



Hong Kong, 23 November 2021

URGENT

Chairman and Members
Town Planning Board

By fax 2877 0245 and email: tpbpd@pland.gov.hk

Mr. Ivan Chung Man Kit, JP
Director of Planning

By fax 2116 0755 and email: imkchung@pland.gov.hk

Section 12A Application No. Y/H10/13: Application for Amendment to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19, to rezone the application site from "Green Belt" to "Government, Institution or Community", Government Land to the East of 3 Sassoon Road, Pok Fu Lam, Hong Kong.

Dear Sirs

This week, it became clear from the Town Planning Board website that the applicant provided further information including responses to departmental and public comments. Surprisingly, the website shows that the information provided is exempted from publication and that the Board will be considering the application later this week.

We are deeply disappointed. It can't be enough that the Planning Department considers that there are no major changes in the assumptions and methodologies, findings and proposed mitigation measures. The Board is being deprived from the benefit of learned comments from the neighbouring stakeholders! Importantly, failure to publish the information deprives the community from an opportunity to learn. We are concerned that this is a case of maladministration and the community will suffer from injustice as a consequence.

We have scanned the new information and will make this available to residents. We urge the Town Planning Board to allow for their comments before decisions are made. Among others, the information confirms that there has been NO detailed evaluation of alternative site options; and that the claim of a 2m-5m reduction in building height is irrelevant given that roof top structures would be permitted up to 10% of the building height!!

Finally, the building design shown is entirely notional. Once the site is studied in detail the design is likely to vary significantly.

Herewith we so submit for your consideration. Our plea is that you will publish the information for the community to give their input before deciding on the application. At a minimum the Board should require a completed master layout plan for their final approval.

Yours sincerely

Paul Zimmerman
Vice-Chairman, Southern District Council
District Councillor, Pok Fu Lam

c.c. Southern District Councillors, Pokfulam Residents' Alliance

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