

TOWN PLANNING BOARD

**TPB Paper No. 10994
For Consideration by the
Town Planning Board on 17.1.2025**

**APPLICATION TO THE SECRETARY FOR DEVELOPMENT
UNDER SECTION 8(8)(b) OF THE TOWN PLANNING ORDINANCE
FOR FURTHER 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 further extension 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 section 8(8)(b) 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 involved the rezoning of a site between Pok Fu Lam Road and Victoria 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 222,720m² (including a maximum domestic GFA of 10,620m²) and a maximum building height of 158mPD, to facilitate the development of the Global Innovation Centre by the University of Hong Kong (HKU) 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 were revised to incorporate the "OU(Global Innovation Centre)" zone.
- 2.2 During the two-month exhibition period of the draft OZP, 3,677 valid representations were received. The original deadline to submit the draft OZP together with the schedule of the representations to the CE in C for approval was 22.10.2024¹. Given the large number of representations received and the complexity of the issues raised regarding the proposed Global Innovation Centre, for which sufficient time was required to complete the hearing process of the representations and the deliberation process, followed by preparing the submission to the CE in C, the Board agreed to apply to the SDEV for two extensions of the statutory time limit for submission of the draft OZP to the CE in C for approval for a total of four months from 23.10.2024 to 22.2.2025 under sections 8(7) and 8(8)(a)

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.

of the Ordinance on 18.10.2024. The SDEV agreed to the extensions on 22.10.2024.

- 2.3 On 29.11.2024, after the hearing meetings held on 1, 3 and 4.11.2024, the Board decided to partially meet some of the representations by amending the zoning of the Site from “OU(Global Innovation Centre)” to “Undetermined” (“U”) in the interim, in order to allow the HKU to review and adjust its proposal in response to the views expressed by the representers, and to consult relevant stakeholders including the local community before submitting its revised proposal for the Government's consideration. On 13.12.2024, the proposed amendments to the draft OZP (**Annex II**) were published for public inspection for three weeks, i.e. until 3.1.2025, under section 6C of the Ordinance, during which any person may make a further representation to the Board. The Schedule of Proposed Amendments to the draft OZP is at **Annex III**.

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

- 3.1 Under section 8(8)(b) of the Ordinance, SDEV may further extend the extended two 2-month periods for another 2 months.
- 3.2 Given the deadline for receiving further representations only ended on 3.1.2025 and more time is required to consult concerned B/Ds on the more than 1,900 further representations submissions received and circulation of departmental responses to the further representers, the further representations will only be ready for the Board's consideration in accordance with section 6F(1) of the Ordinance in early March 2025. Further, after the Board's consideration of the further representations, time is required to prepare the submission to the CE in C. It is anticipated that there will be insufficient time to complete the above processes before the afore-mentioned extended deadline of 22.2.2025. Hence, it is necessary to seek SDEV's agreement for further extension of the statutory time limit for another two months until 22.4.2025.

4. Decision Sought

Members are invited to agree that the SDEV's agreement should be sought to further 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 two months from 23.2.2025 to 22.4.2025 under section 8(8)(b) of the Ordinance.

5. Attachments

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| Annex I | Draft Pok Fu Lam OZP No. S/H10/22 (Reduced Size) |
| Annex II | Amendment Plan No. R/S/H10/22-A1 |
| Annex III | Schedule of Proposed Amendments to the draft Pok Fu Lam OZP No. S/H10/22 |

**PLANNING DEPARTMENT
JANUARY 2025**