

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/H10/22- S101

**From:** Nelson Wong [REDACTED]  
**Sent:** 2024-05-14 星期二 16:04:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in strong opposition to Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazette on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

1. The proposed Global Innovation Centre (GIC) will provide about 223,000 sqm in Gross Floor Area. This is an enormous structure and of a scale rarely seen in Hong Kong. To develop such a structure in Pok Fu Lam is simply NOT sensible. While I am totally in support of Hong Kong’s aspiration to develop I&T research, to put GIC in this proposed location, without a cluster of upstream and downstream research labs and centres nearby, it is highly doubtful that GIC will achieve the desired effects.
2. Alternatives abound. The San Tin Technopole will provide fresh land for development with little to no delay due to consultation and planning. Construction will likely be cheaper given the more agreeable typology and can easily be expedited with land formation well underway already. To take a significantly harder and longer path to pursue the project is not helping the cause to fast-track Hong Kong tech development.
3. The scale of the GIC is so vast that it is proposed to span over 500m from Sassoon Road to Baguio Villa. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. This will alienize the local community, especially after finding out that considerable planning and studies have gone into this project without ever being engaged, consulted or informed.

I am not opposing the development of the GIC. I am opposing the development of the GIC of the proposed scale and at the proposed location.

Regards  
Wong Chi Fai Nelson

[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-14 星期二 17:25:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

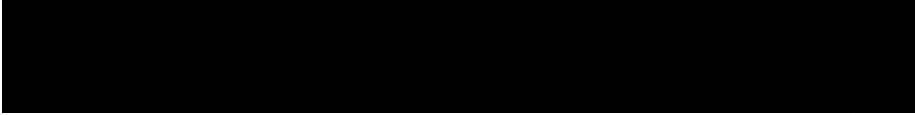
Urgent Return receipt Expand Group Restricted Prevent Copy

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I would like to make further comments below:

I sincerely think GIC can help shaping HK as the future science & research hub, to bring HK back to the stage of leading research

Best regards,  
Lee Yiu Ching



If you want to unsubscribe from these emails, please use this [form](#).

## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240514-161726-62817

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

14/05/2024 16:17:26

「申述人」全名

Full Name of "Representer":

女士 Ms. LIU EVA

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Representation on Pokfulam OZPN	反對 Oppose	<p>HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 220,000sq.m with a PR of 4.72 with proposed uses for deep technical research, laboratories, conference/exhibition/office as well as residential staff quarters. To get a proper sense of scale the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken some two decades to develop, has a GFA of 330,000sq.m.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road with five channelized water courses running through. The massive, difficult, and hugely expensive site formation works that would be required before any buildings can be erected here will also require the removal of some 2000 trees which will seriously degrade the existing landscape and ecological value of this land which is currently acting as a buffer between and within the urban areas.</p> <p>In considering this application due regard should also be taken of the criteria set out by you in TPB PG No.10 which relates to Applications for Development</p>

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nt in GB zones under s.16 and includes (i) a General presumption against development; (ii) Applications for new development such as this should only be considered in exceptional circumstances and justified on strong planning grounds; (iii) Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential and no alternative sites are available; (iv) the question of slope stability given the height differential between the top and the bottom of the proposed site must be a matter of serious concern, and (v) There seems to be a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area, which clearly has not yet happened. By any measure the proposed 220,000 sq.m of development at 4.72 PR must be considered to be excessive particularly when compared with the adjoining Residential Group 3 sites. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is relevant ' In view of the limited road capacity, steep topography, the need to preserve public views/amenity and character of the area as well as the need to control over-development of the area this zoning is subject to site coverage and plot ratio controls of Residential Zone 3' i.e plot ratios ranging from 0.6 up to a maximum of 3. Clearly the scale and size of development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of this locality.

Fortunately all this is completely avoidable as there is suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop for the creation of the Hong Kong- Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of HK immediately adjacent and complimentary to the existing well developed and thriving I&T hub in Shenzhen. The land is already zoned for the right purposes; Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 ha made available with a GFA of 1,143,000sq.m so the HKU facility would be a perfect fit and could serve as the centrepiece for this phase of the Technopole. As importantly HKU will, no doubt, be expecting a premium free grant of this land from the government, in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with tax payers money, should be sited where it will best serve the whole future of HK.

Particularly as HKU does not even own this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Explanatory Statement. TPB should, therefore, seriously reconsider their original decision and, instead, support the idea of directing this project to the more appropriate location of HSITP.

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The total GFA proposed is 220,000sq.m with a PR of 4.72 with proposed uses for deep technical research, laboratories, conference/exhibition/office as well as residential staff quarters. To get a proper sense of scale the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken some two decades to develop, has a GFA of 330,000sq.m.

The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road with five channelized water courses running through. The massive, difficult, and hugely expensive site formation works that would be required before any buildings can be erected here will also require t

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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise. The total GFA proposed is 220,000sq.m with a PR of 4.72 with proposed uses for deep technical research, laboratories, conference/exhibition/office as well as residential staff quarters. To get a proper sense of scale the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken some two decades to develop, has a GFA of 330,000sq.m.

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就圖則作出申述  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240514-171631-44769

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 14/05/2024 17:16:31

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Siu Chun

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
HKU Global Innovation Centre	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged. The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost? Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles goi</p>

		<p>ng in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>
HKU Global Innovation Centre	反對 Oppose	<p>This proposal is on land designated as “Green Belt” zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversibly destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students’ health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>
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**Proposed Amendments to Plan(if any):**

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I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.

就圖則作出申述  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240515-091444-36891

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 15/05/2024 09:14:44

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Li Sheung Wan Sara

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22	反對 Oppose	<p>I strongly oppose the "Amendments to the Outline Zoning Plan (OZP) for the planning area of Pok Fu Lam involved rezoning of a site at Victoria Road to facilitate the development of the proposed Global Innovation Centre (Amendment Item A) and rezoning of strips of land along Victoria Road (Amendment Items B1 and B2)" plan No. S/H10/22.</p> <p>I have been living with my family in Baguio Villa for over 10 years. We have never been informed or consulted regarding this huge plan until we saw the notice posted in our block couple weeks ago. It really surprised us for such a short notice.</p> <p>The proposed rezoning area is full of greenery. It not only provides a natural habitat for many animals, birds, and eagles, it also provides refreshing, clean air, and relaxing environment for nearby residence. The rezoning and removing the greenery will totally destroy the ecological balance and impose a heavy negative effect on environmental, social, residents' physical and psychological health.</p> <p>The building of such a large complex in the proposed area will also create heavy pollution and heavy traffics in Victoria Road. This will affect the daily life of the Baguio residents for many years to come. For those stay home ladies or elderly like me, the noise and air pollution would disturb us tremendously daily for many years. Many of us depend on the already limited public transportation to go in and out of Baguio villa, I cannot imagine how much our lives and health would be disturbed.</p> <p>To conclude, my family and I object strongly the above proposed plan No. S/H10/22. We really appreciate your time and consider and reflect</p>

our opinions to the HKU and Town Planning Board.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240515-145140-85314

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 14:51:40

「申述人」全名

Full Name of "Representer":

先生 Mr. Lam Yuen Chi Frankie

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240515-145926-86307

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 14:59:26

「申述人」全名

Full Name of "Representer":

女士 Ms. Chan Tsz Yin

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A  Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Submission Number:

TPB/R/S/H10/22- S109

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-150203-99565

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 15:02:03

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Lam Hiu Yu Haylie

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述

Representation Relating to Plan

參考編號  
Reference Number: 240515-150526-75930

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 15:05:26

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lam Chun Ming Casper

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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Submission Number:

TPB/R/S/H10/22- S111

就圖則作出申述  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240515-150857-89533

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 15/05/2024 15:08:57

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Lam Hon Keung

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240515-151057-75402

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 15:10:57

「申述人」全名  
Full Name of "Representer": 女士 Ms. Ng Shun Hing

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240515-151542-86136

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 15:15:42

「申述人」全名

Full Name of "Representer":

先生 Mr. Chan Kam Ping

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240515-151818-30684

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 15:18:18

「申述人」全名  
Full Name of "Representer": 女士 Ms. Ng Mei Mui

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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Submission Number:

TPB/R/S/H10/22- S115

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-184725-02488

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 18:47:25

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Martina Shaw

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22	反對 Oppose	Pokfulam is mainly a residential area and this type of large development does not fit in this area. It would change the character of the district completely.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240515-213322-44344

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 21:33:22

「申述人」全名  
Full Name of "Representer": 女士 Ms. Yick Wai Yan

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240515-213522-47556

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 21:35:22

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Wai Kit Gary

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240515-213721-68023

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 21:37:21

「申述人」全名

Full Name of "Representer":

先生 Mr. Cheung King Bun Terence

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A  Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Submission Number:

TPB/R/S/H10/22- S119

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-213905-23619

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 21:39:05

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Ho Fung

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A  Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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Submission Number:

TPB/R/S/H10/22- S120

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-214127-13352

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 21:41:27

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Yuen Ka Man

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Submission Number:

TPB/R/S/H10/22- S121

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-214309-64264

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 21:43:09

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Yam Yik Hang

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
S/H10/22 Item A  Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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Submission Number:  
TPB/R/S/H10/22- S122

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240515-214504-82949

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 15/05/2024 21:45:04

「申述人」全名  
Full Name of "Representer": 先生 Mr. Dao Chi Shing

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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## 就圖則作出申述

## Representation Relating to Plan

參考編號  
**Reference Number:** 240515-214653-19225

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 15/05/2024 21:46:53

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Sylvia Hoosen

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
The application and agreement of HKU Global innovation centre construction	反對 Oppose	The residents near the construction site has not been given enough time to be consulted. From the time we learn about it, to the time we are allow to write to the government, it was 2 weeks
Location in pokfulam green belt next to baguio Villa	反對 Oppose	The landscape of pokfulam will be changed so much with so many trees cut down. This is a green belt - very eco unfriendly . Moreover, the noise and dust pollution over a decade or so of construction will affect the health of residents
Destruction of echo system, traffic congestion with no improvement in traffic infrastructure	反對 Oppose	Makes residents lives very affected with closure of parts of road during construction. Both pokfulam rd and Victoria are very narrow roads and there will definitely be huge traffic jams with many workers during construction and after construction when about 15,000 more people will be added to this area whether they are coming to work or whether they stay at the staff quarters

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

The project itself is not a bad idea but the location chosen is totally unsuitable. The echo system like trees will be destroyed. Traffic congestion caused by an huge increase of people coming to research/working in the area. We went to the presentation by HKU and told that other more suitable areas have not be looked into. We will be using tax payers money to build this project. The topography of the sit next to Baguio will make it a very expensive. The same project can also be built at a much cheaper place like San Tiin where you don't have to cut down trees and built very expensive foundation because of the steep slopes. Failure to assess storage of biohazard materials. Noise/dust pollution for a long long time near an area where it is mainly residential.

Submission Number:

TPB/R/S/H10/22- S124

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-214944-46931

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

15/05/2024 21:49:44

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Chang Sze Wing

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A  Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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Submission Number:

TPB/R/S/H10/22- S125

就圖則作出申述

**Representation Relating to Plan**

參考編號  
**Reference Number:** 240515-215153-40209

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 15/05/2024 21:51:53

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Dao Cheuk Yu Elise

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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## 就圖則作出申述

## Representation Relating to Plan

參考編號  
**Reference Number:** 240516-093636-43221

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 16/05/2024 09:36:36

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Pawanya Trakulmechokchai

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Incompatible Scale and Disproportionate Development	反對 Oppose	The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.
Neglecting Sustainable Alternatives	反對 Oppose	The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.
Financial Responsibility and Efficient Resource	反對 Oppose	Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth

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with and development of Hong Kong's innovation and technology sector.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-121317-09871

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 12:13:17

「申述人」全名

Full Name of "Representer":

先生 Mr. Danny Che Ting LI

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Urban Impact to residence	反對 Oppose	With the building of such a large complex on that section of Victoria Road with 2 vehicle accessible entry and exits, it will significantly increase vehicular traffic in the area. This influx will lead to congestion on local roads and intersections, making it harder for residents to navigate their own neighbourhood. Moreover, increased traffic will pose safety hazards for pedestrians and cyclists, especially when Victoria Road itself is already a small road. The plan makes no provisions for such traffic increase and assumes that traffic can be absorbed. As an example, the section where the construction of Wah Fu is right now, a smaller section of Victoria Road has already caused a huge impact on all residence who make use of that road.
Environmental Impact	反對 Oppose	The demolition of such a large area of woodland is a huge devastation to our environment. This will be a dramatic change to the whole area of Pok Fu Lam, with impacts to the landscape, air quality, increased industrial waste and potentially, a decimation of entire populations of various species of animals. If approved in its current form, the construction activities associated with building the complex will generate noise pollution, disrupting the peace and quiet of the neighbourhood. Add

		<p>itionally, the ongoing operation of the complex, such as delivery trucks, waste management, or HVAC systems, will contribute to continuous noise and air pollution. This can have adverse effects on residents' physical and mental well-being, particularly if they're exposed to these pollutants over the long term.</p>
Strain on Resources	反對 Oppose	<p>A sudden increase in population density (projected to be upwards of 15,000) where the entire constituency of Pok Fu Lam is only 20,000, as facilitated by the complex, will create huge strains on local resources and infrastructure. Schools may become overcrowded, leading to larger class sizes and decreased quality of education. Healthcare facilities might experience higher demand, resulting in longer wait times for medical services. Additionally, public safety services such as police and fire departments may find themselves stretched thin as they try to cope with the needs of a larger influx of people.</p>

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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**From:** Tony Sealy [REDACTED]  
**Sent:** 2024-05-14 星期二 19:38:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Proposed Development on Victoria Road

I **strongly** object to the Pok Fu Lam Outline Zoning Plan No. S/H10/22.

The location chosen for the GIC is simply not right.

- A large green belt area will be destroyed
- The slope is unsuitable for construction
- Lack of transport in the area - disregard of the 1972 Pokfulam Moratorium
- Lack of transparency from HKU and the planning department
- Lack of communication/consultation
- Lack of thought for residents
- This proposal is for the convenience of HKU. Other sites would be better and prove cheaper to construct, i.e. Hong Kong Shenzhen Innovation Tech Park

Mr. Anthony John Sealy  
[REDACTED]

**From:** Rahul Jain [REDACTED]  
**Sent:** 2024-05-14 星期二 22:02:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Strong Objection to the Proposed Global Innovation Center by Hong Kong University

Dear Members of the Town Planning Board,

I am writing to express my strong objection to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. As a concerned citizen, I believe that this plan is highly inappropriate and should be reconsidered due to the following reasons:

1. **Violation of Green Belt Zoning:** The proposed site for HKU's Global Innovation Center consists of 4.72 hectares, of which 4.12 hectares (87%) are currently zoned as Green Belt (GB), designated as government land. The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which acts as a crucial buffer between and within urban areas. Rezoning this green zone for construction purposes would lead to the removal of approximately 2,000 trees, significantly degrading the existing landscape and ecological value of the land.

2. **Scale and Disproportionate Development:** The proposed development has a total gross floor area (GFA) of 220,000 square meters with a plot ratio (PR) of 4.72. This scale of development is excessive, particularly when compared to the adjoining Residential Group 3 sites. The OZP's Explanatory Statement explicitly emphasizes the need to control over-development in the area, imposing plot ratio controls ranging from 0.6 to a maximum of 3 for the Residential Zone 3. The proposed project would fundamentally alter the existing character of the locality and is not in line with the OZP's guidelines.

3. **Lack of Exceptional Circumstances and Alternatives:** According to TPB PG No.10, applications for new development in GB zones, such as the HKU Global Innovation Center, should only be considered in exceptional circumstances and justified on strong planning grounds. Furthermore, applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. The chosen site for the Innovation Center appears to be primarily for the convenience of HKU's main campus, rather than meeting these exceptional circumstances criteria. However, an alternative site, the Lok Ma Chau Loop, is currently being formed by the government for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is already zoned for research and development, education, and cultural and creative industries. This alternative location would be a perfect fit for HKU's facility and could serve as the centerpiece for this phase of the Technopole.

4. **Disregard for Pok Fu Lam Moratorium and Traffic Concerns:** The proposed development also disregards the Pok Fu Lam Moratorium, which has been in place since 1972 due to traffic concerns. The moratorium aims to prohibit excessive development until there is an overall improvement in the transport network in the area, which has not yet been achieved. The proposed 220,000 square meters of development, with a PR of 4.72, can be considered excessive given the current transport limitations and the need to preserve public views, amenity, and the character of the area.

Considering the above reasons, I urge the Town Planning Board (TPB) to reevaluate the original decision and reject the rezoning proposal for the HKU Global Innovation Center. Instead, I strongly

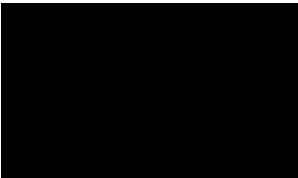
recommend directing this project to the more suitable location of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) in the Lok Ma Chau Loop. This alternative site, already designated for research and development purposes, would provide a better fit for HKU's facility and align with the future development plans for Hong Kong's innovation and technology sector.

As a concerned citizen, I believe it is crucial for the TPB to prioritize sustainable development, environmental preservation, and the best interests of the entire Hong Kong community. I trust that you will give serious consideration to the valid concerns raised in this representation and make a decision that ensures a prosperous and environmentally responsible future for our city.

Thank you for your attention to this matter.

Yours sincerely,

Rahul Jain



Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Microsoft Power Apps and Power Automate  
[Redacted]  
**Sent:** 2024-05-14 星期二 21:40:44  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

To build Hong Kong as a global innovation centre, we need state-of-the-art research facilities to attract both the local and non-local talents, researchers, inventors, and entrepreneurs with good innovation eco-systems as well as suitable accommodation conditions.

Best regards,  
Kehao Zeng



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HKID

Email :



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**From:** Pawanya Trakulmechokchai [REDACTED]  
**Sent:** 2024-05-14 星期二 22:10:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Opposition to GIC location in Pokfulam

Dear Town Planning Board,

I am writing to express my strong opposition to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. My wife and I share deep concerns regarding this plan, and we believe it should be reassessed due to the following reasons:

1. **Environmental Impact and Loss of Green Space:** The chosen site for HKU's Global Innovation Center consists of 4.72 hectares, with a significant portion (4.12 hectares or 87%) currently designated as Green Belt (GB) land. The existing GB zoning appropriately acknowledges the natural and vegetated nature of the steep sloping site, which is home to approximately 2,000 trees. Rezoning this area for development purposes would result in the removal of these trees, leading to a severe loss of greenery, ecological value, and biodiversity. Such an act would further exacerbate the ongoing environmental challenges faced by our city.

2. **Incompatible Scale and Disproportionate Development:** The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.

3. **Ignoring Community and Public Interest:** As concerned members of the community, we firmly believe that any development project should prioritize the public interest and community well-being. The proposed Global Innovation Center seems to primarily serve the convenience of HKU's main campus, rather than considering the broader needs of the residents and the surrounding neighborhoods. It is crucial for the Town Planning Board (TPB) to carefully assess the project's impact on the local community, including traffic congestion, noise pollution, and the overall livability of the area.

4. **Neglecting Sustainable Alternatives:** The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.

5. **Financial Responsibility and Efficient Resource Allocation:** Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth and development of Hong

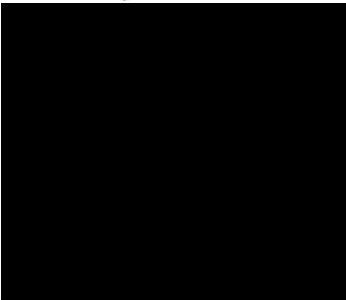
Kong's innovation and technology sector.

In summary, I strongly urge the TPB to reconsider the proposed rezoning and reject the construction of the HKU Global Innovation Center in Pokfulam. I firmly believe that preserving the natural environment, safeguarding green spaces, and promoting sustainable development should be key priorities for our city. Redirecting the project to the Lok Ma Chau Loop at the HSITP would not only address these concerns but also align with the long-term goals of creating a thriving innovation and technology ecosystem in Hong Kong.

Thank you for your attention to this matter. I trust that you will carefully evaluate the valid points raised in this representation and make a decision that best serves the interests of the community and the future of our city.

Yours sincerely,

Pawanya Trakulmechokchai



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Submission Number:  
TPB/R/S/H10/22- S132

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:50:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

It is good for HK

Best regards,  
Kong Cho Ho

[REDACTED]

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Submission Number:  
TPB/R/S/H10/22- S133

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:48:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:  
It is good for HK

Best regards,  
Kong Kai Chung

[REDACTED]

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**Submission Number:**  
TPB/R/S/H10/22- S134

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:49:59  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:  
It is good for HK

Best regards,  
Kong Yin Hei Johanna

[REDACTED]

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Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/H10/22- S135

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:53:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

It is good for HK

Best regards,  
Chao I Ha

[REDACTED]

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:55:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

It is good for HK

Best regards,  
Lee Shuk Fun

[REDACTED]

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**Submission Number:**  
TPB/R/S/H10/22- S137

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 10:55:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

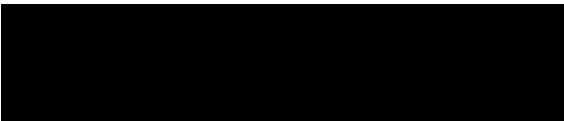
*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:  
It is good for HK

Best regards,  
Kong Man Iau



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 11:01:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

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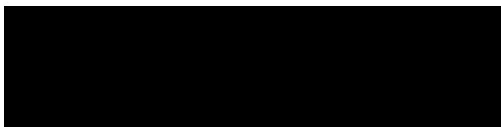
---

I would like to make further comments below:

Promote innovative design in HK

Best regards,

Woo Wing Tat Alfred



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**From:** Microsoft Power Apps and Power Automate  
[Redacted]  
**Sent:** 2024-05-15 星期三 11:06:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

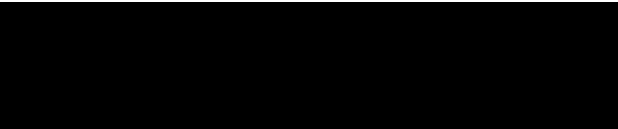
*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

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I would like to make further comments below:  
For the goodness of Hong Kong, tourism is no hope and need other aspects of development.

Best regards,  
Fan Chun Dun  
Mr.



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 11:08:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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I would like to make further comments below:

Innovation development is something that can help Hong Kong to trigger another source of economic growth. Of course support!

Best regards,  
Wong Choi Lai  
Ms.

[REDACTED]

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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-15 星期三 11:09:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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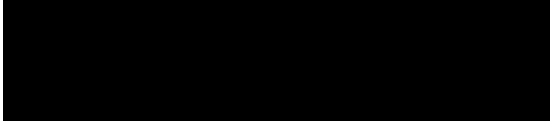
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I would like to make further comments below:

In order to keep Hong Kong as a world recognized metropolitan in the area of high level education, science and technology It shld also creates the synergy w/ forthcoming developments within Northern Metropolis & Greater Bay Area

Best regards,  
Shum Ka Ho Eugene



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[REDACTED]  
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**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:

It'll definitely be one of the landmarks in Hong Kong for research



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Best regards,  
Wong Wing Suet



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**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:

Innovation development in HK is helping the city's economy growth.

Best regards,  
Fan Yung

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**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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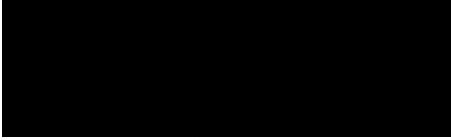
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I would like to make further comments below:

It's not only an infrastructure for HKU, but also an important centre for Hong Kong in respect of innovation and technology design and application. It can attract worldwide professionals in different fields to join together in the same centre for research and application.

Best regards,  
CHEUNG CHI HANG



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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-15 星期三 13:55:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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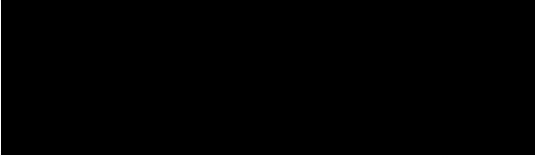
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I would like to make further comments below:

Good to link up the top most research discipline for HKU

Best regards,  
Cheng Chi Shing  
Ir



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 14:13:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:

enhance innovation and technology competitiveness is essential to HK further developing.

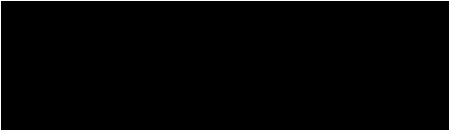
Best regards,



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Tong Wing Yau  
Ir



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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-15 星期三 14:27:43  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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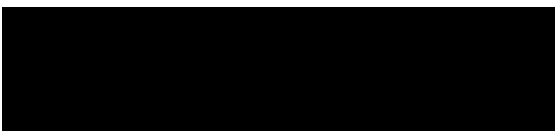
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I would like to make further comments below:

GIC can grow the talent pool of Hong Kong

Best regards,  
Chow Chi Ming Alex



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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-15 星期三 15:32:23  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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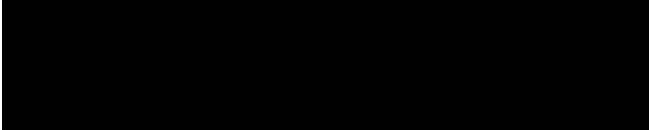
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I would like to make further comments below:  
Support

Best regards,  
Li Ching Norman  
Quantity Surveying



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**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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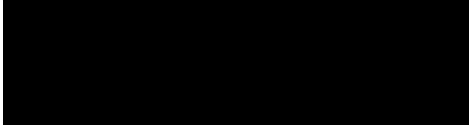
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I would like to make further comments below:

Market trend to enhance the competitive in other country. To provide the flexibility and collaboration to other researchers in the world. And good platform for knowledge management

Best regards,  
Siu chi ho



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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-15 星期三 17:15:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]



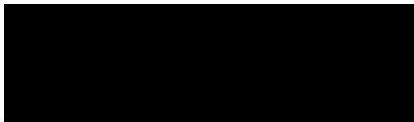
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I would like to make further comments below:

Providing technology research facilities in Hong Kong University

Best regards,  
Claudia Lee Si Wing  
Technical Manager



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 22:10:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

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I would like to make further comments below:

The HKSAR government has determined to develop Hong Kong into an International Innovation and Technology Centre, which was also mentioned in the 14th Five-Year Plan, showing that the Central People's Government strongly supports Hong Kong in taking this role. Hong Kong currently lacks a large-scale Research and Development facility which facilitates cooperation between large number of professionals and experts from different fields of study. Building the GIC will provide this kind of precious facility for Hong Kong and boost the STEM atmosphere in Hong Kong, encouraging more students to study science and do research. As a science student, I will join the R&D industry in the future, and the GIC will be a nice facility for scientific research to take place.

Best regards,  
Chan Ho Yan



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Submission Number:  
TPB/R/S/H10/22- S152

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-15 星期三 23:22:53  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

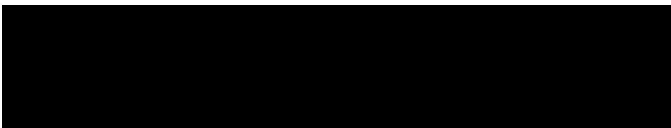
*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:  
To provide full spectrum technology ecosystem

Best regards,  
Woo Tsuen Hoi



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**From:** SK [REDACTED]  
**Sent:** 2024-05-16 星期四 09:36:54  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 - OPPOSE of item A

Dear Sir or Madam,

I am writing in OPPOSE of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).

My reasons are as follows:

1. Preservation of a Nice Neighborhood: Pokfulam is known for its pleasant ambiance and serves as a major (and only) cycling and exercising path for residents of Baguio, Bel-Air, and other nearby areas. The proposed GIC development would disrupt this serene environment, leading to noise pollution, increased traffic, and a loss of the neighborhood's unique character.
2. Redundancy of the GIC: We strongly believe that the proposed GIC in Pokfulam is redundant due to the presence of Cyberport, which already serves as a thriving center for innovation and technological advancements. It is worth noting that Cyberport is currently undergoing an expansion, with a significant portion of land being allocated for Other Specified Uses, further solidifying its capacity to meet the needs of the innovation ecosystem.
3. Traffic Congestion: The construction of the GIC would cause extreme disturbance to the already congested traffic in the area. Victoria Road, a major thoroughfare for residents traveling to and from Baguio and Belair to the central area, will be further burdened. Considering the recent redevelopment of the Wa Fu Estate, the addition of the GIC will undoubtedly exacerbate traffic congestion in the coming decade.
4. Misalignment with Government Development Plans: The development of the GIC in Pokfulam does not seem to be in line with government's aim to develop the "Northern Metropolis" at the Xin Tian as Pokfulam is far removed from these designated areas, contradicts the government's own development plans and lacks strategic coherence.
5. Lack of Environmental Impact Assessment: The proposed GIC development would encroach upon a significant section of land that currently boasts abundant vegetation and serves as a vital green belt area. We are deeply concerned about the potential loss of this green space and the adverse impact on the local ecosystem. It is imperative that a comprehensive environmental impact assessment be conducted before any decisions are made.

Best regards,  
Shih Shan Kuang  
[REDACTED]

**From:** YATMING LAI [REDACTED]  
**Sent:** 2024-05-16 星期四 09:39:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to approval of building the GIC adjacent to residential estate

Dear TPB,

The introduction made by HKU had not provided substantial info to answer our doubts.

No viable solution to Traffic Impact Assessment.

No explanation regarding storage of dangerous goods near residential buildings.

The size of development calls for removal of 2,000 plus trees which raise question is it really necessary.

Has HKU consider other locations rather than ruining the Pokfulam green belt?

We hope there's a proper consultation before the project is allowed to go ahead.

LAI YAT MING  
[REDACTED]

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 12:18:42  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.\" ,\"As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.\""]

I would like to make further comments below:

The rezoning of the site to "Other Specified Uses" annotated as "Global Innovation Centre" to facilitate the establishment of this transformative research facility. The GIC will not only benefit the academic community but also have a positive impact on the local community and contribute to Hong Kong's position as a global leader in innovation.

Best regards,  
Ho Ho Ming

[REDACTED]

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[REDACTED]  
**Sent:** 2024-05-16 星期四 13:02:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:

Innovation is crucial for the progress and growth of individuals, businesses and society in the world. New creative , concept, technology and techniques should be encouraged and develop sustainably in

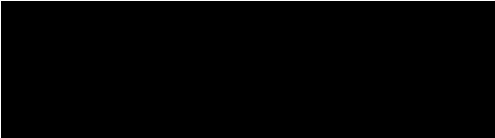


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future to maintain the competitive in the market. Otherwise, Hong Kong will tend toward an inferior state or weaker condition.

Best regards,  
ip tsz chun



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 13:02:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The proposed development will be compatible with the surrounding environment with a terraced design blending with landscape, while also creating a favourable environment for the next generation, attracting talents, and providing new impetus to economic activities in the southern district.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs,

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thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:

The establishment of GIC will further enhance the future development of science and technology in Hong Kong.

Best regards,  
SIU MING FAI PARCO  
Prof



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Submission Number:

TPB/R/S/H10/22- S158

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 13:06:42  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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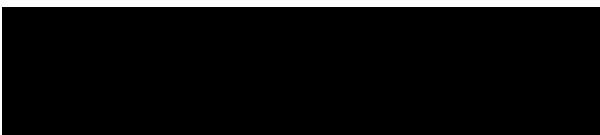
My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups."]

I would like to make further comments below:

I believe that the proposed GIC will provide an excellent environment for cutting-edge research, which is beneficial to the development of HKU, Hong Kong and China.

Best regards,  
Wong Ka Ho Danny  
Technical Manager



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Submission Number:  
TPB/R/S/H10/22- S159

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 13:22:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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My reasons are as follows:

["The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and

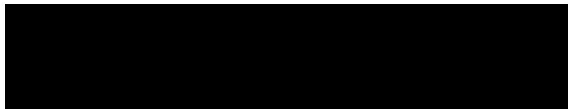
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aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:  
For the better of Hong Kong development in future

Best regards,  
Lo Chi Kei



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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-16 星期四 13:24:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

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*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

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researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:

N/A

Best regards,  
Mahasriariyawong Ka Yeung



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 13:26:06  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and

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aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:

Science Park has been a success. This GIC will be another bigger success.

Best regards,  
Linwei TIAN  
Associate Professor



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Submission Number:  
TPB/R/S/H10/22- S162

**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-16 星期四 14:27:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

In addition, here is my full name and HKID (first 4 characters) for you to use for submission.

Thank you,  
[REDACTED]

On May 11, 2024, at 10:15, Allan Yee [REDACTED] wrote:

Dear TPD,

I refer to the project in subject of this email. As residents of [REDACTED] [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

I had preciously written to you on March 3, 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this. However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should be interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

Thank you,

Residents of Royalton

Begin forwarded message:

**From:** Designing Hong Kong [REDACTED]  
**Date:** May 7, 2024 at 17:19:50 GMT+8  
**To:** [REDACTED]  
**Subject:** Victoria Road - Town Planning Board will consider large development  
**Reply-To:** Designing Hong Kong [REDACTED]

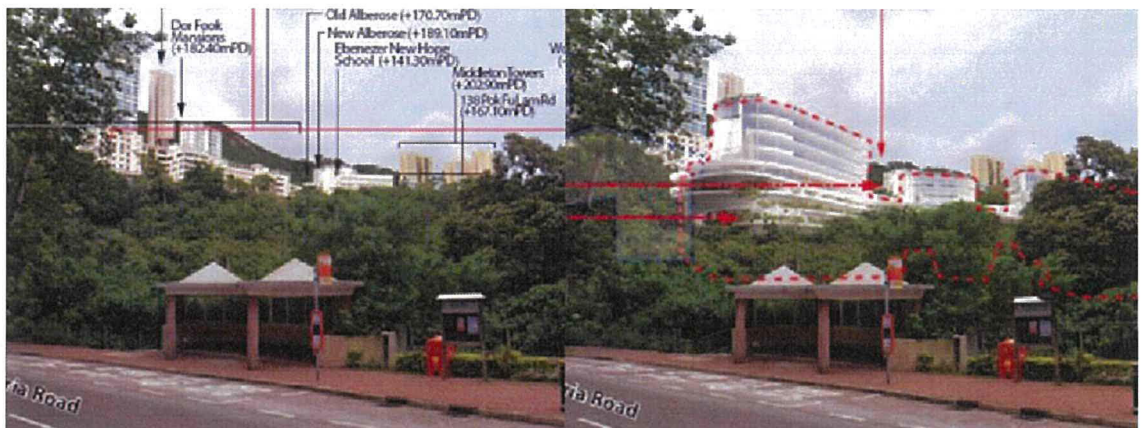
07/05/24

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## Victoria Road - Town Planning Board to consider large development

(僅提供英文版本)

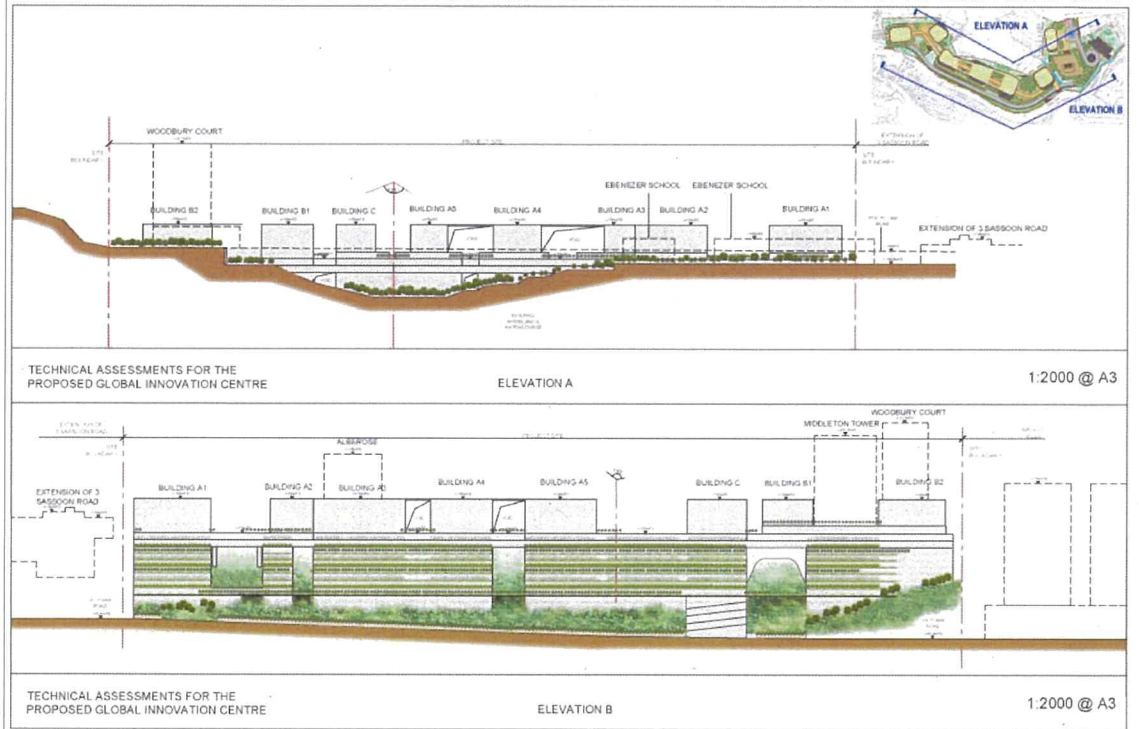


Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

In addition to the large laboratory (1) the University of Hong Kong is proposing to develop a global innovation centre (2) (see below). It is proposed to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to “Other Specified Uses” for a “Global Innovation Centre”. The community can comment on the plans until 22 May 2024 (Wed). Submit your representation to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or via the [online platform](#) on or before 22 May 2024 (Wed).

**More information below the pictures.**





Over 500 meter-long development – from future laboratory to behind Baguio Villa.



Location of the rare or protected species and 26 mature/large sized trees

### Planned HKU's Global Innovation Centre

The site is a vegetated slope with a level difference of about 80m. The total area covered is 4.72ha. About 90% is currently zoned as "Green Belt". The maximum height of the development will be 158mPD and is expected to be completed in 2028. It will provide

222,720m<sup>2</sup> of gross floor area. The proposed development includes seven 6-storey and one 9-storey towers on top of a structural podium.

Below the podium are car parks and roads including a vehicular entrance along Victoria Road. Road works are planned for the junction of Pok Fu Lam Road/Sassoon Road/Access to QMH and the junction of Victoria Road/Sandy Bay Road to accommodate the increase of traffic.

Some 2,000 trees will be felled including 22 large mature trees. A total of 854 new trees will be planted within and along the development.

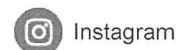
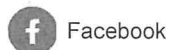
### **Representations**

Submit your representation to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or via the [online platform](#) on you before 22 May 2024 (Wed). To submit your representation, you have to provide your full name shown on HKID Card/Passport, and the first four alphanumeric characters of HKID Card/Passport number.

**Draft Plan:** [Link](#)

**Draft Notes and Explanatory Statement:** [Link](#)

**Meeting papers and detailed information of the development:** [Link](#)



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**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-16 星期四 14:51:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

Here is my updated submission.

I am writing to express our concerns regarding the ongoing project referenced in this email. As residents of [REDACTED], situated directly across from site 1 and adjacent to site 2, we are deeply concerned about the negative environmental impacts caused by the height and size of the proposed buildings. These structures have a detrimental effect on various aspects such as sunlight, views, and air circulation in our vicinity. Of particular concern is the construction of large biohazard facilities near our residential area, which poses potential risks to our well-being, especially in terms of long-term exposure to biohazard chemicals or the occurrence of accidents involving the leakage of biohazard materials.

I previously corresponded with you on March 3, 2023, regarding the height limit of site 1. At that time, I shared that HKU had agreed to restrict the height of Block A in site 1 to 161mPD, as conveyed in HKU's presentation to residents on February 10, 2023. I also provided you with a copy of the presentation, which confirmed this information. However, there was no mention of HKU's plans to acquire the adjacent site 2 during our previous communication. It is possible that the decision had not been finalized at that time.

Nevertheless, considering the proposed amendments to the Approved Pok Fu Lam OZP (S/H10/22), the circumstances have changed. As HKU will now have a larger development area comprising two interconnected sites, the construction and development of buildings in both site 1 and site 2 should be considered together. It is crucial to strike a balance between HKU's estimated needs in the area and the impact and risks posed to the existing residents. Therefore, we strongly urge HKU to lower the height of the structures on site 1, as they have the greatest impact on Royalton. Specifically, we request that the height limit of Block A in site 1 be reduced to match that of Block B, which is 148mPD. Such an adjustment would significantly mitigate the adverse effects of Block A on our community, and we sincerely appreciate your assistance in conveying this request to HKU.

Thank you for your attention to this matter.

Yours sincerely,

Yee Fu Keung Allan  
[REDACTED]

> On May 16, 2024, at 14:27, Allan Yee <[REDACTED]> wrote:

>

> I refer to the project in subject of this email. As residents of [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

>

> I had previously written to you on March 3, 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this. However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

>

> However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should be interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

>

> Thank you,

>

> Residents of Royalton

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**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-11 星期六 10:14:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

I refer to the project in subject of this email. As residents of [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

I had preciously written to you on March 3, 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this. However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should he interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

Thank you,

Residents of Royalton

Begin forwarded message:

**From:** Designing Hong Kong [REDACTED]  
**Date:** May 7, 2024 at 17:19:50 GMT+8  
**To:** [REDACTED]  
**Subject:** Victoria Road - Town Planning Board will consider large development  
**Reply-To:** Designing Hong Kong [REDACTED]

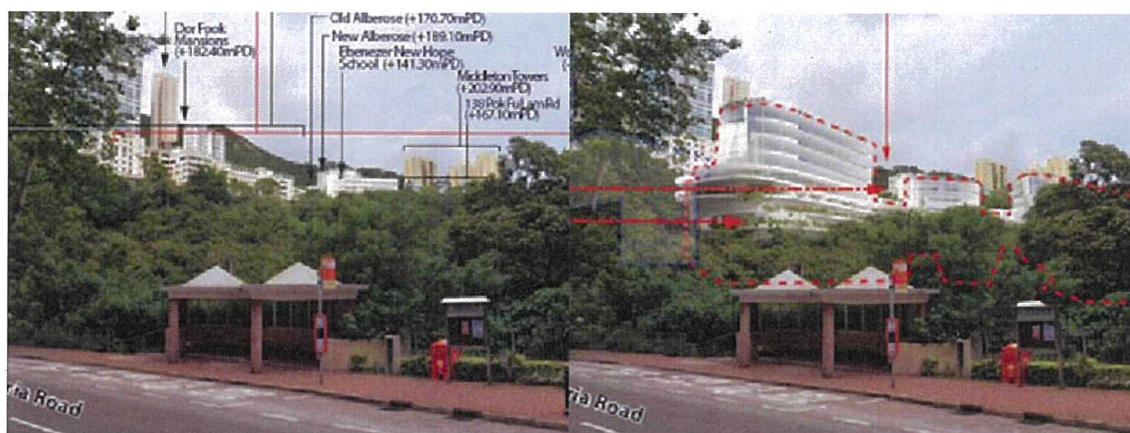
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## Victoria Road - Town Planning Board to consider large development

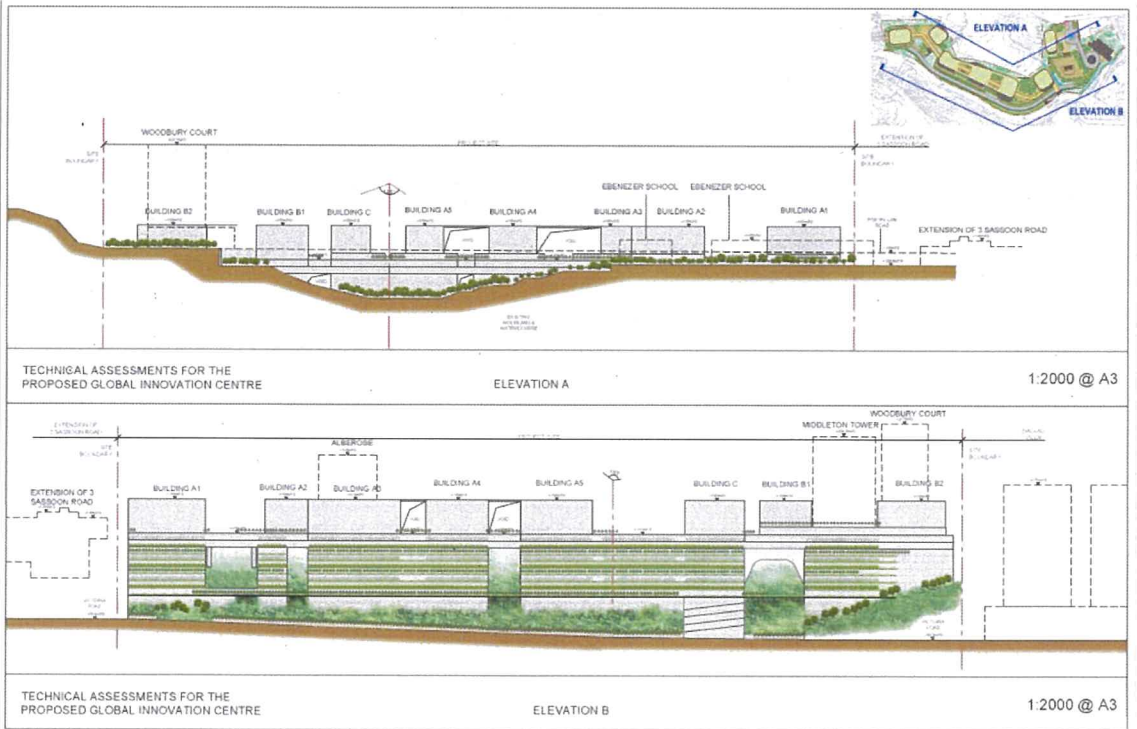
(僅提供英文版本)



**Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.**

In addition to the large laboratory (1) the University of Hong Kong is proposing to develop a global innovation centre (2) (see below). It is proposed to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to “Other Specified Uses” for a “Global Innovation Centre”. The community can comment on the plans until 22 May 2024 (Wed). Submit your representation to [tbbpd@pland.gov.hk](mailto:tbbpd@pland.gov.hk) or via the [online platform](#) on or before 22 May 2024 (Wed).

**More information below the pictures.**





Over 500 meter-long development – from future laboratory to behind Baguio Villa.





Location of the rare or protected species and 26 mature/large sized trees

### **Planned HKU's Global Innovation Centre**

The site is a vegetated slope with a level difference of about 80m. The total area covered is 4.72ha. About 90% is currently zoned as "Green Belt". The maximum height of the development will be 158mPD and is expected to be completed in 2028. It will provide 222,720m<sup>2</sup> of gross floor area. The proposed development includes seven 6-storey and one 9-storey towers on top of a structural podium.

Below the podium are car parks and roads including a vehicular entrance along Victoria Road. Road works are planned for the junction of Pok Fu Lam Road/Sassoon Road/Access to QMH and the junction of Victoria Road/Sandy Bay Road to accommodate the increase of traffic.

Some 2,000 trees will be felled including 22 large mature trees. A total of 854 new trees will be planted within and along the development.

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Draft Plan: [Link](#)

Draft Notes and Explanatory Statement: [Link](#)

Meeting papers and detailed information of the development: [Link](#)



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 13:40:42  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

I believe the Global Innovation Centre would be a transformative initiative that would drive technological progress, promote interdisciplinary cooperation, strengthen international collaboration, and inspire the next generation of innovators. Its potential to positively impact the world makes it a worthy endeavor to support.

Best regards,  
Ho Ho Ming

[REDACTED]

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[REDACTED]  
**Sent:** 2024-05-16 星期四 14:00:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC

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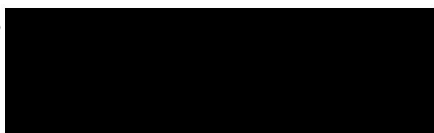
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aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

Transdisciplinary research between quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology will be the future trend in scientific research and this will propel the translational search for basic scientific findings. This will enhance the innovation and technology competitiveness of the University as well as Hong Kong as a whole.

Best regards,  
Tsui Yu Man  
Dr



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:02:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:

The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology etc. It is vital to researchers for development. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong. Innovation is key development to HK in upcoming future.

Best regards,  
Chan Sau Wai

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Submission Number:  
TPB/R/S/H10/22- S166

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:02:58  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:  
Enhance the innovation in Hong Kong

Best regards,  
Wang Xiaorui

[REDACTED]

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:15:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

The development of GIC will help to boost technology and innovation research, which will ultimately benefit the community.

Best regards,  
Leung Po Man

[REDACTED]

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Submission Number:  
TPB/R/S/H10/22- S168

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:20:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

The strategic locations of Pokfulam, Sassoon Road Campus, Queen Mary Hospital, and Cyberport can create synergy for the "Outline Development for the Guangdong-Hong Kong-Macao Greater Bay Area." These locations offer opportunities for collaboration, innovation, and knowledge exchange within the context of the Greater Bay Area development.

Best regards,  
Ronald Chan

[REDACTED]

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From: [REDACTED]  
Sent: 2024-05-12 星期日 14:42:53  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: [REDACTED]  
Subject: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)

親愛的城規會委員，

有關 修改港島規劃區第 10 區 薄扶林分區計劃大綱草圖編號 S/H10/22，香港大學所建議的創新中心將伸延至極度迫近民居(例如上碧瑤灣)，並且牽涉會將大量的樹木砍伐，令薄扶林的生態及綠化區域大量減少。

對於香港大學在這一帶所起的大型建築物，往往令行人道路極之狹窄，已經為道路安全帶來潛在危險，亦令附近居民非常反感，影響民生及市民的幸福感。

盼望 各委員在研究是否批核創新中心所佔的地方的時候，請照顧到以下幾項：

1. 創新中心是否 需要在這綠化的地段建築、是否需要那麼大面積的地段，並且砍伐大量樹木來建成
2. 創新中心是否一定要那麼靠近民居。而且建議 的計劃竟然沒有預留足夠的、並且與現時綠化空間的高度一樣的緩衝區域
3. 香港大學 在這 一帶新建的建築物的公共空間特別是行人道路非常狹小，交通安全(包括行人和行車的道路) 的設計惡劣，帶來很多潛在的危險，必須要盡快糾正。並且更加不應該在將來新建的建築物重蹈覆轍。

此致敬禮

沈女士

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:27:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic

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research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

Working with researchers on a daily basis, it is apparent that we have great people doing impactful work, but without adequate space. It would be hard for Hong Kong to grow as a knowledge-based city without the proper infrastructure for translational research. This is why I support the GIC.

Best regards,  
Tang Hoi Yee Cindy



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-16 星期四 14:33:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

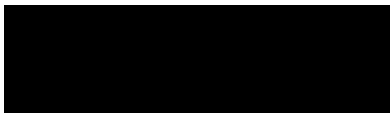
I would like to make further comments below:

The Global Innovation Centre would foster global collaboration, accelerate technological advancement, and address global challenges. It would stimulate economic growth, create job opportunities, and promote knowledge transfer and capacity building. By bringing together experts from various fields, it would drive innovation, particularly in areas like atomic science, health sciences, AI and big data, quantum science, sustainable energy, and FinTech. The Centre's establishment would create a vibrant ecosystem of innovation, benefiting people in Hong Kong and beyond and making a significant positive impact on a global scale.

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Best regards,  
YU Nga Wing



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**From:** [REDACTED]  
**Sent:** 2024-05-16 星期四 15:43:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 有關修改港島規劃區第 10 區 薄扶林分區計劃大綱草圖編號 S/H10/22

親愛的城規會委員，

有關修改港島規劃區第 10 區薄扶林分區計劃大綱草圖編號 S/H10/22，本人表示極力反對香港大學建議的創新中心的範圍、面積及高度。

建議的創新中心將伸延至極度迫近民居(包括上碧瑤灣)，並且牽涉會將大量的樹木砍伐，令薄扶林的生態及綠化區域大量減少。

對於香港大學在這一帶所起的大型建築物，往往令行人道路極之狹窄，已經為道路安全增加極高的潛在危險，亦令附近居民非常反感，影響民生及市民的幸福感。

盼望各委員在研究是否批核創新中心所佔的空間的時候，請照顧到以下幾項：

- 1. 創新中心是否只能夠在這綠化的地段建築、是否需要那麼大面積的綠化地段，並且砍伐大量樹木來建成。**在 2024 年 5 月 13 日香港大學舉行的簡介會(下稱簡介會)中，香港大學的負責人重複地說現在天然野生的樹木不及他們將來會新種植的樹木。這說法及邏輯實在是詆毀了大自然野生樹木汰弱留強的生態，若是砍伐大自然的樹木而重新種植的是一定會更加好的話，是不是要將所有大自然的樹木都砍伐，並以人工種植的樹木來代替呢？
- 2. 創新中心是否一定要那麼靠近民居。**而且建議的計劃竟然沒有預留足夠的、並且與現時綠化空間一樣高度的緩衝區域，可說是極之擾民。香港大學的負責人口口聲聲說他們的設計是那麼綠化那麼與大自然融合，事實只是說謊來包裝極差劣的設計。
- 3. 創新中心及修改用地規劃的建議完全缺乏諮詢附近居民的工作。**碧瑤灣的業主立案法團只是在四月下旬才被通知有關香港大學建議創新中心的簡介。對於這個創新中心迫近上碧瑤灣及一帶居民的建議是在五月初由另外一個關心薄扶林綠化區域的團體通知居民。在香港大學舉行的簡介會中，香港大學的負責人亦沒有披露建議的創建中心的範圍與民居的距離如何迫近。更令人失去信任的是負責人表明建築物是跟斜坡的高度而建築，而且跟現時薄扶林道的高度相若。但是因為與會者從另一渠道已經知道所建議的中心事實上是在斜坡上加建不少層數、並且會在薄扶林道之上再加上不少層數，所以在與會者重複提問之後，香港大學的負責人才勉強地承認所建議的中心高度會比現時的斜坡和薄扶林要高。如此缺乏諮詢受影響居民的修改規劃實在需要殺停，並且重新作出透明的諮詢工作。
- 4. 同時在香港大學舉行的簡介會中，在與會者提出質詢及強烈的反對之後，香港大學的負責人亦公開地表明這次修改港島規劃的建議並非由香港大學作出主動，而是由城規會主動提出，香港大學只是配合城規會的建議提出他們對於建築的意見。**對於香港大學負責人所指這次修改是由城規會主動提出，而香港大學只是被動地給予建築意見，本人實在感到非常疑惑，望城規會能向居民清楚解釋為何要主動提出這次破壞薄扶林大自然綠化帶及極度擾民的修改。
- 5. 希望城規會委員明白附近居民一向支持香港大學作為科研中心，但是創新中心的建議由諮詢工作，以致建築物的區域、範圍、面積及高度都實在令人失望和氣憤。**計劃亦沒有詳細闡述建築時如何疏導交通，建築後如何可以配合多增加的人流及車輛。請委員明白域多利道是一條依山而建的繞道、狹小而彎曲的雙線行車道路。一向是綠化的 "scenic drive"，若然在這麼大範

圍興建這麼龐大的創新中心，將會毀滅了這個綠化地帶。2000 多棵大自然野生的樹木的綠化地區是絕對不能用若 800 棵人工種植樹木或綠色幕牆的梯形龐大建築物所代替。

6. 本人亦留意到香港大學創新中心的網頁載有一份交付城規會以支持創新中心建議的信件範本。當然若只是抄寫範本而回饋信件給城規會，當然是比較容易或可說是便宜的回饋。而且以香港大學師生的人數，當然遠比附近居民的人數為多，但是這種以大欺小、以強凌弱的做法實在與「明德格物」的精神背道而馳，亦令香港大學失信於附近居民。

7. 香港大學在這一帶(沙宣道)新建的建築物的公共空間特別是行人道路非常狹小，交通安全(包括行人和行車的道路)的設計惡劣，帶來很多潛在的危險，必須要盡快糾正。並且更加不應該在將來新建的建築物重蹈覆轍。

感謝各委員的時間和關注，並祝各位安康。

Wu Kit Ying

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**Submission Number:**

**TPB/R/S/H10/22- S173**

**From:** Chris Gradel [REDACTED]  
**Sent:** 2024-05-16 星期四 15:44:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Submission to Town Planning Board on proposed HKU GIC in Pokfulam  
**Attachment:** cgradel\_Objection letter to Pokfulam HKU GIC location.pdf

Dear Sir/Madam,

Please see attached letter in opposition to the location of the proposed Hong Kong University Global Innovation Centre in Pokfulam.

Best regards,

Chris Gradel

Chris Gradel  
CEO, Co-Founder

---

The information contained in this email (including all attached files) is confidential and may be legally privileged. If you are not the intended recipient, you may not disclose or use the information in this email in any way. If you have received this email in error, please notify us immediately by return e-mail and delete the email and all attachments from your system. Please follow the attached URL to an important disclosure regarding our firm's privacy policy: [REDACTED] Thank you.



## Representation to the Town Planning Board in respect of planning under section 6(1) of the Town Planning Ordinance (CAP.131)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area.

The University of Hong Kong (HKU) has announced its plans to develop a GIC in Pokfulam, where it intends to conduct “top-tier” research. Pokfulam was chosen purely out of convenience, due its proximity to existing HKU facilities and Queen Mary Hospital. However, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations are immediately available making the Pokfulam proposal obsolete.

### 1. Environmental Concerns

2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.

The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

### 2. Health Concerns to Residents

2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including ISF Academy and the school for the visually impaired, both directly adjacent to the site), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance and construction dust/ debris.

2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.

2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

### 3. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns)

The Traffic Impact Assessment commissioned by HKU, submitted on February 2024, has the following errors:

3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU

representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.

3.2 In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.

3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.

3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

#### 4. Pokfulam Moratorium 1972

The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

#### 5. Financial burn on Hong Kong taxpayers

The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations.

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop).

1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the former CE's Policy Address 2021, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and limited to a small, selected number of double-deckers and minibuses. Note, that staff who work in Cyberport almost universally dislike the location due to lack of transportation and food options. The Technopole in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027.

Many innovation centres at other leading universities are not located in such suburban locations. Both Oxford and Cambridge Universities have developed innovation centres and science parks for

spin off ventures outside the main University areas, where land and transportation are readily available. One hopes that innovation will be successful and result in many new businesses being formed. Thus, it is important that there is room for expansion.

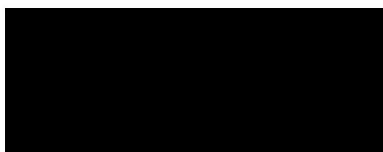
The GIC is a great concept and should be encouraged, but the Pokfulam site just makes NO sense for this purpose.

Note, I am a member of the investment committee of Oxford University Endowment Management, which has successfully invested in Oxford University's science parks, innovation and spin-off ventures.

NAME

Christopher Marcus Gradel

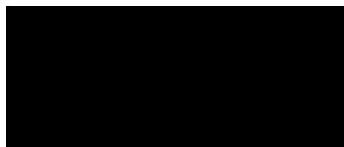
SIGNATURE



DATE

16/5/24

HKID



**From:** Rahul Jain [REDACTED]  
**Sent:** 2024-05-16 星期四 16:12:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to HKU GIC location in Pokfulam

Dear members of the TPB,

I am writing to express my strong objection to the proposed Global Innovation Center by Hong Kong University (HKU) in Pokfulam. I believe that this plan is not only ill-suited for the location but also fails to meet several crucial criteria outlined in TPB PG No.10. Allow me to outline my concerns based on the background information provided.

Firstly, the proposed site for the Global Innovation Center comprises a significant portion (87%) of government land currently zoned as Green Belt (GB). The existing zoning accurately reflects the natural vegetated state of the steep slope, which features a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, with multiple channelized water courses running through it. Rezoning this land for the construction of the Innovation Center would necessitate extensive and costly site formation works and the removal of approximately 2000 trees. Such actions would severely degrade the existing landscape and ecological value of the area, which currently acts as a vital buffer between and within urban areas.

Secondly, the scale of the proposed development is disproportionate to the surrounding area. With a total gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, the planned Innovation Center is considerably larger than the nearby Hong Kong Science and Technology Park at Pak Shek Kok, which itself took around two decades to develop and has a GFA of 330,000 square meters. The excessive size and scale of the proposed development would fundamentally alter the character of the locality and is inconsistent with the plot ratio controls of the adjacent Residential Group 3 sites.

Moreover, the criteria set out in TPB PG No.10 should be seriously considered when evaluating this application. These criteria include a general presumption against development in Green Belt zones, exceptional circumstances and strong planning grounds for new developments, demonstration of the essential nature of GIC/OU uses and the unavailability of alternative sites, and consideration of slope stability given the height differential of the proposed site. Additionally, the long-standing Pok Fu Lam Moratorium, in effect since 1972 due to traffic concerns, prohibits excessive development until there is an overall improvement in the transport network in the area, which has yet to occur. The proposed development clearly disregards these criteria and the moratorium, further reinforcing the unsuitability of the selected location.

Fortunately, an alternative and appropriately planned land is currently being formed by the government in the Lok Ma Chau Loop. This land is designated for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which will serve as the first phase of the San Tin Technopole and become the future I&T center of Hong Kong. The HSITP, adjacent and complementary to the thriving I&T hub in Shenzhen, is already zoned for Research & Development, Education, and Cultural & Creative Industries, with approximately 38.6 hectares of land and a GFA of 1,143,000 square meters. Given these facts, the HKU facility would be a perfect fit and could serve as the centerpiece for this phase of the Technopole. Considering the substantial subsidies and grants that HKU would likely receive from the government for this project, it is imperative that the facility be situated where it can best serve the future of Hong Kong as a whole.

In light of these reasons, I strongly oppose the rezoning proposal for the Global Innovation Center by HKU. It not only fails to meet several criteria outlined in TPB PG No.10 but also runs counter to the


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OZP's Explanatory Statement. I urge the TPB to reconsider their original decision and instead support the idea of directing this project to the more suitable location of HSITP.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns raised and make a decision that aligns with the best interests of the community and the long-term development of Hong Kong.

Yours sincerely,

Stephanie Leung  


**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-16 星期四 16:19:32  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.

*Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).*

My reasons are as follows:

["Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create a synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will

Urgent Return receipt Expand Group Restricted Prevent Copy

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promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

Beneficial to HK

Best regards,

Lam Ka Po

Ms



If you want to unsubscribe from these emails, please use this [form](#).

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

**CONFIDENTIAL**

Our Ref. [REDACTED]  
Date : 14 May 2024

**By Post and Fax**  
**(Fax No. 2877 0245 / 2522 8426)**

Dear Sir/Madam,

**Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation**

We are writing to make a representation in respect of the Draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22 as gazetted by the Town Planning Board on 22 March 2024. Please see our comments as below:

It is noted that the site proposed to be rezoned as "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)" (Item A)) under the captioned OZP is anticipated to be partly within the zone of influence of the proposed MTR South Island Line (West) railway project, which was proposed in the *Railway Development Strategy 2014* published by the Transport and Housing Bureau and the *Hong Kong Major Transport Infrastructure Development Blueprint* published by the Transport and Logistics Bureau in 2023.

The scheme of the MTR South Island Line (West) railway project is under further review and is subject to change as the design develops. As such, there may be direct interfaces between the University of Hong Kong's (HKU) Global Innovation Centre (GIC) project and the MTR South Island Line (West) railway project.

The MTR Corporation is of the view that coordination regarding potential interfaces between the two projects shall commence at the early design stages of the HKU GIC project. The Corporation will gladly facilitate such early communications for the smooth implementation of both projects.

Should you have any further queries, please feel free to contact our Mr. Bosco Yu at [REDACTED] or Ms. Gigi Kwok at [REDACTED]

Yours sincerely,



Bill Tang  
Chief Planning Manager – Railway Extensions

c.c. : [REDACTED] Mr. K.W. Pang Fax No [REDACTED]



## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-162202-46822

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 16:22:02

「申述人」全名

Full Name of "Representer":

女士 Ms. Pang Suk Ching

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
沙宣道HKU創新中心	反對 Oppose	連同華富邨重建項目，域多利道交通將會出現嚴重問題，影響居民！
沙宣道HKU創新中心	反對 Oppose	實驗室研究中心絕對唔應該興建喺近居民嘅地方！
沙宣道HKU創新中心	反對 Oppose	完全冇諮詢過薄扶林居民便倉猝進行！加上華富邨重建，已經破壞好多生態環境！兩邊夾攻，嚴重影響附近綠化帶！

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

停止興建！

Submission Number:

TPB/R/S/H10/22- S178

就圖則作出申述

**Representation Relating to Plan**

參考編號  
**Reference Number:** 240516-171636-49363

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 16/05/2024 17:16:36

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Chan Ka Man

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Planned HKU Global Innovation Centre	反對 Oppose	<p>Redevelopment of Wah Fu Estate + the New HKU Global Innovation Center, Baguio Villa resident will put in the middle, how to handle the traffic problem for the project? and its last for 10-20 years for entire project, it will make a lot of noise/air pollute problem</p> <p>- Kill 2,000 tree, and cyberport campus has just been extended to another building, remove green parkland space</p> <p>- nearby Cyberport campus was low occupancy rate, should provide more opportunity for HKU Global Innovation Centre instead</p> <p>- Laboratories researching spread the diseases and vaccines, which are not generally open to the public, will produce infection waste that requires 100% decontamination to avoid impacting the residents.</p>

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

--

## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-172051-32778

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 17:20:51

「申述人」全名

Full Name of "Representer":

先生 Mr. Hui Sui to Jason

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Global Innovation Centre	反對 Oppose	<p>1. Environmental Concerns 2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt. The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment, and will degrade the ecological value of our neighbourhood. HKU have proposed to plant 800 new trees, but this number is a significant reduction from what currently exists.</p> <p>2. Health Concerns to Residents 2.1 HKU has not indicated how long the project will take to complete. However given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings and complexes, the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/debris which can increase anxiety.</p> <p>2.2 The proposed buildings are 158 mPD height which is 20 m above Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury</p>

Court . The scale of the proposed building is excessive, and will create feelings of claustrophobia.

2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination can not be guaranteed, as human errors can occur.

3. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns) The Traffic Impact Assessment commissioned by HKU, submitted on February 2024, has the following errors:

1. Transport data for the project was collected during weekdays in May, July and December 2022 . Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport and Sassoon road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this.

2. In the same report, an error was made when reporting the number of flats at Ka Wai Man road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.

3. The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.

4. Legal Issues (1972 Moratorium)

The Greenbelt has historically been protected by the 1972 moratorium to prevent any developments from occurring until major transport infrastructures are improved.

The development of the GIC is a breach of this law.

5. Financial burn on Hong Kong taxpayers

rs The Pokfulam Greenbelt is not flat, and heavily sloped. The construction of which will cost a substantial amount of money. This project should be considered in a more appropriate flat and isolated environment that would be more cost effective.

There is better alternative: Hong Kong Shenzhen 87HA Innovation and Technology Park (HSITP) 1. The previous administration lead by former Chief Executive Carrie Lam proposed a location within Pokfulam for the development of GIC. But this has been superseded by the 2022 policy of our current administration lead by John Lee, who has aimed to provide better cheaper and more integrated developments that serve the Central government and aspirations of GPA to locate all upstream and downstream facilities HSITP.

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from China. Pokfulam is 1,790 km away from the Mainland.

The proposed PFL site is not close to major MTR stations and limited to a small selected number of double deckers and minibuses. HSITP in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang

Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027. By together OPPOSING the development of the GIC in Pokfulam and proposing an alternative location, we can

- Save 4.72 hectares of land that is mainly Greenbelt with a valuable ecosystem in an urban area
- Allow flexibility for expansion for HKU's GIC in the future. Pokfulam has limited land, whereas the HSITP covers an area of 87 hectares.

- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.

- Save the tax payers money during time of budget deficit

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

--

就圖則作出申述  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240516-172234-07077

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 16/05/2024 17:22:34

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Lai For Kiu

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Global Innovation Centre	反對 Oppose	<p>1. Environmental Concerns 2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt. The Greenbelt acts an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment, and will degrade the ecological value of our neighbourhood. HKU have proposed to plant 800 new trees, but this number is a significant reduction from what currently exists.</p> <p>2. Health Concerns to Residents 2.1 HKU has not indicated how long the project will take to complete. However given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings and complexes, the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.</p> <p>2.2 The proposed buildings are 158 mPD height which is 20 m above Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury</p>

Court . The scale of the proposed building is excessive, and will create feelings of claustrophobia.

2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination can not be guaranteed, as human errors can occur.

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4. Legal Issues (1972 Moratorium)

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The development of the GIC is a breach of this law.

5. Financial burn on Hong Kong taxpaye

rs The Pokfulam Greenbelt is not flat, and heavily sloped. The construction of which will cost a substantial amount of money. This project should be considered in a more appropriate flat and isolated environment that would be more cost effective.

There is better alternative: Hong Kong Shenzhen 87HA Innovation and Technology Park (HSITP) 1. The previous administration lead by former Chief Executive Carrie Lam proposed a location within Pokfulam for the development of GIC. But this has been superseded by the 2022 policy of our current administration lead by John Lee, who has aimed to provide better cheaper and more integrated developments that serve the Central government and aspirations of GPA to locate all upstream and downstream facilities HSITP.

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from China. Pokfulam is 1,790 km away from the Mainland.

The proposed PFL site is not close to major MTR stations and limited to a small selected number of double deckers and minibuses. HSITP in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang

Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027. By together OPPOSING the development of the GIC in Pokfulam and proposing an alternative location, we can

- Save 4.72 hectares of land that is mainly Greenbelt with a valuable ecosystem in an urban area
- Allow flexibility for expansion for HKU's GIC in the future. Pokfulam has limited land, whereas the HSITP covers an area of 87 hectares.

- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.

- Save the tax payers money during time of budget deficit

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

--



就圖則作出申述  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/H10/22- S181

參考編號  
**Reference Number:** 240516-181150-54306

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 16/05/2024 18:11:50

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Tam Shirley Man Wai

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
破壞環境	反對 Oppose	砍伐太多樹物
Traffic loading on Pokfulam during the construction	反對 Oppose	交通超出負荷
The site chosen	反對 Oppose	選址不佳，太近民居。

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

搬離開民居，可以選址華富邨，反正他們正在重建。

## 就圖則作出申述 Representation Relating to Plan

參考編號  
**Reference Number:** 240516-185047-69132

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 16/05/2024 18:50:47

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. TSUI WINGIE

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

建議另找地方、不要接近民居

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S183

參考編號  
Reference Number: 240516-185308-36010

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 16/05/2024 18:53:08

「申述人」全名  
Full Name of "Repeater": 先生 Mr. CHOY SHIU NGAI KEN

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程冇考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

建議另找地方、不要接近民居

## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-202354-66594

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 20:23:54

「申述人」全名

Full Name of "Representer":

女士 Ms. Lee Shiu Wai Pamela

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Planned HKU Global Innovation Centre in pokfulam	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversibly destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Submission Number:

TPB/R/S/H10/22- S185

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240516-204732-06664

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

16/05/2024 20:47:32

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Wong See Wan

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
The "passing" the plan	反對 Oppose	Great impact
Traffic loading on Pokfulam during the construction	反對 Oppose	Great impact
The site chosen	反對 Oppose	Great impact

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-222920-16698

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 22:29:20

「申述人」全名

Full Name of "Representer":

女士 Ms. Lau nga yan movie

「獲授權代理人」全名

Full Name of "Authorized Agent":

Lau nga yan movie

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
to build the new HKU centre over a big pc of area in pok fu lam	反對 Oppose	a lot of trees are cut and this is a big impact to the environment
to build a virus research centre near residential area	反對 Oppose	this is jeopardizing the health of nearby residents and who can make sure there is no leakage?
a big project to build for over many years around pok fu lam area	反對 Oppose	the road cannot support the people who come to work and also, there can be heavy pollution to the surrounding

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Such big plan should get more consultation and even HKU claimed that they have collected some opinions to say "yes" and mostly it is from the students only but a lot of HKU students are not living in Pok Fu Lam area and so, they are just having their interests by exploiting the sake of the residents in this area. Besides, this is a project over a big pc of land and many years to build, the centre should be built in more remote area but not busy residential district that our lives can be totally disrupted.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S187

參考編號  
Reference Number: 240516-225404-35152

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 16/05/2024 22:54:04

「申述人」全名  
Full Name of "Representer": 女士 Ms. 董伊娜

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
修建疾病研究机构	反對 Oppose	对居民身体不好，对周围空气有影响

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S188

參考編號  
Reference Number: 240516-231840-72809

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 16/05/2024 23:18:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. Pang Hin Kwan

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
process (failure to consult)	反對 Oppose	HKU has not consulted Baguio residence about the building
project plan (location);	反對 Oppose	HKU has to cut down lots of trees for rezoning the land
project design (impacts on traffic and living conditions)	反對 Oppose	HKU has failed to provide remedies on potential traffic congestion.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S189

參考編號  
Reference Number: 240517-003050-22175

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 00:30:50

「申述人」全名  
Full Name of "Representer": 女士 Ms. Siu Ngo Tsz

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Opposing the location of the proposed Global Innovation Centre by HKU	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic). I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Opposing the location of the proposed Global Innovation Centre by HKU

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S190

參考編號  
Reference Number: 240517-004304-76255

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 00:43:04

「申述人」全名  
Full Name of "Representer": 女士 Ms. May S Y Chan

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
HKU Global Innovation Centre	反對 Oppose	<p>1) Environmental Impact: The HKU GIC will be built on a vast piece of land which is currently part of the Green Belt. By doing so, there will be significant destruction of the natural habitat of many species of birds, insects and other animals and plants.</p> <p>2) Community Disruption: Residents in Pok Fu Lam will face increased traffic congestion, noise pollution, poor air quality and changes to the character of the overall neighbourhood.</p> <p>3) Potential safety issues: The HKU GIC will have vast research laboratories (including atomic) which could potentially present dangers to the environment and neighbouring residential estates.</p> <p>4) Cost of construction: The HKU GIC is proposed to be built on a very narrow and steep slope. The cost of the levelling and reinforcing the slope to facilitate all the buildings will be significant.</p> <p>5) Inconvenient location: The proposed area of Pok Fu Lam is not near any MTR station with limited public transportation facilities. This will pose a huge inconvenience during and post construction.</p> <p>6) Slope instability: Construction and levelling of a section of a steep slope may potentially cause instability to the neighbourho</p>

		uring parts of the slope. With the recent heavy rainstorms, the risk of landslides cannot be ignored.
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Suggest an alternate location where 1) no green belt is utilized; 2) convenient location with MTR and mass public transport accessible; and 3) not near large residential estates
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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S191

參考編號  
Reference Number: 240517-005122-79915

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 00:51:22

「申述人」全名  
Full Name of "Representer": 女士 Ms. 曾慧瑩

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22.

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
堅持反對香港大學國際創新中心遷址薄扶林	反對 Oppose	交通配套設施不足，空氣及環境污染，影響我們的環境！
堅持反對。香港大學國際創新中心遷址薄扶林	反對 Oppose	製造很多噪音，製造光污染。
堅持反對香港大學國際創新中心遷址薄扶林。	反對 Oppose	堅決反對。因為會令交通擠塞。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S192

參考編號  
Reference Number: 240517-012435-02474

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 01:24:35

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳建德

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
堅持反對香港大學國際創 新中心選址簿扶林	反對 Oppose	交通配套嚴重不足，空氣及環境污染，光污染， 聲音污染，影響樓價。破壞林木。
堅決反對香港大學國際創 新中心選址簿扶林	反對 Oppose	堅決反對，因會交通擠塞

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述****Representation Relating to Plan****Submission Number:**

TPB/R/S/H10/22- S193

參考編號

**Reference Number:**

240517-062457-16794

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

17/05/2024 06:24:57

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Alexandra Tan

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:**

S/H10/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Building not necessary	反對 Oppose	Building new site on Victoria Road is not necessary. They can use all the empty space in cyberport
Building not necessary	反對 Oppose	Or Use science park space instead
Damaging area, adding pollution and decreasing value of area in the long run	反對 Oppose	Damaging so much nature and adding pollution to area not just construction but pollution of added traffic to new site, will also make pokfulam area less attractive and property market will plummet

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Use all the empty space in cyberport instead or go to science park

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S194

參考編號  
Reference Number: 240517-064354-65872

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 06:43:54

「申述人」全名  
Full Name of "Representer": 女士 Ms. Kathryn Mella Candy

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
All items	反對 Oppose	Dangerous eyesore to community
All items	反對 Oppose	Reduces Livability standards to all existing tenants.
All items	反對 Oppose	Add to traffic and pollution.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/H10/22- S195

參考編號  
**Reference Number:** 240517-091903-29574

提交限期  
**Deadline for submission:** 22/05/2024

提交日期及時間  
**Date and time of submission:** 17/05/2024 09:19:03

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Lie Theodore

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

與申述相關的圖則  
**Plan to which the representation relates:** S/H10/22

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, nitrogen tanks and biological waste pose dangers to the residents
Traffic	反對 Oppose	No preparation for improvement on existing transport and roads to support

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

Good project but bad location



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S196

參考編號  
Reference Number: 240517-092905-98465

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 09:29:05

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lie Nathaniel

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, nitrogen tanks and biological waste pose dangers to the residents
Traffic	反對 Oppose	No preparation for improvement on existing transport and roads to support

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Good idea but bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S197

參考編號  
Reference Number: 240517-093749-30283

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 09:37:49

「申述人」全名  
Full Name of "Representer": 女士 Ms. YEUNG SUI FUN

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Good idea but terrible location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S198

參考編號  
Reference Number: 240517-094002-30586

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 09:40:02

「申述人」全名  
Full Name of "Representer": 女士 Ms. LAI Pui Chee

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road s system to support the project
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Good idea but terrible location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S199

參考編號  
Reference Number: 240517-101300-03025

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 10:13:00

「申述人」全名  
Full Name of "Representer": 女士 Ms. LIE Kelvine Siu Ying

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Good project, terrible location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S200

參考編號  
Reference Number: 240517-102031-08777

提交限期  
Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 17/05/2024 10:20:31

「申述人」全名  
Full Name of "Representer": 女士 Ms. Li Yuk Yin

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

與申述相關的圖則  
Plan to which the representation relates: S/H10/22

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Good project, terrible location