名區議員全部支持在申述地點發展中醫教學醫院及社會設施；
- (c) 在與 18 區區議會主席及副主席會面期間，行政長官曾指出，把多個地區的土地改劃作住宅用途，目的是要滿足公眾對房屋的需求。然而，一如規劃署的代表於房屋及基建委員會的會議上所述，申述地點的擬議住宅發展旨在協助住戶提升居住單位的水平。由於普羅大眾負擔不起申述地點的住宅單位，因此，九龍城區議員不支持有關改劃土地用途建議。區內有其他合適用地，可為公眾興建房屋；
- (d) 申述地點三面被浸大建築物及學生宿舍包圍，不宜作住宅用途。曾有私人住宅與學生宿舍用途為鄰，導致居民與學生之間出現磨擦的先例。其中一個例子是半島豪庭的居民與香港理工大學(下稱「理大」)學生宿舍的學生之間造成衝突，有時更需要警方調停；
- (e) 把申述地點保留作政府、機構或社區用途，可讓公眾探討申述地點的合適用途。九龍城區的政府、機構或社區用地越來越少。政府忽視區內對政府、機構或社區設施的需要，亦沒有就所需設施正式進行公眾諮詢。該區只有一個位於紅磡的社區會堂及一所由政府營辦的安老院，但並無政府老人中心及中醫院。該區亦缺乏體育館及牙科診所。由於區內有很多租用私人處所的非政府機構，可考慮把申述地點用作該等機構的運作及活動地方；

- (f) 倘在申述地點興建私營房屋，會對附近地區的通風、交通及環境造成負面影響，亦失去一塊需作社區用途的政府、機構或社區用地；
- (g) 至於教育局最近建議把申述地點用作特殊學校用途，當局未有就此建議諮詢九龍城區議會。他們認為，可在現有的空置學校闢設擬議特殊學校；以及
- (h) 至於將軍澳的擬議中醫院，他們認為該幅將軍澳用地比申述地點更適宜作住宅用途。

[C1521 的實際發言時間：10 分鐘]

C1737(陳碩芝)

63. 陳碩芝女士陳述以下要點：

- (a) 她是浸大校友；
- (b) 根據她在學校寄宿的經驗，住宅用途毗鄰學生宿舍，會令居民和學生之間產生磨擦。倘在毗鄰浸大校園的地方興建中密度住宅，亦會對學生造成不便；以及
- (c) 由於現有校園缺乏空間，浸大由二零零五年起已申請把整塊前李惠利用地作發展之用。當局應仔細考慮申述地點的日後用途，並顧及本港高等教育的長遠發展及社會需要。此外，應就如何能最善用申述地點諮詢相關持分者，包括浸大。

64. 陳碩芝女士繼而播放兩名浸大校友(趙國雄先生及柳俊江先生)的錄影片段。鑑於現有校舍缺乏空間，兩人均支持把申述地點撥予浸大以供發展。

[C1737 的實際發言時間：5 分鐘]

65. 由於政府的代表、提意見人及提意見人的代表已完成簡介／陳述，主席請委員提問。

66. 一名委員詢問九龍城區議會建議把申述地點作何用途，何顯明先生(C1521)回應說，九龍城區議會尚未就申述地點的日後用途進行討論。倘政府建議把該地點保留作政府、機構或社區用途，可就其建議的土地用途諮詢九龍城區議會。

67. 主席詢問如何能在申述地點容納多項社區用途，例如所述的社區會堂、老人中心、安老院、體育館及牙科診所，以及浸大的中醫院和教學設施。何顯明先生(C1521)回應說，他認為在同一用地上的各項政府、機構或社區用途不會造成任何衝突，亦可要求浸大把一些社區用途納入校園發展內。倘把申述地點撥予浸大，要完成有關發展或需時五年；然而，倘有關項目由政府負責，便須經過冗長的程序，包括就所提供的政府、機構或社區設施諮詢各部門，或需時逾十年才能完成發展。

68. 主席表示，由於申述地點的地盤面積有限，又有發展限制，在該地點落實所有擬議社區用途連浸大的設施是不可能的。何顯明先生(C1521)在回應主席的提問時表示，他會從區議會的角度去考慮，以在申述地點提供社區設施為先，浸大的教育設施為次。

69. 副主席表示，有提意見人指大學學生宿舍與附近的住宅用途不相協調，因為居民和學生之間會出現磨擦，所提論點獨特。他詢問提意見人能否詳述磨擦的性質，以及其他用途或發展(例如特殊學校)與學生宿舍會否互相協調。陳碩芝女士(C1737)回應說，學生經常在宿舍舉辦學生活動，有些活動更會持續整夜，難免造成噪音以致滋擾附近居民，引起投訴。申述地點本身已毗鄰學生宿舍，倘擬在其北面興建另一幢學生宿舍，預計申述地點日後的住宅用途所受到由學生宿舍傳來的噪音滋擾，會較現時情況更甚。

70. 主席指安老院或社區會堂都不時會舉辦活動，於是詢問這些用途與浸大學生宿舍為鄰，又會否互相協調。何顯明先生(C1521)在回應時表示，在學生宿舍旁闢設社區會堂或牙科診所應該沒有問題，因為會堂或診所的使用者都不會過夜，學生更可在社區會堂舉辦活動。由於社區會堂可配備隔音設計，與學生宿舍的活動不會互相影響，而安老院的長者多習慣早睡早起，夜半的學生活動或不會對長者造成很大滋擾。



71. 一名委員詢問，倘學生宿舍備受環境法例規管，即晚上11時後受到噪音管制，提意見人為何認為學生宿舍的午夜活動噪音會影響附近居民。陳碩芝女士(C1737)回應說，雖然學生宿舍任何時間均須遵守環境方面的法例，但倘當局一開始就不進行住宅用途與學生宿舍為鄰的規劃，便有助避免可能造成的磨擦。何顯明先生(C1521)亦表示，九龍城區議會已多次在區議會會議上討論住宅用途與學生宿舍用途為鄰所產生的磨擦。最明顯的例子就是警方曾被召平息半島豪庭住戶與理大學生宿舍宿生的衝突。因此，把新的住宅用途置於現有學生宿舍旁是不理想的做法。

72. 一名委員詢問陳碩芝女士(C1737)，倘附近居民在學生進行活動時要求他們降低聲量，宿生們會如何應對。陳碩芝女士(C1737)表示她選擇不回答此提問。

[何培斌教授於此時離席。]

73. 就闢設學生宿舍而言，教育局首席助理秘書長(高等教育)劉家麒先生表示，學生宿舍是大學不可或缺的一部分，旨在讓學生體驗大學生活。在教資會資助大學就讀四年全日制課程的學生均有機會在學生宿舍住宿一年。學生宿舍對鄰近居民造成噪音滋擾，不只限於九龍城區。為此，可在新建的學生宿舍設計中加入緩解噪音設施，以盡量減低可能對附近其他用途造成的噪音滋擾，例如在面向鄰近住宅的一面使用實牆。

74. 由於委員再無提問，主席多謝在場的提意見人、提意見人代表及政府代表出席聆訊。各人均於此時離席。

75. 由於再沒有提意見人或提意見人代表出席這一節的會議，會議於下午五時休會。

1. 會議於二零一四年三月二十六日上午九時十分恢復進行。

2. 下列委員及秘書出席恢復進行的會議：

周達明先生 主席

黃遠輝先生 副主席

黃仕進教授

馬錦華先生

許智文教授

劉智鵬博士

陸觀豪先生

馬詠璋女士

邱榮光博士

鄒桂昌教授

符展成先生

黃令衡先生

黎慧雯女士

林光祺先生

劉興達先生

陳福祥先生

地政總署署長  
甯漢豪女士

規劃署署長  
凌嘉勤先生

## 商議部分

### [閉門會議]

3. 主席歡迎所有委員，並表示是次會議是商議有關《九龍塘分區計劃大綱草圖編號 S/K18/17》(下稱「分區計劃大綱圖」)的申述和意見。他簡略地覆述，為了讓持份者及市民有機會在城市規劃委員會(下稱「城規會」)就有關用地決定合適的用途地帶前表達意見，城規會轄下都會規劃小組委員會(下稱「小組委員會」)同意根據《城市規劃條例》(下稱「條例」)第5條展示分區計劃大綱圖，以供公眾查閱。所涉修訂如下：

- (a) 修訂項目 A，把前李惠利用地的南部(下稱「申述地點」)由「政府、機構或社區(9)」地帶改劃為「住宅(乙類)」地帶；
- (b) 修訂項目 B，把伯特利神學院用地的西部(下稱「伯特利西用地」)由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶；
- (c) 修訂項目 C，把伯特利神學院用地的東部(下稱「伯特利東用地」)由「政府、機構或社區(3)」地帶改劃為「政府、機構或社區(12)」地帶。

4. 主席表示，城規會就分區計劃大綱圖接獲 25 843 份有效申述及 2 980 份意見書。其後，城規會先後於二零一四年三月十日、十一日、十七日、二十日及二十五日舉行五次會議，聆聽申述人／提意見人或其代表所作出的口頭陳述。香港浸會大學(下稱「浸大」)(R25/C4)組成了代表團，代表約 2 100 名申述人及約 600 名提意見人(已授權浸大代表他們作出口頭陳述)。此外，另有 43 名申述人／提意見人及／或其代表(即 34 名申述人及 9 名提意見人)出席會議，其中 42 人已作出口頭陳述，全部涉及修訂項目 A。

5. 主席邀請委員在審理申述時須考慮所有書面和口頭陳述，以及在各次會議上呈閱的資料。各次會議的視像記錄均已在進行商議前送交委員。主席表示，城規會應考慮申述人／提意見人所提的所有理由和建議，然後決定是否建議修訂分區計劃大綱圖以順應／局部順應申訴的內容。

[甯漢豪女士此時返回席上。]

### 有關修訂項目 A 的申述

#### *支持修訂的申述*

6. 主席表示，申述編號 R1 至 R7、R6738、R6861、R8315 及 R8322 支持把申述地點劃為住宅用途地帶。支持理由主要為把申述地點改劃作住宅用途有助應付對住宅土地的迫切需要；擬提供的單位可穩定樓價及租金；以及浸大的設施已足夠，擬議中醫醫院不一定要建於申述地點。委員備悉這些表示支持的申述。

#### *反對修訂的申述所提理由*

#### 反對劃為「住宅(乙類)」地帶

7. 主席表示，不少申述及意見反對把申述地點改劃為「住宅(乙類)」地帶。反對理由主要為在申訴地點提供更多豪宅，無助應付對可負擔房屋的迫切需求，並且只有一小撮人受惠；住宅用途會造成負面影響，包括高發展密度、屏風效益、通風受阻及交通影響等；有關項目會影響高等教育設施的發展；以及住宅用途與擬在前李惠利用地所作的教育及學生宿舍用途不相協調。這些申述人大致上建議把申述地點恢復為「政府、機構或社區(9)」地帶。

8. 副主席表示，申述地點是政府選定改劃作住宅用途的 36 塊「政府、機構或社區」用地之一；有關計劃屬於行政長官在二零一二年公布的一系列增加房屋土地供應的措施之一。該等用地符合數個基本甄選準則，即用地無須作政府、機構或社區用途，並且適宜作住宅用途，以及在用地作住宅用途不會對附近環境造成負面影響。他認為從土地用途規劃的角度而言，申述地點宜作住宅用途。然而，基於教育局表示有需要考慮把申述地點作教育用途(尤以特殊教育為然)，他支持把申述地點恢復為「政府、機構或社區(9)」地帶。

9. 主席要求秘書更詳細解釋政府現時在物色更多房屋土地方面所展開的工作。秘書表示，除起初選定的 36 塊「政府、機

構或社區」用地外，政府已就逾 1 000 塊具潛力改作住宅用途的用地進行全面檢討。就「政府、機構或社區」用地而言，主要考慮因素為用地是否仍須用以提供政府、機構或社區設施以服務該地區或較廣泛的區域；用地是否適宜作住宅用途；以及用地的擬議住宅用途會否造成負面影響。當局已就各選定用地進行全面的規劃評估，並在需要時輔以技術評估。納入評估的用地涉及各類用途地帶，包括「政府、機構或社區」地帶、「綠化地帶」、「康樂」地帶及「工業」地帶。

10. 一名委員表示，小組委員會已於兩個會議上考慮申述地點的改劃用途地帶建議，以及於二零一三年一月二十五日的第二次會議上，教育局及大學教育資助委員會（下稱「教資會」）的代表在當時明確表示申述地點不用作教育用途。因此，小組委員會同意應根據條例展示對分區計劃大綱圖所作的相關建議修訂，以供公眾查閱，讓持份者及市民有機會在城規會就有關用地決定合適的用途地帶前表達意見，以供城規會考慮。

11. 主席表示，有申述人及提意見人認為，把申述地點作住宅用途與擬於前李惠利用地北部所作的住宿及教育用途不相協調，因為學生活動會製造噪音滋擾，會導致日後居民投訴並產生磨擦。就此而言，一名委員不同意學生宿舍及教育用途與住宅用途不相協調。現有不少例子顯示學生宿舍位於住宅羣，而城規會最近亦批准一宗擬於梅芳街興建學生宿舍的申請，而該宿舍正是位於西營盤的住宅羣。就噪音滋擾問題而言，應可通過現行環境法例的條文予以解決。凌嘉勤先生表示，在小組委員會考慮改劃申述地點用途地帶的會議上，委員普遍認為申述地點宜作住宅用途，以及學生宿舍和教育用途與住宅用途並非不相協調。

12. 另有三名委員亦同意申述地點宜作住宅用途，以及學生宿舍和教育用途與住宅用途並非不相協調。然而，申述地點是否有其他更為合適的用途，則可在會上進一步討論。其中一名委員表示，對於可能出現的噪音滋擾，或可通過前李惠利用地北部日後所提供的設施的設計及布局予以緩解。

13. 一名委員指出，申述地點位於面積較大的政府、機構或社區設施羣內，其面積相對細小，加上教育局最近有意研究把申述地點作特殊學校發展的可行性，所以較宜把申述地點恢復

為「政府、機構或社區(9)」地帶。申述地點在日後所作的特定政府、機構或社區用途應由政府決定，不屬於城規會的職權範圍。

14. 主席總結委員的意見，表示申述地點宜作政府、機構或社區用途及住宅用途；以及學生宿舍及教育用途與住宅用途並非不相協調。委員亦備悉教育局已決定研究把申述地點作特殊學校發展的可行性。委員將基於申述、意見及教育局的最新意見而討論是否須修訂申述地點的用途地帶。

恢復為「政府、機構或社區(9)」地帶

15. 主席表示，不少申述人及提意見人建議把申述地點恢復為政府、機構或社區用途，包括作教育或社區用途。他們所持的主要理由或意見是，申述地點位於「政府、機構或社區」設施羣內，因此應保留作政府、機構或社區用途；所有出席九龍城區議會房屋及基礎建設委員會討論此事的委員均支持把申述地點保留作政府、機構或社區用途；立法會教育事務委員會反對把申述地點改劃作住宅用途，並促請政府保留申述地點作政府、機構或社區用途，包括作教育用途；以及政府把申述地點從二零一四／一五年度的賣地計劃中剔除，是正確做法。

16. 委員備悉，當小組委員會於二零一二年年底／二零一三年年初考慮改劃用途地帶的建議時，相關政府各局／部門已表示，無須預留申述地點作政府、機構或社區用途或休憩用地用途。規劃署在處理有關此修訂項目的申述和意見時，亦已諮詢相關各局／部門，並重新評估對「政府、機構或社區」設施的需求。儘管九龍塘區整體上並不缺乏已規劃的主要政府、機構及社區設施和休憩用地，但教育局表示在近期多輪諮詢工作中，社會各界要求政府加強支援特殊教育發展。就此，教育局決定仔細研究把申述地點用作發展特殊學校的可行性。正如教育局的代表在聆訊時表示，由於須落實新高中課程及延長特殊教育學習年期的政策，估計九龍區(包括將軍澳)對特殊學校學額的最新需求約為 500 個，相當於兩間新的特殊學校。

17. 一名委員表示，當小組委員會決定展示把申述地點改劃為「住宅(乙類)」地帶以供公眾查閱時，相關政府各局／部門在當時表示，並無把申述地點作特定政府、機構及社區用途的

規定。小組委員會旨在讓持份者及市民可根據條例向城規會提交申述和意見，以便城規會在考慮所有申述及意見後就申述地點決定合適的用途地帶。申述地點適合作數種政府、機構及社區用途，包括教育局表示會研究把申述地點發展作特殊學校的可行性；浸大表示需要申述地點作長遠發展；以及當地社羣認為可用以興建社區設施(包括社區會堂或其他地區性的政府、機構或社區用途)。基於最新情況，把申述地點恢復為「政府、機構或社區(9)」地帶是較適合的做法。

18. 簡言之，委員認為申述地點可發展作政府、機構或社區用途，並同意宜建議對分區計劃大綱圖作出修訂，把申述地點恢復為「政府、機構或社區(9)」地帶。

#### 把申述地點撥予浸大的建議

19. 主席表示，申述人及提意見人的其中一項建議是把申述地點撥予浸大作長遠發展，包括興建全人發展綜合大樓、學生宿舍及中醫教學醫院。他們所持的理由／意見如下：

- (a) 就實際土地面積及學生人均用地面積而言，浸大校園在八間教資會資助院校中是最小的；
- (b) 浸大並無獲額外撥地以配合三三四學制改革，並須在現有建築物之上加建樓層，以提供新設施；
- (c) 浸大的校園已相當擠迫，欠缺空間供學生進行活動、會議及自修，而綠化空間亦不足；
- (d) 浸大的學生宿位並不足夠，而校外宿舍亦不方便，未能讓學生享受校園生活；
- (e) 申述地點三面被浸大建築物所包圍，是唯一毗鄰浸大而可供其作長遠發展的土地；以及
- (f) 前李惠利用地應以綜合模式與現有的浸大校園一併發展。只有浸大才可最有效使用該塊毗連其校園的用地。



20. 委員備悉上述意見。然而，委員認為申述地點應否預留作特殊學校或其他教育用途，或擬議「政府、機構或社區(9)」地帶所准許的其他用途，應由政府參照政策的優次後決定，並不屬城規會的職權範圍。

把申述地點用作中醫院／中醫教學醫院

21. 主席表示，申述人及提意見人的另一項建議是把申述地點用作中醫院／中醫教學醫院。他們所持的理由主要是香港需要一間中醫院／中醫教學醫院，從而有利於本港中醫藥的長遠發展。

22. 委員備悉上述意見，以及行政長官於《二零一四年施政報告》公布政府已決定在將軍澳預留一塊用地以興建中醫院，但由何者負責興建則尚未決定。兩名委員表示，儘管城規會建議把申述地點恢復為「政府、機構或社區(9)」地帶，但申述地點的日後使用者應由政府參照政策的優次後決定，並不屬城規會的職權範圍。

把申述地點作特殊教育用途

23. 主席表示，在處理申述及意見時，教育局表示會研究把申述地點發展作特殊學校的可行性。一些申述人／提意見人或其代表在聆聽會議上對把申述地點作特殊學校用途表示質疑，所持意見主要如下：

- (a) 沒有理據支持把申述地點用作特殊教育的建議。政府在二零一三年就此事答覆立法會的提問時並無建議把申述地點作特殊教育用途；
- (b) 特殊教育學校沒有地域限制，無須設於申述地點；
- (c) 本港有不少空置校舍／學校用地。政府應考慮在該等空置校舍／學校用地提供擬議特殊學校，以便申述地點可留給浸大使用或作其他政府、機構或社區用途；以及

(d) 教育局並無就在申述地點設置特殊學校的建議諮詢相關持份者。

24. 委員備悉上述意見。然而，委員認為建議恢復為「政府、機構或社區(9)」地帶的申述地點應否預留發展作特殊學校，應由政府參照政策的優次後決定，並不屬城規會的職權範圍。委員備悉，在「政府、機構或社區(9)」地帶內，「學校」屬於經常准許的用途。此外，就特殊學校建議進行諮詢該由教育局負責進一步考慮和跟進。

#### 公眾諮詢

25. 主席表示，一些申述人及提意見人認為當局把申述地點改劃為住宅用途前並無向主要持份者(包括浸大、學生及居民)，進行充分的公眾諮詢。

26. 就此而言，委員認為根據條例公布修訂已屬法定的公眾諮詢程序，並已妥為遵從。二零一三年一月二十五日，小組委員會決定展示改劃用途地帶修訂，以提供一個法定途徑，讓持份者及市民提交意見，供城規會考慮，然後就申述地點的適當用途地帶作出決定。在圖則公布期內，當局曾諮詢九龍城區議會房屋及基礎建設委員會，而相關持份者，包括浸大、當地社區及市民亦有機會提交申述和意見，供城規會考慮。

27. 秘書在回應主席的提問時表示，就個別用地的改劃用途地帶建議而言，規劃署會在展示分區計劃大綱圖之前或期間諮詢區議會。規劃署亦會與相關的民政事務專員聯絡，以確定是否需要於展示分區計劃大綱圖前進行諮詢。倘對分區計劃大綱圖所作修訂涵蓋廣泛範圍並有重大的規劃影響，當局或會就初步的改劃用途地帶建議諮詢區議會，並在城規會考慮分區計劃大綱圖的建議修訂時，向其報告所收納的意見。

28. 主席表示，一些申述和意見所持的一個理由是，在改劃用途地帶的公眾諮詢仍在進行時，把申述地點納入賣地計劃是誤導和程序不當的做法。就此而言，委員備悉政府的慣常做法是把所有預計於數年內可供出售的政府土地納入賣地計劃內，即使有些土地仍待完成城市規劃等程序。相關用地只會在完成所需程序後才推出發售。此舉可為市場提供清晰的資訊。這並

不存在妨礙城市規劃程序的事宜，因為倘改劃用途地帶最終不獲城規會接納，有關用地是不會推出發售的。

### 教育政策

29. 主席表示，一些申述人及提意見人建議把申述地點預留作教育用途。有意見關注高等教育的土地不足，以及教育局／教資會的評估準則不足以評估大學的土地需求。

30. 委員備悉上述意見。然而，委員認為該等事宜屬於教育政策，應由教育局／教資會處理，又或應由政府參照政策的優次後決定，並不屬城規會的職權範圍。

### 社會及社區設施的需要

31. 主席表示，一些申述人及提意見人認為需要在九龍城提供更多地區性的社會及社區設施，包括長者中心、社區會堂、圖書館及非牟利團體的辦公室。

32. 委員備悉相關政府各局／部門已確認，小組委員會於二零一二年年底／二零一三年年初考慮改劃用途地帶的建議時，均認為無需保留申述地點作政府、機構或社區用途或休憩用地用途。規劃署在處理有關申述和意見時，已諮詢政府相關各局／部門，並重新評估政府、機構或社區設施的需求。除教育局要求研究把申述地點作特殊學校發展的可行性外，九龍塘區現有和已規劃的主要政府、機構或社區設施和休憩用地大致上已經足夠。

### 口頭陳述的時限

33. 主席表示，有數名申述人／提意見人反對就口頭陳述所設的 10 分鐘時限。就此而言，委員備悉由於有逾 2 800 名申述人／提意見人表示會親身或授權代表出席會議，以及城規會須確保考慮申述的程序能於法定時間內完成，因此必須就聆訊作出特別安排，包括就口頭陳述設立時限。然而，會議設有機制，容許獲授權代表累積發言時間及／或要求延長作口頭陳述的時間，以便為申述人／提意見人提供靈活安排。

### 城規會就修訂項目 A 所作的決定

34. 總括而言，城規會備悉前述申述人及提意見人在書面及口頭陳述所提出的所有理由和建議，以及政府各局／部門的回應。城規會認為申述地點宜作政府、機構或社區用途及住宅用途。然而，考慮到不同持份者的意見及政府的最新意向，即要求把申述地點作教育或政府、機構或社區用途(包括教育局的最新意向是研究發展特殊學校的可行性)，城規會同意建議對分區計劃大綱圖作出修訂，把申述地點恢復為「政府、機構或社區(9)」地帶。

35. 委員繼而審視文件附件 IX 有關九龍塘分區計劃大綱草圖的建議修訂(包括圖則、《註釋》及《說明書》)。建議修訂涉及把申述地點的用途地帶修訂為「政府、機構或社區(9)」地帶(如分區計劃大綱圖所示)；刪除「住宅(乙類)」地帶的《註釋》；以及修訂《說明書》，包括刪除有關「住宅(乙類)」地帶的部分，並相應修訂「政府、機構或社區(9)」地帶所涵蓋的總面積和分區計劃大綱圖所涵蓋規劃區的計劃人口。城規會認為文件附件 IX 所示對圖則、《註釋》及《說明書》的建議修訂適宜根據條例的規定公布。

36. 秘書表示，在確認會議記錄後，建議修訂會根據條例第 6C(2)條公布，為期三個星期。任何人均可在三個星期的法定公布期內，向城規會作出進一步申述(但假如該等建議修訂是在考慮某人作出的任何申述或提出的任何意見後才建議的，則該某人除外)。倘接獲表示反對的進一步申述，城規會便會就該等進一步申述安排聆訊，並邀請所有申述人、提意見人及進一步申述人出席有關聆訊，以考慮分區計劃大綱圖的建議修訂。根據條例，倘沒有接獲進一步申述，又或只接獲表示支持的進一步申述，便不須進行進一步申述聆訊。

### 有關修訂項目 B 及 C 的申述

37. 主席請委員考慮伯特利神學院用地所涉修訂項目 B 及 C 的申述。他簡略地覆述如下：

#### *表示支持的申述*

- (a) R5 支持項目 B，理由是支持提供更多單位，以及就伯特利西用地加入「港人港地」條款。如有可

能，把該用地改劃為「住宅(甲類)」地帶較為理想；

- (b) R5 支持項目 C，理由是支持保育具特色的歷史建築物；

*表示反對的申述及就申述所提的意見*

- (c) R8 反對項目 B，主要理由是作公共用途的稀有政府、機構及社區土地會因伯特利西用地改劃作住宅用途而減少(項目 B)；有關用地只會提供 44 個豪宅單位，未能解決房屋問題；以及沒有規劃理據支持把伯特利西用地改劃作住宅用途。因此，建議政府應改劃另一塊住宅用地作政府、機構及社區用途，以彌補失去的政府、機構及社區用地；以及

- (d) C1 由個別人士提交，支持 R8 反對項目 B。

38. 委員同意備悉 R5 的支持意見。就 R8 而言，委員備悉現有及已規劃提供的政府、機構或社區設施已足以應付九龍塘區的需要，並認為宜把伯特利西用地改劃為「住宅(丙類)9」地帶，以應付對房屋土地的迫切需要。擬議的「住宅(丙類)9」地帶亦與附近低至中密度的發展互相協調。委員認為不應接納 R8，以及不應就伯特利西用地修訂分區計劃大綱圖。

#### R1 至 R7、R6738、R6861、R8315 及 R8322

39. 經商議後，城規會同意備悉 R1 至 R7、R6738、R6861、R8315 及 R8322 表示支持的意見。

40. 城規會亦同意告知 R1 至 R7、R6738、R6861、R8315 及 R8322：「雖然申述地點適合作政府、機構及社區用途和住宅用途，但現建議把申述地點恢復為「政府、機構或社區(9)」地帶，以配合對政府、機構及社區用途的最新需求。」

#### R1192 及 R2375

41. 經商議後，城規會同意備悉 R1192 及 R2375 表示不支持把申述地點撥予香港浸會大學(下稱「浸大」)的意見。

42. 城規會亦同意告知 R1192 及 R2375：「把申述地點撥給特定機構並不屬於城規會的職權範圍。」

#### R8

43. 經商議後，城規會決定提出建議修訂圖則，以局部順應 R8 的內容，把申述地點由「住宅(乙類)」地帶改劃為「政府、機構或社區(9)」地帶。

44. 城規會亦同意告知 R8：「城規會的職責是考慮為申述地點劃定適當的用途地帶。雖然相關的政府、機構及社區用途屬於擬恢復的「政府、機構或社區(9)」地帶內經常准許的用途，但把申述地點撥給特定使用者作政府、機構及社區用途不屬於城規會的職權範圍。」

45. 城規會亦決定不順應 R8 的其餘部分，即反對修訂項目 B 的意見。有關理由如下：

「由於九龍塘區現有及已規劃的政府、機構及社區設施足以應付該區的需求，因此把伯特利西用地改劃為「住宅(丙類)9」地帶，以應付對房屋用地的殷切需求是恰當的。擬議「住宅(丙類)9」地帶與附近低至中密度發展項目互相協調。」

#### R9 至 R25884<sup>1</sup>(不包括 R1192、R2375、R6738、R6861、R8315 及 R8322)

46. 經商議後，城規會同意提出建議修訂圖則，以順應／局部順應 R9 至 R25884(不包括 R1192、R2375、R6738、R6861、R8315 及 R8322)的內容，把申述地點由「住宅(乙類)」地帶改劃為「政府、機構或社區(9)」地帶。

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<sup>1</sup> 申述編號 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 及 R25520 屬於無效／撤回的申述，因此已被剔除。

47. 對於有申述人建議在申述地點興建特定政府、機構及社區設施，例如中醫院、中醫教學醫院、香港浸會大學(下稱「浸大」)校園、浸大宿舍、其他教育或醫療設施及社會福利設施，城規會亦同意告知他們下述事宜：

「城規會的職責是考慮為申述地點劃定適當的用途地帶。雖然相關的政府、機構及社區用途屬於擬恢復的「政府、機構或社區(9)」地帶內經常准許的用途，但把申述地點撥給特定使用者作政府、機構及社區用途不屬於城規會的職權範圍。」

### **議程項目 3**

#### **其他事項**

[機密項目。閉門會議]

48. 此議項以機密形式記錄。

49. 餘無別事，會議於上午十時十分結束。

## 授權香港浸會大學作為代表出席會議的申述人名單

1.	R14	Ho Hin Ming, Kowloon City District Councillor
2.	R37	譚華正/譚陳書琴
3.	R38	Law, Travis
4.	R40	Tse, Daniel C.W.
5.	R42	Wong Wai Yeung
6.	R43	Bian Zhao Xiang
7.	R45	Ng, Fanny
8.	R52	Chan Lok Lam
9.	R55	Tam, Jimmy
10.	R56	Shi Benyun
11.	R57	Liu, Frank
12.	R58	Man Ho Yin
13.	R60	張學斌
14.	R65	Bao Qing
15.	R68	Hui, Calvin
16.	R69	Cheung Ho Kwan
17.	R74	Cheng Yuet Yee
18.	R79	Yi Xiaoqin
19.	R83	Lam Kai Man
20.	R88	Cheng Wai Yee, Monica
21.	R93	Lo, Agnes
22.	R95	Pang, Leslie
23.	R96	Lam Hoi Shan
24.	R100	Wong, Frankie
25.	R102	禹志領
26.	R107	Kan Wing Cheung
27.	R112	Tang Yin Sze
28.	R113	Lau Wai Ying
29.	R115	Chan Shan Miu
30.	R116	Yip Yiu Sing
31.	R125	Lau Yee Ching
32.	R126	Sin Chui Ling
33.	R127	Yeung, Jessica
34.	R131	Cheung, Winnie
35.	R134	Lian-Hee Wee
36.	R136	Tang Oi Yee, Rosa
37.	R137	Cheng Chun Sun

38.	R141	Wong Pik Wan, Susanna
39.	R146	Luk Ching Hang
40.	R148	Pan Jiayan
41.	R149	Lam Ka Yin
42.	R150	Chan MP
43.	R153	Yuen Tung Nam
44.	R156	Li Ka Ying
45.	R158	Tsang Yin Kwan
46.	R160	Leung Ming Hung
47.	R161	Ho, Christine
48.	R163	Zhou Qiming
49.	R165	Law Yin Fai
50.	R166	Kathleen Ahrens
51.	R169	Chung Mei Fung
52.	R171	Chan Ching Han
53.	R176	Tsang Hing Lung
54.	R178	Cheng Ka Lun, Benjamin
55.	R179	Lee Chun Hong
56.	R180	Choi Nga Kwun
57.	R181	Lo Wai Cheung
58.	R182	Lui Yu Hung
59.	R183	黃姝茵
60.	R184	Tam Pik Chit
61.	R185	謝敏儀
62.	R187	Cheung Wing Yi
63.	R189	Hu, Joseph
64.	R190	Qi Xueyuan
65.	R198	Wong Kwan Cheung
66.	R199	Lam Wai Man
67.	R204	Chu, Charles
68.	R205	Fong Po Yan
69.	R211	Wong Wai Hin
70.	R212	童敬耀
71.	R214	王志維
72.	R221	Chung Cheuk Yan
73.	R222	黃妍萍
74.	R224	徐建良
75.	R227	Lau Wai Chu



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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

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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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	馮桑均國學基金會
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

## 授權香港浸會大學作為代表出席會議的申述人名單

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

## 授權香港浸會大學作為代表出席會議的申述人名單

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. Ltd.
449.	R1631	梁凱詠
450.	R1633	吳怡
451.	R1640	翁芷欣
452.	R1641	林燕

## 授權香港浸會大學作為代表出席會議的申述人名單

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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	徐啟晨
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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	范緯晞
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



## 授權香港浸會大學作為代表出席會議的申述人名單

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

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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	朱啟萌
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	彭鋼旋

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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	李愉佳
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

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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	郝韻
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	馬瑋玲
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

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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

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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	譚陳啟林
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



## 授權香港浸會大學作為代表出席會議的申述人名單

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	袁鑫恣
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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	何尚軒
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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	彭鋼旋

## 授權香港浸會大學作為代表出席會議的申述人名單

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

## 授權香港浸會大學作為代表出席會議的申述人名單

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

## 授權香港浸會大學作為代表出席會議的申述人名單

1669.	R15009	Kan Yun Hei
1670.	R15010	陳練泉
1671.	R15011	Ngai Yin Ping
1672.	R15012	Tang L H
1673.	R15014	Ng Ho Fai
1674.	R15017	Chan, Joe
1675.	R15018	胡沛麟
1676.	R15022	Yuen Hei Ching
1677.	R15024	陳雪珍
1678.	R15027	胡沛霖
1679.	R15033	Ng Kin Man
1680.	R15043	Suen Tsui Wan
1681.	R15093	Young, Michael
1682.	R15113	Leung Hung Hei
1683.	R15114	Iu Ka Man
1684.	R15269	周倩華
1685.	R15295	Chom Chi Wai, Alex
1686.	R15605	鄧倩怡
1687.	R15638	Leung Ching Ki
1688.	R15639	Chan Wing Kie
1689.	R15640	Lam Yiu Pong
1690.	R15641	Joseph Au
1691.	R15642	Suky Lam
1692.	R15644	李敏儀
1693.	R15645	Ada Lo
1694.	R15646	Shum Hoi Ying
1695.	R15647	葉思明
1696.	R15656	Ng Yuen Ching
1697.	R15657	吳鳳杰
1698.	R15658	Fiona Ng
1699.	R15659	Cheung Hoi Fung
1700.	R15660	Wu Man Wai
1701.	R15661	Au Chung Him
1702.	R15662	Sae-Lao Thongchai
1703.	R15663	Nelson Hung
1704.	R15680	Wong Chun Fai
1705.	R15706	馮永賢
1706.	R15709	K.B. Wong

1707.	R15720	Tse Crystal Tsz Ching
1708.	R15762	C. Leung
1709.	R15771	Kwok Fung Mei
1710.	R15773	W. Ho
1711.	R15788	Puk Hei Tung Zita
1712.	R15789	張凱棋
1713.	R15807	Yip Wing Kit
1714.	R15808	Kong Wing Ying
1715.	R15875	賴穎珊
1716.	R15889	陳耀謙
1717.	R15902	黎瑞明
1718.	R15993	鄭家韜
1719.	R16011	黃麗珍
1720.	R16060	Ho Hon Chung
1721.	R16120	Wong Lai Ying
1722.	R16144	Chan Chui Yi
1723.	R16234	Chan Pui Ying
1724.	R16249	邱祖淇
1725.	R16481	Lee Sau Man
1726.	R16584	Lee Ka Keung
1727.	R16598	Lau Ka Lok
1728.	R16650	
1729.	R16699	Tsang Wing Yin
1730.	R16721	Chan Wing Sze
1731.	R16738	林芷勤
1732.	R16758	Wong Chung Fai
1733.	R16777	Poon, Siu Wing Brian
1734.	R16853	徐志強
1735.	R16989	鄭潔明
1736.	R16997	陳敏婷
1737.	R17132	陳家明
1738.	R17160	Cheung Ka Man
1739.	R17207	Wong Ka Wing
1740.	R17217	Lau Kam Fai
1741.	R17223	Lau Kam Chau
1742.	R17243	Leung, Raina
1743.	R17254	文潔芳
1744.	R17255	Lee Kam Por Simon

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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

## 授權香港浸會大學作為代表出席會議的申述人名單

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	歐陽啟良
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



## 授權香港浸會大學作為代表出席會議的申述人名單

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	黃釗滢
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

## 授權香港浸會大學作為代表出席會議的申述人名單

1973.	R21338	Cheung Ka Man	2011.	R22299	馬迪龍
1974.	R21361	Leung Kam Ming	2012.	R22303	李彤
1975.	R21465	王俊傑	2013.	R22306	劉家熙
1976.	R21525	陳沛枝	2014.	R22308	李建華
1977.	R21526	黎國桐	2015.	R22321	Tse, William
1978.	R21562	Chan Yat Tung	2016.	R22331	Ngai, Vicky
1979.	R21563	馮鈺怡	2017.	R22332	李軒奇
1980.	R21572	容子樺	2018.	R22365	Lee Yu Shan
1981.	R21627	Law Sau Fong	2019.	R22376	李澤慧
1982.	R21772	伍浩怡	2020.	R22377	Woo, Camqle
1983.	R21784	伍浩晴	2021.	R22378	Cheng Wing Yee
1984.	R21788	蘇朱紅霞	2022.	R22379	Lai Sze Yin
1985.	R21789	Ho Hoi Ki	2023.	R22380	Chan Yan Kap
1986.	R21790	李春祥	2024.	R22381	葉敬德
1987.	R21793	葉靄怡	2025.	R22383	司徒國平
1988.	R21795	Chan Hing Lin	2026.	R22399	Yip Kim Fung
1989.	R21802	Pang Ching Ting	2027.	R22457	Lam Ka Wing
1990.	R21804	Yum Pak Ying	2028.	R22475	Ng Wing Yan
1991.	R21824	楊悅	2029.	R22499	陳尚瑋
1992.	R21825	劉鑫	2030.	R22514	陳冠因
1993.	R21882	Chan Kim On	2031.	R22516	Ng Pui Yung
1994.	R21883	Lam Koon Fook	2032.	R22534	Tang Kwok Hung
1995.	R21884	Au Yuk So	2033.	R22536	Ho Wing Sum, Loretta
1996.	R21885	Lam Ka Ho	2034.	R22538	Tang Siu Man
1997.	R21887	Lam Yuen Yi	2035.	R22571	梁俊華
1998.	R21888	Chan Wing Kei	2036.	R22645	繆嘉璐
1999.	R21912	Cheung Ka Ho	2037.	R22667	Law Kar Yan
2000.	R21955	Leung Wai Man	2038.	R22691	Chu Xiaown
2001.	R21982	Yip Wai Yee	2039.	R22695	Chen Qian
2002.	R21983	卓碧容	2040.	R22744	盧清敏
2003.	R22096	Ko Hok Yu	2041.	R22754	陳暉
2004.	R22129	Lam Ching Man	2042.	R22760	Li Ting
2005.	R22190	Lam Wing Yan	2043.	R22767	Hung Hing Hey
2006.	R22229	岑子謙	2044.	R22795	Wong Ho Yi
2007.	R22239	Hui Lok Ching Joey	2045.	R22823	Tam Chi Wa
2008.	R22259	Tsui Wai Ling	2046.	R22886	Chan Man Wai
2009.	R22288	黃文成	2047.	R22906	Yan Hoi Ki, Katherine
2010.	R22296	Wong Wai Man	2048.	R22922	Michelle

## 授權香港浸會大學作為代表出席會議的申述人名單

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	陳甯崗
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	尚文濱
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

## 授權香港浸會大學作為代表出席會議的申述人名單

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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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 Biu
228.	C817	Yau Wai Fong, Winifred

## 授權香港浸會大學作為代表出席會議的提意見人名單

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



## 授權香港浸會大學作為代表出席會議的提意見人名單

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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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	Cheng Yip 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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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	何尚軒
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

## 授權香港浸會大學作為代表出席會議的提意見人名單

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

## 城市規劃條例(第 131 章)

### 九龍塘分區計劃大綱草圖編號 S/K18/18 的建議修訂

城市規劃委員會（下稱「委員會」）在根據《城市規劃條例》（下稱「條例」）第 6B(1)條考慮就《九龍塘分區計劃大綱草圖編號 S/K18/17》所作出的申述及意見後，已依據第 6B(8)條決定建議修訂上述圖則。建議修訂項目載於下面的附表。附表內對受建議修訂項目影響的地點的描述僅供一般參考，修訂圖則編號 R/S/K18/17-A1 則較具體地顯示受影響地點的確實位置。

有關建議修訂可於委員會的網頁 (<http://www.info.gov.hk/tpb/>) 瀏覽，並會於正常辦公時間內在下列地點供公眾查閱：-

- (i) 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；
- (ii) 香港北角渣華道 333 號北角政府合署 17 樓規劃資料查詢處；
- (iii) 新界沙田上禾輦路 1 號沙田政府合署 14 樓規劃資料查詢處；
- (iv) 香港北角渣華道 333 號北角政府合署 14 樓九龍規劃處；及
- (v) 九龍紅磡庇利街 42 號九龍城政府合署 7 樓及 8 樓九龍城民政事務處。

按照條例第 6D(1)條，任何人(但如有關建議修訂是在考慮該人作出的任何申述或提出的任何意見後建議的，則該人除外)可就有關建議修訂向城市規劃委員會作出進一步申述。進一步申述須以書面作出，並須不遲於 2014 年 6 月 13 日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。

按照條例第 6D(2)條，進一步申述須示明 -

- (a) 該進一步申述所關乎的建議修訂；

- (b) 該進一步申述是為支持還是反對有關建議修訂而作出的；及
- (c) 該進一步申述的理由。

任何打算作出進一步申述的人宜詳閱「城市規劃委員會規劃指引：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」。上述指引及有關表格樣本可於上述地點(i)至(iii)索取，亦可從委員會的網頁下載。

按照條例第 6D(4)條，任何根據第 6D(1)條向委員會作出的進一步申述，會於正常辦公時間內在上述地點(ii)及(iii)供公眾查閱，直至行政長官會同行政會議根據第 9 條就有關的草圖作出決定為止。

個人資料的聲明

委員會就每宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會指引的規定作下列用途：

- (a) 處理有關進一步申述，包括公布進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書／政府部門之間進行聯絡。

根據《城市規劃條例》(第 131 章)  
對九龍塘分區計劃大綱草圖編號 S/K18/18  
作出的建議修訂項目附表

**I. 就圖則所顯示的事項作出的修訂項目**

- 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「住宅(乙類)」地帶改劃為「政府、機構或社區(9)」地帶。

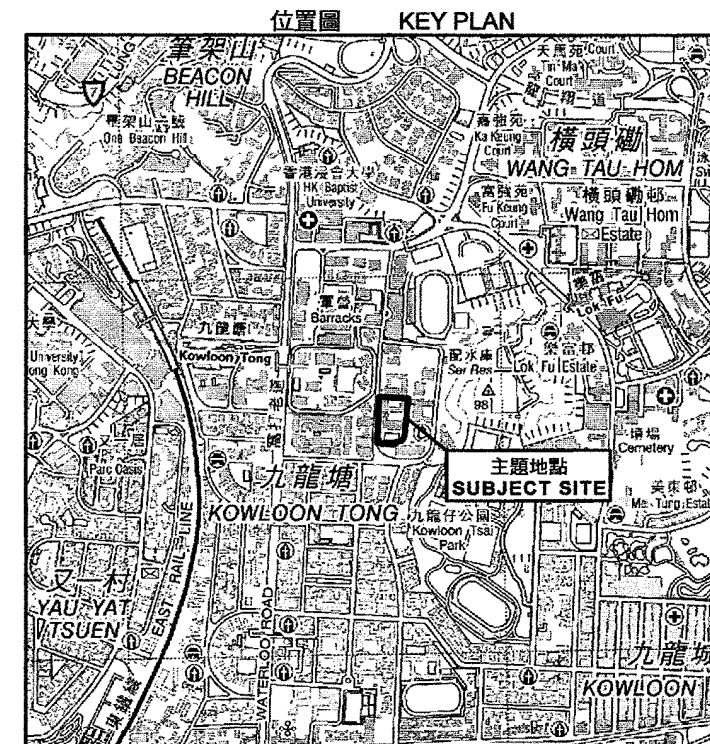
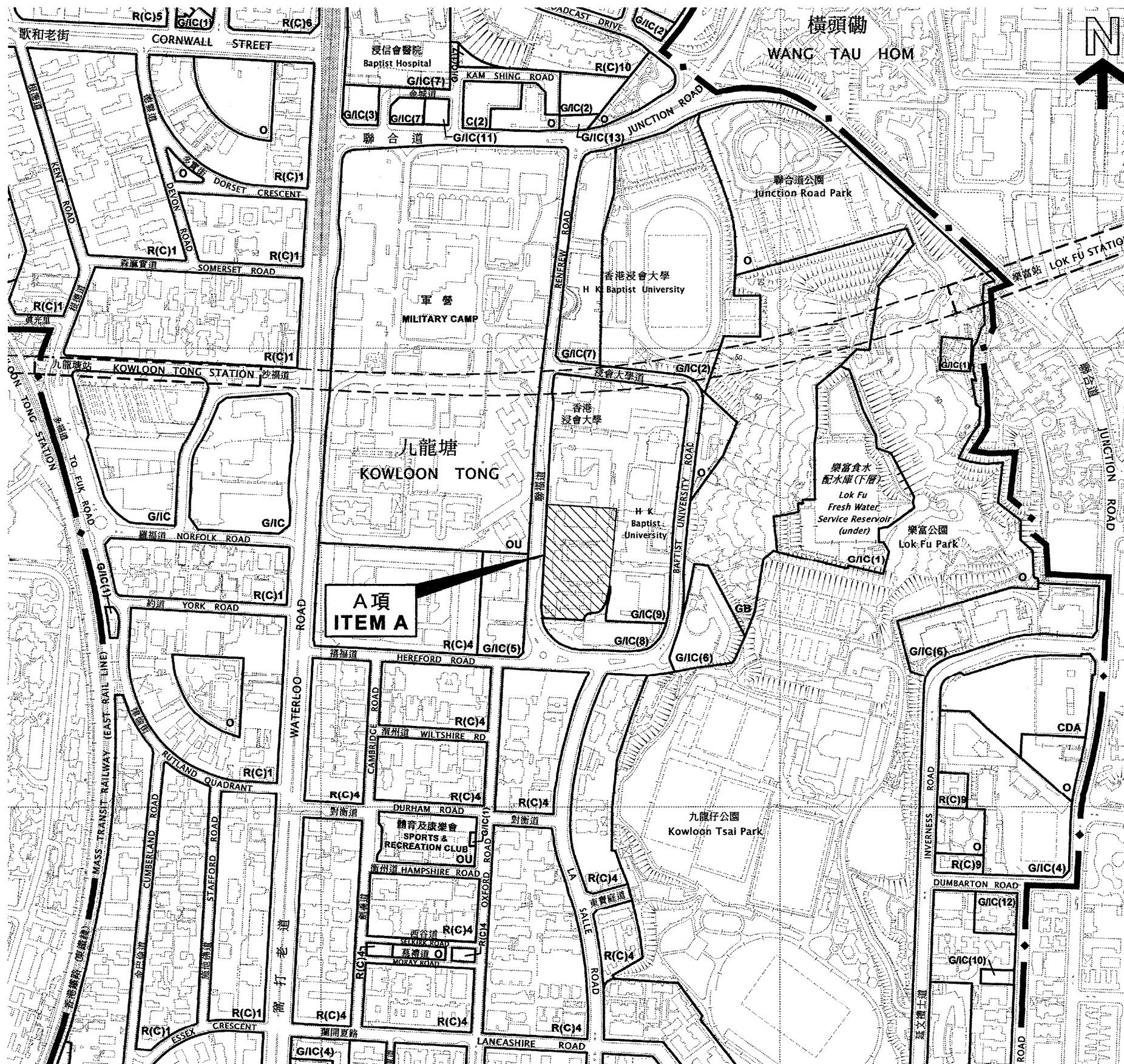
**II. 就圖則《註釋》作出的修訂項目**

刪除「住宅(乙類)」地帶的「註釋」。

城市規劃委員會

2014 年 5 月 23 日





SCALE 1 : 20 000 比例尺

草圖編號 S/K18/18 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涵蓋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/K18/18 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/K18/18 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

因應修訂圖則編號 R/S/K18/17-A1 而建議對  
九龍塘分區計劃大綱草圖編號 S/K18/18 的「註釋」所作的修訂

建議刪除「住宅(乙類)」地帶的註釋

住宅(乙類)

<u>第一欄</u> <u>經常准許的用途</u>	<u>第二欄</u> <u>須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途</u>
<u>分層住宅</u> <u>屋宇</u> <u>住宿機構</u> <u>私人發展計劃的公用設施裝置</u>	<u>食肆</u> <u>教育機構</u> <u>政府用途</u> <u>酒店</u> <u>機構用途</u> <u>圖書館</u> <u>辦公室</u> <u>娛樂場所</u> <u>康體文娛場所</u> <u>公用事業設施裝置</u> <u>公眾停車場(貨櫃車除外)</u> <u>可循環再造物料回收中心</u> <u>宗教機構</u> <u>學校</u> <u>商店及服務行業</u> <u>社會福利設施</u> <u>訓練中心</u>

規劃意向

此地帶的規劃意向，主要是作中密度住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

(請看下頁)

~~住宅(乙類)(續)~~

~~備註~~

- ~~(1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過4.5倍和最高建築物高度超過50米。建築物高度是由聯福道的平均水平起量度。~~
- ~~(2) 為施行上文第(1)段而計算有關的最高地積比率時，任何樓面空間如純粹建造作或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物的住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，可免計算在內。~~
- ~~(3) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的地積比率／建築物高度限制。~~

**因應修訂圖則編號 R/S/K18/17-A1 而建議對  
九龍塘分區計劃大綱草圖編號 S/K18/18 的「說明書」所作的修訂**

**擬議修訂說明書內的 6, 7.1, 8.3 及 8.5 段：**

**6. 人口**

根據二零一一年人口普查，當時該區的人口約有 27 200 人。在分區計劃大綱圖上已計劃的用途落實後，該區的計劃人口約為 ~~30 590~~ **29,150** 人。

**7. 區內的建築物高度限制**

7.1 為了對發展／重建項目的發展密度和建築物高度作出更佳的規劃管制，以及符合公眾的期望，使法定規劃制度更為明確和具有更高的透明度，九龍區各份分區計劃大綱圖須予修改，以便收納建築物高度限制，為未來的發展／重建計劃提供指引。在啟德機場搬遷及取消機場障礙物高度管制後，近年該區陸續進行重建項目，興建多幢高樓大廈，從視覺角度而言，部分高聳建築物並不可取，而且與區內的建築環境互不配合和不相協調。為免出現過度高聳或不協調的建築物和對該區的整體建築物高度輪廓作出監控，當局已在九龍塘分區計劃大綱圖上的「商業」、「住宅(乙類)」、「住宅(丙類)」、「政府、機構或社區」以及「其他指定用途」註明「體育及康樂會所」和「加油站」地帶內收納適當的建築物高度限制。

**8. 土地用途地帶**

~~8.3 「住宅(乙類)」：總面積 0.88 公頃~~

~~8.3.1 此地帶的規劃意向，主要是作中密度住宅發展；服務住宅區一帶地方的商業用途，如向城規會提出申請，或會獲得批准。~~

~~8.3.2 位於聯福道毗鄰香港浸會大學(下稱「浸會大學」)浸會大學道校園的一塊用地劃為「住宅(乙類)」地帶，最高地積比率限為 4.5 倍，最高建築物高度限為 50 米，建築物高度由聯福道的平均水平起量度。50 米的建築物高度限制與同一街段內毗鄰浸會大學的現有建築物的高度大致相若。~~

~~8.3.3 為了提供設計／建築上的彈性，城規會如接獲根據條例第 16 條提出的申請，可按個別情況考慮略為放寬該地帶的地積比率限制。此外，就具有特別設計優點的發展而言，城規會如接獲根據條例第 16 條提出的申請，可按個別情況及上文第 7.3 和 7.4 段所載的有關準則，考慮略為放寬該地帶的建築物高度限制。~~

~~8.5 「政府、機構或社區」：總面積 39.59~~ **40.47** 公頃

**[因應刪除 8.3 段，8.4 至 8.8 段落號碼將順應更改]**

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」用途，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」用途，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。

*Kitty*

姓名：Kitty Fong

日期：6 Jun, 2014

地址或電郵：

電話：

pd  
寄件者:  
寄件日期:  
收件者:  
主旨:  
附件:

Lam Ada  
06日06月2014年星期五 14:49  
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image.pdf

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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長遠教育發展。

  
姓名：LAM Ada Sum

日期：6/6/2014

地址或電郵：

電話：



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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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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：

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。

管偉

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

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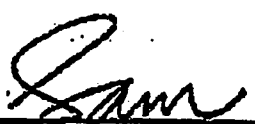
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敬啟者:

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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:

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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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:

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

習之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

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：

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

城市規劃委員會秘書

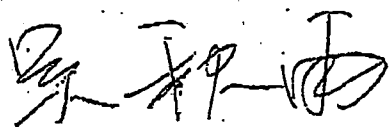
(電郵致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) / 傳真號碼：2877 0245 或 2522 8426)

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：

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

香港北角渣華道333號

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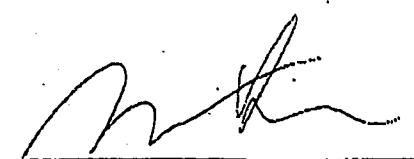
(電郵致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) / 傳真號碼：2877 0245 或 2522 8426)

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：

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：陳穎琪

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

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，並支持把用地  
撥歸浸會大學作長遠之用。

姓名：

日期：

地址或電郵：

電話：

李國剛

6. 5. 2014

TPB/R/S/K18/17-F13

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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:

為惠澤社群, 考慮香港社會醫療福利的長遠發展, 我衷心希望并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 肥宇

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

北角政府合署 15 樓

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：

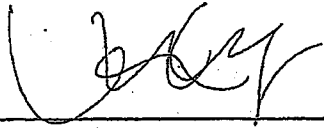
我贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，因為該地並不適宜改作住宅用途，支持把用地撥歸浸會大學作長遠教育發展，推動全人教育及中醫藥研究，並興建更多宿位應付本地及外地學生需要。

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土地上重建或加建。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 [REDACTED]  
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 SECHON

日期：12/6/2014

地址或電郵：

電話：



bpd

寄件者: Chea Joy [REDACTED]  
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

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

(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: 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]

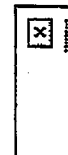
E-mail: [REDACTED]

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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：

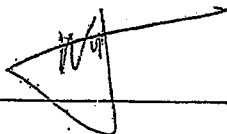
1. 贊成把前李惠利校舍南部用地恢復為「政府、機構或社區」用地，並支持把用地撥歸浸會大學作長遠發展之用。
2. 香港政府政策提倡人才培訓，提昇香港競爭力，如果把前李惠利校舍撥歸浸會大學作長遠發展之用，正好配合政府政策，民心所向，達致雙贏局面。否則，和政府施政背道而馳，捨棄民心，導致雙輸局面。此不利於政府管治及形象。

姓名：Lau Koon Wai

日期：10/6/2014

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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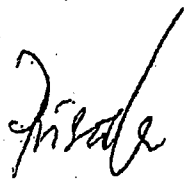
敬啟者：

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

北角政府合署15樓

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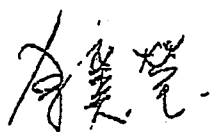
(電郵致：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) / 傳真號碼：2877 0245 或 2522 8426)

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：

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。



姓名：Yau MH 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  
2014/06/11 10:11

CWB

TPB/R/S/K18/17-F21

#277  
FAX

頁 01/01

P.001/001

A101011

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城市規劃委員會秘書

(電郵致: [tpbd@pland.gov.hk](mailto:tpbd@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. 贊成把前李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  
北角政府合署 15 樓  
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:

1. 贊成把前李惠利校舍南部用地劃撥為大學，用於發展中醫藥學院，集濟生院及社會研究。
2. 政府將該地塊撥歸香港浸會大學，用作促進發展，即用於發展中醫藥學院又是其中的最佳選擇。

陳素明

姓名: 陳素明  
日期: 2014年6月11日  
地址或電郵: [REDACTED]  
電話: [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

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