城市規劃委員會根據城市規劃條例(第 131 章)
建議對《中區分區計劃大綱草圖編號 S/H4/17》
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

A 項 － 把位於下亞厘畢道香港聖公會建築群的「政府、機構或社區(1)」地帶北面部分所訂明的建築物高度限制由主水平基準上 135 米修訂為主水平基準上 80 米。

II. 就圖則《註釋》作出的修訂項目

(a) 修訂「政府、機構或社區」地帶「註釋」的「備註」以加入條文，要求在「政府、機構或社區(1)」的土地範圍內，任何新發展或重建現有建築物，必須根據《城市規劃條例》第 16 條向城市規劃委員會申請許可。

城市規劃委員會

2020 年 3 月 13 日

因應修訂圖則編號 R/S/H4/17-A1
而建議對《中區分區計劃大綱草圖編號 S/H4/17》《註釋》所作出的修訂

建議把「政府、機構或社區」地帶「註釋」的「備註」修訂為：

政府、機構或社區

第一欄 經常准許的用途	第二欄 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
救護站	動物寄養所
動物檢疫中心(只限設於政府建築物)	動物檢疫中心(未另有列明者)
播音室、電視製作室及／或電影製作室	懲教機構
電纜車路線及終站大樓	駕駛學校
食肆(只限食堂、熟食中心)	食肆(未另有列明者)
教育機構	分層住宅
展覽或會議廳	殯儀設施
郊野學習／教育／遊客中心	度假營
政府垃圾收集站	酒店
政府用途(未另有列明者)	屋宇
醫院	船隻加油站
機構用途(未另有列明者)	香港鐵路通風塔及／或高出路面的其他構築物(入口除外)
圖書館	場外投注站
街市	辦公室
碼頭	加油站
康體文娛場所	娛樂場所
政府診所	私人會所
公廁設施	雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置
公共車輛總站或車站	垃圾處理裝置(只限垃圾轉運站)
公用事業設施裝置	住宿機構
公眾停車場(貨櫃車除外)	污水處理／隔篩廠
可循環再造物料回收中心	商店及服務行業(未另有列明者)
宗教機構	私人發展計劃的公用設施裝置
研究所、設計及發展中心	動物園
學校	
配水庫	
社會福利設施	
訓練中心	
批發行業	

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

備註

(1) 在指定為「政府、機構或社區(1)」的土地範圍內，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／或重建計劃的建築物高度(以米為單位從主水平基準起計算)超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。

(2) 在指定為「政府、機構或社區(1)」的土地範圍內，任何新發展或重建現有建築物，必須根據《城市規劃條例》第 16 條向城市規劃委員會申請許可。

~~(2)~~***(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)段所述的建築物高度限制。

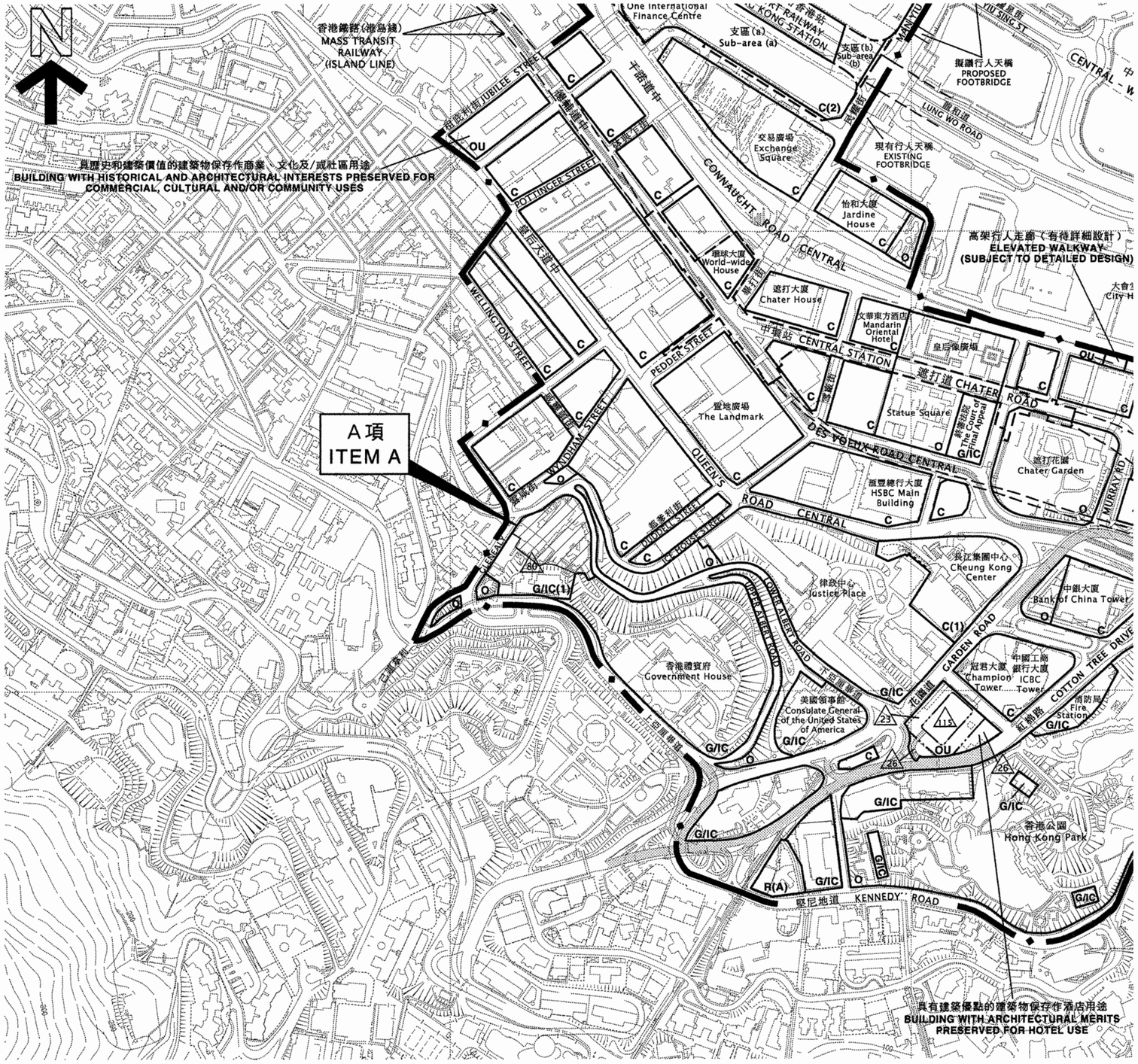
因應修訂圖則編號 R/S/H4/17-A1
而建議對《中區分區計劃大綱草圖編號 S/H4/17》《說明書》所作出的修訂

建議修訂《說明書》第 7.5.6 段如下：

7. 土地用途地帶

7.5 政府、機構或社區：總面積 15.23 公頃

7.5.6 位於下亞厘畢道 1 號的香港聖公會建築群劃為「政府、機構或社區(1)」地帶，~~該處北面部分的建築物高度限為主水平基準上 135 米，南面部分的~~建築物高度限為主水平基準上 80 米***。在香港聖公會建築群的任何新發展或重建現有建築物，必須根據條例第 16 條向城規會申請許可。這些規定的***目的是確保該用地的任何新發展及／或重建在城市設計方面與用地內的歷史建築物和周邊地區互相協調。城規會如接獲申請，可考慮略為放寬建築物高度限制。每宗申請均會按個別情況考慮。



位置圖 KEY PLAN

SCALE 1 : 20 000 比例尺

草圖編號 S/H4/17 的建議修訂
PROPOSED AMENDMENT TO DRAFT PLAN No. S/H4/17

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

建築物高度限制由主水平基準上135米修訂為主水平基準上80米
REVISION TO THE BUILDING HEIGHT RESTRICTION FROM 135mPD TO 80mPD

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)

2020年3月13日根據城市規劃條例第6C(2)條公布對草圖編號 S/H4/17 作出的建議修訂
PROPOSED AMENDMENT TO DRAFT PLAN No. S/H4/17 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE ON 13 MARCH 2020

Fiona LUNG 龍小玉
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

中區分區計劃大綱草圖編號 S/H4/17 的建議修訂
PROPOSED AMENDMENT TO DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN No. S/H4/17

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/H4/17 - A1

就《中區分區計劃大綱草圖編號 S/H4/17》的
建議修訂作出的進一步申述的摘要

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
F1	香港聖公會基金(下稱「香港聖公會」)	• 反對修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂。 • 香港聖公會不同意城市規劃委員會(下稱「城規會」)根據城市規劃條例(下稱「條例」)第 6B(8)條對香港聖公會是否有權提交進一步申述所作的詮釋，但表示若香港聖公會有權提交進一步申述，其就城規會 2019 年 12 月 6 日及 2020 年 1 月 10 日的決定所提出的司法覆核理由(載於送達城規會及規劃署署長的相關司法覆核文件[1]內)，應視為其進一步申述。 <u>進一步申述的理由</u> (a) 香港聖公會認為城規會在 2019 年 12 月 6 日及 2020 年 1 月 10 日所	• **F1** 就其進一步申述權力一事提出挑戰，儘管 F1 所提出的挑戰會由法院按司法覆核程序處理，但香港聖公會無論是以進一步申述人(**F1**)的身分，抑或是其聲稱以原申述人的身分(**R31**)，均有權根據條例出席聆聽會。 (i) **F1** 就城規會 2019 年 12 月 6 日及 2020 年 1 月 10 日的決

[1] 對申請司法覆核的許可的申請的通知書(第 53 號命令第 3(2)條規則)[表格 86]、宗教式誓章及非宗教式誓詞均夾附於 **F1** 內，並已上載至城規會網站 *https://www.info.gov.hk/tpb/tc/whats_new/Website_S_H4_17.html*，以供公眾查閱。

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		作的決定實屬超越法定權限及*韋恩斯伯里式*不合理、過度侵犯香港聖公會的產權，亦違反自然公正及其「*坦姆賽德*」責任，故應予推翻。	定提出的指控所涉及的法律事宜會按司法覆核程序另行處理，至於 **F1** 涉及土地用途規劃事宜的主要進一步申述理由及規劃署所作的回應，撮述如下。
		不合法—為指明目的以外的事宜行使權力	
		(b) 城規會在 2019 年 12 月 6 日所作的決定超越法定權限，因為城規會是單純基於文物保育方面的考慮作出有關決定，此舉亦超出了條例賦予城規會的制訂圖則權力。	(ii) 城規會的權力及職能是透過有系統地擬備圖則，以促進社區的衞生、安全、便利及一般福利。保留具歷史價值的建築物／構築物以保存社區的文化傳統，屬條例詳題及第 3(1) 條所述的「*社區的一般福利*」的一部分。 (iii) 在制訂圖則的過程中，城規會的職責是為土地劃設合適的土地用途地帶及訂定恰當的發展限制，該職責亦適用於具有歷

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			史價值的地點。城規會可顧及這些地點周邊的地方及考慮城市設計的角度，以締造適合的環境布局，以促進保育工作、改善歷史建築物的環境，以及通過切合環境的設計使歷史建築物與四周發展融合。
		(c) 城規會根據條例第 6B(8)條作出的建議修訂(有關要求項目倡議人必須提出第 16 條申請的規定)，並不在申述人所提建議的範圍之內。	(iv) 根據條例第 6B(8)條，城規會須決定是否建議「按申述所建議的方式，或是按城規會認為會順應該申述的其他方式」修訂有關的草圖。因此，城規會建議作出的修訂，範圍並不限於其接獲的申述所提的建議，還可以包括城規會認為可回應申述所提關注的其他修訂。
			(v) 在 2019 年 12 月 6 日的會議上，許多申述人及提意見人均關注香港聖公會方案所提出的建築物體積及覆蓋範圍，他們認為方案所提出的建築物體積

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			及覆蓋範圍會與進一步申述地點及其周邊地區的歷史特色不相協調，有損其歷史特色。一些申述人建議收緊建築物高度限制及／或對建築物體積施加管制，又或把有關發展項目局限於前港中醫院的覆蓋範圍內。特別值得一提的是，一名申述人(**R1**)提出的其中一項建議是，任何建築物的拆卸，或加建、改動及／或修改，必須根據條例第 16 條取得許可。城規會考慮申述人及提意見人的關注，以及從更廣闊的層面考慮城市設計方面的事宜後同意，進一步申述地點位於黃金地段，亦是重要的歷史和文化區的一部分。香港聖公會須透過第 16 條申請機制，就任何新發展或現有建築物的重建提交發展方案，以確保擬議發展在城市設計方面能與進一步申述地點及其周邊地區的歷史建

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			築物互相協調。 (vi) 其實，施加第 16 條申請的規定，對於情況特殊(例如具有歷史價值)的用地來說，並非不尋常。這類涵蓋政府及私人土地的用地例子包括：(i)美利大廈(劃為「其他指定用途」註明「具有建築優點的建築物保存作酒店用途」地帶)—任何新發展或現有建築物的拆卸，必須取得規劃許可；(ii)中環街市(劃為「其他指定用途」註明「具歷史和建築價值的建築物保存作商業、文化及／或社區用途」地帶)—任何新發展，或在現有建築物的大型加建、改動及／或修改或拆卸現有建築物的外牆和主要的建築特色，必須取得規劃許可；(iii)大館(劃為「其他指定用途」註明「歷史地點保存作文化、康樂及商業

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			用途」地帶)—在有關用地進行任何新發展，必須取得規劃許可；(iv)香港新聞博覽館(劃為「其他指定用途」註明「歷史地點保存作文化及康樂用途」地帶)—在有關用地進行任何新發展，必須取得規劃許可；(v)元創方(劃為「其他指定用途」註明「文物地點作創意產業及有關用途」地帶)—在有關用地進行任何新發展或重建，必須取得規劃許可；(vi)位於羅便臣道 80 號的倫敦會樓和位於羅便臣道 70 號的猶太教莉亞堂(分別劃為「其他指定用途」註明「住宅發展並保存歷史建築 1」及「其他指定用途」註明「住宅發展並保存歷史建築 2」地帶)—任何現有歷史建築物的拆卸、加建、改動及／或修改(輕微改動及／或修改工程不在此限)，必須取得規劃許

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			可；以及(vii)位於嘉林邊道45至47號的伯特利神學院(劃為「政府、機構或社區(12)」地帶)—任何在歷史建築物的大型加建、改動及／或修改(輕微改動及／或修改工程除外)，以及任何新發展或在其他建築物的重建，必須取得規劃許可。施加第16條申請的規定讓城規會可審議有關發展計劃，從而處理規劃方面的關注。在有理可據的情況下，這項規定亦適用於涉及私人土地的用地。
		所作決定自相抵觸／屬韋恩斯伯里式不合理 (d) 城規會把進一步申述地點北面部分的建築物高度限制訂為主水平基準上80米的決定屬於*韋恩斯伯里式*不合理，因為有關決定缺乏理據基礎，加上規劃情況不曾有	(vii) 應留意，進一步申述地點的「寓保育於發展」方案的城市設計問題，一直是城規會的主要關注。城規會在2019年5月10日把進一步申述地點北

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		任何相關或重大的改變，故這決定與城規會較早前的立場不一致。	面部分的建築物高度限制訂為主水平基準上 135 米，作為修訂中區分區計劃大綱圖的基礎，並邀請持份者提出申述／意見。城規會的決定，是基於香港聖公會的方案已屆籌備階段後期、將進一步申述地點北面部分的建築物高度限制訂為主水平基準上 135 米與周邊的建築物高度輪廓並非不協調，以及所造成的視覺影響與另一個已探討的方案(將建築物高度限制訂為主水平基準上 120 米)並沒有顯著差別。然而，在 2019 年 12 月 6 日的會議上，城規會考慮香港聖公會的書面申述和口頭陳述後，認為香港聖公會並沒有提供足夠資料(包括設計方案及技術評估報告)，證明已屆籌備階段後期，以及擬議發展在視覺上確實與周邊環境互相協調和在技術上可行。城規會認為委員有

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			合理的理由，重新考慮進一步申述地點北面部分的建築物高度限制是否合適。在聽取申述人／提意見人提出的意見後，城規會認為香港聖公會未有提交詳細的發展方案，故暫時不宜容許把進一步申述地點北面部分的建築物高度訂為主水平基準上 135 米。此外，在充分考慮到公眾強烈要求保存該區的歷史氛圍，以及相關的規劃考慮因素(包括在規劃框架下的文物保育問題)後，城規會認為如把建築物高度限為主水平基準上 135 米，發展項目的體積與進一步申述地點及周邊地區的歷史風貌不相協調。 (viii) 為配合香港聖公會於 2011 年首次提出的「寓保育於發展」項目方案，政府接納把進一步申述地點的建築物高度分別訂為主水平基準上 108 米(北面

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			部分) 和主水平基準上 103 米 (南面部分)。倘香港聖公會當時推展重建，制訂了以該等建築物高度為基礎的建築圖則，並在城規會於 2019 年 5 月 24 日展示現時這份分區計劃大綱草圖之前獲得政府批准有關建築圖則，則最新的建築物高度限制(主水平基準上 80 米)便不會適用於該重建項目。雖然城規會在 2019 年 12 月 6 日的會議上認為北面部分的最高建築物高度為主水平基準上 135 米屬於偏高(請參閱上文的回應(vii))，但是否必須將高度降低至主水平基準上 80 米，則或有檢討的空間。這是考慮到多項因素和事實，包括重建項目的歷史，尤其是政府曾接納香港聖公會 2011 年的「寓保育於發展」項目將用地北面部分的建築物高度訂為主水平基準上 108 米；城規會在

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			2019 年 5 月 10 日進行討論時，初步接納北面部分的建築物高度限制可高於南面部分的擬議建築物高度限制(主水平基準上 80 米)；以及透過施加有關第 16 條申請的規定(如該規定獲接納)，城規會已有機會考慮新發展或重建項目的城市設計是否可接納。此外，文物保育專員辦事處和古物古蹟辦事處(下稱「古蹟辦」)亦指出，若當局實施更嚴格的建築物高度限制(即把整個進一步申述地點的建築物高度訂為主水平基準上 80 米，而不僅是南面部分)，或會令香港聖公會須檢討其方案的設計，繼而進一步推遲落實香港聖公會的方案。嚴苛的建築物高度限制不但會令擬建的醫院可提供的病牀數目減少，同時亦無法為社會提供亟需的醫療服務。此外，從文物保育的角度而言，

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			文物保育專員辦事處和古蹟辦認為香港聖公會的方案已獲得古物諮詢委員會(下稱「古諮會」)大致上的支持。
		違反「坦姆賽德」責任	
		(e) 城規會沒有清楚交代為何所提出的第 16 條申請規定適用於香港聖公會建築羣。這項規定變相是把有關地點的用途地帶改為「綜合發展區」。	(ix) 在 2019 年 12 月 6 日的申述聆聽會上，有意見表示關注香港聖公會的建議可能造成的影響，但香港聖公會並沒有提供足夠資料，確認其擬議發展在視覺上與周邊環境互相協調和在技術上可行。正如上文回應(vi)所提及，施加第 16 條申請的規定，對於具有歷史價值的用地及因其他考慮而須施加此規定的用地來說，並非不尋常。施加第 16 條申請的規定讓城規會可進一步審議個別發展計劃，並考慮相關評估是否已充分處理規劃方面的關注。在 **R1** 提出的方案中，亦有就

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			進一步申述地點的拆卸或加建及改建工程提出施加類似第16條規定的建議。 (x) 一般而言，把土地劃為「綜合發展區」地帶是為達到某些目的，例如促進市區重建，重整土地用途／充分善用土地，讓用地有機會合併，以及／或通過綜合的規劃和發展／設計，確保區內有更完善的規劃安排和社區設施。「綜合發展區」地帶內的項目倡議人必須向城規會提交總綱發展藍圖，讓城規會可藉此實施規劃管制，審核發展組合，以及發展的規模、設計和布局，從而確保項目做到綜合規劃，而且技術上可接受。另一方面，對進一步申述地點施加第16條申請的規定，則是要確保擬議發展在城市設計方面能與有關地點及其周邊地區的歷史建築物互相

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			協調。因此，**F1** 指稱施加第 16 條申請的規定等同把進一步申述地點視作「綜合發展區」地帶處理的說法並無事實根據。
			(xi) 此外，對進一步申述地點施加第 16 條申請的規定，重點並不在於審核「政府、機構或社區(1)」地帶的建築物高度限制是否可接受，而是在該建築物高度限制下，考慮擬議發展項目的布局／城市設計。
		沒有作出相稱性分析 (f) 建議修訂所施加的限制不相稱，侵犯了香港聖公會的產權。	(xii) 規劃署就改劃香港聖公會建築羣擬備兩個建築物高度限制方案時，已完全知悉香港聖公會的產權，並已致力在申請人的產權、整體公眾利益及關注之間取得平衡。在 2019 年 5 月 10 日的會議上，城規會已作

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			出平衡，並採用了規劃署建議的方案 1 作為修訂中區分區計劃大綱圖的基礎。 (xiii) 進一步申述地點位處黃金地段，亦是重要的歷史和文化區的一部分。城規會已考慮多方面因素(包括地區規劃框架、進一步申述地點獨有的文物價值、該區的整體歷史氛圍、城市設計方面的影響等)，才對進一步申述地點北面部分施加合適的建築物高度限制。在 2019 年 12 月 6 日的會議上，城規會清楚知道進一步申述地點的土地契約條款、該土地契約下香港聖公會的發展權，以及香港聖公會的發展方案。城規會在會上詢問香港聖公會(即 **R31**)及其他申述人，建築物高度限制或保育方面的關注等事項將如何影響香港聖公會的方案。城規會就建議修訂作

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			出決定時，顯然已顧及香港聖公會的產權，並已就各方考慮因素取得所需的平衡。特別值得一提的是，城規會已拒絕接納一些由其他申述人[2](**R1、R2、R4、R6 至 R24、R26 及 R28**)提出較為進取或嚴格的建議，原因是該等建議會不相稱地影響香港聖公會的私人產權。 (xiv) 正如上文的回應(viii)所提及，考慮到進一步申述地點的規劃歷史，以及施加第 16 條申請的規定已可讓城規會考慮擬議發展項目在城市設計方面的問題，城規會或許有空間可

[2] **R1、R4、R6 至 R24 及 R28** 提出多項建議，包括把進一步申述地點連同附近一帶的其他歷史古蹟一併改劃為「其他指定用途」註明「保留作政府和宗教用途的歷史古蹟」地帶，並加入與進一步申述地點的現有建築物高度相若的建築物高度限制。**R1** 進一步建議修訂分區計劃大綱圖的《註釋》，訂明建築物的任何拆卸，或加建、改建及／或修改工程(倘輕微改動及／或修改是分區計劃大綱圖《註釋》說明頁經常准許的，則不在此限)，均須取得規劃許可，並須符合以下限制：(i) 只准許略為增加現有建築物的高度；(ii) 歷史建築須與新發展／重建項目有適當距離；以及(iii) 新發展／重建項目須以進一步申述地點現有建築物的上蓋面積為限。**R2** 建議把發展面積限制在前港中醫院和其北面的一幅土地的發展面積，並以明華神學院的建築物高度(即主水平基準上 60.2 米)作為該用地的建築物高度限制。**R26** 建議維持進一步申述地點現有建築物的高度和體積。

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			檢討是否要把進一步申述地點北面部分的建築物高度限制訂得低至主水平基準上 80 米。
		違反自然公正／剝奪公平的陳詞機會	
		(g) 香港聖公會並不知悉第 16 條規定的可能性或相關做法，因而被剝奪了就有關事宜作出申述或根據條例第 6D 條作出進一步申述的機會。	(xv) 須注意的是，**R1** 在其就進一步申述地點進行拆卸或加建及改建工程提出的建議中，亦提及類似第 16 條的規定。香港聖公會有權就上述申述提交意見，但該會沒有選擇這樣做。
			(xvi) 正如上文所述，香港聖公會無論是以 **F1** 的身分，抑或是其聲稱以原申述人的身分(即 **R31**)，均已獲邀出席進一步聆聽會，向城規會表達其意見，並有機會在會上重點闡述其認為重要的看法。因此，有關香港聖公會被剝奪陳詞機會

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			的指稱，毫無根據。
F2	李宗德博士	• 反對修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂。 <u>進一步申述的理由：</u> (a) 把建築物高度限制由主水平基準上 135 米修訂為主水平基準上 80 米的建議，等同要終止私家醫院發展項目。	(i) 城規會考慮了相關因素，包括進一步申述地點現有建築物的高度輪廓、周邊用地的情況、周邊地區現時實施的建築物高度限制、對文物保育的影響、建築物高度限制對視覺的影響、公眾對保存該區歷史氛圍的強烈要求，以及分別在保存文物與尊重私人產權和保育與發展之間取得平衡等因素。另請參閱上文對 **F1** 的回應(vii)、(viii)、(ix)和(xi)。
		(b) 根據政府的文物保育政策，在尊重私有產權的大前提下，須提供經濟誘因，以鼓勵土地擁有人保存私人擁有的歷史建築。鑑於用地有多	(ii) 根據現行的文物保育政策，文物保育專員辦事處和古蹟辦表示，政府認為有需要向私人業主提供經濟誘因，以鼓勵和協

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		項限制，香港聖公會的「寓保育於發展」方案已在發展需要和文物保育之間取得平衡。	助他們保存其歷史建築。在落實這項政策時，政府力求在保存歷史建築與尊重私有產權之間取得平衡。為達至上述政策方針，政府將會按個別情況考慮提供哪些必需的經濟誘因。 (iii) 根據香港聖公會的最新建議，位於進一步申述地點內的 4 幢已評級歷史建築將會由香港聖公會出資妥善保存，活化再利用後向公眾開放。至於進一步申述地點的其餘部分則會用於為社區提供非牟利醫療服務。從文物保育的角度而言，香港聖公會處理該 4 幢已評級歷史建築的方法與它們的文物價值相符。文物保育專員辦事處和古蹟辦亦同意，進一步申述地點與更廣闊層面的周邊地方的歷史聯繫已予保存。 (iv) 文物保育專員辦事處和古蹟辦

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			同意，須尊重由私人擁有的已評級歷史建築的業主產權，並向私人業主提供合適的經濟誘因，以鼓勵他們透過「寓保育於發展」的方式保存其歷史建築。為此，必須為發展項目提供一定的彈性，以支持私人業主保存歷史建築。 (v) 從規劃角度而言，把進一步申述地點擬劃為「政府、機構或社區(1)」地帶，為其制訂合適的建築物高度限制，以及規定須就用地內的新發展或重建項目提交第 16 條申請，並沒有抹煞採用「寓保育於發展」方案的可能，仍有機會達成一個設計方案，既可在文物保育與發展需要之間取得平衡，亦能回應城規會對城市設計方面的關注。相對來說，把建築物高度限制訂為主水平基準上 135 米，或可讓設計更有彈

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			性，從而提供更多經濟誘因，達到文物保育的政策目標。問題在於能否在提供足夠誘因以促進文物保育，與預設適當的建築物高度限制(主水平基準上 80 米、主水平基準上 135 米或其他適當的高度)以解決城市設計問題之間，取得恰當的平衡。另請參閱上文對 F1 的回應(vi)、(vii)和(viii)。
		(c) 城規會應參考古諮會支持擬議的非牟利私家醫院的意見。	(vi) 請參閱上文的回應(v)。
		(d) 擬議醫院可紓緩公共醫療服務的壓力。	(vii) 位處該用地的政府、機構及社區設施是否醫院，並不是為進一步申述地點劃設合適建築物高度限制的關鍵所在。雖然在有關「政府、機構或社區(1)」地帶內，「醫院」用途是經常准許的用途，該「政府、機構或社區(1)」地帶下

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		(e) 在缺乏相關交通影響評估的情況下，不應就進一步申述地點訂定嚴格的發展限制。	還有其他准許的用途。 (viii) 請參閱上文的回應(i)。
F3	Au Chi Wai David	• 反對修訂項目 A 以及對分區計劃大綱圖的《註釋》的相關修訂。 <u>進一步申述的理據：</u> (a) 城規會 2019 年 12 月 6 日所作的決定倉卒，亦偏離原來修訂(即訂定建築物高度限制)的性質。	(i) 鑑於進一步申述地點屬於中區具重要歷史和文化價值的文物區的一部分，具有獨特歷史背景和特色，城規會認為單靠訂定進一步申述地點的建築物高度限制來管制發展未必足以解決委員關注的城市設計問題(例如擬議發展項目的建築物體積不小，遮擋景觀)，並會影響進一步申述地點的歷史和文化氛圍。此外，對於備受關注的用地或可能會對周邊地區造成負面影響的用地，城規會

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			會按既定做法，要求項目倡議人通過規劃申請機制，提交詳細的發展計劃供城規會審議。因此，城規會經商議後，同意就進一步申述地點訂明，香港聖公會須透過規劃申請機制，就任何新發展或現有建築物的重建，提交發展方案供城規會考慮，以確保擬議發展在城市設計方面能與進一步申述地點及其周邊地區的歷史建築物互相協調。另請參閱上文對 **F1** 的回應(iv)至(vi)。
		(b) 醫院用途為「政府、機構或社區」地帶的合法用途。擬議發展是在進一步申述地點內重置已關閉的港中醫院。	(ii) 請參閱上文對 **F2** 的回應(vii)。
		(c) 應由提議減低發展密度的一方，而不是土地擁有人，提供技術評估，以支持其建議。把建築物高度限制修訂為主水平基準上 80 米	(iii) 請參閱上文對 **F1** 的回應(vii)及(viii)。

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		的建議屬主觀看法，並不科學。	
		(d) 沒有充分理由支持把個別用地的建築物高度限制由主水平基準上 135 米降低至主水平基準上 80 米。倘要訂定如此嚴格的建築物高度限制，必須進行地區性綜合建築物高度檢討。	(iv) 請參閱上文對 **F1** 的回應(vii)及對 **F2** 的回應(i)。
		(e) 沒有合理理由支持須就進一步申述地點內的醫院發展提交第 16 條規劃申請的規定。城規會僅基於有限的資料貿然強行提出這項進取的規定，過程中沒有經過有條理的整理擬備，亦欠缺共識。	(v) 請參閱上文的回應(i)。
		(f) 擬議醫院可滿足中西區居民的醫療需要。	(vi) 請參閱上文對 **F2** 的回應(vii)。
		進一步申述人的建議： (g) 不應順應申述編號 **R1 至 R32** 而修訂分區計劃大綱圖。	(vii) 請參閱上文對 **F1** 的回應(vii)及對 **F2** 的回應(i)。因此，不

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
			支持進一步申述人的建議。
F4 至 **F30**	進一步申述人的名稱，請參閱**附件 III**	• 反對修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂。 <u>進一步申述的理由：</u> (a) 社會對可以負擔的優質私家醫院服務需求殷切。而公私營醫療服務可相互配合。 (b) 發展提供可負擔的社區關愛醫院服務，可惠及中西區居民。 (c) 該擬議醫院發展項目提供 290 張病牀，規模合理。 <u>進一步申述人的建議：</u> (d) 應繼續把「醫院」用途列為「政府、機構或社區(1)」地帶經常准許的用途，且無須就有關醫院的發展提交第 16 條規劃申請，而該「政府、機構或社區(1)」地帶北部的建築物高度限制應維持在主	(i) 請參閱上文對 **F2** 的回應(vii)。 (ii) 同上。 (iii) 同上。 (iv) 請參考上文對 **F1** 的回應(viii)、對 **F2** 的回應(i)，以及對 **F3** 的回應(i)。因此不支持進一步申述的建議。

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		水平基準上 135 米。	
F31 至 **F45**	進一步申述人的名稱，請參閱**附件 III**	• 支持修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂。 進一步申述的理由： • 沒有。	備悉。
F50 至 **F52**	進一步申述人的名稱，請參閱**附件 III**	• 就修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂提供意見。 進一步申述的理由： (a) 城規會於 2019 年 12 月 9 日所作決定沒有考慮港中醫院背後的歷史價值。 (b) 提出保育主教山，以及對香港聖公會建築羣和當中的建築物進行文物評估的要求，具充分理據支持。 (c) 進一步申述地點的主要發展，對該古蹟及其附近歷史區的肌理和	(i) 請參閱上文對 **F2** 的回應(i)。 (ii) 備悉。 (iii) 根據擬議修訂，香港聖公會須就任何新發展或現有建築物的

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		氛圍，會造成無法逆轉的負面影響。	重建，透過規劃申請機制，向城規會提交發展計劃，以確保擬議發展在城市設計方面能與有關地點及其周邊地區的歷史建築物互相協調。香港聖公會亦須在修訂土地契約階段，提交一份保育建議方案，列出有關文物保育的一般指引，並提出緩解措施，以盡量減少對文物造成的負面影響。
		(d) 從歷史價值、建築價值、社會價值、罕有程度及保持原貌程度方面而言，應考慮把港中醫院活化再利用。	(iv) 由於該建築物為私人物業，既非法定古蹟，亦不是已評級歷史建築，香港聖公會可自行考慮是否推展這項建議。
F53 至 F70	進一步申述人的名稱，請參閱**附件 III**	• 就修訂項目 A 及分區計劃大綱圖《註釋》的相關修訂提供意見。 (a) 該用地適宜作醫院用途。	(i) 請參閱上文對 **F2** 的回應 (vii)。

進一步申述編號 (TPB/R/S/H4/17-)	進一步申述人	進一步申述事項	對進一步申述的回應
		(b) 根據《香港規劃標準與準則》，中西區的病牀供應不足。	(ii) 同上。
		(c) 面對人口老化，有必要及時增加病床數目。	(iii) 備悉。
		(d) 私營和公營醫療服務的互相配合對香港有利。	(iv) 備悉。

有關《中區分區計劃大綱草圖編號 S/H4/17》的進一步申述人名單
List of Further Representers in respect of Draft Central District Outline Zoning Plan No. S/H4/17

進一步申述編號 Further Rep. No. (TPB/R/S/H4/17-)	「進一步申述人」名稱 Name of 'Further Representer'
F1	Hong Kong Sheng Kung Hui Foundation
F2	李宗德博士
F3	Au Chi Wai David
F4	Dr Chan Nor Norman
F5	Chan Wun Ching
F6	Dr Walter Chen Wai Chee
F7	Dr Adrian Cheong Yan Yue
F8	Dr Chow Chung Mo
F9	Chow Sin Yee
F10	Dr Ho Hok Kung Marco
F11	Dr Hung Siu Lun Tony
F12	Dr Ko Lap Yan Ryan
F13	Dr Kevin Kwok Chun Kit
F14	Dr Cathy Lam Tse Fun
F15	Lau Kin Fan
F16	Dr Lee Chun Hui
F17	Li Ho Yin
F18	Prof. Li Cheung Wai Leonard
F19	Dr Vincent Luk Ngai Hong
F20	Dr Poon Kam Ha Louisa
F21	Dr Alfred Tam Yat Cheung
F22	Dr Tang Sau Shek Oliver
F23	Lilac To Chi Fei
F24	Tsang Wing Long
F25	Dr Sitt Wing Hung Edward
F26	Dr Chris Wong Kwok Yiu
F27	Yeung Hiu Yan
F28	Dr Sihoe Jennifer Dart Yin
F29	Dr Vethody Kumaran Sugunan
F30	Dr Kwok Po Yin Samuel (with 49 signatures enclosed)
F31	Cheung Kai Yin (Member of Central & Western District Council)

進一步申述編號 **Further Rep. No.** **(TPB/R/S/H4/17-)**	「進一步申述人」名稱 **Name of 'Further Representer'**
F32	Yip Kam Lung Sam (Member of Central & Western District Council)
F33	Leung Fong Wai Fergus (Member of Central & Western District Council)
F34	Rex Chan
F35	Chan Yu Sing
F36	Wing Hei Emily Cheng
F37	Choi Toi Ling
F38	N W Law
F39	Leung Chi Wo Warren
F40	Eric Poon
F41	Zeta Shek
F42	Yeung Tsz Kit
F43	Lam Amelia
F44	Renee Chan
F45	Karen Wan
F50	Mak Ho Shing, Macro
F51	Lee Po Shan
F52	Lee Po Chu
F53	陳學鋒
F54	程柏恒
F55	鄒宝霖
F56	周志曄
F57	徐展基
F58	何美玲
F59	羅青
F60	施能波
F61	湯博文
F62	謝淑雯
F63	楊璋梅
F64	楊偉強
F65	余佩璋
F66	Estella Au
F67	Hoi Shan Mak
F68	Gurung Anita Kumari
F69	Elaine Sze
F70	Tam Kwan Yiu

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月06日星期一 16:14
收件者: tpbpd@pland.gov.hk
主旨: Your ref: TPB/D/H4/200
附件: 06042020154422-0001.pdf

Dear Sir/Madam,

Please find in the attachment a letter from HKSKH Foundation to the Town Planning Board on the captioned matter.

Regards,

Kelvin Ng

Kelvin Ng
Assistant to Provincial Secretary General

HONG KONG SHENG KUNG HUI
16th Floor, Tung Wai Commercial Building
109-111 Gloucester Road, Hong Kong
t +852 2526 5355 | *f* +852 2521 2199 | www.hkskh.org

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Head Office 12th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong
香港總辦事處 香港中環遮打道10號太子大廈12樓
Tel: (852) 2533 7700 Fax: (852) 2810 1179 www.pcwoo.com

Please reply to Mr. Simon Tang / Ms. Ariel Chan Date : 3rd April 2020

Our Ref : 134935:SPT:ASM:tom
Your Ref : TPB/D/H4/200

Direct Tel : 2533 7772 / 2533 7658
Direct Fax : 2525 5737

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

BY HAND, BY FAX
(Fax No. : 2877 0245 & 2522 8426)
& BY EMAIL (tpbpd@pland.gov.hk)

Dear Sirs,

Re : Draft Central District Outline Zoning Plan No. S/H4/17
Representation No. R31
H.C.A.L. No. 475 of 2020
Applicant: Hong Kong Sheng Kung Hui Foundation ("SKH")
Putative Respondent: Town Planning Board ("TPB")
Putative Interested Party: Director of Planning
Further Representations

We act for Hong Kong Sheng Kung Hui Foundation ("SKH") and refer to :-

a. SKH's letter of 29 January 2020 ("SKH's Letter");

b. the TPB's letter of 4 March 2020 ("TPB's Letter") in response to SKH's Letter; and

c. the TPB's Gazette Notice and Schedule of Amendments dated 13 March 2020 in respect of the draft Central District Outline Zoning Plan No. S/H4/17 by which further representations are invited pursuant to sections 6B(8) and 6C of the Town Planning Ordinance (the "Ordinance"), such further representations to be made not later than 3 April 2020.

.../P.2

Partners
Lester G Huang 黃嘉純#*
Co-Chairman
Henry HW Lai 胡顯崇#*
Co-Chairman
Emily YM Lam 林月明#^*
Simon SP Tang 鄧樹培^
Rebecca MC Chan 陳曼芝
Franda CY Tang 鄧翠英
Claudia WS Ling 凌蕙珊
Elsa KY Cheng 鄭嘉裕
Agnes CC Wong 黃彩芝
Gary KC Wong 王嘉俊
Calvin CY Chow 周卓言
Cristovao KS Ngai 魏嘉信
Joanne YH Fung 馮若珩
Agatha KY Chun 秦嘉欣
Cleresa PY Wong 黃碧如#

Consultants
CH Wong 黃頌顯
Moses MC Cheng 鄭慕智#*
Peter KH Ngai 魏國鴻

* Notary Public
^ Accredited Mediator
# China-Appointed Attesting Officer

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中伦文德胡百全(前海)联营律师事务所
P.C.WOO & ZHONGLUN W.D. LLP

caringcompany

Hong Kong Beijing Shanghai Guangzhou Shenzhen Chengdu Tianjin Wuhan Jinan
Shijiazhuang Taiyuan Xian Nanjing Xiamen Qianhai Changzhou Changsha Chongqing

P. C. Woo & Co.

Town Planning Board

3rd April 2020

In the TPB's Letter, the TPB suggested that SKH may submit further representations so that its further representations in respect of the proposed amendments, if any, could be considered by the TPB, and SKH may attend and be heard at the relevant TPB meetings.

For the reasons stated in SKH's Letter, SKH does not agree with the TPB's interpretation of section 6B(8) of Ordinance as set out in the TPB's Letter, and SKH further considers TPB's decisions of 6 December 2019 and 10 January 2020 ("**TPB's 1st and 2nd Decisions**") are *ultra vires*, *Wednesbury* unreasonable, amount to a disproportionate infringement of SKH's property rights, and in breach of natural justice and its *Tameside* duty, and ought to be quashed.

As you are now aware, SKH has filed an application for leave to apply for judicial review ("**JR**") of the TPB's 1st and 2nd Decisions and an application for an interim stay of the TPB's 1st and 2nd Decisions. Leave has been granted by the Court on 1 April 2020, and the Court has further directed that a hearing of the application for the interim stay be fixed for 7 April 2020.

SKH's position is set out in the Form 86 and the supporting Affidavits ("**JR Papers**"), which have been served on the TPB and the Director of Planning. SKH does not consider that it is entitled to make further representations under sections 6B(8) and 6D(1) of the Ordinance but in case it is wrong (which is not admitted), the TPB should treat this letter and the JR Papers as its further representations, without prejudice to the position of SKH as set out in the JR Papers.

If you have any queries, please do not hesitate to contact our Mr. Simon Tang at [redacted] or [redacted]

Yours faithfully,

P.C. Woo & Co.

Copy to :

The Department of Justice
6/F, Main Wing and East Wing
Justice Place, 18 Lower Albert Road
Central, Hong Kong
Attn: Mr Mark Chan, Deputy Principal Government Counsel (Ag)
Your Ref: HCAL 475/2020
By Fax (2869-0062) and By Email (markchan@doj.gov.hk)

P. C. Woo & Co.

Town Planning Board

3rd April 2020

Director of Planning
Planning Department
The Interested Party
17/F, North Point Government Offices
222 Java Road, North Point
Hong Kong
By Fax (2877 0389) Only

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BY HAND, BY FAX
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= 53 .../P.2

P. C. Woo & Co.

Town Planning Board

3rd April 2020

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If you have any queries, please do not hesitate to contact our Mr. Simon Tang at 2533-7614 or spt@pcwoo.com.hk.

Yours faithfully,

P.C. Woo & Co.

Copy to:

The Department of Justice
6/F, Main Wing and East Wing
Justice Place, 18 Lower Albert Road
Central, Hong Kong
Attn: Mr Mark Chan, Deputy Principal Government Counsel (Ag)
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By Fax (2869-0062) and By Email (markchan@doj.gov.hk)

Director of Planning
Planning Department
The Interested Party
17/F, North Point Government Offices
222 Java Road, North Point
Hong Kong
By Fax (2877 0389) Only

[y:\134935 hkskh foundation\letter to town planning board 20200403.doc]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Our Client : Hong Kong Sheng Kung Hui Foundation
03/04/2020 12:47

From: Simon Tang [redacted]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: Ariel Chan [redacted] Helen Ting [redacted]
FileRef:

1 attachment

letter to TPB 2020.04.03.pdf

Dear Sirs,

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Representation No. R31
H.C.A.L. No. 475 of 2020
Applicant: Hong Kong Sheng Kung Hui Foundation ("SKH")
Putative Respondent: Town Planning Board ("TPB")
Putative Interested Party: Director of Planning
Further Representations

I attach a copy letter of even date to the Town Planning Board for your attention.

Best Regards,
Simon Tang
Partner
P. C. Woo & Co.
Your reference: TPB/D/H4/200
Our reference: 134935:SPT:ASM:tom

Tel: (852)2533 7614
Fax: (852)2525 5737
[redacted]
www.pcwoo.com

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Please reply to Mr. Simon Tang / Ms. Ariel Chan Date : 3rd April 2020

Our Ref : 134935:SPT:ASM:tom
Your Ref : TPB/D/H4/200

Direct Tel : 2533 7772 / 2533 7658
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The Secretary
Town Planning Board
15/F., North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

BY HAND, BY FAX
(Fax No. : 2877 0245 & 2522 8426)
& BY EMAIL (tpbpd@pland.gov.hk)

Dear Sirs,

Re : Draft Central District Outline Zoning Plan No. S/H4/17
Representation No. R31
H.C.A.L. No. 475 of 2020
Applicant: Hong Kong Sheng Kung Hui Foundation ("SKH")
Putative Respondent: Town Planning Board ("TPB")
Putative Interested Party: Director of Planning
Further Representations

We act for Hong Kong Sheng Kung Hui Foundation ("SKH") and refer to :-

a. SKH's letter of 29 January 2020 ("SKH's Letter");

b. the TPB's letter of 4 March 2020 ("TPB's Letter") in response to SKH's Letter; and

c. the TPB's Gazette Notice and Schedule of Amendments dated 13 March 2020 in respect of the draft Central District Outline Zoning Plan No. S/H4/17 by which further representations are invited pursuant to sections 6B(8) and 6C of the Town Planning Ordinance (the "Ordinance"), such further representations to be made not later than 3 April 2020.

.../P.2

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Town Planning Board

3rd April 2020

In the TPB's Letter, the TPB suggested that SKH may submit further representations so that its further representations in respect of the proposed amendments, if any, could be considered by the TPB, and SKH may attend and be heard at the relevant TPB meetings.

For the reasons stated in SKH's Letter, SKH does not agree with the TPB's interpretation of section 6B(8) of Ordinance as set out in the TPB's Letter, and SKH further considers TPB's decisions of 6 December 2019 and 10 January 2020 ("TPB's 1st and 2nd Decisions") are *ultra vires*, *Wednesbury* unreasonable, amount to a disproportionate infringement of SKH's property rights, and in breach of natural justice and its *Tameside* duty, and ought to be quashed.

As you are now aware, SKH has filed an application for leave to apply for judicial review ("JR") of the TPB's 1st and 2nd Decisions and an application for an interim stay of the TPB's 1st and 2nd Decisions. Leave has been granted by the Court on 1 April 2020, and the Court has further directed that a hearing of the application for the interim stay be fixed for 7 April 2020.

SKH's position is set out in the Form 86 and the supporting Affidavits ("JR Papers"), which have been served on the TPB and the Director of Planning. SKH does not consider that it is entitled to make further representations under sections 6B(8) and 6D(1) of the Ordinance but in case it is wrong (which is not admitted), the TPB should treat this letter and the JR Papers as its further representations, without prejudice to the position of SKH as set out in the JR Papers.

If you have any queries, please do not hesitate to contact our Mr. Simon Tang at 2533-7614 or spt@pcwoo.com.hk.

Yours faithfully,

P.C. Woo & Co.

Copy to :

The Department of Justice
6/F, Main Wing and East Wing
Justice Place, 18 Lower Albert Road
Central, Hong Kong
Attn: Mr Mark Chan, Deputy Principal Government Counsel (Ag)
Your Ref: HCAL 475/2020
By Fax (2869-0062) and By Email (markchan@doj.gov.hk)

P. C. Woo & Co.

Town Planning Board

3rd April 2020

Director of Planning
Planning Department
The Interested Party
17/F, North Point Government Offices
222 Java Road, North Point
Hong Kong
By Fax (2877 0389) Only

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Ex Parte Application

FORM 86

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. OF 2020

BETWEEN

HONG KONG SHENG KUNG HUI FOUNDATION	**Applicant**
and	
TOWN PLANNING BOARD	**Proposed Respondent**

NOTICE OF APPLICATION FOR LEAVE TO APPLY FOR JUDICIAL REVIEW (O. 53 R. 3 (2))

This form must be read together with the Notes for Guidance obtainable from the Registry.

To: the Registrar, High Court, Hong Kong.

Name, address and description of applicants	HONG KONG SHENG KUNG HUI FOUNDATION of 16th Floor, Tung Wai Commercial Building, Nos.109-111 Gloucester Road, Wanchai, Hong Kong
Name and description of the proposed respondent	TOWN PLANNING BOARD ("**Board**") of 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong established under the Town Planning Ordinance (Cap. 131) ("**TPO**")

Judgment, order, decision or other proceeding in respect of which relief is sought	The decisions of the Board (1) made on 6 December 2019 ("**1st Decision**"), which decision and reasons therefor were made publicly available not before 23 December 2019 and notified to the Applicant by letter dated 27 December 2019, to partially uphold Representation Nos. R1 to R30 for the proposed amendments to the approved Central District Outline Zoning Plan No. S/H4/16; and (2) made on 10 January 2020 ("**2nd Decision**") confirming and approving the wording of the amendments for publication, namely (i) amending the building height restriction of the northern part of Inland Lot No. 7360 ("**Site**") from 135mPD to 80mPD; (ii) amending the Notes of the "G/IC(1)" zone by adding a Remark that "*On land designated "Government, Institution or Community (1)", any new development or redevelopment of existing building(s) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance*"; and (iii) revising the Explanatory Statement of the Plan with respect to "G/IC(1)" zone as per (ii).

Relief Sought

1. An Order of Certiorari to bring up and quash the 1st Decision and the 2nd Decision.

2. An Order of Mandamus to direct the Board to reconsider the 1st Decision and the 2nd Decision in accordance with the law.

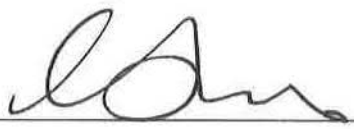
3. A hearing of this application under Order 53, Rule 3(3) of the Rules of the High Court (Cap. 4A), if leave is not granted on the papers.

4. Such further and other relief as the court may provide.

5. So far as may be necessary, extension of time for the Applicant to apply for leave to challenge the 1st Decision.

6. An interim order under Order 53, rule 3(10)(a) of the Rules of the High Court upon the grant of leave that there be a stay of the 1st Decision and the 2nd Decision, alternatively a stay of the steps to be taken by the Board to fix and proceed with the meeting under section 6F of the TPO with respect to the amendments the subject matter of the 1st Decision and the 2nd Decision, pending the final determination of the judicial review proceedings.

7. An order for costs.

Name, description and address of all interested parties (if any) known to the applicant	Director of Planning, The Government of the Hong Kong Special Administrative Region
	P.C. Woo & Co, 12/F, Prince's Building 10 Chater Road Central, Hong Kong Ref: 134935:SPT:ASM:tom
Signed 	Dated 26 March 2020

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PART A - FACTUAL BACKGROUND AND CHRONOLOGY

1. References herein to numbers in square brackets[1] are to the bundle of documents which accompanies this Application, which is exhibit "**RCKHMPD**" to the Affidavit of The Reverend Canon Koon Ho Ming Peter Douglas filed together with this Application.

A1. Overview

2. The Applicant is the Hong Kong Sheng Kung Hui Foundation, a body corporate which holds property on behalf of the Province of the Hong Kong Sheng Kung Hui (香港聖公會, "**SKH**"), and the registered owner of the Site.

3. The Site, colloquially referred to as "Bishop Hill", abuts Glenealy, Upper Albert Road and Lower Albert Road in Central. It houses the Bishop's House, St. Paul's Church, the former Hong Kong Central Hospital as well as buildings used to provide ecclesiastical, educational and social welfare services that SKH is committed to provide and has continuously provided to the community.

4. Four of the buildings on the Site are graded by the Antiquities Advisory Board ("**AAB**") to be Grade 1 and Grade 2 respectively. As for the remainder of the Site, the former Hong Kong Central Hospital has fallen into disuse, and the Site is in dire need for re-invigoration to meet SKH's growing needs for service provision.

5. To enhance and better provide its services to the community, SKH proposes to redevelop the Site to construct a 25-storey, not-for-profit private hospital up to the standards and specifications required by the Food and Health Bureau, while undertaking to preserve and maintain the use, at its own cost, of the graded historic buildings on the Site, and to open up part of the Site, which does not currently provide general public access.

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[1] For example, a reference to "**[B1/12/345]**" means Bundle B1, Tab 12, page 345.

6. SKH's proposal, which falls under the Government's heritage conservation policy and its "Conserving Central" initiative, has been vetted by and has the support of departments with designated statutory and/or administrative responsibilities over heritage conservation, including the Commissioner for Heritage's Office ("**CHO**"), the Antiquities and Monuments Office ("**AMO**") and the AAB, who consider SKH's proposal to have struck a proper balance between the need for heritage conservation and respect for private property rights, as well as between preservation and development **[B1/13/175, 182; B1/15/229; B2/17/323; B2/18/652-653]**.

7. Further, an administrative mechanism is in place, through the lease modification procedure, to ensure that SKH's proposed development satisfies various technical requirements including traffic impact, air ventilation and geotechnical safety.

8. The Site, which falls within an area zoned "Government, Institution or Community" ("**G/IC**") under the approved Central District Outline Zoning Plan ("**OZP**"), was previously not subject to any building height, plot ratio or site coverage restrictions on the OZP.

9. A previous section 12A application, made in 2018 targeting the Site, to change the G/IC zoning, restrict building height to the height of the existing buildings on the Site (ie no higher than 80 mPD), and impose a requirement to obtain planning permission for any demolition or alteration of existing buildings, was rejected by the Board on the basis that (i) such restrictions would not be proportionate to SHK's rights as landowner, and (ii) to do so would be tantamount to the Board taking over the heritage conservation responsibilities *vis-à-vis* the Site from the designated government departments.

10. At the request of the Board to consider whether the urban design aspect of any redevelopment on the Site should receive scrutiny under the planning regime, the Planning Department ("**PlanD**") upon assessment proposed amendment to the OZP in the form of imposing building height restriction ("**BHR**") of 135mPD or

120mPD on the northern portion and 80mPD for the southern portion of the Site. On 10 May 2019, the Board decided to adopt BHR of 135mPD on the northern portion and 80mPD for the southern portion of the Site as the basis for amending the OZP.

11. At the section 6B meeting held on 6 December 2019 ("**December 2019 Meeting**"), the Board decided to partially uphold representation Nos. R1 to R30 and change the proposed amendments to the OZP to:-

(1) uniform BHR of 80mPD (ie the height of the existing buildings) for the entirety of the Site, with a "minor relaxation clause"; and

(2) impose a further requirement that any new development or redevelopment of existing buildings should obtain planning permission from the Board under section 16 of the TPO (ie the 1st Decision),

notwithstanding the same was expressly rejected by the Board 18 months ago and there being no relevant or material change in circumstances. The Board did so on the basis that this was to recognize the Site being part of a historic and culturally important precinct and to preserve the historic ambience of the Site and its surrounding.

12. The minutes of the December 2019 Meeting recording the Board's deliberations and reasons ("**Minutes**") were only confirmed by the Board on 23 December 2019. By letter dated 27 December 2019 **[C/23]**, the Applicant was first informed of the 1st Decision and the reasons therefor, and the availability of the Minutes through the Board's website. The wording of the revised amendments was only confirmed and approved by the Board at its meeting on 10 January 2020 (ie the 2nd Decision).

13. The main grounds upon which the Applicant challenges the 1st Decision and the 2nd Decision can be summarized as follows:-

(1) The Board has acted outside the powers conferred by the TPO, in seeking to take over or usurp the heritage conservation functions designated for other public authorities, and targeted the Site in the absence of any underlying planning purpose.

(2) The 1st Decision was *Wednesbury* unreasonable in that the reasoning of the Board was internally inconsistent and also inconsistent with the previous position of the Board with respect to the Site where there had not been any relevant or material change in circumstances.

(3) In considering that there was an alleged practice of imposing a requirement to seek Board approval under section 16 of the TPO, the Board has taken into account an irrelevant consideration.

(4) The 1st Decision, which engages the constitutional rights of the Applicant under Articles 6 and 105 of the Basic Law, fails the proportionality analysis.

(5) There was a breach of procedural fairness, in that a material consideration that the Board took into account in its deliberation was not made known to the Applicant (or indeed any of the representers and commenters) prior to the Board's deliberation at the December 2019 Meeting, such that the Applicant was deprived of the opportunity to address the Board on the same.

14. Since the 2nd Decision confirmed the 1st Decision, it should likewise be quashed.

A2. <u>SKH and the Site</u>

15. SKH is the Anglican Church in Hong Kong and Macau. Started in 1843, SKH has been rooting in Hong Kong for 170 years, and is an integral part of Hong Kong.

16. An important feature of the mission of SKH is, and has always been, commitment to social welfare and education.

(1) SKH started its social ministry in the mid-19th century. In response to the needs of the underprivileged, SKH was first to set up a number of parish-based social services units to serve the locals. In 1966, the Hong Kong Sheng Kung Hui Welfare Council was established, dedicated to offering a wide range of social services on person-centred approaches for various age groups and strata in the community. Today, SKH is one of the largest providers of social welfare services in Hong Kong, with more than 230 units providing a wide range of services, including services for family and child care, children and youth, the elderly, rehabilitation service, community development service and other supportive services. SKH has also initiated and promoted many other social service organizations and social service models in Hong Kong.

(2) SKH established St. Paul's College, one of the oldest secondary schools in Hong Kong, in 1851. Since then, SKH has been a bulwark in the provision of quality education in the community, and currently administers more than 130 secondary schools, primary schools and kindergartens.

17. The Site, with an area of about 8,714m^2, is located in Central, bounded by Glenealy to the west, Lower Albert Road to the north, Upper Albert Road to the south, and the Government House to the east. See the plan in Appendix 1.

18. Colloquially referred to as "Bishop Hill", the Site houses 11 buildings which SKH has used historically to provide ecclesiastical, educational and social welfare services to the community. Particulars of these existing buildings are set out below and their location is identified in the plan in Appendix 1.

	Building	Graded by AAB	Existing mPD	Currently in use?
(1)	Bishop's House (1851[2])	Grade 1	51.6	Yes (as SKH office)
(2)	St. Paul's Church (1911)	Grade 1	54.9	Yes
(3)	Church Guest House (also known as Martin House) (1919)	Grade 1	71.3	Yes
(4)	Old Sheng Kung Hui Kei Yan Primary School (1851)	Grade 2	51	Yes (as part of Ming Hua Theological College)
(5)	Hong Kong Central Hospital	--	60.3	No
(6)	Hong Kong Sheng Kung Hui Welfare Council	--	52.3	No
(7)	Hong Kong Sheng Kung Hui Ming Hua Theological College	--	60.2	Yes
(8)	Sheng Kung Hui Kindergarten	--	59.6	No
(9)	Vicarage	--	52.7	Yes
(10)	Alford House	--	71.9	No
(11)	Ridley House	--	78.2	No

19. The 4 graded historic buildings are coloured blue on the plan in Appendix 1. They are located in the southern, western and northern parts of the Site respectively.

20. The surroundings of the Site are:-

(1) To the west and northwest of the Site are Glenealy and Lower Albert Road (and behind it Wyndham Street) respectively, with buildings for commercial and residential use with building height ranging from 120mPD to 150mPD. See the photographs in Appendix 2A.

[2] Originally built in 1848, then rebuilt in 1851

(2) To the northeast of the Site are Lower Albert Road (and behind it Ice House Street), with buildings for commercial use, including Shun Ho Tower and Baskerville House, with building height ranging from 65.2mPD to 102.9mPD. See the photographs in Appendix 2B.

(3) To the south of the Site is Upper Albert Road, and across it the Hong Kong Zoological and Botanical Gardens. See the photograph in Appendix 2C.

(4) To the east of the Site is lush greenery, and beyond that the Government House. See the photograph in Appendix 2D.

A3. Control Regimes Applicable to the Site

(A3.1) The Lease

21. The Site is held by the Applicant, Hong Kong Sheng Kung Hui Foundation, a body corporate incorporated under the Hong Kong Sheng Kung Hui Foundation Ordinance (Cap.1159), on behalf of SKH under Government Lease (Inland Lot No.7360) for a term of 999 years commencing from 19 April 1850 ("**Lease**") **[C/22]**.

22. Under the Lease, the Applicant has covenanted (inter alia):-

(1) not to use the Site for any purpose other than as stipulated for the buildings in paragraph 18 above without first obtaining the consent in writing of the Governor (now Chief Executive);

(2) not to make any alteration or addition to or demolish or redevelop any of the buildings in paragraph 18 above without first obtaining the consent in writing of the Governor (now Chief Executive); and

(3) to obtain the prior approval in writing of the Director of Buildings for the design of the exterior elevations and the dispositions and height of any building or buildings to be erected on the Site thereafter.

23. For any modification of lease covenants in paragraph 22(1)-(2) above, there is an established administrative mechanism whereby:-

(1) The Lands Department has delegated authority to handle the application for lease modification **[D/28/720]**.

(2) The project proponent to submit various technical assessments depending on the nature of and potential issues raised by the proposed project, which assessments would then be vetted by the relevant departments (eg Transport Department for traffic impact assessment) **[D/28/720]**.

(3) It is only where the outcome of the technical assessments is to the satisfaction of the relevant departments that the application would be submitted to the Chief Executive in Council for consideration **[B1/14/207-208]**.

(4) There would be consultation with the relevant stakeholders on the proposed project **[B1/13/184]**.

(5) The Panel on Development of the Legislative Council would be briefed on the application, the progress thereof and reasons therefor from time to time **[D/28]**.

24. Pursuant to the aforesaid mechanism, the Chief Executive had previously on 7 June 2011 approved an application for modification of the Lease for the Site, for SKH to redevelop the Site for ecclesiastical, educational, medical, social welfare and environmental protection uses with buildings of 108mPD and 103mPD in height (see paragraph 38 below).

(A3.2) The OZP

25. The approved OZP applicable to the Site is the Approved Central Outline Zoning Plan No. S/H4/16 ("**Approved OZP**") **[B1/8/89]**. This was approved by the Chief Executive in Council under section 9(1)(a) of the TPO on 1 November 2016.

26. Under the Approved OZP, the Site is zoned G/IC, with:-

(1) 29 uses stipulated under Column 1 as uses always permitted, including "Hospital", "Religious Institution" and "School"; and

(2) no restriction on plot ratio, building height or site coverage.

(A3.3) The heritage conservation regime

27. Heritage conservation in Hong Kong is governed by and implemented through the following measures.

28. First, heritage conservation is a matter of administrative policy, promulgated by the Chief Executive in Council and administered by the Secretary for Development through the CHO (the Commissioner for Heritage's Office).

(1) The policy, intituled "Progressive Development", was first promulgated by the Chief Executive in Council on 25 September 2007. The policy is "*to protect, conserve and revitalize as appropriate historical and heritage sites and building through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and general public*" **[D/26/691]**.

(2) The aforesaid policy is administered by the Secretary for Development, through the CHO.

(3) The role of the CHO includes (i) supporting Secretary for Development in implementing the heritage conservation policy and reviewing the same; (ii) taking forward new initiatives on heritage conservation; and (iii) acting as the focal point of contact both locally and overseas **[D/32/776]**.

(4) The CHO is staffed by a dedicated staff with the necessary expertise for discharging the aforesaid functions.

29. Pursuant to the aforesaid policy, the Government has formulated a number of initiatives, including the "Conserving Central" initiative announced in 2009 which concerns (inter alia) the Site (see paragraph 36 below).

30. Second, where the historic building is or may be declared a "monument" under the Antiquities and Monuments Ordinance (Cap.53), it is protected thereunder.

(1) The Secretary for Development is the "Authority" under the Antiquities and Monuments Ordinance, with power to declare "monuments": *Chu Hoi Dick v Secretary for Home Affairs*, HCAL 87/2007 (*unrep.*, 10 August 2007), §§2, 4, 12.

(2) What measures are to be adopted for preservation is a matter for the AMO (the Antiquities and Monuments Office), as the executive arm of the Secretary for Development as the "Authority": *Chu Hoi Dick* §§5-6.

(a) The AMO's duties include assessing and evaluating the impact of development projects on heritage sites, as well as organizing appropriate mitigation measures **[D/31/775]**.

(b) It is staffed by professionals with training and knowledge in heritage conservation: *Chu Hoi Dick* §§19, 30.

(c) It is also advised by panels of independent experts, including the Historic Buildings Assessment Panel.

(3) In discharging his duties under the Antiquities and Monuments Ordinance, the Secretary for Development is advised by the AAB (Antiquities Advisory Board).

(4) Once a building is declared a monument, no building work thereon is permitted without a permit: section 6 of the Antiquities and Monuments Ordinance.

(5) Where an application for a permit to carry out (inter alia) building works on a monument is rejected, or is granted subject to conditions, compensation may be payable to the owner of the monument under section 8 of the Antiquities and Monuments Ordinance.

31. Third, the AAB adopts a system of administrative grading of historic buildings, which is not legally binding but provides an objective basis to facilitate the AMO's consideration on whether and how a particular building should be preserved, and whether it has crossed the threshold to justify the Secretary for Development's consideration to declare a monument: *Chu Hoi Dick* §§5-6, 26.

32. Fourth, with respect to private land:-

(1) In implementing the policy in paragraph 28(1) above, the Government recognizes that given possible adverse impacts on private property rights, appropriate economic incentives would have to be offered to encourage or in exchange for private owners to conserve historic buildings in their ownership.

(2) To ensure the effectiveness of the aforesaid measures, the Government has set up an internal monitoring mechanism whereby the Buildings Department, the Lands Department, PlanD and the District Offices would inform the CHO and AMO of identified possible threat to declared or proposed monuments

or graded buildings, so that the CHO and AMO could approach the private land owners to explore conservation options.

(3) Further, where the proposed development may have an impact on declared or proposed monuments or graded buildings, the CHO and AMO would require a conservation management plan ("**CMP**") to be submitted for approval. All building plans relating to the proposed development would be checked against the approved CMP to ensure compliance.

A4. The Proposed Development

33. As shown in paragraph 18 above, historically the Site has been used to provide ecclesiastical, educational, medical and social welfare services to the community.

34. Previously, the Site also housed the Hong Kong Central Hospital, a private non-profit hospital and Hong Kong's largest provider of abortions. The Hong Kong Central Hospital was closed in 2012 and the building has remained vacant since.

35. Over the years, SKH has been suffering from an acute shortage of space at the Site to meet the growing needs of the Anglican Church and its service provision. As a result, SKH has been exploring the possibility to redevelop the Site, so that its precious land resource in Central could be better utilized to serve the community.

36. In the 2009-2010 Policy Address, the Chief Executive announced the "Conserving Central" initiative pursuant to the heritage conservation policy in Section A3.3 above **[D/27]**. "Conserving Central" was a comprehensive strategy for Central's future development from a new perspective, through a series of revitalization projects. The Site was expressly identified as one of the 8 revitalization projects under the "Conserving Central" initiative.

37. As a result, SKH put forward a preservation-cum-development proposal for the Site, to preserve (at its own cost) the 4 graded historic buildings in situ (see

paragraph 18 above) and to redevelop the remainder of the Site to provide enhanced community services.

38. Initially, in or around 2010, SKH proposed to redevelop the remainder of the Site into 2 buildings of 108mPD and 103mPD respectively to accommodate facilities for church and religious purposes, a kindergarten, medical facilities, social welfare facilities and environmental protection facilities, on the basis that it was limited by a congested footprint after preserving the 4 graded buildings in situ and some of the intended uses could be relocated to another site it owned in Mount Butler. On 7 June 2011, the Chief Executive approved SKH's Lease modification on the basis of the aforesaid proposal **[D/28/716]**.

39. In the end, noting the growing population arising from developments and the projected shortfall in hospital beds in the Central and Western District in the long term according to the requirements of the Hong Kong Planning Standards and Guidelines, SKH revised its proposal to one for developing a non-profit-making private hospital at the Site ("**SKH Proposal**").

40. In relation to the SKH Proposal:-

(1) The Food and Health Bureau requires (inter alia) a minimum of 274 beds in the proposed hospital.

(2) The design of the proposed hospital has to take into account:-

(a) the typical floor-to-floor height of a hospital of no less than 4.5m;

(b) the need for hospital functions to be linked up and be easily accessible, to minimize having to move patients around on trolleys between buildings; and

(c) the footprint of the usable area in the Site, after preserving the 4 graded historic buildings in situ, is limited (see Appendix 1).

41. In light of the above, under the SKH Proposal:-

(1) SKH proposes to build a single-block hospital of 25 storeys high measuring 134.8mPD, with a gross floor area of 36,228m^2 (the total gross floor area of the Site would be 46,659m^2).

(2) The hospital block would be on a constrained footprint at a distance from the graded historic buildings, designed to be of a triangular shape with matt glass for exterior walls to improve air ventilation and minimize visual impacts.

(3) The proposed hospital would house 293 beds, 12 operating theatres and a roof garden.

(4) The 4 graded historic buildings would be preserved in situ, with the 3 Grade 1 buildings wholly preserved and the façade of the Grade 2 building retained and its interior altered limitedly and appropriately as necessary, at SKH's own cost, and to open up part of the Site, which does not currently provide general public access to facilitate appreciation of the heritage structures.

(5) See the artistic impression of the Proposed Development in Appendix 3.

42. For the purpose of the Proposed Development, SKH has engaged experts in (inter alia) traffic, visual, air ventilation and heritage conservation, for the purpose of carrying out assessment on various technical aspects and preparing a CMP.

A5. Heritage Conservation Requirements Satisfied

43. The relevant authorities for heritage conservation have considered the Proposed Development and are of the view that it satisfies the heritage conservation requirements.

44. The CHO, the AMO and the Historic Buildings Assessment Panel that advises the AMO are of the view that:-

(1) The proposed treatment of the 4 graded historic buildings within the Site are commensurate with their respective heritage value **[B1/13/173-175; B1/15/229; B2/17/323]**.

(2) The height of the proposed hospital block, when considered against (i) the height of the building immediately opposite the Site across Glenealy (117mPD) and (ii) the BHR of the area west of the Site (120mPD to 150mPD) (see paragraph 20(1) above), is considered not incompatible with the buildings in the neighbourhood **[B1/13/183; B1/16/307-308]**.

(3) The constraining of the footprint of the proposed hospital block and the distance between it and the historic buildings are sufficient to preserve the ambience of the historic buildings **[B1/16/304-305]**.

(4) Given all 4 graded historic buildings within the Site would be properly preserved at SKH's own cost and would be re-used and partially open to the public, the historic connection of the Site and its surrounding areas in a wider context has been kept **[B1/13/173, 182; B1/15/229; B2/17/323; B2/18/652]**.

(5) The Proposed Development has struck a balance between the need for heritage conservation and respect for private property rights, as well as between preservation and development **[B1/14/174-175, 182; B1/15/229; B2/17/323; B2/18/652]**.

45. The CHO and AMO further require SKH to submit a CMP for approval, as per their established practice **[B1/13/168; B1/14/211; B2/17/312]**.

46. The AAB, which was consulted on the Proposed Development[3], also expressed its general support for the Proposed Development at its meeting held on 21 June 2018, and offered a number of comments on fine-tuning the design of the proposed hospital block for SKH to consider **[D/30/761-762, 765]**.

A6. Previous Proceedings before the Board

(A.6.1) The 2018 Application

47. In January 2018, in response to the Proposed Development, the "Government Hill Concern Group" made an application under section 12A of the TPO to amend the Approved OZP by:-

(1) rezoning (i) the Site and (ii) "Government Hill" (comprising the Government House, the former Central Government Offices, Battery Path, former French Mission Building and St. John's Cathedral) from G/IC to "Other Specified Uses (Heritage Precinct)";

(2) imposing a requirement that any demolition of, or addition, alteration and/or modification of any of the existing historic buildings requires planning permission from the Board; and

(3) imposing BHR to the height of the existing buildings (ie no higher than 80mPD, see paragraph 18 above).

("**2018 Application**") **[B1/10]**.

48. Although the 2018 Application was made with respect to both the Site and the "Government Hill", the applicant confirmed at the Board meeting on 10 August 2018[4] ("**2018 Meeting**") that its main target was the Site (§43(d)) **[B1/14/203-204]**.

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3 Although SKH was not required to do so under the regime set out in Section A3.3 above.

4 SKH was not present at the 2018 Meeting.

49. The 2018 Application was not supported by PlanD **[B1/13/184]**.

50. Upon consideration, the Board rejected the 2018 Application:-

(1) Regarding heritage conservation, there was an existing mechanism through the CHO, the AMO and the AAB which was adequate, and the Board's scrutiny of interference on the heritage conservation aspect might not be necessary. The Board should not take up the CHO's heritage conservation duties for the Site or supervise the CHO's work (Minutes for the 2018 Meeting §§79, 82 **[B1/14/218-219]**).

(2) To restrict the building height for any new development or redevelopment to that if the existing buildings would be extremely harsh on the land owner (Minutes for the 2018 Meeting §§82, 98(a) **[B1/14/218-219,22]**).

(3) There was no basis or technical assessment put forward to justifying restricting building height to that of the existing buildings. Typically a comprehensive review should be carried out before any specific proposal on BHR could be formulated on the OZP (Minutes for the 2018 Meeting §§95-96 **[B1/14/221-222]**).

(4) The existing G/IC zoning was appropriate to reflect the existing and planned uses of the Site (Minutes for the 2018 Meeting §101(a) **[B1/14/223]**).

Minutes of the 2018 Meeting is at **[B1/14]**.

51. At the same time, the Board expressed concern about the urban design aspect of the Proposed Development (Minutes of the 2018 Meeting §§94, 98(b) **[B1/14/221-222]**). Accordingly, PlanD was requested to consider suitable amendments to the Approved OZP to ensure that the urban design aspect of any redevelopment proposal on the Site would be subject to the scrutiny of the Board (Minutes of the 2018 Meeting §102 **[B1/14/223]**).

(A.6.2) The 2019 proposed amendments

52. Following the Board's request, on 30 April 2019 the Chief Executive in Council agreed to refer the Approved OZP to the Board for amendment under section 12(1)(b)(ii) of the TPO.

53. PlanD proposed to rezone the Site from G/IC to "G/IC(1)" with BHRs, either:-

(1) 135mPD on the northern part[5], and 80mPD on the southern part, of the Site ("**Option 1**"); or

(2) 120mPD on the northern part, and 80mPD on the southern part, of the Site ("**Option 2**").

54. PlanD's proposals were put forward upon consideration and assessment from the visual, heritage conservation and air ventilation aspects[6].

(1) In terms of visual aspect:-

(a) PlanD took into account (i) the existing height profile of the Site; (ii) the surrounding site context; (iii) the BHRs currently in effect in the surrounding areas; and (iv) the Board's concern on the urban design aspect of the Proposed Development.

(b) On that basis, PlanD formulated Option 1, given (i) BHR of 135mPD on the northern part would be comparable with the building height restrictions of the surrounding areas (to the west and north of the Site), ranging from 120mPD to 150mPD; and (ii) BHR of 80mPD on the southern part would be the same as the maximum height of the existing building and maintain the current building height profile along Upper Albert Road and its surrounding open views.

(c) PlanD considered that Option 2 (in particular 120mPD on the northern part) could also be justified on the basis that this would be an

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5 For delineation of the northern part and the southern part of the Site, see Appendix 1.

6 See TPB Paper No. 10536 at **[X]**.

extension of the existing BHR covering the area along west of Glenealy, Wyndham Street, and Ice House Street.

(d) Of the visual appraisal conducted on Option 1 and Option 2 in accordance with Town Planning Board Guideline No.41, there was no impact from the strategic viewing points, and of the 6 local viewing points, 4 had minimal to moderate impact, and it was only the 2 local viewing points from the Hong Kong Zoological and Botanical Gardens (which is directly across the road from the Site) that resulted in moderate, and in one case moderate to significant, impact.

(2) In terms of heritage conservation, PlanD referred to and relied on the views of the CHO and the AMO (see Section A5 above).

(3) In terms of air ventilation, whilst no air ventilation assessment was required under the applicable Technical Circular since the Site has an area of less than one hectare, no significant air ventilation impact was envisaged under Option 1 and Option 2. In any event, SKH would be required to submit technical assessments (including an air ventilation assessment) as part of the Lease modification requirements, which would then be vetted to ensure the Proposed Development would not cause any adverse air ventilation impact on its surroundings.

55. PlanD invited the Board to consider Option 1 or Option 2, or a variation between the two Options.

56. At the meeting of the Board on 10 May 2019 ("**May 2019 Meeting**"):-

(1) A majority of the members supported Option 1, on the basis that 135mPD was not incompatible with the surrounding building height profile, the visual impact was not significantly different from Option 2, and allowing a higher BHR would help maximize the development potential and land utilization (Minutes of the May 2019 Meeting §26 **[B1/16/307-308]**).

(2) Some members supported Option 2, on the basis that a BHR should be adopted, and it should be for SKH to submit further information to justify a higher BHR (Minutes of the May 2019 Meeting §27 **[B1/16/308]**).

(3) Two members did not support either Option, on the basis that the Proposed Development would severely affect the historic ambience of the Site and its surrounding (Minutes of the May 2019 Meeting §28 **[B1/16/308]**).

Minutes of the May 2019 Meeting is at **[B1/16]**.

57. In the end, the Board decided to adopt Option 1 as the basis for amending the Approved OZP.

A7. The December 2019 Meeting and the 1st Decision

58. On 24 May 2019, Draft Central District OZP No. S/H4/17 (**"Draft OZP"**) was exhibited for public inspection **[B1/9]**. The Draft OZP provided for 2 amendments with respect to the Site, corresponding to Option 1:-

(1) Amendment Item **A1**: to rezone the northern part of the Site to G/IC(1) with BHR of 135mPD.

(2) Amendment Item **A2**: to rezone the southern part of the Site to G/IC(1) with BHR of 80mPD.

59. During the public inspection periods, a total of 33 representations on the Draft OZP (R1 to R33) and 22 comments on the representations (C1 to C22) were received.

With the exception of R31[7] (the Applicant) and R32[8], the representations and comments all opposed Amendment Item A1 and proposed to limit the BHR to the height of the existing buildings. The major grounds of these adverse representations and comments related to (i) the BHR of 135mPD would be too high; (ii) the Proposed Development would be incompatible with heritage conservation; (iii) the potential impact of BHR had not been adequately addressed and in any event use of BHR alone was inadequate control; (iv) dispute over the need for hospital beds on Hong Kong Island; (v) insufficient technical assessments; and (vi) the Proposed Hospital contradicted the spirit and intent of the Lease.

60. In TPB Paper No.10599 **[B2/17]**, PlanD considered each of the major grounds in the representations and comments, and provided its detailed reasons as to why they could not be substantiated. PlanD did not support the representations and considered that the Draft OZP should not be amended.

61. The December 2019 Meeting held on 6 December 2019 was attended by 29 members (including the Chairperson), of whom 26 also attended the May 2019 Meeting and 20 also attended the 2018 Meeting.

62. At the December 2019 Meeting, the Board expressed its views (inter alia):-

(1) The Board considered that given the Site was located at a prime location and formed part of a historical and culturally important precinct in Central, and giving due weight to the strong public sentiments attached to the preservation of the historical ambiance of the area, BHR of 135mPD would be incompatible with the historical setting at the Site and the surrounding areas (Minutes §§110(d)&(h), 117 **[B2/18/648-649,651]**).

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7 R31 also opposed Amendment Items A1 and A2, but its proposal was to either revert to G/IC without BHR or to increase the BHR to 150mPD (northern part) and 100mPD (southern part).

8 R32 also opposed Amendment Items A1 and A2, but its proposal was to revert to G/IC without BHR.

(2) Recognizing that BHR was being imposed on a particular site rather than for various land use zones in a wider district, the Board considered that it was "*essential*" for the determination of the appropriate BHR to have a detailed development scheme, so that technical assessments could then be carried out based on the same (Minutes §110(b)-(c) **[B2/18/647-648]**).

(3) In the absence of a detailed development scheme and technical assessments, it was premature to allow BHR of 135mPD for the northern part (Minutes §110(b) **[B2/18/647]**).

(4) Nevertheless, the Board decided to adopt a BHR of 80mPD for the northern part of Site, on the basis that this was the maximum height of the existing buildings (Minutes §§112, 117 **[B2/18/649-650,651]**).

(5) Although (i) the BHR referred to in (4) above was intended to be a "*baseline*" BHR (since it was adopted in the absence of a detailed development scheme, which was considered essential), and the Board recognized that sufficient flexibility should be provided so that SKH could upon formulation of a detailed development scheme apply to increase the BHR (Minutes §111 **[B2/18/649]**), and (ii) the Board was advised that a "minor relaxation clause" would result in no more than an increase of 20% (ie 96mPD) (Minutes §113 **[B2/18/650]**), the Board decided to adopt a "minor relaxation clause" on the basis that it was a standard clause for most land use zones with development restrictions and would accordingly be adequate for the Site (Minutes §114 **[B2/18/650]**).

(6) It was stated to be the Board's established practice, in the case of sites with specific concerns or might cause adverse impacts on the surrounding, to request the project proponent to submit detailed development scheme through the section 16 mechanism, and there would be a case to apply the same practice to the Proposed Development at the Site (Minutes §110(e) **[B2/18/648]**). In order to preserve the historic ambience of the Site and its

surroundings, the Board decided to require SKH to submit a development scheme for any new development or redevelopment of existing buildings through the section 16 mechanism for the Board's approval (Minutes §§117, 122(c) **[B2/18/651,653]**).

(7) The Board also expressed doubt over the need for hospital beds, as well as the efficacy of using the Site for a hospital (Minutes §110(f)-(g) **[B2/18/648-649]**).

(8) The Board considered that the other grounds raised in the opposing representations and comments had all been addressed (Minutes §118 **[B2/18/651]**).

(9) The Board also confirmed that the G/IC zoning of the Site was appropriate to reflect their existing and planned uses (Minutes §122(f) **[B2/18/653]**).

63. On the above basis, the Board decided to partially uphold representation Nos. R1 to R30 and amend the Draft OZP to impose:-

(1) uniform BHR of 80mPD (ie the maximum height of the existing buildings) for the entirety of the Site, with a "minor relaxation clause"; and

(2) a requirement that any new development or redevelopment of existing buildings should obtain planning permission from the Board under section 16 of the TPO.

(ie the 1st Decision)

64. On 23 December 2019, the Board confirmed the minutes of the December 2019 Meeting (ie the Minutes) **[B2/18]**. The 1st Decision was only published by the Board through publication of the Minutes on its website on no earlier than 24 December 2019. By letter dated 27 December 2019 (which the Applicant received on 30 December 2019) **[C/23]**, the Applicant was first informed of the 1st Decision

and the reasons therefor, and the availability of the Minutes through the Board's website.

A8. The 2nd Decision and Progress to Date

65. Thereafter, at its meeting on 10 January 2020, the precise wording of the revised amendments arising from the 1st Decision was tabled for the Board's consideration and approval for publication, and the Board agreed to and confirmed the same (ie the 2nd Decision) **[B2/20/662]**.

66. On 13 March 2020, the Draft OZP as amended by the 1st Decision and as confirmed by the 2nd Decision was gazetted and has become available for public inspection under section 6D(1) of the TPO **[B2/21]**.

PART B - GROUNDS FOR CHALLENGE

B1. Illegality – Exercise of Power Outside Specified Purposes

67. A power exercised outside the statutory purpose is unlawful: see **De Smith's Judicial Review**, Eighth Edition, §5-090; ***R v Secretary of State for Foreign and Commonwealth Affairs, ex p World Development Movement Ltd*** [1995] 1 WLR 386.

68. Section 3(1) of the TPO, being the empowering section in terms of preparation of plans, provides that:-

> *"With a view to the promotion of the health, safety, convenience and general welfare of the community, the Board shall undertake the systematic preparation of - (a) draft plans for the lay-out of such areas of Hong Kong as the Chief Executive may direct, as well as for the types of building suitable for erection therein. ..."*

See also the long title of the TPO which states that the purpose of the TPO is 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 ...* "

69. The Board, in making the Decision, has exercised its power outside the statutory purpose in the following respects.

70. In exercising its plan-making power, the Board is required to direct its consideration to and cater for a particular zone or area, as opposed to zooming in on factors which would only affect a particular building of a specific design. Whilst the Board is not prohibited from imposing restrictions which, in order to achieve its broad planning purpose, have incidentally the effect of imposing specific restrictions on redevelopment design of a particular site (sometimes known as "spot zoning"), such

restrictions must serve a planning purpose: see ***Hysan Development Co Ltd v Town Planning Board***, CACV 232-233/2012 (*unrep.*, 13 November 2014), §§34-38.

71. Further, heritage conservation is subject to its own statutory and administrative regime as detailed in Section A3.3 above. Thus, whilst section 3(1)(a) empowers the Board to make plans for the promotion of the general welfare of the community, the Board is not empowered to administer, and cannot usurp, the functions on heritage conservation which have been entrusted to other public bodies, namely the CHO, the AMO, the AAB and the Secretary for Development.

72. Indeed, the Board recognized and expressly acknowledged the limits of its power in the 2018 Meeting (see paragraph 50(1) above), and in requesting PlanD to consider amendment to the Approved OZP only for the purpose of addressing the urban design issue (see paragraph 51 above).

73. However, in making the 1st Decision to impose (i) BHR of 80mPD for the entirety of the Site and (ii) the requirement that all future development would have to go through the section 16 procedure:-

(1) The Board made the 1st Decision on the sole basis of what it considered to be inadequate heritage conservation of the Site, namely the Site being "*located in a prime location and formed part of a historic and culturally important precinct*" and "*in order to preserve the historic ambience of the Site and its surrounding*" (see paragraphs 62(1) and (6) above).

(2) The Board did so notwithstanding the public bodies with the statutory and administrative mandate over heritage conservation – the CHO, the AMO and the AAB – had concluded that the Proposed Development satisfied the heritage conservation requirements (see Section A5 above), based on their expertise (see paragraphs 28(4) and 30(2) above), which expertise the Board did and could not profess to have. In particular, the CHO, the AMO and

AAB all considered that BHR of 135mPD on the northern part of the Site would be compatible with heritage conservation objectives.

(3) On the other hand, no consideration had been given to PlanD's justification of BHR of 135mPD, from the urban design perspective, based on the building height profile of buildings immediately surrounding the Site.

(4) Instead, the Decision focused on the Proposed Development and essentially rejected it as unacceptable or inappropriate on heritage conservation grounds.

(5) That the Board was exercising its powers for the purpose of heritage conservation (as opposed to for the purposes under section 3(1)(a)) is further evidenced by the wording of the section 16 requirement it imposed, namely to require approval for "*any new development or redevelopment of **existing building(s)***" (emphasis added) on the Site. The powers of the Board should have been exercised for the purpose of determining (inter alia) the types of buildings to be erected within an area, not on preservation of existing buildings.

(6) Thus, the 1st Decision was not based on proper planning purposes and considerations:-

(a) No non-Site specific planning purpose could be identified. The Decision and the restrictions therein were only directed at and focused on the Site.

(b) As to heritage conservation, (i) it could not be a proper planning purpose, having regard to paragraph 73(2) above; and (ii) insofar as it is contended that conservation of the Site would serve the conservation of Central as a whole, the "Conserving Central" initiative (including various part of Central outside the Approved OZP) is under the purview of the CHO, the AMO and the Secretary for Development (see paragraph 36 above).

(7) Accordingly, the 1st Decision also amounts to impermissible "spot-zoning" in that the restrictions do not serve a legitimate planning purpose.

74. Further:-

(1) Under section 6B(8) of the TPO, amendments to the Draft OZP may be made by the Board "*in the manner proposed in the representation or otherwise in the manner that, in the opinion of the Board, will meet the representation*".

(2) In this case, the only representation that made reference to the use of the section 16 procedure was that of R1, which proposal (under "preference 2") was that "*any demolition of, or addition, alteration and/or modification of the buildings will require planning permission from the Town Planning Board. This is except for minor alteration and/or modification works which are always permitted under the OZP Covering Notes*" **[B2/17/454]**.

(3) The Board did not adopt the amendment in the manner proposed in R1's representation; instead it decided to adopt the amendment set out in paragraph 63(2) above, which is wider in scope as it restricts not only demolition or change to the existing buildings but also future development thereof.

(4) However, for the reasons set out in paragraph 73 above, such exercise of power by the Board was outside the statutory purposes of the TPO. Accordingly the 1st Decision, with respect to the section 16 requirement, is also *ultra vires* section 6B(8) of the TPO.

B2. Decision Internally Inconsistent / *Wednesbury* Unreasonable

75. The 1st Decision is also open to challenge on *Wednesbury* ground in the following manner.

76. First, the Board's position was that it could not fix the appropriate BHR in the absence of a detailed development plan (see paragraph 62(2)-(3) above). The detailed development plan was stated to be "*essential*" to this end.

77. As such, the Board ought to have deferred decision on the Draft OZP, pending submission from PlanD, or SKH, of the detailed development plan contemplated. The Board plainly has no power to do so on its own volition, under Town Planning Board Guideline No.33 (§3.1) **[A/6/55-56]**.

78. Instead, the Board proceeded to impose BHR of 80mPD on the northern part of the Site. This was *Wednesbury* unreasonable in that there was (as acknowledged by the Board) no basis to adopt it, and it was inconsistent with the previous position of the Board.

(1) At the December 2019 Meeting, the Board's own position was that a detailed development plan was "*essential*" for the determination of the appropriate BHR (see paragraph 76 above).

(2) In the absence of such "*essential*" information for a decision on the appropriate BHR, the Board decided to adopt 80mPD because it was referenced to the maximum building height of the existing buildings at the Site (see paragraph 62(4) above).

(3) However, at the 2018 Meeting (at which 20 out of the 29 members present at the December 2019 Meeting attended), the Board concluded that there was no sufficient justification for imposing BHR of the height of the existing buildings at the Site (Minutes of the 2018 Meeting §95 **[B1/14/221]**), and

that such BHR would be too restrictive of private ownership right (see paragraph 50(2) above). The Board has thus taken a complete U-turn on its position, without any explanation or change in circumstance identified.

79. Second, the Board's decision to proceed to fix a BHR for the northern part of the Site (notwithstanding absence of "*essential*" information) was premised on its adopting an "*appropriate baseline while providing for sufficient flexibility to relax BHR*" (see paragraph 62(5) above, emphasis added). However:-

(1) It chose to adopt a "minor relaxation clause". This was an error of law, as "minor relaxation clause" cannot be used to address substantial issues or effect substantive revision of the restrictions imposed: see ***Hysan*** (CA) §160.

(2) On the materials before the Board, the "minor relaxation clause" could only achieve no more than 20% of the stipulated BHR (ie the BHR could only be relaxed to no more than 96mPD). This was plainly contrary to the consideration and reasoning of the Board in paragraph 62(5) above.

(3) Further, the basis of the Board adopting the "minor relaxation clause" was that it was a standard clause for most land use zones with development restrictions (see paragraph 62(5) above). However the Board's very premise was that this was not a standard case since the BHR of 80mPD was fixed without proper basis and was yet to be satisfied to be appropriate.

80. Third, insofar as the Board was entitled to exercise its powers solely on heritage conservation reasons (which is denied), the Board was *Wednesbury* unreasonable in rejecting, without explanation, the CHO and AMO's conclusion that 135mPD would have met heritage conservation considerations (see paragraph 73(1)-(2) above): see ***R v Warwickshire County Council, ex p Powergen plc*** (1997) 75 P&CR 89.

81. Fourth, for the reasons set out in paragraph 74 above, given the section 16 requirement was (i) imposed for a purpose other than that which is within the statutory purpose of the TPO and (ii) was wider in scope than sought in R1's representation, the 1st Decision was also *Wednesbury* unreasonable.

B3. Breach of *Tameside* Duty

82. The Board has a duty to ask the right question and take reasonable steps to acquaint itself with the relevant information to enable it to answer that question correctly: see ***Secretary of State for Education and Science v Tameside Metropolitan Borough Council*** [1977] AC 1014, 1065; ***Capital Rich Development Ltd v Town Planning Board*** [2007] 2 HKLRD 155, §63; ***Smart Gain Investment Ltd v Town Planning Board***, HCAL 12/2006 (*unrep.*, 6 November 2007), §§86-89; ***Hysan Development Ltd v Town Planning Board*** [2012] 5 HKC 432, §§90-94.

83. In this case, the Board stated that it had an established practice, in the case of sites with specific concerns or might cause adverse impacts on the surrounding, to request the project proponent to submit detailed development scheme through the section 16 mechanism, and there would be a case to apply the same practice to the Proposed Development at the Site (see paragraph 62(6) above).

84. However:-

(1) The Board had confirmed at the 2018 Meeting (see paragraph 50(4) above), and re-confirmed at the December 2019 Meeting (see paragraph 62(9) above), that the G/IC zoning was appropriate as reflecting the existing and planned uses of the Site, and no amendment was to be made to the uses stipulated in column 1 (uses always permitted).

(2) The alleged practice referred to was in the main cases where there were no column 1 uses under G/IC zoning[9]. In other words, in those cases the Notes to the outline zoning plan only provide for column 2 uses, which are uses that may be permitted with or without conditions on application to the Board under section 16. Otherwise, the imposition of a section 16 requirement would have effectively converted the zoning into "comprehensive development area" (CDA), where uses only appear in column 2 and are always subject to approval of the Board.

(3) As such, the alleged practice was concerned with a different scenario, and could not be applied to the Site in circumstances where the Board confirmed that the G/IC zoning and the column 1 uses remained applicable.

(4) Nor had the Board articulated any reasons as to why the alleged practice should be applicable to the Site in the circumstances.

85. Accordingly, in deciding to impose a section 16 requirement on the Site, the Board had taken into account an irrelevant consideration and had breached its *Tameside* duty.

B4. <u>The Decision Fails the Proportionality Analysis</u>

86. Where a constitutional right is engaged by an administrative decision:-

(1) The constitutional right engaged must first be identified.

(2) Next, the legal or administrative measure said to infringe or restrict that right must then be identified.

(3) Thereafter, one must ask:-

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9 There were 2 cases where some limited column 1 uses could be found but they concerned the same project proponent and the section 16 requirement was expressly requested by the project proponent.

(a) whether the restriction pursues a legitimate societal aim;

(b) whether the impugned restriction is rationally connected with the accomplishment of that aim;

(c) whether the impugned restriction represent a proportionate means of achieving that end; and

(d) weighing the detrimental impact of the restriction against the social benefit gained, whether a fair balance has been struck between the rights of the individual and the interests of the community:

see ***Hysan Development Co Ltd v Town Planning Board*** (2016) 19 HKCFAR 372, §§54, 76, 78; ***Kong Yunming v Director of Social Welfare*** (2013) 16 HKCFAR 950, §39.

87. In this case:-

(1) The right of private property guaranteed by Articles 6 and 105 of the Basic Law is engaged, given the Decision imposes restrictions, through BHR of 80mPD and the need to seek the Board's approval under section 16 of the TPO on any new development or redevelopment of the existing buildings, on the Applicant's land, which hitherto was not subject to any such restrictions.

(2) The legal or administration measure which adversely affects the Applicant's rights is the Decision of the Board, made pursuant to the TPO.

(3) Articles 6 and 105 of the Basic Law make no express provision regarding permissible restriction.

(4) As such, a proportionality analysis is required: see ***Hysan*** (CFA) §54.

88. The proportionality analysis fails for the following reasons.

89. First and foremost, the Board did not address its mind to this issue. There is no evidence in the Minutes (in the "Deliberation session" of the Board, §§106-122 **[B2/18/645-653]**) showing that the Board had directed its attention to the proportionality analysis, notwithstanding the same was specifically mentioned by the representative of PlanD during the "Question and Answer session" of the December 2019 Meeting and PlanD's advice was that the Board's decision made in the 2018 Meeting (see paragraph 50 above) and its decision to adopt Option 1 in the May 2019 Meeting (see paragraph 57 above) were a proportionate response to restriction of the Applicant's property rights (Minutes §88 **[B2/18/637-638]**).

Means adopted not proportionate[10]

90. The means adopted by the Board are not proportionate.

91. Given the relevant objective is heritage conservation, the 1st Decision – which imposed restrictions hitherto not present in the Approved OZP – is plainly disproportionate, since:-

(1) BHR of 135mPD for the northern part was considered by the relevant expert authorities (the CHO, the CMO and the AAB) to be compatible for heritage conservation purposes;

(2) the Board itself took the view, 18 months prior at the 2018 Meeting, that BHR of the height of the existing buildings (ie no more than 80mPD) would be disproportionate restriction of the private ownership rights of the Applicant (see paragraph 50(2) above). There was no relevant or material change in circumstances between the 2018 Meeting and the December 2019 Meeting;

[10] The Applicant's stance in not taking issue with "legitimate aim" in the proportionality analysis is without prejudice to its contentions in Section B1 that the Board had acted in excess of power in using heritage conservation as the sole basis for the Decision.

(3) the "minor relaxation clause" could not serve the function of providing sufficient flexibility to relax BHR of 80mPD, for the reasons in paragraph 79(1)-(2) above;

(4) the requirement to seek section 16 approval means that the Applicant would effectively be deprived of the ability to proceed with the column 1 uses without the delay and expense in seeking additional approval from the Board;

(5) the section 16 requirement was proposed to the Board and was rejected as appropriate at the 2018 Meeting. There was no relevant or material change in circumstances between the 2018 Meeting and the December 2019 Meeting;

(6) whilst the Board's objection was directed against the Proposed Development, the Decision impacts the Site and all uses the Site may in future be put to;

(7) under the applicable heritage conservation regime, private property owners would be offered compensation (for declared monuments under the Antiquities and Monuments Ordinance) or economic incentives (for historic buildings not declared monuments) in exchange for deprivation of their rights to utilize their private property for the purpose of heritage conservation. However, the restrictions imposed through the OZP regime by the 1st Decision would have denied the Applicant its right to utilize the Site, without any form of compensation whatsoever;

(8) insofar as the Proposed Development is concerned, there are existing mechanisms, including the Lease modification procedure and the heritage conservation regime (see Section A3.3 above) with its requirement for an approved CMP (which is only in the course of preparation), that could address any heritage conservation issues as may arise.

No fair balance struck

92. Since the restrictions in the 1st Decision are directed only at the Site, the detrimental impacts of these restrictions on the property rights of the Applicant are as set out in paragraph 91 above. For the reasons set out therein, these detrimental effects clearly outweigh the social benefit of heritage conservation said to be gained by the 1st Decision, such that there is no fair balance struck.

93. In the premises, the 1st Decision fails the proportionality analysis and must be quashed.

B5. Breach of Natural Justice – Deprivation of Fair Opportunity to be Heard

94. The principle of natural justice applies to meetings under the TPO: see ***R v Town Planning Board, ex p REDA*** [1996] 2 HKLR 267; ***Hysan*** (CA) §§181-182.

95. Where a decision-maker is to take into account or rely on a specific matter or consideration in coming to its decision, fairness would typically require that such matter or consideration be disclosed to the person affected, to enable the affected person to make meaningful and focused representations to the same: see ***R v Secretary of State for the Home Department, ex p Doody*** [1994] 1 AC 531, 563D-564D.

96. The position is a fortiori in relation to proceedings before the Board, given the statutory scheme of the TPO and the administrative procedures of the Board require (inter alia) publication of the draft plans, publication of Town Planning Board papers prepared by PlanD, publication of representations and comments received, and the right of the persons affected and representers and commenters to be heard orally at a meeting.

97. In this case, the Board took into account, as a material consideration, its alleged established practice, in the case of sites with specific concerns or might cause adverse impacts on the surrounding, to request the project proponent to submit detailed development scheme through the section 16 mechanism, and there would be a case to apply the same practice to the Proposed Development at the Site (see paragraph 62(6) above).

98. The aforesaid matter was not mentioned in the PlanD's paper, any of the representations or comments, or in the open sessions of the December 2019 Meeting. It surfaced for the first time in the "Deliberation session" of the December 2019 Meeting.

99. In the premises, the Applicant was unaware of the same and was unable to address the Board on the relevance or otherwise of such consideration.

100. Contrary to the Board's contention, in its letter dated 4 March 2020 **[C/25/689-690]** in response to the Applicant's letter dated 29 January 2020 **[C/24/685-688]**, that the Applicant may submit further representation within the three-week period in accordance with section 6D(1) of the TPO and, if the Applicant so wishes, its further representation could be considered by the Board at the meeting to be held under section 6F of the TPO which meeting the Applicant could also attend and be heard:-

(1) Under section 6D(1), only a person *other than that who has made any representation or comment* after consideration of which the proposed amendments are proposed under section 6B(8) (ie the 1st Decision) may make further representations to the Board. As such, the Applicant, being R31, is not entitled to submit further representation under section 6D.

(2) Whilst the Applicant, as R31 who has submitted a representation under section 6, is entitled to attend the further meeting to be held under section 6F(2)(b), there is no basis to suggest that the Applicant is entitled, at the

section 6F meeting, to reopen the issues already canvassed at the December 2019 Meeting (held under section 6B).

(3) On its proper interpretation, the statutory scheme for plan-making under the TPO, with its design for staged publication of draft plan, submission of representations and comments thereto, public meeting to consider the same and where appropriate propose amendments to the draft plan, and a further round of representations and meeting on the proposed amendments, is to distill and crystalize the issues as the draft plan (and amendments there) progress through the different stages of the process, cumulating in a draft plan approved by the Board which would be submitted to the Chief Executive in Council for approval. As such, it would be inimical to the purpose and intent of this statutory process if a representee could, at a subsequent meeting held under section 6F, reopen or re-argue issues already considered and determined at the previous meeting held under section 6B.

101. In the premises, even if the Applicant were to attend the section 6F meeting to be held by the Board, the Applicant would not have been entitled to submit further representation or re-open issues already considered and determined by the Board at the December 2019 Meeting.

B6. The 2nd Decision

102. Since the 2nd Decision confirmed and approved the 1st Decision, it should likewise be quashed for the reasons set out in Section B1 to Section B5 above.

PART C - STANDING

103. The Applicant has sufficient interest in the subject-matter of this Application to satisfy the requirements of section 21K(3) of the High Court Ordinance (Cap. 4) and Order 53, rule 3(7) of the Rules of the High Court, in that:-

(1) The Applicant is the owner of the Site, against which the Decision is directed.

(2) The Applicant submitted a representation (R31) which was considered by the Board under the TPO.

PART D - TIMING OF APPLICATION

104. This Application has been made promptly and in any event within 3 months from the date of the 2nd Decision on 10 January 2020.

105. Although the 1st Decision was made by the Board on 6 December 2019, the 1st Decision was not published at the time. The 1st Decision was only published by the Board through publication of the Minutes on its website on no earlier than 24 December 2019. The Applicant first became aware of the 1st Decision, the reasons therefor and the availability of the Minutes on the Board's website on 30 December 2019.

106. Further, since early February 2020, with the outbreak of the COVID-19 virus, Hong Kong has been placed in a state of substantial lockdown, during which the majority of government departments and numerous private organizations either did not open, or operated on reduced basis, for public health reasons. This hampered the Applicant's ability to collate information and obtain advice with respect to the 1st Decision and the 2nd Decision.

107. Insofar as an extension of time is needed, it may be a good reason to extend time where the applicant lacked essential information needed for the purpose of knowing whether there was anything that was capable of being the subject of a judicial review, and an applicant is not obliged to make an assumption as to facts which would, in the ordinary case, be expected to be highly improbable, or to adopt a confrontational stance with a government branch: see ***R v Licensing Authority, ex p Novartis Pharmaceuticals Ltd*** [2000] COD 232.

108. For completeness, this Application is not premature, notwithstanding the position taken by the Board in its letter dated 4 March 2020 **[C/25]** (see paragraphs 100 to 101 above).

(1) In the planning context, a decision in principle or a preliminary or provisional decision, which can still be revoked or varied at any time prior to grant of the actual planning permission, can be challenged: see ***R (The Garden and Leisure Group Ltd) v North Somerset Council*** [2003] EWHC 1605, [35]; see also ***County Properties Ltd v Scottish Ministers*** [2000] SLT 965 (approved by Lord Clyde in ***R (Alconbury Developments Ltd) v Secretary of State for the Environment, Transport and the Regions*** [2003] 2 AC 295, §171).

(2) Further, given the Applicant's complaint that the Board had acted beyond its power (see Section B1 above), that is not something that can be "cured" or undo at a subsequent hearing before the Board under the TPO procedures.

(3) In any event, for the reasons in paragraph 100 above, the Applicant would not have been entitled to submit further representation or re-open issues already considered and determined by the Board at the December 2019 Meeting

PART E – INTERIM STAY

109. The Applicant also seeks, upon the grant of leave, a stay of the 1st Decision and the 2nd Decision, alternatively a stay of the steps to be taken by the Board to fix and proceed with the meeting under section 6F of the TPO with respect to the amendments the subject matter of the 1st Decision and the 2nd Decision, pending the final determination of the judicial review proceedings.

110. The court has power to order a stay of the Decision sought: see Order 53, rule 3(10)(a), Rules of the High Court. Further, the Court has power to grant such a stay on the papers, on condition that (i) the applicant provides an undertaking as to damages; and (ii) the respondent has the right to apply to set aside the stay: see ***PCCW-HKT Telephone Ltd v Telecommunications Authority***, HCAL 63/2004 (*unrep.*, 13 August 2004), §§8-9.

111. The principles governing interim relief in public law cases are summarized in ***Re Leung Chung Hang Sixtus*** [2018] 5 HKC 138, §§12-14:-

(1) The *American Cyanamid* principles apply, subject to the following modifications.

(2) The court should first consider whether there is a serious issue to be tried. In the public law context, the applicant will normally have to establish a strong *prima facie* case that the law is invalid, although exceptionally an applicant may suffer such serious and irreparable harm in the event of the law being enforced against him that it may be just and convenient to restrain its enforcement by an interim injunction even though he is unable to discharge such a heavy burden.

(3) In relation to the question of balance of convenience, the court takes a wider view than just the interests of the immediate parties to the application. The court must take into account the public interest in the balancing exercise.

The degree of importance that may be attached to the element of public interest would depend on the nature of the decision under challenge.

(4) The relevance of damages as an alternative remedy varies depending on the nature of the decision under challenge. Financial consequences will be a relevant consideration in the balance of convenience, albeit not the sole consideration.

(5) Ultimately, the court should take whichever course that appears to carry the lower risk of injustice if it should turn out to have been wrong in the interim relief application.

(6) The existence or availability of an early hearing date for the substantive judicial review is a good reason for the court to refuse to grant interim relief.

112. In the present case:-

(1) For the reasons set out in Section B above, the Applicant is clearly able to demonstrate a strong *prima facie* case that the 1st Decision and the 2nd Decision cannot stand, on grounds of illegality, *Wednesbury* unreasonableness, lack of proportionality and breach of natural justice. This Application is also not premature for the reasons in paragraph 108 above.

(2) Only the Applicant will suffer adverse financial consequences with respect to the Decision, since it is the Applicant's private property (the Site) that is subject to restrictions under the 1st Decision and the 2nd Decision.

(3) The interests of the Board and the public will not be adversely affected by the stay, since there are currently no buildings on the Site that offend the restrictions stipulated in the 1st Decision and the 2nd Decision, and there is also no threat of any building works to that effect imminently.

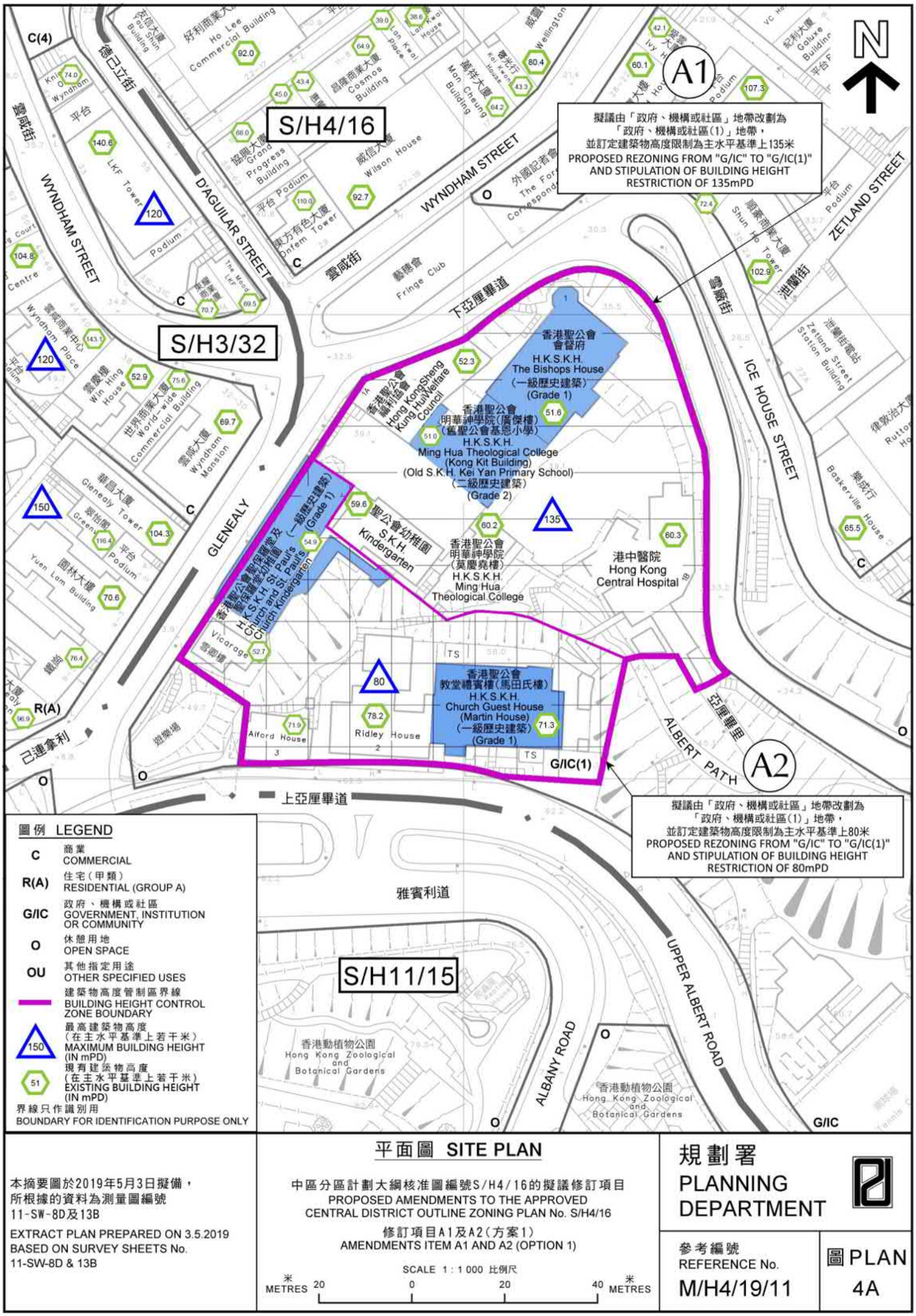
(4) On the other hand, if the 1st Decision and the 2nd Decision are not stayed, the Applicant will have to incur further time and expense in participating in further steps in a TPO procedure that is already vitiated by public law wrongs (as contemplated by the Board in its letter dated 4 March 2020, see paragraph 100 above), thereby further delaying the Applicant's entitlement to utilize its private property for the purpose of providing services to the community.

113. Accordingly, the Applicant respectfully invite the court to grant an interim stay. In the event that the court is minded to grant the same on the papers, the Applicant undertakes to provide an appropriate undertaking as to damages.

Dated this 26th day of March 2020

Eva Sit SC
Julia Au
Counsel for the Applicant

P.C. Woo & Co
Solicitors for the Applicant



圖例 LEGEND

C	商業 COMMERCIAL
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
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
	建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
150	最高建築物高度(在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN mPD)
51	現有建築物高度(在主水平基準上若干米) EXISTING BUILDING HEIGHT (IN mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年5月3日擬備，
所根據的資料為測量圖編號
11-SW-8D及13B

EXTRACT PLAN PREPARED ON 3.5.2019
BASED ON SURVEY SHEETS No.
11-SW-8D & 13B

平面圖 SITE PLAN

中區分區計劃大綱核准圖編號S/H4/16的擬議修訂項目
PROPOSED AMENDMENTS TO THE APPROVED
CENTRAL DISTRICT OUTLINE ZONING PLAN No. S/H4/16

修訂項目A1及A2(方案1)
AMENDMENTS ITEM A1 AND A2 (OPTION 1)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H4/19/11

圖 PLAN
4A

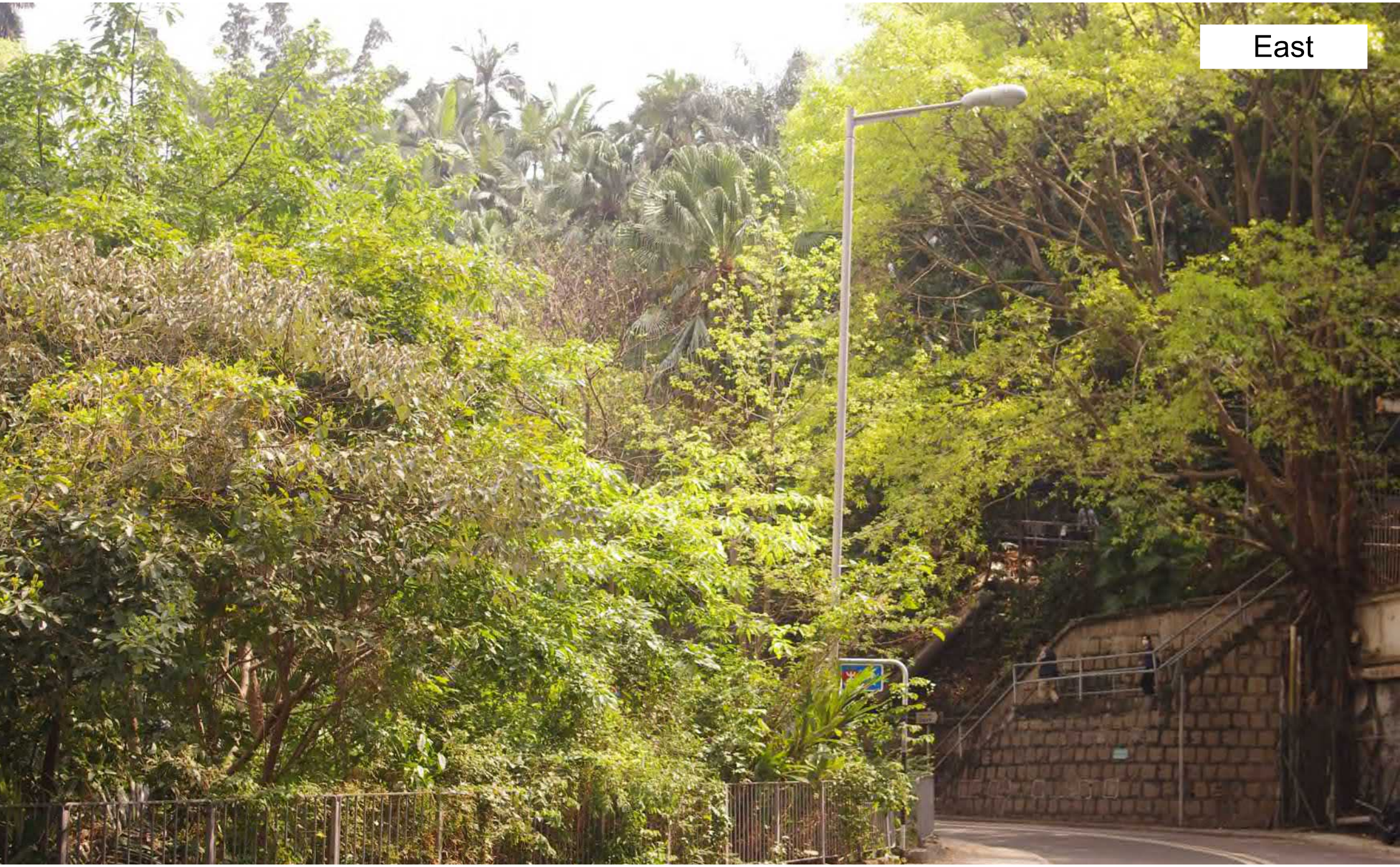
Appendix 1: Existing building heights and BHR of the Site and its surroundings

Appendix 2A: Photographs taken facing towards Northwest of the Site

Appendix 2B: Photographs taken facing towards North and Northeast of the Site

Northeast
渣打銀行
Standard Cartered Bank
匯豐總行大廈
HSBC Main Building
Club Luistano
香港鑽石會大廈
HK Diamond Exchang Building
律政中心(西座)
Justice Place (West Wing)
SHUN HO
RUTTONJEE CENTRE

Appendix 2C: Photograph taken facing towards the South of the Site



Appendix 2D : Photograph taken facing towards the East of the Site

Appendix 3: Artistic Impression of the Proposed Development

Applicant: RCKHMPD: 1st: 26.03.2020

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION **Applicant**

and

TOWN PLANNING BOARD **Proposed Respondent**

AFFIDAVIT OF THE REVEREND CANON KOON HO MING PETER DOUGLAS

I, The Reverend Canon Koon Ho Ming Peter Douglas of 16/F, Tung Wai Commercial Building, 109-111 Gloucester Road, Wanchai, Hong Kong, make oath and say as follows:

1. I am the Honorary Secretary of the Hong Kong Sheng Kung Hui Foundation ("**SKH**" or the "**Applicant**"), which is the owner of Inland Lot No. 7360 (the "**Site**"), and have been the overseer (reporting to the Executive Committee) of the Applicant's project to redevelop the Site.

2. SKH makes this application for leave to apply for judicial review ("**JR Application**") as the owner of the Site that has been affected by decisions of the Town Planning Board ("**Board**" or "**TPB**"): (i) made on 6 December 2019 ("**1st Decision**") to partially uphold Representation Nos. R1 to R30 for the proposed amendments to the approved Central District Outline Zoning Plan No. S/H4/16 ("**draft Central OZP**"); and (ii) made on 10 January 2020 ("**2nd Decision**") confirming and approving the wording of the amendments, namely:

(a) Amending the building height restriction of the norther part of the site from 135mPD to 80mPD;

(b) Amending the Notes of the "G/IC(1)" zone by adding a Remark that "*On land designated "Government, Institution or Community (1)", and any new development or redevelopment of existing building(s) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance*"; and

(c) Revising the Explanatory Statement of the Plan with respect to "G/IC(1)" zone per (b) above.

3. I am duly authorised by the Applicant to make this affirmation in support of the Applicant's JR Application herein. I have read a draft copy of the Form 86, Application for Leave to Apply for Judicial Review dated 26 March 2020, which is filed together with this Affidavit. In this Affidavit, I have used the terms defined in the Form 86 in a consistent manner.

4. Unless otherwise stated, the facts deposed to herein are within my personal knowledge, or obtained from the records and files kept by the Applicants and from advice obtained by the Applicants from its team of consultants engaged to assist in the JR Application.

5. I confirm that the matters of fact stated in the Form 86 are true and correct. I am advised by the Applicant's solicitors, P. C. Woo & Co., and verily believe that the matters of law stated therein are correct.

6. Appended to the Form 86 are three Appendices:

(a) Appendix 1 is a plan showing the locations of the Site, with a line segregating the northern and southern parts, and showing the existing building heights and the building height restrictions on the various nearby and adjoining sites;

(b) Appendix 2 contains photographs of the surroundings of the Site; and

(c) Appendix 3 contains an artistic impression of the Proposed Developments.

7. I am informed and verily believe that:

(a) Appendix 1 was prepared by the Applicant's planning consultant, Kenneth To & Associates ("**KTA**"), based on a Plan prepared by the Planning Department, with additional relevant information added by KTA;

(b) the contents of the plan in Appendix 1 accurately depict the locations of the Site and the existing building heights and building height restrictions on the various nearby and adjoining sites.

(c) Appendix 2 was prepared by KTA, and that the photographs accurately depict the surroundings of the Site.

(d) Appendix 3 was prepared by Philip Liao and Partners Limited and was the artistic impression used in the Applicant's submissions to the Planning Department and the Antiquities and Monuments Office.

8. There is now produced and shown to me marked "**RCKHMPD-1**", a List of Documents listing the documents which are referred to in the Form 86, prepared pursuant to Practice Direction SL3, together with a paginated bundle of copies of the documents set out in the List of Documents ("**Bundle**"). References to documents in the List of Documents and Bundle are referred to below as **[File/Tab/page]**, such that, for example **[B/6/56]** is a reference to page 56 under Tab 6 in File B of exhibit "**RCKHMPD-1**".

9. I am advised by the Applicant's solicitors, and verily believe that the documents in Parts A to E of the Bundle comprise mainly: (i) documents obtained from the TPB's secretariat; (ii) documents obtained from the public domain, including information on the TPB's website; and (iii) documents from the files of SKH.

10. The Bundle is comprised of the following:

(a) Part A of the Bundle comprises documents and guidelines published by the TPB;

(b) Part B of the Bundle comprises the draft Central OZP and its Notes and Explanatory Statement ("**ES**"), various submissions to the TPB, papers prepared by the TPB and its Metro Planning Committee ("**MPC**") in relation to the draft Central OZP, and minutes of the relevant TPB and MPC meetings;

(c) Part C of the Bundle comprises the Lease for the Site and the Applicant's correspondence with the TPB;

(d) Part D of the Bundle comprises information pertaining to the Hong Kong SAR Governments Conserving Central Policy, various Papers and Minutes of the Legislative Council, Central and Western District Council and the Antiquities and Advisory Board regarding the Conserving Central Policy and the proposed development at the Site; and

(e) Part E of the Bundle comprises the draft Central OZP and its Notes and Explanatory Statement ("**ES**"), various submissions to the TPB, papers prepared by the TPB and its Metro Planning Committee ("**MPC**") in relation to the draft Central OZP, and minutes of the relevant TPB and MPC meetings; Part E of the Bundle comprises OZPs other than the draft Central OZP and the Notes and ES those OZPs; papers prepared by the TPB, the MPC and the Rural and New Town Planning Committee ("**RNTPC**") in relation to other TPO section 12A zoning amendment applications and TPO section 16 planning applications under OZPs other than the draft Central OZP, and the minutes of the relevant TPB, MPC and RNTPC meetings.

11. And I solemnly and sincerely sworn that the contents of this Affidavit are true.

(THE REVEREND CANON KOON HO MING PETER DOUGLAS)

SWORN at the offices of Messrs.)
Wilkinson and Grist at 6th Floor, Prince's)
Building, 10 Chater Road, Central, Hong)
Kong on this 26th day of March 2020)

WONG JOSHUA
Solicitor
Hong Kong SAR
Wilkinson & Grist

Before me,

(This Affidavit is filed on behalf of the Applicant)

Applicant: RCKHMPD: 1st: 26.03.2020

Ex-parte application

HCAL No. /2020

IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION

Applicant

and

TOWN PLANNING BOARD

Proposed Respondent

AFFIDAVIT OF THE REVEREND CANON KOON HO MING PETER DOUGLAS

Filed on the 26th day of March 2020

P C WOO & CO
Solicitors
12th Floor, Prince's Building,
No. 10 Chater Road, Central,
Hong Kong
Ref : 134935:SPT:ASM:tom

Applicants: RCKHMPD: 1st: 26.03.2020

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION Applicant

and

TOWN PLANNING BOARD Proposed Respondent

AFFIDAVIT OF THE REVEREND CANON KOON HO MING PETER DOUGLAS

This is the exhibit marked "**RCKHMPD-1**" referred to in the Affidavit of The Reverend Canon Koon Ho Ming Peter Douglas sworn on 26th March 2020.

Exhibit Marked	Description of Document	Date	Page(s)
RCKHMPD-1	List of Documents Pursuant to Practice Direction SL3	26 March 2020	4

Accompanied by 6 lever arch files of documents marked bundles "A" through to "E"

Before me,

WONG JOSHUA
Solicitor
Hong Kong SAR

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION — Applicant

and

TOWN PLANNING BOARD — Proposed Respondent

IN THE MATTER of an Application for Leave to Apply for Judicial Review pursuant to Order 53, Rule 3 of the Rules of the High Court (Cap. 4A)

And IN THE MATTER of the Town Planning Ordinance (Cap. 131)

LIST OF DOCUMENTS PURSUANT TO PRACTICE DIRECTION SL3

Bundle	Tab	Description	Date	Page
A. TPB Documents and Guidelines				
A	1.	TPB's Master Schedule of Notes *(relevant extracts only)*	Undated	001 – 004
	2.	TPB Guidance Note "*Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131)*"	10.2019	005 – 019
	3.	TPB Guidance Note "*Application for Permission under section 16 of the Town Planning Ordinance (Cap. 131)*"	10.2019	020 – 043
	4.	TPB Guideline No.17A	04.2016	044 – 050
	5.	TPB Guideline No.18A	09.2003	051 – 053
	6.	TPB Guideline No.33	04.2005	054 – 059
	7.	Hong Kong Planning Standards & Guidelines, Chapter 10	Undated	060 – 088

Bundle	Tab	Description	Date	Page
B. TPB Papers relating to the Central Draft OZP and Minutes of Meetings				
B1	8.	Approved Central Outline Zoning Plan No. S/H4/16, Notes and Explanatory Statement *[Note: The Outline Zoning Plan its Notes and Explanatory Statement are not currently available and will be provided by the Applicant at a later date.]*	01.11.2016	089
	9.	Draft Central District Outline Zoning Plan No. S/H4/17, Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	05.2019	090 – 132
	10.	Government Hill Concern Group s.12A Planning Application Y/H4/16 *(without attachments)*	12.2017	133 – 154
	11.	MPC Paper No. Y/H4/12 re s.12A Planning Application Y/H4/16	03.2018	155 – 158
	12.	Minutes of the 600th MPC Meeting re s.12A Planning Application Y/H4/16 *(relevant extracts only)*	16.03.2018	159 – 162
	13.	TPB Paper No. 10460 re s.12A Planning Application Y/H4/16, with Drawings and Plans	08.2018	163 – 197
	14.	Minutes of the 1182nd TPB Meeting re TPB Paper No. 10460 *(relevant extracts only)*	10.08.2018	198 – 223
	15.	TPB Paper No. 10536 & Attachments	05.2019	224 – 296
	16.	Minutes of the 1200th TPB Meeting re TPB Paper No. 10599 *(relevant extracts only)*	10.05.2019	297 – 309
B2	17.	TPB Paper No. 10599 & Annexures	12.2019	310 – 593
	18.	Minutes of the 1214th TPB Meeting re TPB Paper No. 10599	06.12.2019	594 – 653
	18A.	TPB Paper in relation to Agenda Item 2 of the 1216th TPB Meeting "Proposed Amendments to the Draft Central District Outline Zoning Plan NO. S/H4/17"	01.2020	653.1 – 653.7
	19.	TPB Paper No. 10615 & Annexures	01.2020	654 – 657
	20.	Minutes of the 1216th TPB Meeting *(relevant extracts only)*	10.01.2020	658 – 665
	21.	Schedule of Proposed Amendments to the Draft Central Outline Zoning Plan No. S/H4/17	13.03.2020	666 – 669

Bundle	Tab	Description	Date	Page
C. Lease for the Site and Applicant's Correspondence with the TPB				
C	22.	Government Lease (Inland Lot No.7360)	19.04.1850	670 – 680
	23.	Letter from TPB to Townland Consultants	27.12.2019	681 – 684
	24.	Letter from Hong Kong Sheng Kung Hui Foundation to the TPB	29.01.2020	685 – 688
	25.	Letter from the TPB to Sheng Kung Hui	04.03.2020	689 – 690
D. Papers and Minutes of Meetings of the Legislative Council and Antiquities Advisory Board				
D	26.	LegCo Panel on Development Briefing Paper: "Heritage Conservation Policy" (DEVB (CR)(W) 1-55/68/01)	10.2007	691 – 711
	27.	Chief Executive's 2009-2010 Policy Address – Conserving Central §§53-57	14.10.2009	712 – 715
	28.	LegCo Panel on Development Briefing Paper: "Preservation-cum-development of the HKSKH Compound in Central" (DEVB CS/CR 6/5/274)	15.06.2011	716 – 739
	29.	AAB Paper for 182nd AAB Meeting & Annexures	21.06.2018	740 – 755
	30.	Minutes of 182nd AAB Meeting	21.06.2018	756 – 774
	31.	Antiquities and Monuments Office website regarding the mission of the Antiquities and Monuments Office (https://www.amo.gov.hk/en/about.php)	31.07.2018	775
	32.	Commissioner for Heritage's Office website regarding the mission of the Commissioner for Heritage's Office (https://www.heritage.gov.hk/en/about/commissioner.htm)	02.09.2019	776
E. TPB Papers relating to other Outline Zoning Plans and Minutes of Meetings				
E1	33.	Approved Quarry Bay Outline Zoning Plan No. S/H21/28 and Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	09.2010	777 – 829
	34.	Minutes of the 377th MPC Meeting re Application to draft Quarry Bay Outline Zoning Plan No. S/H/21/24 *(relevant extracts only)*	18.07.2008	830 – 849
	35.	Minutes of the 935th TPB Meeting re s.12A rezoning of the Woodside Site *(relevant extracts only)*	15.05.2009	850 – 915
	36.	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 and Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	11.2015	916 – 959

Bundle	Tab	Description	Date	Page
E1	37.	Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6 and Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	12.2013	960 – 1009
E2	38.	Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 and Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	05.2014	1010 – 1062
	39.	347th MPC Meeting Minutes re Application Y/K2/3 (HKPU Phase 8 Site) (relevant extracts only)	13.04.2007	1063 – 1067
	40.	Approved Ho Man Tin Outline Zoning Plan No. S/K7/ and Notes and Explanatory Statement *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	09.2015	1068 – 1105
	41.	MPC Paper No. Y/K7/9 (Poly U Campus Extension)	05.2014	1106 – 1128
	42.	Minutes of 511th TPB Meeting re Application No. Y/K7/9 (Poly U Campus Extension) *(relevant extracts only)*	09.05.2015	1129 – 1145
	43.	Approved Ngong Ping Outline Zoning Plan No. S/I-PC/6 *[Note: A copy of the Plan itself is not currently available and will be provided by the Applicant at a later date.]*	09.2006	1146 – 1184

P.C Woo & Co

Applicant: RCKHMPD: 2nd: 26.03.2020

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION **Applicant**

and

TOWN PLANNING BOARD **Proposed Respondent**

2ND AFFIDAVIT OF THE REVEREND CANON KOON HO MING PETER DOUGLAS

I, The Reverend Canon Koon Ho Ming Peter Douglas of 16/F, Tung Wai Commercial Building, 109-111 Gloucester Road, Wanchai, Hong Kong, make oath and say as follows:

1. I refer to my Affidavit sworn on 26 March 2020 ("**1st Affidavit**") and filed together with this affidavit.

2. I am duly authorised by the Applicant, the Hong Kong Sheng Kung Hui Foundation ("**SKH**" or the "**Applicant**"), to make this second affidavit ("**2nd Affidavit**"). I have used the terms defined in the Form 86 and in my 1st Affidavit in a consistent manner.

3. My 1st Affidavit was made in support of SKH's application for leave to apply for judicial review (Parts A to D of the Form 86) ("**JR Application**").

4. This 2nd Affidavit is made in support of SKH's application for an interim stay of the Board's 1st Decision made on 6 December 2019 and the 2nd Decision made on 10 January 2020, or alternatively, a stay of the steps to be taken by the Board to fix and proceed with the meeting under section 6F of the TPO with respect to the amendments the subject

matter of the 1st Decision and the 2nd Decision, pending the final determination of the judicial review (see Part E of the Form 86) ("**Stay Application**").

5. I am informed by the Applicant's solicitors, P.C. Woo & Co, and verily believe that:

   (a) the Court has the power to grant the stay requested by the Applicant on the papers provided that:

      (i) the Applicant provides an undertaking as to damages; and

      (ii) the Respondent has the right to apply to set aside the stay.

   (b) The legal principles upon which the Court will consider whether to exercise its power to grant a stay are as set out in paragraph 111 of the JR Application.

6. I also refer to paragraph 112 of the JR Application and confirm that I was either advised or I verily believe that the matters set out there are correct. In particular:-

   (a) I am advised and verily believe that for the reasons set out in the JR Application, the Applicant is able to demonstrate a strong *prima facie* case that the 1st Decision and 2nd Decision is unlawful on grounds of illegality, *Wednesbury* unreasonableness, lack of proportionality and breach of natural justice.

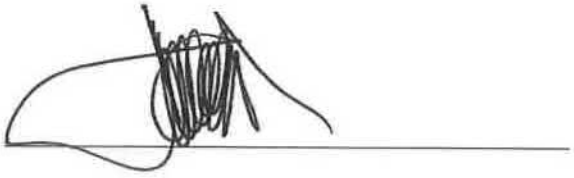
   (b) On balance of convenience between SKH, the Board and the public interest, I verily believe that the only party that would be affected by the stay is SKH, and the interest of the Board and the public are unaffected by the Stay Application. In this regard, I confirm that there currently are no buildings on site that offend the restrictions set out in the 1st Decision and 2nd Decision, and likewise no building works have yet been planned.

   (c) On damages as an alternative remedy and the course that carries the lower risk of injustice if it should turn out to have been wrong, I am advised and verily believe that having regard to (b) above, the grant of an interim stay would be the course that carries the lower risk of injustice in the circumstances.

(d) Further, I am advised by the Applicant's solicitors and verily believe that the Courts currently have a heavy workload, and the Court's recent General Adjournment during the period 29 January to 22 March 2020 in connection with the outbreak of the COVID-19 virus have added to the backlog of cases to be handled by the Courts. In the circumstances, it does not appear to the Applicant that a hearing of the JR Application is likely to be imminent or in the near future.

7. Finally, I confirm that, if it is considered necessary by the Court, the Applicant is prepared to provide an undertaking as to damages. However, I am further advised by the Applicant's solicitors and verily believe that the only party that would be affected by the Stay Application is the Applicant as the sole owner of the site may be a relevant factor that the Court may take into account in determining whether such an undertaking would be necessary in the circumstances.

8. And I solemnly and sincerely sworn that the contents of this Affidavit are true.



(THE REVEREND CANON KOON HO MING PETER DOUGLAS)

SWORN at the offices of Messrs.)
Wilkinson and Grist at 6th Floor, Prince's)
Building, 10 Chater Road, Central, Hong)
Kong on this 26th day of March 2020)

Before me,

WONG JOSHUA
Solicitor
Hong Kong SAR
Wilkinson & Grist

(This Affidavit is filed on behalf of the Applicant)

Applicant: RCKHMPD: 2nd: 26.03.2020

Ex-parte application

HCAL No. /2020

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HONG KONG SHENG KUNG HUI FOUNDATION
Applicant

and

TOWN PLANNING BOARD
Proposed Respondent

2ND AFFIDAVIT OF THE REVEREND CANON KOON HO MING PETER DOUGLAS

Filed on the 26th day of March 2020

P C WOO & CO
Solicitors
12th Floor, Prince's Building,
No. 10 Chater Road, Central,
Hong Kong
Ref : 134935:SPT:ASM:tom

Applicant: TLK: 1st: 26.03.2020

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
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CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION **Applicant**

and

TOWN PLANNING BOARD **Proposed Respondent**

AFFIRMATION OF TO LAP KEE

I, TO Lap Kee (also professionally known as Kenneth To) of Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong, solemnly and sincerely affirm and say as follows:

1. I am a Town Planner, Registered Professional Planner, a Fellow of the Hong Kong Institute of Planners and a Member of the Royal Institute of Planners. I have also obtained qualification for Registered Urban Planner in People's Republic of China. I have over 30 years planning experience in Hong Kong. Before establishing KTA, I worked in another planning consultancy firm, Townland Consultants Limited, from 1988 to 1999. In 2001, I established Kenneth To & Associates Ltd ("**KTA**"), which is a town planning and development consultancy based in Hong Kong. A copy of Curriculum Vitae is now exhibited and shown to me, marked "**TLK-1**".

2. KTA advises Government Departments, public corporations, utilities companies, institutions, district based/community organisations, District Councils private developers and end users of premises as well as community groups on the town planning aspects of a

variety of projects. My experience includes also regional and area based land use studies, urban regeneration, nature and heritage conservation, tourism/recreational/cultural and community planning, social impact assessments and statutory town planning submissions on development projects.

3. In my 30+ years of town planning experience, I have been involved in or advising or appearing in applications to the Town Planning Board ("**Board**" or "**TPB**"). I have also had experience with the plan making process, including making representations and objections to the Board.

4. I am therefore in a position to state what the Board's practice or policy with regard to consideration of applications made under section 16 of the Town Planning Ordinance (Cap. 131) ("**TPO**"), and, in relation to the TPO section 12A plan making process, the consideration of representations and objections pursuant to TPO sections 6 to 6F.

5. As the Managing Director of KTA, I have been retained by the Applicant, Hong Kong Sheng Kung Hui Foundation ("**SKH**" or the "**Applicant**"), in these judicial review proceedings to provide professional advice on the town planning aspects of these judicial review proceedings.

6. I am duly authorised by the Applicant to make this Affirmation in support of the Applicants' application for leave to apply for judicial review herein. I have read a copy of the Form 86, Application for Leave to Apply for Judicial Review dated 26 March 2020 ("**Form 86**"), which is filed together with this Affirmation. In this Affirmation, I have used the terms defined in the Form 86, in a consistent manner. In this affirmation, I shall focus on Ground 3 of the Form 86 relating to the Board's breach of its *Tameside* Duty.

7. Unless otherwise stated, the facts stated in this Affirmation are within my personal knowledge, or obtained from the records and files kept by KTA or the Applicant, or from information in the public domain, and are true to the best of my knowledge, information and belief.

8. References to documents in the List of Documents and Bundle which is exhibit "**RCKHMPD-1**" to the 1st Affidavit of The Reverend Canon Koon Ho Ming Peter Douglas, are referred to below as **[File/Tab/page]**, such that, for example **[B1/6/56]** is a

reference to page 56 under Tab 6 in File B of exhibit "**RCKHMPD-1**". I have examined the series of drawings and photographs at **Appendix 1** and **Appendix 2** to the Form 86, which have been produced by KTA. I confirm that the contents of those drawings in **Appendix 1** accurately depict the locations of the Applicant's site ("**Site**") and the existing building heights and building height restrictions on the various nearby and adjoining sites, and that the photographs in **Appendix 2** accurately depict the surroundings of the Site.

A. Breach of *Tameside* Duty (Ground 3 of the Form 86)

9. At §110(e) of the Minutes of 1214th TPB Meeting on 6 December 2019 ("**6/12/19 Minutes**"), the Board's comments that:

> "*for sites with specific concern or might cause adverse impacts on the surrounding area, it was the Board's established practice to request the project proponent to submit detailed development scheme for the Broad's scrutiny through the [TPO s.16] planning application mechanism. There would be a case to apply the same practice to the proposed development at the Site.*" **[B2/18/648]**.

10. In my experience and to the best of my knowledge, the Board's practice is not as described at §110(e) of the 6/12/19 Minutes. In the course of preparing this Affirmation, my team at KTA has, under my supervision, reviewed all existing zonings under the prevailing Outline Zoning Plans ("**OZPs**"). My team and I have identified six main categories of zonings where planning approval under TPO s.16 is required for any new development or redevelopment. The six categories include:

    (a) "Comprehensive Development Area" ("**CDA**") zone;

    (b) Special sub-zones of "Government, Institution or Community" ("**G/IC**") zone;

    (c) "Undetermined" ("**U**") zone;

    (d) "Site of Special Scientific Interest" ("**SSSI**") zone;

    (e) Some special types of "Other Specified" ("**OU**") zones; and

    (f) A special "Recreation" ("**REC**") zone under the Ngong Ping OZP.

11. The "CDA" zones are unique in that these are large parcels of land that, as I will elaborate in Section B below, were specifically designated CDA with the intention of restructuring of land uses and phasing incompatible uses through TPB approval of a Master Layout Plan ("**MLP**"), which is in effect analogous to requiring a TPO s.16 approval in the sense that submission of a MLP for approval is one type of TPO s.16 application.

12. As for the other five categories, each individual instance of where a TPO s.16 planning application requirement was introduced was because of a specific feature of the particular site that was the subject to the zoning. Most of the zonings where planning approval under TPO s.16 is required for any new development or redevelopment were designated either as part of a new draft plan or one of the amendment items to an approved plan under TPO s.5, or as one of the amendment items to a draft plan under TPO s.7.

13. Regarding the "U", "SSSI", "OU" and "REC" zones in particular, each of these zones concerns very specific land uses that by their very nature necessitate a TPO s.16 application. The specific reasons prompting a TPO s.16 application are irrelevant to the "G/IC(1)" zone in the draft Central OZP S/H4/17 ("**Draft Central OZP**"), which is also an area that lacks the specific qualities of the "U", "SSSI", "OU" and "REC" zones.

14. Based on the examples in Sections C and D below, it is my observation that there is no established practice of introducing a broad requirement for planning approval under a TPO s.16 for "Column 1" uses in a zoning or zoning amendment decision by the TPB.

B. <u>"CDA"</u>

15. In my experience, except for special cases to be discussed below, it is only in "CDA" zones that there is a blanket TPO s.16 requirement for planning approval for any development within the zone. This is because "CDA" zones were created within a specific historical context and concerning a large area of land that required a comprehensive planning oversight in its development. Hence the need for a TPO s.16 planning application for any proposed development (see Section 4.2 of TPB Guideline (TPB PG) No. 17A *Designation of "Comprehensive Development Area" ("CDA")*

zones and monitoring the progress of "CDA" developments" ("**TPB Guideline 17A**")[1] **[A/4/47]**).

16. Specifically, the purpose of introducing the "CDA" zone in 1976 was to "*facilitate urban restructuring and to phase out incompatible development and non-conforming uses*" **[A/4/44]**.

17. With such purposes, so unique are "CDA" zones that the TPO even has its own section (TPO s.4A) and TPB Guidelines[2] pertaining specifically to "CDA" zones. Such features of a "CDA" zone are unlike other zones (including the G/IC(1) zone in the Draft Central OZP), and by its very nature "CDA" zones should not be considered applicable to the SKH Site.

C. Special sub-zones of "G/IC" Zone

18. In general TPO s.16 application requirement is not imposed on G/IC zones. In KTA's review of the prevailing OZPs, there are only five instances where a TPO s.16 requirement has been identified. In each case of these cases:

    (a) there were specific factors (such as a clear pre-existing planning intention for the site, special site conditions, or specific design or zoning requirement) that are peculiar to the site justifying the TPO s.16 requirement; and/or

    (b) the site was being rezoned from another zoning that had particular features of concern to the Board (e.g. Conservation ("**CA**") or Open Space ("**O**") to a "G/IC"). As part of the s.12A application process, the TPB considered the TPO s.16 requirement as necessary to ensure the compatibility / appropriateness of the proposed G/IC use at the site.

19. The five instances are:

---

[1] Now superseded by TPB Guideline (TPB PG) No. 17A. References to TPB Guideline 17 are therefore based on those in the current TPB Guideline 17A.

[2] TPB Guideline 17A and TPB Guideline TPB PG No. 18A ("**TPB Guideline 18A**") "*For submission of Master Layout Plan under Section 4A(2) of the Town Planning Ordinance*" **[A/4-5/44-53]**.

(a) "G/IC(1)" zone under the Approved Quarry Bay OZP No. S/H21/28 **[E1/33/796-797]**;

(b) "G/IC(1)" zone under the Approved Ting Kok OZP No. S/NE-TK/19 **[E1/36/928-929]**;

(c) "G/IC(5)" and "G/IC(6)" zones under the Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 **[E1/37/978-979]**;

(d) "G/IC(1)" zone under the Draft Yau Ma Tei OZP No. S/K2/22 **[E2/38/1026]**; and

(e) "G/IC(3)" zone under the Ho Man Tin OZP No. S/K7/24 **[E2/40/1082-1084]**.

20. In some of these 5 "G/IC" zones (sub-areas) (which I shall discuss individually below), there were no Column 1 uses, and the Notes require any development to be permitted with or without conditions upon application to the Board under TPO s.16, even for uses appearing under Column 1 of the Schedule of Uses.

C.1. Inadequate access: "G/IC(1)" zones under the Approved Quarry Bay OZP No. S/H21/28

21. The "G/IC(1)" zone under Approved Quarry Bay OZP No. S/H21/28 is located to the south of "Woodside" (Grade II historic building) ("**Woodside Adjacent Site**"). This special case involves a piece of sizable un-allocated government land with no readily available road access of adequate standard. Uses therefore had to be limited. This "uncertain" status of the site is repeated in the planning intention in the Notes as below:

> "*This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region of the territory. It is also* ***intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.*** *In view of the character of the area and the existing condition of the zone,* ***only a limited range of GIC uses may be allowed*** *in this zone on application to the Town Planning Board* ***to ensure that any future development will be compatible with its surrounding environment.***" (emphasis added) **[E1/33/796]**.

22. It was maintained as "G/IC" zone until the exhibition of OZP No. S/H21/25 in 2008. Although not recorded in the minutes, it is my understanding that during the 377th MPC

Meeting on 18 July 2008 **[E1/34/830-849]**, the MPC's decision agreeing to exhibit the proposed amendments to the draft Quarry Bay OZP No. S/H21/24A under s.7 of the previous Town Planning Ordinance (prior to its amendment in 2004) ("**Pre-Amended TPO**") was inclusive of the proposed rezoning of the Woodside Adjacent Site **[E1/34/849]**. The amendments included:

(a) the rezoning of the Woodside Adjacent Site from "G/IC" to "G/IC(1)" with a new schedule of uses where no uses are found under Column 1 (i.e. requiring a TPO s.16 requirement); and

(b) the introduction of a maximum building height restriction of 6 storeys.

23. Following publication of the proposed amendments and consideration of the objections, the Board decided to rezone the Woodside Site from "G/IC" to "G/IC(1)" (see §§ 92 and 94(c) of the Minutes of the 935th TPB Meeting on 15 May 2009 **[E1/35/914-915]**).

C.2. Monastery grounds: "G/IC(1)" zone under the Approved Ting Kok OZP No. S/NE-TK/19

24. The "G/IC(1)" zone under the prevailing Approved Ting Kok OZP No. S/NE-TK/19 ("**Approved Ting Kok OZP**") refers to a site covering the existing Tsz Shan Temple to the north of Sau Tau Kok Village ("**Tsz Shan Monastery Site**").

25. The relevant TPB Paper and Minutes are not publicly available as the Draft OZP No. S/NE-TK/9 was exhibited before the commencement of Town Planning (Amendment) Ordinance in 2004. However, it is my understanding that the rezoning of the Tsz Shan Monastery Site from "REC" and Green Belt ("**GB**") to "G/IC" zone was the result of a long exercise involving the project proponent, government bureaux / departments, and the TPB, geared towards a very unique and specific purpose for the site, i.e. the Guan Yin Statue and ancillary facilities, as repeated in the planning intention (quoted in §26 below). The requirement of a TPO s.16 planning application for any new development was focused on the special design requirements of the Tsz Shan Monastery and Guan Yin Statue.

26. As noted in the Notes to the Approved Ting Kok OZP, this zone is intended "*primarily for the development of a religious institution use with an outdoor Guan Yin Statue and ancillary facilities*" and the planning intention was that any development on this zone "*shall be compatible and blend in harmoniously with its surrounding environment*", and further that "*[i]n order to preserve the rural character and the natural landscape of the area, with the exception of an outdoor Guan Yin Statue proposed at Area (a), all other parts of the 'G/IC(1)' zone should be low-rise in nature*" **[E1/36/928]**.

C.3. Reservation for private hospital and associated staff quarters: "G/IC(5)" and "G/IC(6)" under the Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6

27. The "G/IC(5)" and "G/IC(6)" zones under Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 ("**Approved CWBN OZP**") are located to the northwest of the Hong Kong University of Science and Technology ("**HKUST**") in close proximity to the junction of Hiram's Highway and University Road. The "G/IC(5)" zone was specifically intended "*primarily for the provision of hospital facilities serving the needs of the local residents and/or a wider district, region or the territory*", and "*to provide land for uses directly related to or in support of the hospital providing medical services to meet community needs*", while the "G/IC(6)" zone is intended "*to provide land for staff quarters use directly related to or in support of the hospital providing medical services to meet community needs*" (see Notes to the Approved CWBN OZP **[E1/37/978-979]**).

28. The land falling within the "G/IC(5)" zone and "G/IC(6)" zone was zoned "Conservation Area" ("**CA**") until the TPB reconsidered an objection under section 6(6) of the Pre-Amended TPO on 31 July 2009 following the decision of the Court of First Instance on 6 November 2007 in HCAL 12/2006 and HCAL 12/2007 (See §2.8 of the Explanatory Statement ("**ES**") to the Approved CWB OZP **[E1/37/992]**). As directed by the Court, the TPB reconsidered the Objection and proposed amendments to partially meet the objection.

29. The proposed amendments mainly involved the rezoning of an area between Clear Water Bay Road and Pik Shui Sun Tsuen from "CA" to ""G/IC(5)" with a TPO s.16 requirement primarily for the provision of hospital facilities, and rezoning of another area between University Road and Staff Quarters of the HKUST from "CA" to "G/IC(6)" also

with a TPO s.16 requirement primarily for the provision of hospital staff quarters (see §2.9 of the ES to the Approved CWBN OZP **[E1/37/992]**).

C.4. Oversight of publicly-funded development: "G/IC(1)" under the Draft Yau Ma Tei OZP No. S/K2/22

30. The planning intention of the "G/IC(1)" zone where the existing Phase 8 Development ("**HKPU Phase 8 Site**") of Hong Kong Polytechnic University ("**HKPU**") falls within is "*primarily to provide land for higher educational facilities and railway facilities*" **[E2/38/1026]**. There are four "Column 1" uses under the "G/IC(1)" zone but it is stated in Remark (1) that "*[a]ny new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance*" **[E2/38/1026]**.

31. The land was originally zoned "Open Space" ("O") under the Approved Yau Ma Tei OZP No. S/K2/17 (See §6(a) of the 347th Minutes of the MPC Meeting on 13 April 2007 **[E2/39/1056-1057]**). In order to enable HKPU to proceed with its Phase 8 campus expansion plans on the "O" zone, it was necessary for area to be rezoned to a "G/IC". An "O" zone is "*primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public*" **[E2/38/1027]**, which is incompatible with a campus expansion development.

32. A s.12A Amendment of Plan Application (Application No. Y/K2/3) was submitted to the TPB under TPO s.12A, for proposed rezoning of the HKPU Phase 8 Site from "O" to "G/IC". Given that the rezoning from an "O" zone to a "G/IC" meant the loss of open space that the public had access to, the Board considered the proposed G/IC development may be appropriate if the development scheme was revised to address the concerns raised at the meeting, which included concerns relating to provision of appropriate access, and ensuring some form of public access to the HKPU Phase 8 Site would be maintained. The TPO s.16 requirement was therefore introduced.

C.5. Oversight of privately funded educational space and hostel facilities: "G/IC(3)" under the Approved Ho Man Tin OZP No. S/K7/24

33. The "G/IC(3)" zone refers to the zone where the proposed HKPU Campus Expansion Development is situated in ("**HKPU Campus Expansion Site**"). This is another example where a TPO s.16 requirement was introduced through a TPO s.12A Amendment of Plan Application initiated by HKPU.

34. Similar to the HKPU Phase 8 Site, the land on the HKPU Campus Expansion Site was originally zoned "O" under the Approved Ho Man Tin OZP No. S/K7/24 **[E2/40/1085]**. A TPO s.12A Amendment of Plan Application (Application No. Y/K7/7) was submitted by HKPU in February 2013, proposing rezoning of the Site from "O" to "G/IC" for its planned further campus expansion. Similar to the situation with the HKPU Phase 8 Site, the TPO s.16 requirement was introduced by the Board to ensure that the design of HKPU's proposed development will address the concerns raised by concerned bureaux/departments and the public in relation to design aspects of the development and the allocation of GFA for publicly funded facilities (see §§45-48 of the Minutes of the 511th MPC Meeting **[E2/42/1143-1144]).**

35. Again, the introduction and approval of a TPO s.16 requirement arose after HKPU, as the applicant and project proponent, had an opportunity to address the MPC on the appropriateness of a TPO s.16 requirement.

D. The unique characteristics of the "U", "SSSI", "OU", and "REC" Zones and the specific need for a TPO s.16 Application

D.1. "U" Zone[3]

36. Under TPO s.4(1)(e), the Board's draft plans prepared under TPO s.3(1)(a) for the lay-out of any such area may show or make provision for zones or districts set apart for undetermined uses, i.e. "U" zones. Accordingly, the need for planning approval under TPO s.16 is self-evident, as reflected in the Covering Notes of any OZPs with "U" zone, where there is a standard clause applicable to developments within the "U" zone:

[3] Having reviewed all prevailing OZPs, it is noted that there are 12 OZPs with "U" zoning. These are: Tai Tam & Shek O OZP No. S/H18/10; Hung Hom OZP No. S/K9/26; Cha Kwo Ling, Yau Tong; Lei Yue Mun OZP No. S/K15/25; Lamma Island OZP No. S/I-LI/11; Mui Wo Fringe OZP No. S/I-MWF/10; North-East Lantau OZP No. S/I-NEL/12; Tai O Fringe OZP No. S/I-TOF/2; Nam Sang Wai OZP No. S/YL-NSW/8; San Tin OZP No. S/YL-ST/8; Tin Shui Wai OZP No. S/TSW/14; and Tong Yan San Tsuen OZP No. S/TL-TYST/12.

"In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board." (see §10 of the TPB's Master Schedule of Notes ("**MSN**") **[A/1/3]**).

37. Those uses specified in §7 of the MSN are limited to very specific activities that would in any event be of limited relevance to a proposed development the G/IC(1) zone in the Draft Central OZP, for example:

> "*(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail*/tram*/public light bus stop or lay-by, cycle track, light rail track*, Mass Transit Railway station entrance*, Mass Transit Railway structure below ground level*, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;*
>
> *(b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and*
>
> *(c) maintenance or repair of watercourse and grave."* **[A/1/2]**

38. Moreover, a "U" zoning would only be designated after extensive inquiry. For example, the "U" zoning in the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25 was arrived at after extensive and length inquiry by the TPB, a study commissioned by PlanD "*Planning Review on Development of ex-Cha Kwo Ling Kaolin Mine Site*" in 2011 to review the land use and facilitate early release of sites for housing development. After the completion of this PlanD study in mid-2014, the Civil Engineering and Development Department undertook "*Feasibility Study for Development at ex-Cha Kwo Ling Kaolin Mine Site*" to ascertain the engineering feasibility of the development proposal. Both studies were exhibited for the public's consideration and were the subject of extensive public comments and representations, and discussion by the MPC and TPB.

D.2. <u>"SSSI" Zone</u>

39. "SSSI" zones are in essence not for development. According to the TPB's MSN:

> "*The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI and to deter human activities or developments within the SSSI.*
>
> *There is a general presumption against development within this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes*" **[A/1/4]**.

40. §3.3.8, Chapter 10 of the Hong Kong Planning Standards and Guidelines ("**HKPSG**") also makes it clear that "*[n]ormally no new development will be permitted within a 'SSSI' zone unless it is necessary for conservation of the site*" **[A/7/65]**.

41. There are in total 22 "SSSI" zones covered by a statutory plan, including Tai Long Wan OZP No. S/SK-TLW/5, Sha Lo Tung OZP No. S/NE-SLT/4, and Mai Po OZP No. S/YL-MP/6. All the "SSSI" zones are either having no use under Column 1, or having only "Country Park", "Wild Animals Protection Area" and/or "Grave (within designated burial ground in 'SSSI' only)" uses within the Column 1. Among the 22 "SSSI" zones, only the "SSSI" zone under Approved Tai Long Wan OZP No. S/SK-TLW/5 and the "SSSI(1)" zone under Approved Mai O OZP No. S/YL-MP/6 have no Column 1 uses.

42. Given the special status of "SSSI" zone for conservation purpose, it is unnecessary to elaborate any further as it is self-evident that the permitted "Column 1" uses within the "SSSI" zone have no bearing upon how the SKH Site should be regarded.

D.3. Some special types of "Other Specified" ("OU") and "REC" zones

43. "OU" zones are designated for specific purposes which do not exist elsewhere in Hong Kong, and therefore the exact usage of that area as specified in detail at the time of the zoning is the only permitted use. As a result, most uses in the "OU" zoning are under "Column 2", and any permitted development would have set parameters regarding the desired achievement for that particular zoning thereby making it clear to a project proponent what is expected from them.

44. For example, the "OU(Cyber Port)" zoning under the Draft Pok Fu Lam OZP No. S/H10/18 is one that was specifically targeted at developing the reclaimed land into a business park for the innovative digital community and its associated needs.

45. Similarly, consistent with the general planning intention for the area covered by Approved Ngong Ping OZP S/I-PC/6 ("**Approved Ngong Ping OZP**") is "*to conserve the natural environment by protecting areas of special scientific interest, natural landscape and topographical features from encroachment by development*" (see ES to the Approved Ngong Ping OZP §7.1 **[E2/43/1175]**), the "REC" zone and the "OU(Cable Car Terminal)" and "OU(Tourist Corridor)" zones under the Ngong Ping OZP were planned for specific purposes relating to "*recreation developments for the use of the general public [to] encourages the development of active and/or passive recreation and tourism/eco-tourism*" (in the case of the "REC" zone); and "*for the development of a cable car terminal*" and "*the development of a tourist corridor that would comprise tourism-related and complementary facilities to serve the visitors to Ngong Ping*" in the case of the two "OU" zones. These specific zonings and purposes are unique to the particular zone and do not appear in other OZPs. Hence, it is appropriate that a TPO s.16 planning approval would be required for any proposed development.

46. In KTA's review of all statutory plans, a total 16 "OU" zones covered by 14 OZPs have been identified, where TPO s.16 planning approval is required for any new development or redevelopment[4].

[4] The 16 "OU" zones comprise of: (1) "OU(Comprehensive Redevelopment Area)" zone under the Wan Chai OZP No. S/H5/28; (2) "OU(Cyber Port)" zone under the Pok Fu Lam OZP No. S/H10/18; (3) "OU(Electricity Supply Installation and Hotel)" zone under the Aberdeen & Ap Lei Chau OZP No. S/H15/33; (4) "OU(Cultural and/or Commercial, Leisure and Tourism Related Use)" zone under the Quarry Bay OZP No. S/H21/28; (5) "OU(Commercial Development and Vertical Transport Facility)" zone under the Kwun Tong (North) OZP No. S/K14N/15; (6) "OU(Tourism Related Uses to include Commercial, Hotel and Entertainment)" zone under the Kai Tak OZP No. S/K22/6; (7) "OU(Recreational and Tourism Related Uses)" zone under the Ma Wan OZP No. S/I-MWI/14; (8) "OU(Recreation and Tourism Related Uses)" zone under the Tsing Yi OZP No. S/TY/29; (9) "OU(Comprehensive Residential Development including a Commercial Complex)" under the Peng Chau OZP No. S/I-PC/12; (10) "OU(Cable Car Terminal and related Commercial Development)" zone under the Tung Chung Town Centre OZP No. S/I-TCTC/2; (11) "OU(Spa Resort Hotel)" zone under Ting Kok OZP No. S/NE-TK/19; (12) "OU(Heritage and Cultural Tourism Related Uses)" zone under the Ping Shan OZP No. S/YL-PS/18; (13) "OU(Cable Car Terminal)" and "OU(Tourist Corridor)" zones under the Ngong Ping OZP No. S/I-NP/6; and (14) "OU(Historical Site Preserved for Cultural, Recreational and Commercial Uses)" and "OU(Heritage Site for Creative Industries and Related Uses)"zones under the Sai Ying Pun & Sheung Wan OZP No. S/H3/33.

47. The process for zoning an area as "OU" will generally undergo extensive consultation, and a detailed paper prepared by PlanD justifying and explaining the reasons behind the zoning and the proposed amendments.

AFFIRMED at the offices of Messrs.)
Wilkinson and Grist at 6th Floor, Prince's)
Building, 10 Chater Road, Central, Hong)
Kong on this 26th day of March 2020)

Before me,

WONG JOSHUA
Solicitor
Hong Kong SAR
Wilkinson & Grist

(This Affirmation is filed on behalf of the Applicant)

Applicant: To Lap Kee: 1st: 26.03.2020

Ex-parte application

HCAL No. /2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION
Applicant

and

TOWN PLANNING BOARD
Proposed Respondent

AFFIRMATION OF TO LAP KEE

Filed on the 26th day of March 2020

P C WOO & CO
Solicitors
12th Floor, Prince's Building,
No. 10 Chater Road, Central,
Hong Kong
Ref : 134935:SPT:ASM:tom

Applicant: TLK: 1st: 26.03.2020

Ex-parte application

HCAL No. / 2020

IN THE HIGH COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
CONSTITUTIONAL AND ADMINISTRATIVE LAW LIST
NO. of 2020

HONG KONG SHENG KUNG HUI FOUNDATION Applicant

and

TOWN PLANNING BOARD Proposed Respondent

AFFIRMATION OF TO LAP KEE

This is the exhibit marked "TLK-1" referred to in the Affirmation of To Lap Kee affirmed on 26 March 2020.

Exhibit Marked	Description of Document	Date	Page(s)
TLK-1	Curriculum Vitae	March 2020	2

Before me,

WONG JOSHUA
Solicitor
Hong Kong SAR
Wilkinson & Grist

Name: **TO Lap Kee**

Position: Managing Director

Nationality: Chinese, Hong Kong

Qualifications:

- Bachelor of Social Science in Sociology, Chinese University of Hong Kong (1982)
- Master of Science in Urban Planning, The University of Hong Kong (1987)
- Registered Professional Planner, Hong Kong
- Fellow of the Hong Kong Institute of Planners (2002)
- Member of the Royal Town Planning Institute (1990)
- Qualifications for Registered Urban Planner, PRC (2006)

Years of Experience: 32

Profile

Kenneth is a town planner with over 30 years of planning experience in Hong Kong and Mainland China. He has undertaken a wide range of planning and project management work in both the public and private sectors. This work includes government and public funded studies as well as development proposals related to strategic development and infrastructure, railway projects, urban renewal, container port development proposals, environmentally sensitive sites, industrial development issues and heritage conservation. He serves the professional institute and provides advice to District Councils and community groups. He has also taught town planning courses at the University of Hong Kong and the Hong Kong Polytechnic University.

Selected Relevant Experience

Proposed Residential Institution cum Ancillary Office (InnoCell) On Chong San Road in Pak Shek Kok (Hong Kong Science and Technology Park) – Submitting Agent: Provided all planning inputs and advice to Client related to the formulation of development proposal and submission strategy for the planning application and planning review; coordinated work of the consultancy team in the preparation of the Section 16 Planning Application and Section 17 Planning Review; and liaison and lobbying with relevant Government Departments with a view to resolve technical issues and to gain support on the application. The planning application was approved by the TPB on review.

Proposed Minor Relaxation of Building Height Restriction from 3 to 5 Storeys (plus one level of basement) for the Conservation of a Grade 3 Historic Building - Siu Lo and Residential Care Home for the Elderly ("RCHE") in "G/IC(1)" Zone, Tai Kei Leng, Yuen Long - Submitting Agent: Submitted planning application to the Town Planning Board for the Conservation-cum-Development Proposal by preserving the existing historic building, Siu Lo, and developing a new building at the remained area of the Site for proposed RCHE with minor relaxation of building height restriction to address the surging need for RCHE places.

Proposed Religious Institution (Redevelopment of Existing Temple) in "Green Belt" Zone, Government Land at the Hillside of Siu Sai Wan (NGO) - Submitting Agent. Planning team leader in providing strategic planning advice/inputs to the Client related to the formulation of the scheme proposal and coordinating the planning submission to facilitate approval of the proposed development by Government / Town Planning Board; team coordination and liaison with Planning Department (including pre-submission consultation) and government departments with a view to resolve technical issues and to gain support on the application.

Proposed Campus Expansion of Hong Kong Polytechnic University at Ho Man Tin Slope (PolyU) - Submitting Agent. The project involved the development of a hostel and academic facilities on a sloping site with different building height restrictions at different portion. Major duties involved site inspection,

providing planning inputs in the formation of scheme, preparation of submission documents, coordinating efforts of the team, and liaising with government departments.

Amendment of Plan Application for Proposed Campus Expansion of Hong Kong Polytechnic University at Ho Man Tin (PolyU) - Submitting Agent: The project involved integrating railway facilities into an institutional use. The Town Planning Board finally agreed to rezone the Site from Open Space to GIC use for the proposed Phase 8 Development of HK PolyU.

Proposed Minor Relaxation of Building Height Restriction for Extension Works of New Life Building in Shek Kip Mei for New Life Psychiatric Rehabilitation Association - Submitting Agent: The Project involves the proposed in-situ expansion of New Life Building is one of those projects under the Special Scheme on Privately Owned Sites for Welfare Uses supported by Government's Policy for providing additional and diversified facilities for rehabilitation services.

Proposed Stormwater Pumping Station, Sheung Wan Waterfront for Drainage Services Department - Submitting Agent: Submitted planning application to the Town Planning Board to secure co-use of the site for underground pumping station with above ground structure in a public open space on the waterfront. Attended consultation forum and made presentation to gain public support.

Preliminary Feasibility Study on the Development Potential of the Hong Kong Science Park: The purpose of the study was to review the existing development intensity of the Hong Kong Science Park and examine the possibility of increase the development intensity of the Hong Kong Science Park. Major duties included conducting baseline review, formulating different development scenarios and options, preparing the study report and liaising with the multidisciplinary team.

The Study on the Costs and Benefits of Redevelopment and Building Rehabilitation in the Urban Renewal Process (PD) - Deputy Study Director: The purpose of the study was to compare comprehensively the costs and benefits of redevelopment and building rehabilitation in financial, economic, environmental and social aspects and make recommendations on future directions of urban regeneration in Hong Kong.

Revitalisation of the Blue House Cluster into Viva Blue House – Planning Team Leader: The planning team provided planning advice to the client and its project team on the development proposal, especially on whether all proposed uses conform with the prevailing DSP and whether the proposed construction of additional bridges, staircases and lift core are considered as "addition, alteration and/or modification to … an existing building" which requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Planning Study on Formulation of "After Use" Plans for Ho Tung Garden, The Peak Area – Study Director: co-ordinated a team of consultants to carry out studies on the Site and to collect public views and translate those public aspirations into possible after use plan(s) taking into account site constraints and opportunities; the building's conditions and environs; stakeholders' aspirations; public views experts' advice; analysis of the historical value of the site; land use compatibility and financial viability.

Property Development Study for Hung Hom Mass Transportation Centre - Planning Consultant: The Study aimed to come up with comprehensive planning and design for transforming the 18-hectare terminal site into a business hub sitting above an evolving mass transportation center with five railway lines converging.

Property Development Study for Shatin to Central Link (KCRC) - Planning Consultant: In this study for the KCRC, Major roles of Kenneth include taking part in the formulation of planning and development strategy along this new railway proposal, identification, assessment, evaluation and selection of potential potential property development sites and preparation of railway-integrated development schemes.

Employment History

1999 to present	Kenneth To & Associates Ltd – Independent Consultant / Managing Director
1988 to 1999	Townland Consultants Ltd - Executive Director

Language

Cantonese mother tongue; fluent in English

TPB/R/S/H4/17-F 2

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: 200402-104329-10510

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 02/04/2020 10:43:29

「進一步申述人」全名
Full Name of "Further Representer": 先生 Mr. 李宗德

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
I. 就圖則所顯示的事項作出的修訂項目 A項－把位於下亞厘畢道香港聖公會建築群的「政府、機構或社區(1)」地帶北面部分所訂明的建築物高度限制由主水平基準上135米修訂為主水平基準上80米。	反對 Oppose	香港聖公會於中環建築群的擬建「寓保育於發展」項目，內容包括擬興建25層高的非牟利私營醫院。社會上對於此項目有不少意見，其中最大爭議是認為擬建醫院的高度遠超現有建築物。建議修訂把位於下亞厘畢道香港聖公會建築群的「政府、機構或社區(1)」地帶北面部分所訂明的建築物高度限制由主水平基準上135米修訂為主水平基準上80米若然通過，等同否決非牟利私營醫院的項目。 文物及歷史保育 政府曾在立法會回覆有關歷史建築保育政策檢討的質詢時表示，確認在尊重私有產權的大前提下，有需要為擁有歷史建築的私人業主提供適合的經濟誘因，以鼓勵或換取他們同意保育其歷史建築。現時的經濟誘因包括補償私人業主因保育歷史建築而導致的損失，例如給予他們政策支持申請放寬地積比率及/或上蓋面積，以鼓勵私人業主以「寓保育於發展」的方式保留及活化其歷史建築。 香港聖公會的「寓保育於發展」的項目，正正就是讓政府顯示透過經濟誘因對歷史建築保育的支持。香港聖公會保留地段中四幢對聖公會及公眾都意義深遠的歷史建築物。香港聖公會表示，為確保有足夠空間提供社區頗為短缺的

		醫療服務，同時兼顧保存歷史建築，地段內餘下可供發展的空間非常有限。新醫院主樓部份基本上只能在前港中醫院的原址上興建。香港聖公會表示地段內可用的空間已完全用作向公眾提供醫療服務。 城規會需要回應社會對善用優越地段的期望，釋放合適土地的發展潛力，以解決土地供應不足的問題。一方面構建更宜居、綠化和可持續發展的環境，另一方面是要闢設足夠的社會、社區和基礎設施，在當中取得適當平衡，以符合香港的最佳利益。 本人向來重視文物及歷史保育，為此，參考了古物諮詢委員會對此個案的意見。根據2018年6月21日古物諮詢委員會的會議記錄，古諮會整體而言贊成在中環地段興建非牟利私營醫院。本人認為，古物諮詢委員會了解香港聖公會於該地段興建25層高非牟利醫院的計劃，並已從文物保育角度作出充份考慮。城規會應參考古物諮詢委員會的意見。 紓緩公營醫療壓力 香港公營醫療服務不足，是眾所周知又長期未有有效解決方案的問題。中西區內私營醫院使用率不高，相信非因市民沒有醫療需要，而是與資源錯配有關。有團體願意營運非牟利醫院，承諾提供有質素及普羅市民可以負擔的醫療服務，有助令公營醫療的壓力得以紓緩，本人對此表示支持及樂見。 對區內交通影響 前港中醫院設有 85 張病床，並提供住院、門診及日間護理服務；聖公會在前港中醫院範圍擬建的非牟利私家醫院計劃設有293張病床。本人認為因發展醫院可能引致交通問題需要正視，但對於在舊有(但已停運一段時間)的服務之上增加的服務所引致的新增車流人流是否對區內交通擠塞有重大影響，必須進行專業性的數據評估，否則不應對未來發展定下過分嚴格的限制，及輕言阻礙或否決可以為市民增加提供醫療服務的機會。

Form No. S6D 表格第S6D號

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

1. The further 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.
進一步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進一步申述的文件(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。

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 (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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/)。

3. 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 further 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。提出進一步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，則委員會可把有關進一步申述視為不曾提出論。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士（下稱「進一步申述人」）

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

李崇德

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

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

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

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

3. Details of the Further Representation 進一步申述詳情

Draft plan to which the further representation relates (please specify the name and number of the draft plan to which the proposed amendments is make) 與進一步申述相關的草圖 (請註明建議修訂的草圖名稱及編號)	S/H4/17 中區分區計劃大綱草圖

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

3. Details of the Further Representation (Continued)(use separate sheet if necessary)#
進一步申述詳情(續)(如有需要，請另頁說明)#

Nature of and reasons for the further representation 進一步申述的性質及理由		
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?	Reason 理由
1. 就圖則所顯示的事項作出的修訂項目 A項 - 把位於干諾道香港聖公會建築物高度限制由主水平基準上135米修訂為主水平基準上80米	☐ support 支持 ☑ oppose 反對	請見附件
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the further representation, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若進一步申述附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估)，則須提供 90 份複本(或 40 份印文本和 50 份磁子複本)。

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

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

李宗德 GBS, OStJ, 太平紳士
Joseph Lee GBS, OStJ, JP

致：城市規劃委員會

有關《中區分區計劃大綱草圖編號 S/H4/17》
反對修訂項目「把位於下亞厘畢道香港聖公會建築群的「政府、機構或社區(1)」地帶北面部分所訂明的建築物高度限制由主水平基準上 135 米修訂為主水平基準上 80 米」

香港聖公會於中環建築群的擬建「寓保育於發展」項目，內容包括擬興建 25 層高的非牟利私營醫院。社會上對於此項目有不少意見，其中最大爭議是認為擬建醫院的高度遠超現有建築物。建議修訂把位於下亞厘畢道香港聖公會建築群的「政府、機構或社區(1)」地帶北面部分所訂明的建築物高度限制由主水平基準上 135 米修訂為主水平基準上 80 米若然通過，等同否決非牟利私營醫院的項目。

文物及歷史保育

政府曾在立法會回覆有關歷史建築保育政策檢討的質詢時表示，確認在尊重私有產權的大前提下，有需要為擁有歷史建築的私人業主提供適合的經濟誘因，以鼓勵或換取他們同意保育其歷史建築。現時的經濟誘因包括補償私人業主因保育歷史建築而導致的損失，例如給予他們政策支持申請放寬地積比率及/或上蓋面積，以鼓勵私人業主以「寓保育於發展」的方式保留及活化其歷史建築。

香港聖公會的「寓保育於發展」的項目，正正就是讓政府顯示透過經濟誘因對歷史建築保育的支持。香港聖公會保留地段中四幢對聖公會及公眾都意義深遠的歷史建築物。香港聖公會表示，為確保有足夠空間提供社區頗為短缺的醫療服務，同時兼顧保存歷史建築，地段內餘下可供發展的空間非常有限。新醫院主樓部份基本上只能在前港中醫院的原址上興建。香港聖公會表示地段內可用的空間已完全用作向公眾提供醫療服務。

城規會需要回應社會對善用優越地段的期望，釋放合適土地的發展潛力，以解決土地供應不足的問題。一方面構建更宜居、綠化和可持續發展的環境，另一方面是要闢設足夠的社會、社區和基礎設施，在當中取得適當平衡，以符合香港的最佳利益。

本人向來重視文物及歷史保育，為此，參考了古物諮詢委員會對此個案的意見。根據 2018 年 6 月 21 日古物諮詢委員會的會議記錄，古諮會整體而言贊成在中環地段興建

香港九龍彌敦道 574-576 號和富商業大廈 25 樓
25 Floor, Wofoo Commercial Building, 574-576 Nathan Road, Kowloon, Hong Kong.
電話 Tel : (852) 2338 8300 傳真 Fax : (852) 2338 8095 電郵 E-mail : jjlee@wofoo.com 網址 Website: www.wofoo.com

非牟利私營醫院。本人認為，古物諮詢委員會了解香港聖公會於該地段興建 25 層高非牟利醫院的計劃，並已從文物保育角度作出充份考慮。城規會應參考古物諮詢委員會的意見。

舒緩公營醫療壓力

香港公營醫療服務不足，是眾所周知又長期未有有效解決方案的問題。中西區內私營醫院使用率不高，相信非因市民沒有醫療需要，而是與資源錯配有關。有團體願意營運非牟利醫院，承諾提供有質素及普羅市民可以負擔的醫療服務，有助令公營醫療的壓力得以紓緩，本人對此表示支持及樂見。

對區內交通影響

前港中醫院設有 85 張病床，並提供住院、門診及日間護理服務；聖公會在前港中醫院範圍擬建的非牟利私家醫院計劃設有 293 張病床。本人認為因發展醫院可能引致交通問題需要正視，但對於在舊有(但已停運一段時間)的服務之上增加的服務所引致的新增車流人流是否對區內交通擠塞有重大影響，必須進行專業性的數據評估，否則不應對未來發展定下過分嚴格的限制，及輕言阻礙或否決可以為市民增加提供醫療服務的機會。

李宗德博士, GBS, OStJ,太平紳士 啟

2020 年 4 月 3 日

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 8:53
收件者: tpbpd@pland.gov.hk
副本: David Au
主旨: FURTHER REPRESENTATION IN RESPECT OF PROPOSED AMENDMENTS TO DRAFT PLAN UNDER SECTION 6D(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131) Draft Central District Outline Zoning Plan (OZP) No. S/H4/17
附件: 1_FURTHER REPRESENTATION_PROPOSED AMENDMENTS TO DRAFT PLAN UNDER SECTION 6D_SH4_17_Form6D_DA.pdf; 2_FURTHER REPRESENTATION_PROPOSED AMENDMENTS TO DRAFT PLAN UNDER SECTION 6D_SH4_17_DA.pdf

To: The Secretary, Town Planning Board,

Dear Sir/Madam,

I submit herewith:-

1. Form No. S6D
2. Supporting document (letter to TPB) with detailed reasons for my further representation of the Draft Central District Outline Zoning Plan (OZP) No. S/H4/17.

I would be grateful to your follow up action and attention.

Best regards,
Au Chi Wai David

Contact tel no. [redacted]

Form No. S6D 表格第 S6D 號

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

1. The further 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.
進一步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進一步申述的文件(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。

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 (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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/)。

3. 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 further 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。提出進一步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，則委員會可把有關進一步申述視為不曾提出論。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士 (下稱「進一步申述人」)

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

Au Chi Wai David

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

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

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

NA

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

3. Details of the Further Representation 進一步申述詳情

Draft plan to which the further representation relates (please specify the name and number of the draft plan to which the proposed amendments is make) 與進一步申述相關的草圖 (請註明建議修訂的草圖名稱及編號)	Draft Central District Outline Zoning Plan (OZP) No. S/H4/17

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

3. Details of the Further Representation (Continued)(use separate sheet if necessary)#
進一步申述詳情(續)(如有需要，請另頁說明)#

Nature of and reasons for the further representation 進一步申述的性質及理由		
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?	Reason 理由
The proceeding of the plan making process	☐ support 支持 ☑ oppose 反對	Please see attached letter
Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	☐ support 支持 ☑ oppose 反對	Please see attached letter
Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	☐ support 支持 ☑ oppose 反對	Please see attached letter
	☐ support 支持 ☐ oppose 反對	

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the further representation, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若進一步申述附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估)，則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

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

To: Town Planning Board

2nd April 2020

Dear Chairman and members of the TPB,

FURTHER REPRESENTATION IN RESPECT OF PROPOSED AMENDMENTS TO DRAFT PLAN UNDER SECTION 6D(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

Draft Central District Outline Zoning Plan (OZP) No. S/H4/17

Subject matter (1)

The proceeding of the plan making process

Supporting or opposing the subject matter?

✓ **oppose**

Reasons

1. On 24.5.2019 when this plan, the draft Central District Outline Zoning Plan (OZP) No. S/H4/17, was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP **mainly involve rezoning of the HKSKH Compound site (the representation site) from "G/IC" to "G/IC(1)" with stipulation of BHRs of 135mPD (northern portion) and 80mPD (southern portion)**. Amendments were also made to the Notes of the "G/IC" zone to set out the restrictions applicable to the "G/IC(1)" zone together with a minor relaxation clause.

   At the TPB meeting on 6 Dec 2019, the Board made a sudden and sharp turn to become a major rezoning exercise for the Bishop Hill site, rejecting the recommendation from PlanD to stipulate BHR at 135mPD (northern portion) and 80mPD (southern portion), but redefine the "G/IC(1)" zone shall require permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This is a huge deviation from the intended agenda of BHR. This is also against the spirit of the Cap. 131

TOWN PLANNING ORDINANCE which states:- *"To promote the health, safety, convenience and general welfare of the community by making provision for the systematic preparation and approval of plans....."* My question: is the proceeding systematic? When the future use of a piece of valuable land in Central is being considered and when the landowner was expecting to discuss on height control only which was explicit in the discussion paper, the discussion turned to something else.

2. Hospital is a fully legitimate land use and part of the planning intention of the land lot. Some representers /commenters share their personal experience that there are surplus in the provision of medical facilities. Some are guessing the intention of the operator to profit. May I ask if there is any proof? Can a plan making process become such a subjective process? Has the Planning Authority carried out any systematic review of such? According to all official planning standards, we are not in any surplus (please read the government information in the appendix 1). Has Town Planning Board considered the issue territorial-wise review with proper research backing before rushing to a decision not originally intended for such purpose? Furthermore, the new hospital is a re-provision for an old and dilapidated hospital which was closed down already, and the provision of private hospital bed space is clearly in deficit according to HKPSG (appendix 1), are these figures from HKPSG irrelevant? Perhaps let us see the situation of Hong Kong and the world pandemic today with the COVID19, I dare someone can come out to say that we have enough hospitals. And the project is also NOT funded by public money!

3. Many argued the lack of sufficient technical assessment reports, the agenda was to talk about height control and the proposal was a moderate one with PlanD's support. Technical assessments were therefore considered not necessary for such purpose. I wonder if the party which proposed substantial reduction of development intensity should put up their technical assessments rather than land owner who has the right and is following the legitimate plan should prove his innocence? This is a very intrusive act to strip the right and act of social responsibility to provide a hospital in response *"to promote the health, ... of the community"*. Should a decision be based on subjective and rhetorical arguments?

4. Among arguments overturning the as-of-right use of the GIC site and demonstration of the ugliness of the possible future project, 3D block images generated by CAD model. This is grossly unfair to the development proposer as the image was only depicting the worst case scenario of a project 100% site covered to its full legal height with no design or allowance of technical or design competence. The latest proposed height reduction from 135mPD to 80mPD was again subjective, and not scientific.

Subject matter (2)

Amendment to Matter Shown on the Plan

Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.

Supporting or opposing the subject matter?

✓ **oppose**

Reasons

There are insufficient reasons to justify the reduction of height restriction from 135mPD to 80mPD when the surrounding area's height restrictions are unrestricted to its north, 120mPD to its west and 150mPD to its south west. The argument put up to the board is based on an objector's submission of a worst case scenario of the site with 100% site coverage to its full height with no allowance of technical requirement of design provisions. Before an objective and comprehensive study by the Government, no height restriction should be imposed unless with the mutual agreement with development proposer. It is also unfair only to focus on one individual project and letting going so many ones which are immediately adjoining. Height restrictions which have major and substantial intrusive impact to land use should only be carried out by an objective party in a systematic and comprehensive manner which follows the intention of the Town Planning Ordinance of "systematic preparation of plan....." and not to rely on private funded study or purposed proposal to deprive the interest of legitimate owner and the welfare benefit of the bigger public society. When the landowner and developer has agreed to preserve the historical

buildings and design the new buildings to accommodate the visual connections, why should he be further penalized? If this site should be so drastically lowered, adjacent ones should also be reviewed, comprehensively, independently and scientifically under a district-wide study.

Subject matter (3)

Amendments to the Notes of the Plan

(a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Supporting or opposing the subject matter?

✓ **oppose**

Reason

This is by far the most unreasonable proposal. There are no legitimate or rational reasons for the proposed major revision to turn the G/IC use to require permission from the Town Planning Board for any new development or redevelopment. This effectively rezones the area to become a "Comprehensive Development Area".

The original discussion of a height issue which the PlanD had persuaded the development proposer to accept was turned into a planning exercise which removed the right of the original planned land use, and all happened during one meeting scheduled for the discussion of the BHR of a site. I fail to see how the discussion process of BHR can turn to removing the development right, subject to submission and any conditions to be imposed. The proposal is such a catastrophic change and is based on so limited information of a privately funded consultancy and a group of sympathizing supporters. One would really wish to know if there should be a more systematic preparation of plan. The Central District Outline Zoning Plan which was among the earliest OZP in existence since 1961 and was developed gradually to its current state. The use and height restrictions are all developed systematically, rationally, gradually and supported with objective studies and general consensus of key stakeholders. The current

change proposed only shows an aggressive, intrusive and major material change and without consensus.

Conclusions and final remarks

Perhaps the Board may wonder why most opinions in the earlier stage representation and commenting are not in support of the original issue of revising BHR to 135mPD, it is because most of the supporters of the hospital scheme have faith in the system, that it will be making decisions based on proper and solid information. We do not think there should be a need to represent or comment further with all the independent and objective study and considerations by government authorities.

I sincerely hope that the proposed amendment can be reconsidered and accept the view as put up by PlanD on 6 Dec 2019 that "PlanD does not support the representations R1 to R32 and considers that the OZP should not be amended to meet the representations". And that above conclusion was drawn after consulting the following departments:-

(a) Secretary for Development;

(b) Secretary for Food and Health;

(c) Commissioner for Heritage, Development Bureau (DEVB);

(d) Executive Secretary, Antiquities and Monument Office, DEVB;

(e) Commissioner for Transport;

(f) Chief Highway Engineer/Hong Kong, Highways Department;

(g) District Lands Officer/Hong Kong West & South, LandsD;

(h) Director of Environmental Protection; and

(i) Chief Town Planner/Urban Design and Landscape, PlanD.

Thank you for the attention.

Best regards,

Au Chi Wai David

BSc MSc(UP)(HKU), MSc(LEDM)(Lond), PDip(Cons)(HKU)
FHKIP, RPP(HK), CMLI(UK), Hon MIH(HK), MHKICON, ICOMOS(China), MHKIUD
Contact e-mail: [redacted]

Appendix 1 : Further Representations to the Proposed Amendment to the Draft Central District Outline Zoning Plan No. S/H4/17 – need of hospitals

Aspects	Key Points
The Role of Private Hospitals in Hong Kong	▪ The private health care sector would complement the public healthcare service by providing personalized choices and more accessible services to those who are able and willing to pay for private healthcare services. ▪ In the face of an ageing population, increase of demand for services from the public hospitals will be expected. The introduction of Voluntary Health Insurance Scheme ("VHIS") by the Government in April 2019 would encourage more people to use private healthcare services through hospital insurance, thus relieving the pressure on the public healthcare system. ▪ The implementation of the VHIS would require an increase of around 9-30% in capacity for private healthcare services over the next 10 years, and possibly up to 50% by 2036 (*"My Health, My Choice" - Healthcare Reform Second Stage Consultation Document prepared by Food and Health Bureau in 2010 attached refers*). The development of new private hospitals in the past decades has been sluggish and the increase in number of private hospital beds from 2008 to 2018 is only 945 (an increase of about 25%) (*Hong Kong Annual Digest of Statistics (2019) attached refers*). Hence, more private hospital beds will be needed to make the implementation of VHIS viable.
The Need of Private Hospital in Central and Western District	▪ The Hong Kong Planning Standards and Guidelines ("HKPSG") (attached refers) set out the standard of provision of 5.5 hospital beds per 1,000 persons (including both beds in public and private sectors). There is a deficit of about 800 nos. of beds in the Central and Western ("C&W") District at present. ▪ There is only one private hospital in C&W District (i.e. Canossa Hospital) after the closure of Hong Kong Central Hospital in 2012. ▪ The proposed hospital at the Site will provide 274 nos. of private hospital beds to meet the medical and healthcare need of the residents in the C&W District. ▪ The vacancy of private hospital is due to many factors such as fee level, perceived quality of healthcare service and hospital operation/management. Planning should be forward thinking to cater for the long term need of the public by taking into account future population growth and the need for different types of hospital beds. ▪ Good accessibility and a reasonably central location to the area served are the principal factors to be taken into account in the reservation of sites for hospitals in accordance with HKPSG (attached refers).

TPB/R/S/H4/17-F 4

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: 200403-131121-89063

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:11:21

「進一步申述人」全名
Full Name of "Further Representer": Dr Chan Nor Norman

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 5

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: 200403-170957-00566

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 17:09:57

「進一步申述人」全名
Full Name of "Further Representer": Chan Wun Ching

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-120148-97586

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:01:48

「進一步申述人」全名
Full Name of "Further Representer": Dr Walter Chen Wai Chee

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 7

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: 200403-121933-31888

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:19:33

「進一步申述人」全名
Full Name of "Further Representer": Dr Adrian Cheong Yan Yue

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 8

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: 200403-125628-02289

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:56:28

「進一步申述人」全名
Full Name of "Further Representer": Dr Chow Chung Mo

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-163058-03975

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:30:58

「進一步申述人」全名
Full Name of "Further Representer": Chow Sin Yee

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-164325-73607

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:43:25

「進一步申述人」全名
Full Name of "Further Representer": Dr Ho Hok Kung Marco

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-131358-30755

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:13:58

「進一步申述人」全名
Full Name of "Further Representer": Dr Hung Siu Lun Tony

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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: 200403-121658-50392

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:16:58

「進一步申述人」全名
Full Name of "Further Representer": Dr Ko Lap Yan Ryan

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-122242-52752

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:22:42

「進一步申述人」全名
Full Name of "Further Representer": Dr Kevin Kwok Chun Kit

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-121411-61198

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:14:11

「進一步申述人」全名
Full Name of "Further Representer": Dr Cathy Lam Tse Fun

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 15

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: 200403-130433-30949

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:04:33

「進一步申述人」全名
Full Name of "Further Representer": Lau Kin Fan

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F16

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: 200403-131915-35381

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:19:15

「進一步申述人」全名
Full Name of "Further Representer": Dr Lee Chun Hui

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-163352-51264

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:33:52

「進一步申述人」全名
Full Name of "Further Representer": Li Ho Yin

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-130818-16696

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:08:18

「進一步申述人」全名
Full Name of "Further Representer": Prof Li Sheung Wai Leonard

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-122529-95820

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:25:29

「進一步申述人」全名
Full Name of "Further Representer": Dr Vincent Luk Ngai Hong

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-130011-34232

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:00:11

「進一步申述人」全名
Full Name of "Further Representer": Dr Poon Kam Ha Louisa

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector mostly in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should be of reasonable size to include multiple subspecialties and facilities for community healthcare services. The proposed 290 beds submission of HKSKH is in my view appropriate. With the current global Pandemic that threatens the health of all citizens, I envision that this new hospital will in future serve also as a centre for scientific research & development, medical education and training, and community service to educate the public in preventive care. Currently with space restriction of clinics in Central, all the aforementioned activities are not possible, a new hospital with sufficient space in addition to treatment areas will serve well these objectives. I sincerely urge the Town Planning Board to keep 'Hospital' as an always permitted use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building height restriction of 135mPD in order to allow a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play our part in ensuring that the hospital will provide an excellent patient-first hospital care, and to undertake commitment to community education and charitable care services, especially for the underprivileged within the District.

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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: 200403-162838-51761

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:28:38

「進一步申述人」全名
Full Name of "Further Representer": Dr Alfred Tam Yat Cheung

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-162320-36623

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:23:20

「進一步申述人」全名
Full Name of "Further Representer": Dr Tang Sau Shek Oliver

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients. I concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District. The defunct Central Hospital had historically served well the community and the underprivileged. A new hospital that meet

		s current international standards should be of reasonable size to include multiple subspecialties and facilities for community healthcare services. The proposed 290 beds submission of HKSKH is in my view appropriate. With the current global Pandemic that threatens the health of all citizens, I envision that this new hospital will in future serve also as a centre for scientific research & development, medical education and training, and community service to educate the public in preventive care. Currently with space restriction of clinics in Central, all the aforementioned activities are not possible, a new hospital with sufficient space in addition to treatment areas will serve well these objectives. I sincerely urge the Town Planning Board to keep 'Hospital' as an always permitted use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building height restriction of 135mPD in order to allow a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play our part in ensuring that the hospital will provide an excellent patient-first hospital care, and to undertake commitment to community education and charitable care services, especially for the underprivileged within the District.

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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: 200403-125342-87674

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:53:42

「進一步申述人」全名
Full Name of "Further Representer": Lilac To Chi Fei

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-165053-56140

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:50:53

「進一步申述人」全名
Full Name of "Further Representer": Tsang Wing Long

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

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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: 200403-121005-51340

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:10:05

「進一步申述人」全名
Full Name of "Further Representer": Dr Sitt Wing Hung Edward

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should be of reasonable size to include multiple subspecialties and facilities for community healthcare services. The proposed 290 beds submission of HKSKH is in my view appropriate. With the current global Pandemic that threatens the health of all citizens, I envision that this new hospital will in future serve also as a centre for scientific research & development, medical education and training, and community service to educate the public in preventive care. Currently with space restriction of clinics in Central, all the aforementioned activities are not possible, a new hospital with sufficient space in addition to treatment areas will serve well these objectives. I sincerely urge the Town Planning Board to keep 'Hospital' as an always permitted use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building height restriction of 135mPD in order to allow a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play our part in ensuring that the hospital will provide an excellent patient-first hospital care, and to undertake commitment to community education and charitable care services, especially for the underprivileged within the District.

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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: 200403-120653-62804

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 12:06:53

「進一步申述人」全名
Full Name of "Further Representer": Dr Chris Wong Kwok Yiu

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 27

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: 200403-131619-44127

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 13:16:19

「進一步申述人」全名
Full Name of "Further Representer": Yeung Hiu Yan

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

		s current international standards should b e of reasonable size to include multiple s ubspecialties and facilities for communit y healthcare services. The proposed 290 beds submission of HKSKH is in my vie w appropriate. With the current global Pandemic that thr eatens the health of all citizens, I envisio n that this new hospital will in future ser ve also as a centre for scientific research & development, medical education and tr aining, and community service to educat e the public in preventive care. Currently with space restriction of clinics in Centra l, all the aforementioned activities are not possible, a new hospital with sufficient s pace in addition to treatment areas will se rve well these objectives. I sincerely urge the Town Planning Boar d to keep 'Hospital' as an always permitt ed use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building heig ht restriction of 135mPD in order to allo w a hospital of reasonable scale on Site. My fellow healthcare professionals in the private sector and I are willing to play ou r part in ensuring that the hospital will pr ovide an excellent patient-first hospital c are, and to undertake commitment to co mmunity education and charitable care se rvices, especially for the underprivileged within the District.

TPB/R/S/H4/17-F 28

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: 200403-163546-21753

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:35:46

「進一步申述人」全名
Full Name of "Further Representer": Dr Sihoe Jennifer Dart Yin

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

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TPB/R/S/H4/17-F 29

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: 200403-162603-27304

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 16:26:03

「進一步申述人」全名
Full Name of "Further Representer": Dr Vethody Kumaran Sugunan

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
All items	反對 Oppose	I am a healthcare professional working in Hong Kong private sector in the business district of Central. I support in full the proposed new hospit al development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road. I believe there is an acute need for afford able, high quality hospital services in the private sector in Hong Kong to complem ent public hospital services, and to devel op additional services in community heal th prevention and education, early diagno stic, rehabilitation, on top of good therap eutic care for patients. I concur with the vision of Hong Kong S heng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the r esidents of Central and Western District. The defunct Central Hospital had historic ally served well the community and the u nderprivileged. A new hospital that meet

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寄件者: [redacted]
寄件日期: 2020年04月03日星期五 17:29
收件者: tpbpd@pland.gov.hk
主旨: Further representation on draft plan S/H4/17
附件: S_H4_17 further representation by Dr Kwok Po Yin Samuel.pdf

Dear Sir/Madam,

Please find my further representation on draft plan S/H4/17 in the attachment.

Samuel Kwok

Form No. S6D 表格第 S6D 號

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

1. The further 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.
進一步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進一步申述的文件(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。

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 (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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/)。

3. 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 further 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。提出進一步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，則委員會可把有關進一步申述視為不曾提出論。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士（下稱「進一步申述人」）

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

Dr Kwok Po Yin Samuel

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

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

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

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

3. Details of the Further Representation 進一步申述詳情

Draft plan to which the further representation relates (please specify the name and number of the draft plan to which the proposed amendments is make) 與進一步申述相關的草圖 (請註明建議修訂的草圖名稱及編號)	S/H4/17

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

3. Details of the Further Representation (Continued)(use separate sheet if necessary)#
進一步申述詳情(續)(如有需要，請另頁說明)#

Nature of and reasons for the further representation 進一步申述的性質及理由

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?	Reason 理由
All items	☐ support 支持 ☒ oppose 反對	Please refer to the 8-page attachment.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

\# If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the further representation, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若進一步申述附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估)，則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

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

To the Secretary of the Town Planning Board

Dear Sir / Madam,

Re: Proposed Amendment to the draft Central District Outline Zoning plan No. S/H4/17

We the undersigned, are a group of medical doctors, nurses and allied health workers working in Hong Kong private sector mostly in the business district of Central.

We support in full the proposed new hospital development of the Hong Kong Sheng Kung Hui for the Compound at 1 Lower Albert Road.

We believe there is an acute need for affordable, high quality hospital services in the private sector in Hong Kong to complement public hospital services, and to develop additional services in community health prevention and education, early diagnostic, rehabilitation, on top of good therapeutic care for patients.

We concur with the vision of Hong Kong Sheng Kung Hui to develop an affordable community caring hospital that can be a beacon of hope and good health for the residents of Central and Western District.

The defunct "Central Hospital" had historically served well the community and the underprivileged. A new hospital that meets current international standards should be of reasonable size to include multiple subspecialties and facilities for community healthcare services. The proposed 290 beds submission of HKSKH is in our view appropriate.

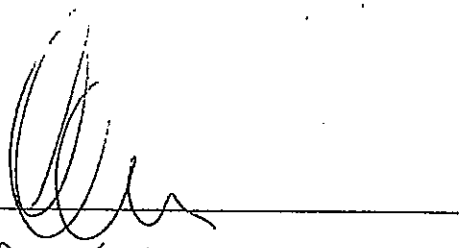
With the current global pandemic that threatens the health of all citizens, we envision that this new hospital will in future serve also as a center for scientific research & development, medical education and training, and community service to educate the public in preventive care. Currently with space restriction of clinics in Central, all the aforementioned activities are not possible, a new hospital with sufficient space in addition to treatment areas will serve well these objectives.

We sincerely urge the Town Planning Board to keep 'Hospital' as an always permitted use in the "G/IC(1)" zone without the need for the submission of s16 Planning Application and to keep the building height restriction of 135mPD in order to allow a hospital of reasonable scale on Site. We are willing to play our part in ensuring that the hospital will provide an excellent patient-first hospital care, and to undertake commitment to community education and charitable care services, especially for the underprivileged within the District.

Thank you for your kind attention.

Yours sincerely,

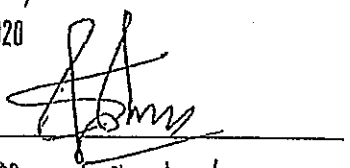
Dr Oliver Tang



Dr. TANG SAU SHEK OLIVER

- 2 APR 2020

Dr SUGUNAN VETHODY KUMARAN



Dr. Sugunan Vethody Kumaran

- 2 APR 2020

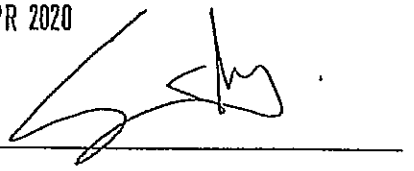
Dr ALFRED TAM

Dr. TAM YAT CHEUNG ALFRED

- 3 APR 2020

CHOW SIN YEE

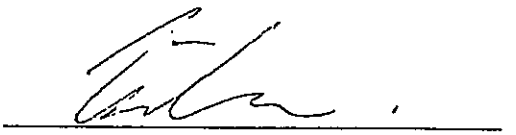
RN



- 3 APR 2020

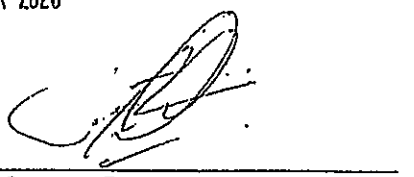
LI HO YIN

Pharmacist



- 3 APR 2020

Dr JENNIFER SIHOE

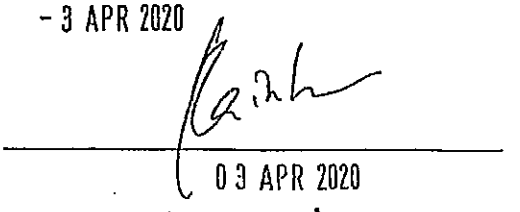


Dr. Sihoe Dart Yin Jennifer

- 3 APR 2020

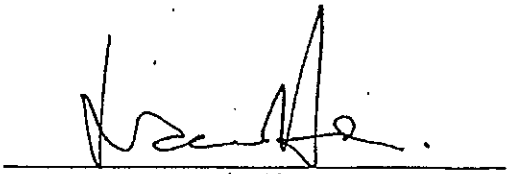
TSANG WING CONG

Registered Nurse

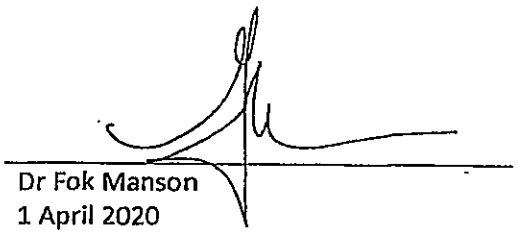


03 APR 2020

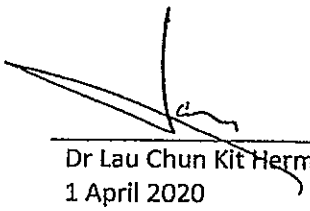
Dr HO, HOK-KUNG MARCO



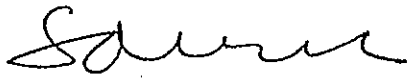
3 April 2020



Dr Fok Manson
1 April 2020

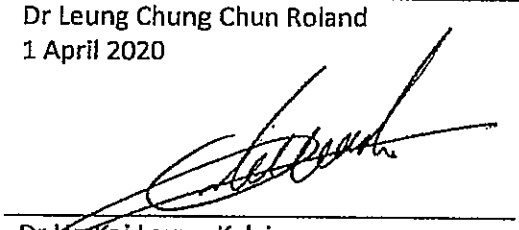


Dr Lau Chun Kit Herman
1 April 2020

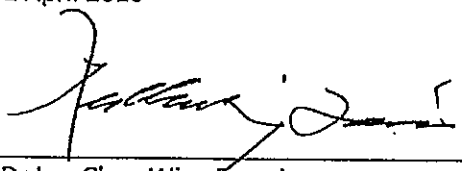


Dr Leung Chung Chun Roland
1 April 2020

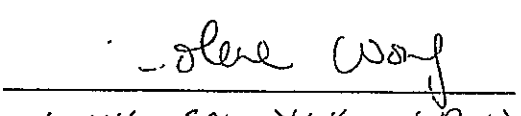
Dr Kwok Po Yin Samuel
1 April 2020



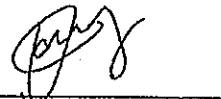
Dr Ho Kai Leung Kelvin
1 April 2020



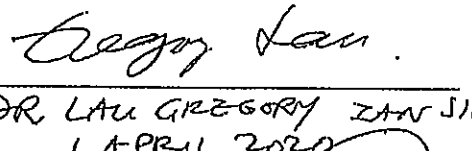
Dr Lee Chan Wing Francis
1 April 2020



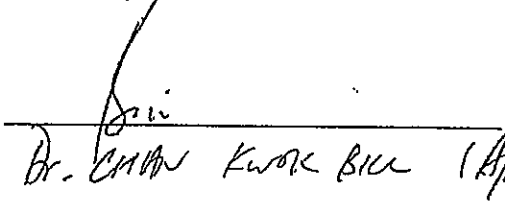
WONG SAU YIN (RN)
1 APRIL 2020



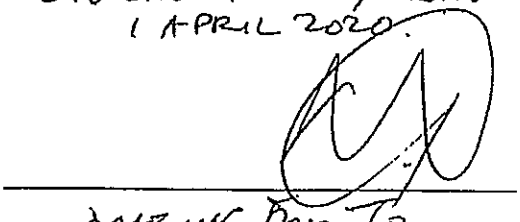
Leung Hau Yan (Dietitian)
1 April 2020



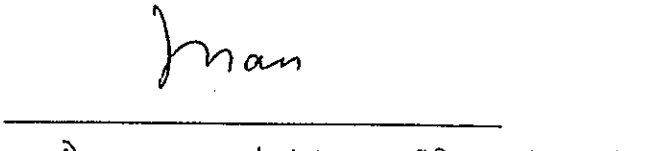
DR LAU GREGORY ZAN SIU KEE
1 APRIL 2020.



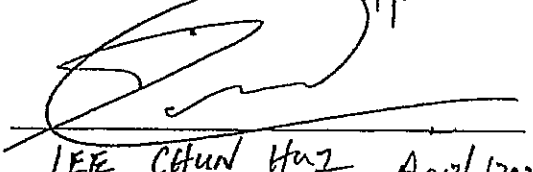
Dr. CHAN KWOK BIK 1 Apr. 2020



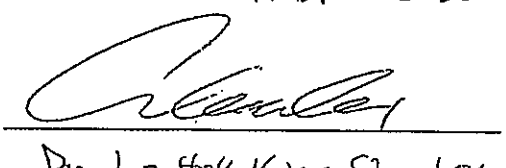
CHEUNG PAK TO April 1, 2020



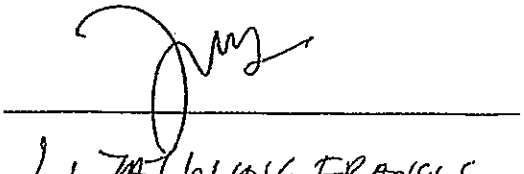
Dr. Cheung Wai Han (Physiotherapist)
1. April. 2020



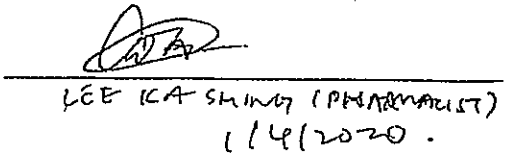
LEE CHUN HUI April 1, 2020



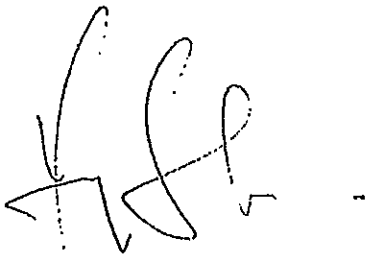
Dr. Lo Hok King Stanley
1 April 2020



LI MAN WANG FRANCIS
1/4/2020.

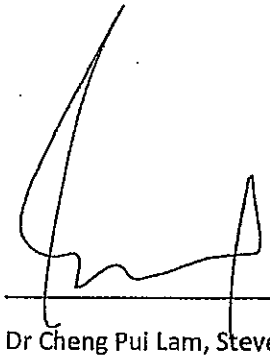


LEE KA SHING (PHARMACIST)
1/4/2020.



Dr Hung Siu Lun, Tony

1 April 2020



Dr Cheng Pui Lam, Steve

1 April 2020

Dr Leung Tung Yeung

1 April 2020

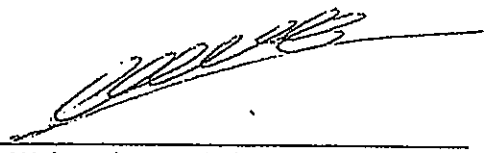
1/4/2020
R/N Cheung San Chun

1/4/2020
Clara Law
LAW Mei Yau

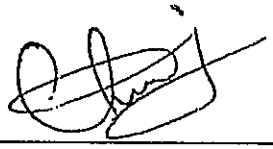
YIEN LING CHU RENNY
1/4/2020

CHAN NOR NORMAN
1/4/2020

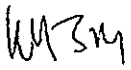
Li Sheung Wai Leonard
1/4/2020



Dr Walter Chen Wai Chee
1 April 2020

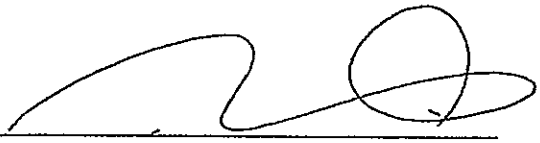


Dr Chris Wong Kwok Yiu
1 April 2020

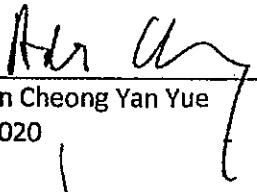


Dr Sitt Wing Hung Edward
1 April 2020

Dr Cathy Lam Tse Fun
1 April 2020

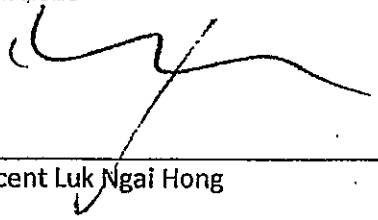


Dr Ko Lap Yan Ryan
1 April 2020



Dr Adrian Cheong Yan Yue
1 April 2020

Dr Kevin Kwok Chun Kit
1 April 2020



Dr Vincent Luk Ngai Hong

Dr RYAN KO

DR. VINCENT LUK

Lilac TO Chi Fei (Pharmacist)

Dr. CAI CHI WAI

Dr. CHOW Chung Mo

Dr. POON Kam Ha Louisa

LAU Kin Fan (Registered Nurse)

CHAN WAN CHING RN

Doctor

DR VICTOR HSUE

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月02日星期四 18:10
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. I support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely,

My name: Cheung Kai Yin (District Councillor of Central and Western District)
HKID # (first 4 digits): [redacted]
Postal address or email address: [redacted]

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☆☆☆
☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆
電話(Tel)：5444 7850
傳真(Fax)：2549 4146
地址(Address)：西營盤第三街56-72號福滿大廈1樓R舖
Shop R, 1/F, Fook Moon Building, No. 56-72 Third Street, Sai Ying Pun

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月02日星期四 19:20
收件者: tpbpd@pland.gov.hk
主旨: Re: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely

Yip Kam Lung Sam
Member of Central and Western District Council

HKID # (first 4 digits): [redacted]

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 14:36
收件者: tpbpd
主旨: Re: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

Re: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. I support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Yours sincerely,

LEUNG Fong Wai Fergus (HKID: [redacted]
Member of Central & Western District Council

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月02日星期四 23:35
收件者: tpbpd@pland.gov.hk
主旨: Re: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong TPB Email: tpbpd@pland.gov.hk

Re: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board' s recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and . the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

--
Best
Rex Chan
HKID# [redacted]
Hon Design & Associates

L3-05B JCCAC, 30 Pak Tin Street
Shek Kip Mei, Kowloon Hong Kong
tel 2529 6855 | fax 2529 7815
www.hondesign.com

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 14:40
收件者: tpbpd@pland.gov.hk
主旨: The Chairman, Town Planning Board, Hong Kong

Draft Central District Outline Zoning Plan No. S/H4/17

I/we support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely

Chan yu sing
HKID # (first 4 digits): [redacted]
email address: [redacted]

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月02日星期四 17:35
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong
TPB Email: tpbpd@pland.gov.hk
Re: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely,

My name: Wing Hei Emily Cheng
HKID # (first 4 digits): [redacted]
Postal address or email address: [redacted]

tpbpd@pland.gov.hk

TPB/R/S/H4/17-F 37

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 19:27
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong
I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. I support: - the imposing of a 80mPD height restriction, and - the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider. Your sincerely Choi Toi Ling (HKID [redacted]

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 16:58
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong TPB

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17.

I support:
1) the imposing of a 80mPD height restriction, and
2) the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely

N W LAW
HKID [redacted]

tpbpd@pland.gov.hk

TPB/R/S/H4/17-F 39

寄件者: [redacted]
寄件日期: 2020年04月02日星期四 18:20
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

I support the Town Planning Board' s recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and . the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely,
Leung Chi Wo Warren
HKID # : [redacted]

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 14:29
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong Re: Draft Central District Outline Zoning Plan No. S/H4/17 I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17.

I support: . the imposing of a 80mPD height restriction, and . the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider. Your sincerely

ERIC POON

[redacted]

[redacted]

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 16:07
收件者: tpbpd@pland.gov.hk
主旨: Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

I/we support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely

My name: Zeta Shek
HKID # (first 4 digits): [redacted]
Postal address or email address: [redacted]

Sent from Yahoo Mail on Android

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 15:34
收件者: tpbpd@pland.gov.hk
主旨: Re: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong
TPB Email: tpbpd@pland.gov.hk

Re: Draft Central District Outline Zoning Plan No. S/H4/17

I/we support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Your sincerely
Kit Yeung

My name: Yeung Tsz Kit
HKID # (first 4 digits): [redacted]
Postal address or email address: [redacted]

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 17:15
收件者: tpbpd@pland.gov.hk
主旨: Supporting Draft Central DistrictOutline Zoning Plan No. S/H4/17

To: The Chairman,
Town Planning Board,
Hong Kong

Re: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. We support: the imposing of a 80mPD height restriction, and the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Thank you.

Your sincerely
Lam Amelia
HKID: [redacted]
email address: [redacted]

Virus-free. www.avg.com

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 17:53
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

To: The Chairman, Town Planning Board, Hong Kong

Re: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board's recent decision and the further amended Outline Zoning Plan number S/H4/17. I support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submitting of a Section 16 application for the Town Planning Board and the general public to consider.

Yours sincerely
Renee Chan
HKID # (first 4 digits): [redacted]
Postal address or email address: [redacted]

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 21:38
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17

I support the Town Planning Board 's recent decision and the further amended Outlining Zoning Plan number S/H4/17. I support:
. the imposing of a 80mPD height restriction, and
. the requirement that any new development or redevelopment of existing buildings at Bishop Hill requires the submission of a Section 16
application for the Town Planning Board and the general public to consider.

Yours sincerely,

Karen Wan
HKID# [redacted]

tpbpd@pland.gov.hk

TPB/R/S/H4/17-F 46

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 19:53
收件者: tpbpd@pland.gov.hk
主旨: Draft Central District Outline Zoning Plan No. S/H4/17- 80mPD inviting further representation
附件: WEM -- Government Hill (April 3, 2020).pdf

Dear Town Planning Board,

Please find attached my submission made earlier today. I am writing to amend my personal details.

Full Name: Wilhelmina Evelyn MOORE
HKID: [redacted]

Regards,
Evelyn Moore

就草圖的建議修訂作出進一步申述
Further Representation Relating of Proposed Amendments to Draft Plan

多謝你的提交。
Thank you for your submission.

參考編號 Reference Number	200403-194651-06680
提交日期及時間 Date and Time of Submission	03/04/2020 19:46:51
申請編號 Application No.	S/H4/17
「進一步申述人」全名 Full Name of "Further Representer"	女士 Ms. Evelyn Moore
「獲授權代理人」名稱 Name of "Authorised Agent"	

進一步申述性質及理由
Nature of and Reasons for Further Representation

有關事項 Subject Matter	性質 Nature	理由 Reasons
I. Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	支持 Support	Height limit more suitable to surrounding environment.
II. Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	支持 Support	Necessary as existing neighborhood is congested and cannot support additional redevelopments.

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: 200403-194651-06680

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 19:46:51

「進一步申述人」全名
Full Name of "Further Representer": 女士 Ms. Evelyn Moore

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
I. Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC (1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	支持 Support	Height limit more suitable to surrounding environment.
II. Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	支持 Support	Necessary as existing neighborhood is congested and cannot support additional redevelopments.

TPB/R/S/H4/17-F 47

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: 200403-194953-47889

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 19:49:53

「進一步申述人」全名
Full Name of "Further Representer": 女士 Ms. Genevieve Moore

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
I. Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	支持 Support	necessary given congested nature of neighborhood.
II. Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	支持 Support	necessary given congested nature of neighborhood.

TPB/R/S/H4/17-F 48

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: 200403-194052-70669

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 19:40:52

「進一步申述人」全名
Full Name of "Further Representer": 先生 Mr. John Moore

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
I. Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	支持 Support	More suitable for surrounding environment.
II. Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	支持 Support	Necessary given the already congested nature of the neighborhood-including the buildings and road network.

TPB/R/S/H4/17-F 49

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: 200403-194349-73403

提交限期
Deadline for submission: 03/04/2020

提交日期及時間
Date and time of submission: 03/04/2020 19:43:49

「進一步申述人」全名
Full Name of "Further Representer": 女士 Ms. Melanie Moore

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

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/H4/17

進一步申述性質及理由
Nature of and Reasons for Further Representation:

相關的建議修訂 **Related Proposed Amendments**	性質 **Nature**	理由 **Reasons**
I. Amendment to Matter Shown on the Plan Item A – Revision to the building height restriction stipulated for the northern portion of "Government, Institution or Community (1)" ("G/IC(1)") zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.	支持 Support	More suitable to surrounding environment.
II. Amendments to the Notes of the Plan (a) Revision to the Remarks of the Notes for the "G/IC" zone by adding a requirement specifying that on land designated "G/IC(1)", any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.	支持 Support	Necessary given the congested nature of surrounding neighborhood-both buildings and road network.

F50-52

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2020年04月03日星期五 3:14
收件者: tpbpd@pland.gov.hk
主旨: NO. S/H4/17 Further Representation
附件: 20200403 Further Representation.pdf

Dear Sir/ Mandom,

Please find the attached further representation regarding the Town Planning Board decision made on 6th December 2019.

Regards,
Central Hospital Concern Group

S6-S8

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

Fax: 2877 0245 or 2522 8426
E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Draft Central District Outline Zoning Plan No.S/H4/17
Further Representation on the Town Planning Board (the Board)
Decisions Made on 6 December 2019

We are the Hong Kong Central Hospital Concern Group (CHCG) - we were born at Hong Kong Central Hospital, gave birth there, spent our years serving the community there - and are worried about its future, refer to the above Draft OZP and Town Planning Board (the Board) decisions made on 6 December 2019, and make a public comment regarding the building height restriction (BHR) of the northern part of the Site from 135mPD to 80mPD, and amending the Notes of the "Government, Institution or Community (1)"("G/IC(1)") zone. The decisions have not considered the hidden historical value of the Hong Kong Central Hospital (HKCH) in the Bishop's Hill site holistically, for the following reasons:

a) The requests are set upon solid ground. The Central and Western District Council has agreed on an impromptu motion on 16 January 2020 to demand conservation of Bishop Hill (i.e. the Hong Kong Sheng Kung Hui Complex includes Hong Kong Central Hospital, or the Complex henceforth), and to request heritage assessment of the Complex and the buildings within it. This echoes the long-standing and growing awareness of the buildings' heritage value and the Complex's position in the local community.

b) any major redevelopment at the site will have an irreversible detrimental impact on the fabric and ambience of the historical site and the historical neighbourhood.

c) The structure and interior of HKCH are all in excellent condition. Adaptive re-use of the building as a district medical clinic should be considered, given its significance to Hong Kong's community and medical history.

d) Adaptive reuse should not be restricted to government owned sites. In this case HKSKH who is a charitable body benefited from a small land premium should also apply adaptive reuse of existing buildings. HKSKH overlooks Hong Kong Central Hospital tangible and intangible values, they are historical interest, architectural merit, social value, rarity and authenticity. It also illustrates the glory of Hong Kong S.K.H. religious education and healthcare contributions in Hong Kong.

(i) Historical Interest –

The building of Hong Kong Central Hospital (HKCH) has not been rated. In 1947, HKCH was designed by China's first-generation formally-trained architect Yuan-Hsi Kuo (過元熙) who was the contemporary of and shared fame with "Father of Modern Chinese Architecture" Sicheng Liang (梁思成). HKCH is one amongst the first six hundred modern architectures constructed in China.

Yuan-Hsi Kuo (過元熙) graduated from Tsinghua Civil Engineering Department in 1930. He obtained the Master of Architecture in MIT and graduated from Philadelphia Academy of Fine Arts. He was also in charge of directing and managing the construction of the Chicago World Expo.

(ii) Architectural Merit –

HKCH is a seven-storey utilitarian building of reinforced concrete frame construction built in the Modernist or International Modern style. This style of architecture is generally accepted as having originated in Germany at the Bauhaus school of art in the 1920s.

The main themes of the building were asymmetry, smooth flat plain undecorated surfaces often painted white, the complete elimination of all mouldings and ornament, flat roofs, large expanses of glass held in steel frames often in the form of curtain walling, and long horizontal streamlined bands of windows. Very free planning was made possible by the adoption of steel-framed or reinforced concrete post-and-slab construction with flat slab floors.

(iii) Group Value, Social Value & Local Interest –

The hospital operates between 1966-2012. HKCH was the only building that focuses on medical services within Bishop Hill Compound - affordable medical services to be more precise. The generations of Central residents and workers turned to Hong Kong Central Hospital for professional medical consultation and treatment. The hospital was a non-profit, general private hospital located in the Central area of Hong Kong Island.

(iv) Rarity & Authenticity –

HKCH has been little altered since it was built, therefore retains its authenticity. It stands out as the only high-rise building (seven-storey) in Hong Kong with post-Bauhaus architectural features. It is a rare, excellent local example of the International Modern Style with definite built heritage value. The three other remaining architectures are Wan Chai Market, Central Market, and Bridges Street Market.

Yours Sincerely,
Hong Kong Central Hospital Concern Group

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	I.D. no.			
2	Name	Lee Po Shan		
	Email Contact	[redacted]	57	TPB/R/S/H4/17-F 51
	I.D. no.			
3	Name	Lee Po Chu		
	Email Contact	[redacted]	58	TPB/R/S/H4/17-F 52
	I.D. no.			

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: 陳學鋒

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 54

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

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此致

城市規劃委員會

姓名: 蔡相順

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

- 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；
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此致

城市規劃委員會

姓名: 劉[illegible]源

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

- 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；
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此致

城市規劃委員會

姓名: [redacted]

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 57

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

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此致

城市規劃委員會

姓名: 徐展基

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

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此致

城市規劃委員會

姓名: 何[illegible]

身份證號碼: [redacted]

聯絡方式:

2020 年 4 月 3 日

敬啟者:

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此致

城市規劃委員會

姓名: 郭[illegible]

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 60

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

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此致

城市規劃委員會

姓名: 張能波

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F61

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

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此致

城市規劃委員會

姓名: 湯博文

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

40

敬啟者:

TPB/R/S/H4/17-F 62

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: 謝海雯

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

敬啟者: TPB/R/S/H4/17-F63

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: 楊琳梅

身份證號碼: [redacted]

聯絡方式:

2020 年 4 月 3 日

TPB/R/S/H4/17-F64

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: 楊偉強

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

敬啟者:

TPB/R/S/H4/17-F 65

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17),本人有以下意見:

— 就近期的新冠疫情,可以看出現時香港的公營醫療系統已接近不勝負荷階段,確實有需要透過分流部份患病者到私家醫院,以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途,足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統,在平常時期,亦可為病人提供多一個私營醫院的選項;

— 根據香港規劃標準與準則規定,每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準,中西區現時仍欠缺約 800 張病床供應;

— 隨著香港人口不斷老化,以上的病床需求只會越見緊張,若未來未能在增加病床數量早下決心,到香港面對老齡化問題時才來解決,已是悔不當初;

— 聖公會重建之醫院位置,正是私家醫生雲集的中區核心地帶,這不僅方便私家醫生照顧有需要病人,亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套,有利香港繼續保持國際金融中心的地位;

此致

城市規劃委員會

姓名: 余佩璋

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 66

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: Estella A

身份證號碼: [redacted]

聯絡方式:

2020 年 4 月 3 日

TPB/R/S/H4/17-F 67

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

- 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；
- 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；
- 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；
- 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。
- 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: Hoi Shan Mak.
身份證號碼: [redacted]
聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 68

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: GURUNG ANITA KUMARI

身份證號碼: [redacted]

聯絡方式:

2020 年 4 月 3 日

47

TPB/R/S/H4/17-F 69

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

— 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；

— 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；

— 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；

— 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。

— 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: Elaine Lee

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日

TPB/R/S/H4/17-F 70

敬啟者:

就中區(港島規劃區第 4 區)分區計劃大綱圖(S/H4/17)，本人有以下意見：

- 就近期的新冠疫情，可以看出現時香港的公營醫療系統已接近不勝負荷階段，確實有需要透過分流部份患病者到私家醫院，以減輕公營醫院的負擔。早前亦有團體建議將前港中醫院重新開放作醫療用途，足以證明上址位置完全合適作為醫院的用途。這不單能在緊急關頭支援公營醫療系統，在平常時期，亦可為病人提供多一個私營醫院的選項；
- 根據香港規劃標準與準則規定，每 1000 人應該擁有不少於 5.5 張醫院病床(包括公共與私家醫院)。按此標準，中西區現時仍欠缺約 800 張病床供應；
- 隨著香港人口不斷老化，以上的病床需求只會越見緊張，若未來未能在增加病床數量早下決心，到香港面對老齡化問題時才來解決，已是悔不當初；
- 聖公會重建之醫院位置，正是私家醫生雲集的中區核心地帶，這不僅方便私家醫生照顧有需要病人，亦對住院病人帶來更有效、更貼身的醫療服務。
- 完善的公私營互補醫療配套，有利香港繼續保持國際金融中心的地位；

此致

城市規劃委員會

姓名: TAM KWAN YIN

身份證號碼: [redacted]

聯絡方式: [redacted]

2020 年 4 月 3 日