

# **TOWN PLANNING BOARD**

**TPB Paper No. 10985**  
**For Consideration by the**  
**Town Planning Board on 18.10.2024**

**APPLICATION TO THE SECRETARY FOR DEVELOPMENT**  
**UNDER SECTIONS 8(7) AND 8(8)(a) OF THE TOWN PLANNING ORDINANCE**  
**FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF**  
**THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22**  
**TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

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**1. Introduction**

The purpose of this paper is to seek Members' agreement to apply to the Secretary for Development (SDEV) for two extensions of time limit for submission of the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22 (the draft OZP) to the Chief Executive in Council (CE in C) for approval under sections 8(7) and 8(8)(a) of the Town Planning Ordinance (the Ordinance).

**2. Background**

2.1 On 22.3.2024, the draft OZP (**Annex I**) was exhibited for public inspection under section 5 of the Ordinance. The major amendment involves rezoning of a site between Pok Fu Lam Road from "Green Belt" (4.12ha), "Residential (Group C)6" (0.51ha) and area shown as 'Road' (0.09ha) to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"), subject to a maximum gross floor area (GFA) of 222,720m<sup>2</sup> (including a maximum domestic GFA of 10,620m<sup>2</sup>) and a maximum building height of 158mPD, to facilitate the development of the Global Innovation Centre by the University of Hong Kong for deep technology research. Opportunity was also taken to make other technical zoning amendments to the plan to reflect the existing alignment of Victoria Road and the as-built condition and the land grant boundary of Wah Fu Estate. The Notes and Explanatory Statement of the OZP have been revised to incorporate the "OU(Global Innovation Centre)" zone. The Schedule of Amendments to the approved Pok Fu Lam OZP No. S/H10/21 is at **Annex II**.

2.2 During the two-month exhibition period of the draft OZP, 3,678 valid representations were received. On 21.8.2024, the Board agreed to consider all representations collectively in one group. Consideration of the representations by the Board under section 6B of the Ordinance is tentatively scheduled to start from early November 2024.

**3. Need for Extension of the Statutory 5-month Time Limit for Submission of Draft OZP to CE in C**

3.1 Under section 8(4)(a) of the Ordinance, the Board is required to submit the draft OZP together with the schedule of the representations to the CE in C for approval within 5 months after the 2-month plan exhibition period, i.e. on or before

22.10.2024, unless SDEV agrees to extend the specified period. The Ordinance provides that SDEV may extend the 5-month period up to three times, for 2 months each time.

- 3.2 Given the voluminous number of representations received and the complexity of the issues raised in relation to location, development intensity, visual, traffic, landscape, environmental, slope safety, public health, etc. on the proposed Global Innovation Centre, more time is required for relevant parties to review the concerned issues. The representations will only be ready for the Board's consideration in early November 2024, and it is envisaged that a few days will be required to complete the hearing process and the deliberation process will only be completed by end November. As such, the afore-mentioned original deadline of 22.10.2024 could not be met in any event. Further, after the Board's consideration of the representations, time is required to prepare the submission to CE in C. It is anticipated that there will be insufficient time to complete the above process should extension of the specified period be sought once for two months only (i.e. on or before 22.12.2024). Hence, it is necessary to seek SDEV's agreement for two extensions of the statutory time limit for a total of four months<sup>1</sup>.

#### **4. Decision Sought**

Members are invited to agree that the SDEV's agreement should be sought to extend the time limit for submission of the draft Pok Fu Lam OZP No. S/H10/22 to the CE in C for approval for a period of four months from 22.10.2024 to 22.2.2025 under sections 8(7) and 8(8)(a) of the Ordinance.

#### **5. Attachments**

<b>Annex I</b>	Draft Pok Fu Lam OZP No. S/H10/22 (Reduced Size)
<b>Annex II</b>	Schedule of Amendments to the Approved Pok Fu Lam OZP No. S/H10/22

**PLANNING DEPARTMENT  
OCTOBER 2024**

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<sup>1</sup> If the Board proposes any amendment(s) to the OZP under section 6B(8) of the Ordinance after considering the representations, a further extension of time limit by 2 months for submission of the OZP to CE in C for approval under section 8(8)(b) may be required.