

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S301**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:31:53  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

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)

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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. 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.

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- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- 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 valuable tax revenue through cheaper construction during a time of budget deficit

Signature

*Geraldine B. Kesma*

HKID (First 4 characters)



Name

*Geraldine B. Kesma*

Date

*19 - May - 2024*

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
**TPB/R/S/H10/22- S302**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:06  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

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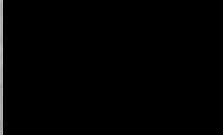
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HKID (First 4 characters) 

Name JOYCE B. PAWLITAN

Date 05

19 - May - 2024

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**Submission Number:**

**TPB/R/S/H10/22- S303**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:19  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
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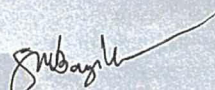
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Signature

HKID (First 4 characters)



NORALY BANGILAN  
Name

Date

19 May 2024

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S304**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

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Signature

  
HKID (First 4 characters)

Name *ARILA A. TRIBUNAY*

Date

*May - 19 - 2024*



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
TPB/R/S/H10/22- S305

**From:** Francisco das Caldas [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) and Re-Zoning from Green Belt to Other Specified Uses  
**Attachment:** Letter to TPB (20.05.24).pdf

Dear Sir/Madam,

Good morning.

Please see the attached letter from Mr Ruy Barretto SC on the subject matter for your kind attention.

We understand that you require personal details of Mr Barretto for the submission, and as to this, please see the following:

Full name: Ruy Octavio Barretto  
HKID No [REDACTED]

Thank you for taking the time with this message.

Best regards,

**Francisco das Caldas**  
Clerk to Mr Ruy Barretto SC

 TEMPLE CHAMBERS | 天博

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**IMPORTANT:** This email may contain confidential and privileged information and is intended for the addressee only. If you are not the addressee, please contact me immediately by return email and delete this email from your system without using, disclosing or copying it to anyone. Unauthorised use, copying or disclosure may be unlawful.

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

20th May 2024

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir,

Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) and  
Re-Zoning from Green Belt to Other Specified Uses

1. None of the Amendments, for rezoning for a development project called a “Global Innovation Centre” for a university on about 4.5 hectares of heavily forested steep hill slopes zoned Green Belt, meet the criteria for planning approval and are objected to.
2. **It is contrary to the General Planning Intention** of the area and the Green Belt in particular. These heavily forested slopes are part of the buffer between low-rise residences set among trees and the nearby Pok Fu Lam Country Park with its hills. As the Explanatory Statement paragraph 5 states, this provides “**an area of high landscape value.**” The Green Belt Explanatory Statement specific Planning Intention para 7.9 “**is primarily for the conservation of the existing natural environment ....**” This Project is contrary to the specific planning intent.
3. **This Green Belt is of particular historic biological value**, deriving protection and conservation by its association with a biologically enlightened Hong Kong University for over 100 years. These woodlands have themselves **nurtured scientific study in botany and Hong Kong fauna** so that early records and publications from past biologists derive from the historic **Pok Fu Lam Woodlands** of which this part remains. Hence the many large specimen trees, the keystone features of a good forest. The Board needs to prevent a backward step where the University destroys part of our heritage.
4. **Highest impact methods of construction** are required as a result of podiums being erected with massive foundations on the steepest slopes, causing almost all vegetation to be stripped off and replaced with massive concrete coverage, foundations and 8 high blocks. The **maximum use of energy**, great carbon footprint and maximum mis use of natural resources is the probable achievement, and a step backwards for Hong Kong.
5. Commonsense shows that this is because **the steep forested site is NOT suitable**. Explanatory Statement 7.9.2 emphasizes the “mainly **steep slopes not suitable** for development.” Development is not permitted unless “based on very strong planning grounds.” There are no such strong grounds in the Application.

6. The **existing natural hillside backdrop** will be replaced and dominated with concrete tower on podium backdrop. This use and appearance will not be in character and incompatible with the high landscape value. This is **contrary to the Explanatory Statement** para 5 which requires developments “to preserve public view and amenity and also the general character of the area.” The towers on podiums would NOT “blend in with the environment and be compatible with existing landforms, vegetation cover and character.”
7. **Avoidance** of impacts, a key planning and conservation principle has not been attempted. Impacts on the ecology, landscape, air, noise, traffic, are impossible to mitigate. This does not comply with the 1972 **Pok Fu Lam Moratorium** which prevents development on traffic grounds. Without any mention of EIA, it appears these impacts are not being adequately addressed.
8. **Imprudent and improper destruction of ecological resources** is demonstrated by this development. 2000 assessed trees is a huge number, this implies at least 20,000 ordinary trees and thousands more shrubs and saplings; the whole ecosystem of the area, will be extinguished.
9. This implies about 20,000 tons of wood and vegetation will fill our landfills in addition to the excavations of soil. This non sustainable conduct cannot be condoned.
10. **For what?** Such loss and impacts cannot be justified by the **flimsy demands** made up for this land grab. No need is proved for the use of ecologically valuable steep forest slopes for “Innovation and Technology” type development.
11. **Sufficient area for technology** development was provided for the Cyberport nearby area. There being surplus area available for that use, much of Cyberport is for business as usual, not pure high tech.
12. **Redundant**, this project and plan has been superseded by the San Tin Technopole with hundreds of hectares of land in a planned location for technology near Shenzhen, the Hong Kong-Shenzhen Innovation and Technology Park. Lok Ma Chau Loop is already zoned and being prepared. A university site in the Northern Metropolis will be better. This is puny by comparison, is not competitive nor attractive, being in the wrong location. The Innovation and Technology Park site already exists, Hong Kong does not need yet another Innovation park.
13. **Huge expense** will be required to construct with massive foundations and podiums on steep slopes. The money, whatever its source, is better spent with **better value for money** at the locations already zoned for this **in the Northern Metropolis**.
14. The **expense of maintenance by Government** will not be covered by use with some scientists and labs. It will not be cost effective. **This white elephant** will be a long term annual financial drain which will require repeated calls upon the Government and taxpayer for money when large public deficits make financial prudence essential.

15. Hong Kong having adequate space for Innovation and Technology Parks, Science Parks and Technopoles, it would be **irrational and poor governance to zone** an unsuitable and steep site causing maximum ongoing expense and maintenance for Government into the future.
16. With the Project being fundamentally contrary to the Planning Intentions and Explanatory Statement, the Applicant has **failed to discharge the burden** to demonstrate any exceptional circumstances or very strong planning grounds. The Applicants fail to demonstrate any grounds. Basic planning compels rejection because it is **excessive, inappropriate and would change the character of the area.**
17. In summary, it would be **irrational** for the Board to re zone a problematic fundamentally unsuitable site when there is no need because alternative suitable sites are available.
18. This plan is demonstrated to be in the wrong location and already too little too late. It has no merits. As such, causing such planning and environmental damage cannot be justified by the Town Planning Board and the zoning changes required are not shown to be justified. Common sense shows the project is inappropriate and **bad planning and should be rejected.**

Yours sincerely,

*Francisco das Caldas*

Ruy Barretto SC

[9983.rb]

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**Submission Number:**

**TPB/R/S/H10/22- S306**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

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Signature

  
HKID (First 4 characters)

Name

Date

May - 19 - 2024

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**Submission Number:**

**TPB/R/S/H10/22- S307**

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:33:02  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

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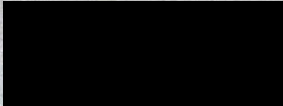
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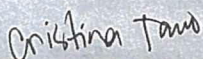
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Signature

  
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Name

Date

19-05-2024



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

TPB/R/S/H10/22- S308

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**From:** David Phu [REDACTED]  
**Sent:** 2024-05-20 星期一 09:33:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
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Signature

*[Handwritten Signature]*

HKID (First 4 characters)



Name

*Joseph Y. M. Kwok*

Date

*5.19.24*

**From:** Minna [REDACTED]  
**Sent:** 2024-05-20 星期一 09:40:19  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No.S/H10/22

首先，我十分認同香港一定要配合國家政策，締造國際創科中心。惟對 HKU 就 GIC 的選址提出以下問題：

基本就是選址錯誤

建議地區的山坡地在以往有多次的山泥傾斜事故，亦曾導致多人死亡。現在天氣變幻無常，500/1000 年一遇的雨量會引發更多的山泥傾斜。我相信所做的報告應該沒有考慮極端天氣的影響。你們可能辯稱根據指引那並不是設計指引，但近年的實際情況我相信舊有的所謂設計思維數據等都不合適。

域多利道的山坡地勢不適合大型建築物，特別是科研設施。山坡地可能需要進行大量的土木工程，增加了建設成本和時間。請問有沒有對成本效益作估計？HKU 稱會自行負責有關建築費用，但其他的相關道路、斜坡工程等，請問是否又要納稅人負責？為什麼不選用一些不需要如此複雜和高工程費用的地方？

山坡地的建築可能面臨風險，例如土壤滑坡等。GIC 需要一個安全且穩定的基地，以確保科研活動特別是當中的儀器設備的順利進行。

同時，山坡地動工對交通的影響十分大。所謂的 TIA 有沒有考慮施工時的狀況？例如地盤出入口的位置。你們會稱到時施工會另外提交報告，但如果根本就不可行呢？是否到時就要居民“硬食”？

TPB/PlanD 的工作是全盤規劃，到時施工時的狀況是否就可以置之不理？

另外就交通報告，應該是整個薄扶林區正在或將會發展的項目都要有詳細的考慮，並不是只根據 2022 年的數據在推算。根本就沒有考慮同期的華富村重建、瑪麗醫院新大樓、Cyberport 擴展對交通人流的影響。同時，薄扶林道和域多利道都是主路，如果因為工程而導致救護車未能駛往瑪麗醫院，HKU 有相關的 risk management 嗎？明白任何工程都會帶來影響，但現在的選址可以見到當遇上問題時影響會很大。

另外 HKU 提到會吸引 15,000 人材遷入 GIC，請問交通配套如何配合？根據薄扶林延期履行權，現在的 rezoning 是否有考慮相關條例？這可帶來預計的法律訴訟，請問 TPB 有沒有考慮？

報告提出 GIC 可以吸納人材，我同意，但位置在偏遠的沒有地鐵的地區如何吸納人才，要知道本身域多利道只有數架專線公交運行，班次亦非常疏落。根本交通配套就嚴重不足。當 GIC 大樓完成後，請問如何吸引人材？難道每一位人材都是自駕？如何提供合適的暫居地方吸引他們留在香港？

建議的第一期完工日期是 2029 年，香港要配合國家發展，要大家等待 5 年才完成第一期？到時周圍都仍然是地盤環境，如何吸引人才？

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**San Tin Technopole** 位於北部都會區，與深圳的創新科技（I&T）區域接壤，具有強大的協同效應。我們應該遵循國家政策，將 I&T 發展集中在這個區域，以促進香港成為國際 I&T 中心。

HKU 一直稱是發展 **deep technology**，這個題目十分高科技，理應納入新田創科區以配合國家政府最新政策，可提升北部都市計畫，包括新田創科區和專上學院，加強新田創科區的形象，令市民聯想到大學高端科研配合國家發展吸引人才。

希望貴局認真考慮市民的意見，同時認真審視現有的政策規劃是否過時。

Helen YOUNG

Name: Young Hai Yan

HKID: 

ps Please acknowledge receipt of this statement of objection.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/H10/22- S310

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 09:47:03  
**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:

["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.", "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 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.", "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

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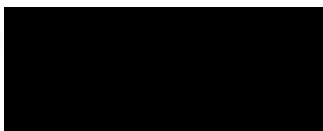
laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

I have no reason to not support anything that could maintain and promote the important role Hong Kong plays in the Bay Area and in the world as well. I trust our government and university to keep their promise to develop without being less responsible for the environment.

Best regards,  
FAN Shujian  
Research Officer

HKID  
Email



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

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**Submission Number:**  
TPB/R/S/H10/22- S312

**From:** Amy Chan <[REDACTED]>  
**Sent:** 2024-05-20 星期一 10:20:22  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pokfulam OZP No. S/H10/22 to the Town Planning Board

Dear Sirs

I am an owner of [REDACTED] I oppose to the proposed global innovation centre by HKU in Pokfulam.

The proposed development requires the cutting down of some 2,000 trees on a Greenbelt, not only is the destruction of the trees an ecological disaster and harmful to the environment, it increases the danger of landslides during typhoon and rainy seasons because new trees being planted takes many years to grow into mature trees to be able to strengthen the slopes. Giving its proximity to residential building and schools, it is definitely a concern and nightmare for those who live nearby the proposed site.

Other than a Greenbelt in Pokfulam, there must be alternate sites that can be chosen, building on a slope is hazardous and not cost effective. It is out of selfishness that HKU choose Pokfulam area for their own convenience, ignoring the welfare of other residents in the area.

Yours faithfully  
Chan Man Ling Amy  
HKID card no. [REDACTED]

Sent from my iPhone

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
TPB/R/S/H10/22- S313

**From:** Judith Siegmund [REDACTED]  
**Sent:** 2024-05-20 星期一 10:26:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Thorsten Schroeder [REDACTED]  
**Subject:** Representation regarding Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)  
**Attachment:** Representation to the Town Planning Board on the the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre\_TS.pdf

To whom it may concern,

Please see attached a Representation regarding Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22).

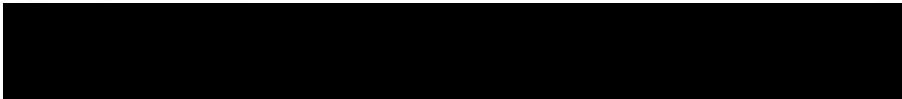
Any questions please let us know.

Thank you and with best regards,

Judith Siegmund  
Executive Manager



Uphill Capital Limited





**Representation from Thorsten Schroeder to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre**

May 2024

I strongly oppose the proposed rezoning of the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre.

The HKU Innovation Centre is a good idea for Hong Kong, but the proposed site at Pok Fu Lam is both a wrong and an inappropriate location.

The proposed site is currently zoned as Green Belt for which the planning guidelines state that there is a natural presumption against development of these areas. These guidelines require that applications for new development in such area should only be considered in exceptional circumstances and justified on strong planning grounds. There are no such circumstances or strong planning grounds for this proposal.

The guidelines also require that an application for use by “Government Institutional Community / Other Uses”, as proposed, must demonstrate that the proposed development is essential and no alternative sites are available. While the proposed development could be regarded as essential, alternative (and better) sites are available.

Areas of Green Belts are required to compliment the zoning of wider general areas. The wider area of the site proposed for rezoning falls under the Residential Group C, as described in the Explanatory Notes to the Plan. Paragraph 7.4.2 of these notes includes “In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3”. Hence Residential Group C sites are for where the “planning intention” is clearly stated as being a zone intended primarily for low to medium-rise and low to medium-density residential developments with plot ratios between 0.6 and 3.0.

The proposed development of 220,000 sq m for the proposed Global Innovation Centre of mainly non-residential uses, with a plot ratio in excess of 4.7, can only be considered to be excessive and out of context when compared with the adjoining developments. The buildings at Victoria Road will tower well above the Pok Fu Lam Road, thus blocking the view to the west. The development is inappropriate and would fundamentally, and irretrievably, change the existing character of the neighbourhood.

The topography of the area, which is not clearly apparent from a plan, has been zoned as Green Belt as it is unsuitable for development. It has an 80 metre difference in level over 120 metres resulting in an average slope in excess of 30 degrees. (50% steeper than a comfortable set of stairs). Any construction on such a slope will be difficult and expensive, when compared to other possible sites. No estimate for the cost of the project has been given, nor an estimate of the additional project cost due to its inappropriate site.

The Green Belt is green as a result of the many trees which grow in this area. An estimated 2000 trees including many mature trees would have to be felled with an undertaking to plant a mere 800 as replacements. Experience is that only a very few of these will survive to maturity, thus many more than 2000 need to be planted to effect a compensatory replacement.

The geotechnical review report gives an indication of some of the construction works required, such as bored pile retaining walls on the steep hillside but no indication as to how this piling will be undertaken. A competent promoter for construction of the intended scale of development on this site would reasonably require a Construction Impact Assessment to assess construction viability, but it would appear that no such assessment has been undertaken. Such an assessment would also identify areas outside of the area to be developed which are necessary to enable the development to take place. The lack of such an assessment undermines any contention of the viability of construction on this difficult slope.

The submission makes no reference to the Pok Fu Lam Moratorium which was imposed by Government as an interim administrative short term measure in 1972 to control the amount of traffic generated within the area by freezing the sale of Government sites, and the redevelopment of all sites for more intensive purposes until such time as the transport network had been improved sufficiently to carry the resulting increase in traffic. This Moratorium remains in force and is complemented in the notes to the Explanatory Statement of this OZP. "In view of the limited road capacity area this zoning is subject to site coverage and plot ratio controls of Residential Zone 3", namely plot ratios up to a maximum of 3.

The traffic impact assessment notes that Pok Fu Lam Road is a Primary Distributor Road but ignores the design requirements for such roads. For example, the anti-clockwise routing of traffic entering into the site from the north requires traffic to cross both lanes of Pok Fu Lam Road at a priority junction. The exiting traffic to the south is required to take a circuitous route adding to the traffic and congestion at the Queen Mary Hospital / Sassoon Road junction. The "mega-width" signal controlled at grade pedestrian crossing of Pok Fu Lam Road is another feature which will add to congestion and accidents. The traffic planning manual requires that such junctions on a primary distributor road should be grade separated (as at Pok Fu Lam Gardens and Chi Fu). There are no insurmountable reasons why grade separation could not be provided at this location for both vehicles and pedestrians, thus removing a constraint to traffic on this primary distributor road and removing significant safety hazards.

The traffic impact assessment has some results and conclusions which are markedly different from other approved TIA undertaken in recent years, whereas similar results and conclusion could be expected. In the time available, it has not been possible to identify the reasons, but it does suggest that the TIA has underestimated some of the impacts on the existing highway network and cannot be relied upon to support this application.

As HKU has not been allocated or granted this land and has not secured funding for this venture, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous criteria set out in the Town Planning Board Planning Guidelines but also runs contrary to the OZP's Planning Intention and Explanatory Statement.

An alternative site needs to be found to replace this problematic 'reserve' site. The TPB should give their support to directing this project to a more appropriate location, for example one in the Hong Kong-Shenzhen Innovation and Technology Park, which would enable Government to meet its commitment of grant HKU a suitable site for its GIC.

Thorsten Schroeder

HKID: SCHROEDER, Thorsten - 

By e-mail to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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**From:** [REDACTED]  
**Sent:** 2024-05-20 星期一 10:49:29  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board  
**Attachment:** Representation on Pok Fu Lam.pdf

Dear Sirs,

Attached please find. Thanks

Kind regards,  
Pearl Lee

Tel:(852) [REDACTED]

**Submission Number:**  
TPB/R/S/H10/22- S314

**Submission Number:**  
TPB/R/S/H10/22- S315

**Submission Number:**  
TPB/R/S/H10/22- S316

**Submission Number:**  
TPB/R/S/H10/22- S317

**Submission Number:**  
TPB/R/S/H10/22- S318

**Submission Number:**  
TPB/R/S/H10/22- S319

## Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan 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 for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.

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 in 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. 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.

By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- 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 valuable tax revenue through cheaper construction during a time of budget deficit

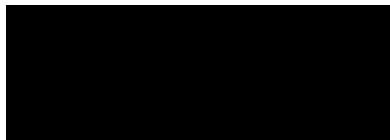
Signature



Name

LI SAU YING

HKID (First 4 characters)



Date

19. 5. 2024

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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature



HKID (First 4 characters)



Name

HO YUEN CHU

Date

19-5-2024



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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)

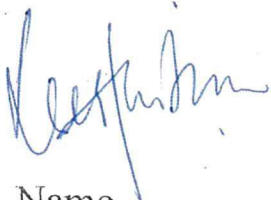
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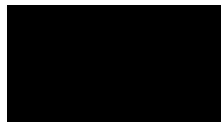
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature



HKID (First 4 characters)



Name

LEE HUI SUN

Date

19/5/2024

## Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan 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.

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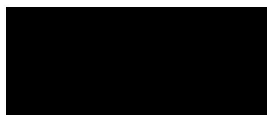
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Signature



HKID (First 4 characters)



Name

LEE Ho Cheung

Date

19/5/2024.

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

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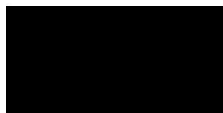
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Signature



HKID (First 4 characters)



Name

LEE YEUK LUI ROSA

Date

19/5/2024

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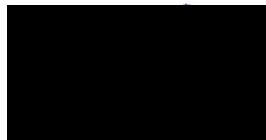
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature

HKID (First 4 characters)



Name

Date

*[Handwritten signature]*

*19/5/24*



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/H10/22- S320

**From:** Alice Wong [REDACTED]  
**Sent:** 2024-05-20 星期一 11:03:20  
**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)

**Representation Relating to Plan No. S/H10/22 (Support Item A)**

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 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:

GIC is a great initiative in supporting HK's higher education development.

Best regards,  
WONG Lok Yiu (Ms.)

HKID [REDACTED]  
Email [REDACTED]

**From:** eva law [REDACTED]  
**Sent:** 2024-05-20 星期一 11:35:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** eva law [REDACTED]  
**Subject:** Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131"

I write to strongly **OPPOSE** the draft Pok Fu Lam Outline Zoning Plan N. S/H10/22.

The selected site is totally not right and will give rise to a bunch of issues during and after the construction of GIC. The proposed plan, without any consultation with the most relevant stakeholder, i.e. the local residential community, is not doing justice to all aspects and parties, including the GIC itself.

1. Impact on the Environment

The proposed location is in a Greenbelt: the humongous site spanning from Sassoon Road to Baguio Villa will see the end of over 2000 trees and of habitats for birds, insects, and reptiles. While the Pok Fu Lam Greenbelt has already been disrupted by the redevelopment of Wah Fu Public Housing Estate, construction of GIC will further upset the ecosystem in the Pok Fu Lam district.

2. Impact on Slope Stability

Extreme weather has started to hit Hong Kong in the past 2 years. Heavy rainfalls led to severe landslides. The selected site is a steep vegetated slope, when construction works are carried out, soil of the slope could become vulnerable, in particular during rain seasons. It is not news that landslides did strike Baguio Villa. We cannot afford to risk human lives.

3. Impact on Traffic

Victoria Road is a one-lane road in either direction. In the past two decades, the road has already been loaded with traffic from new establishments including Residence Bel-Air, ISF and St Paul's College Primary School. The recent blockage of one lane on Pokfulam Road resulting from the redevelopment of Wah Fu Public Housing Estate has worsened the situation at the juncture of Victoria Road and Pokfulam Road. During the construction of GIC, Baguio Villa, Residence Bel-Air and St Paul's will be caught in the middle of two mega scale construction sites with no alternate road to commute. After completion, the GIC is said to house a capacity of 15,000 persons. How will this addition translate in daily transport and traffic issues??!

4. Impact on Neighborhood Residents' Physical and Mental Wellbeing

The site is just 30 meters away from certain blocks in upper Baguio Villa. While it is disheartening for the residents to witness greens and birds disappear every day from their windows, noise and dust pollution caused by heavy machines during construction might lead to serious health problems concerning hearing, lung and other respiratory sickness. Also, the GIC will house a Nitrogen tank which, again, is close to Baguio Villa, putting the lives of Baguio Villa residents at stake. I cannot believe how the Fire Department will support this!

5. Impact on Cost

The proposed site is on a vegetated steep slope with different gradients. To make the land suitable to erect concrete buildings, it is time consuming and expensive to lay a solid foundation. Would the money be much better spent if the location is on a piece of flat land??? The money saved then

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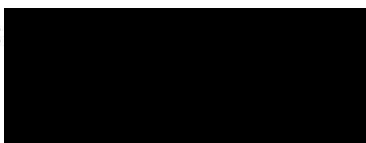
can be used on researches, technological development and alike to benefit students and Hong Kong people at large.

Intension of the GIC is to help build a good name for HKU internationally, but the wrong site selection has already ignited **countless negative sentiments** in the community. I sincerely hope that the Town Planning Board would seriously look into the forementioned issues with a pair of caring eyes for the environment, for the budget, for the community, adding up for the good of our next generation!

Yours Sincerely,  
LAW Weng Yee Eva

HKID:

Emai:



**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 11:50:16  
**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.", "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.", "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."]

I would like to make further comments below:

Establishing the Global Innovation Centre (GIC), a large-scale, state-of-the-art research facility, showcases HKU's strong commitment to bolstering its global capabilities. The comprehensive ecosystem and strategic location have the potential to contribute to the overall advancement and innovation of the city, positioning the GIC as a hub that can attract talent and drive breakthroughs,

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aligning with HKU's mission and the broader vision for the city's growth.

Best regards,  
Tang Laurence Yat Long

HKID :

Email :

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## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240517-154252-00721

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 15:42:52

「申述人」全名

Full Name of "Representer":

女士 Ms. Wong on kee

「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 of the plan	反對 Oppose	Air pollution
Traffic loading in pokfulan during construction	反對 Oppose	Traffic congestion
The site chosen	反對 Oppose	Environmental concerns

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- S328

參考編號  
Reference Number: 240517-155333-55246

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 15:53:33

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wong Crystal

「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 of plan	反對 Oppose	Pollution
Traffic loading on Pokfulam	反對 Oppose	Traffic problems
The site chosen	反對 Oppose	Not a good location

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- S329

參考編號  
Reference Number: 240517-155354-98785

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 15:53:54

「申述人」全名  
Full Name of "Representer": 女士 Ms. Karen Poon

「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
反對通過計劃	反對 Oppose	環境及空氣污染
對薄扶林交通影響	反對 Oppose	薄扶林交通未能負荷
選址決定	反對 Oppose	選址不佳，對交通和薄扶林居民對交通和薄扶林居民影響重大負面影響重大

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- S330

參考編號  
Reference Number: 240517-160939-42036

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 16:09:39

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHAN, Hoi Kit Frederick

「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
Plan No. S/H10/22 Plan: Pok Fu Lam District: Hong Kong District	反對 Oppose	The choice of location is for the convenience of The University of Hong Kong and not necessary for visiting scholars because a large number of the scholars that are experienced in such elementary level of research are likely to come from the pool of talents that are available in Mainland China. Having such a location so far from the Shenzhen borders will make it very inconvenient for them to participate in research or exchange of ideas. So why make the site convenient for the University of Hong Kong but not for most of the scholars that Hong Kong wishes to attract to such meaningful research projects. Hong Kong could attract scholars from overseas and the location is not so important for them but as Hong Kong is positioning itself as the connection between Mainland China and the rest of the world, planning should take into consideration on how to make the site more convenient for the scholars from Mainland China to participate. In addition the laboratories need technical staff and some of these staffs might also be sourced from Shenzhen so building this location nearer to the Shenzhen borders will make it easier to recruit such skilled staff if Hong Kong lacks such talents. There could be other sites in the over

	all planning for Hong Kong that is better than Pokfulam to make this important development for Hong Kong a future success.
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對圖則的建議修訂(如有的話)

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

I sincerely hope the Town Planning Board can consider choosing a different site which is more accessible from the borders with Mainland China.
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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S331

參考編號  
Reference Number: 240517-171240-70785

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 17:12:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. LAM, HIN HANG LOUIS

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	There are major concerns on the public safety of the proposed Nitrogen Tank and spaces for dangerous goods in the Global Innovation Centre ("GIC") given the close proximity near residential buildings. Also, there are concerns on the additional & substantial traffic volume on Pokfulam Road and Victoria Road since the GIC will have two entrances on Victoria Road and one entrance on Pokfulam Road.

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- S332

參考編號

**Reference Number:**

240517-191205-75521

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 19:12:05

「申述人」全名

**Full Name of "Representer":**

先生 Mr. John Douglas oore

「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
Proposed Amendments to Approved OZP		<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m2 of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p> <p>It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.</p> <p>Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require</p>

	ire a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay Area.
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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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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S333

參考編號  
Reference Number: 240517-191338-01227

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 19:13:38

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wilhelmina Evelyn Moore

「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
Amendments to Approved OZP	反對 Oppose	<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m<sup>2</sup> of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p>

It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.

Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay 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

Submission Number:  
TPB/R/S/H10/22- S334

參考編號  
Reference Number: 240517-191519-11412

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 19:15:19

「申述人」全名  
Full Name of "Representer": 女士 Ms. Genevieve James Moore

「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
Amendments to Approved OZP	反對 Oppose	<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m<sup>2</sup> of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p>



It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.

Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay 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

Submission Number:  
TPB/R/S/H10/22- S335

參考編號  
Reference Number: 240517-194241-04031

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 19:42:41

「申述人」全名  
Full Name of "Representer": 女士 Ms. Hui Hoi Kiu Jasmine

「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
港大國際創新中心	反對 Oppose	碧瑤灣曾發生山泥傾瀉，在斜坡上興建如此大型項目及鄰近居民位置，是否選址真的合適？有沒有考慮居民安全？  修改土地用途，砍伐大量樹木，嚴重破壞居民生活環境
港大國際創新中心	反對 Oppose	有沒有考慮實驗室洩漏風險？為什麼要選在如此靠近居民住的地方興建科創中心？
港大國際創新中心	反對 Oppose	修改土地用途是否符合法例？

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- S336

參考編號  
Reference Number: 240517-194711-76160

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 19:47:11

「申述人」全名  
Full Name of "Representer": 先生 Mr. Hui Tung Hin Jasper

「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
港大國際創新中心	反對 Oppose	- 嘈音環境影響居民，鄰近有學校及學生 - 交通擠塞，華富邨已在改建，嚴重影響薄扶林道及域多利道一帶居民
港大國際創新中心	反對 Oppose	- 碧瑤灣陳發生山泥傾瀉，在如此靠近的斜坡下，居民出現生命危險，是否由你們部門負責？
港大國際創新中心	反對 Oppose	- 數碼港大量空置單位，為何不選擇其他科創地點？

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- S337

參考編號  
Reference Number: 240517-232131-99361

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 23:21:31

「申述人」全名  
Full Name of "Representer": 女士 Ms. Ma Wai Mei Marianna

「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
rezoning of plan S/H10/22	反對 Oppose	The proposed plan involves destroying over 2000 trees and eco habitats existed ever since in the greenbelt that sits between Pok Fu Lam Road and Victoria. HKU had proposed replanting 800 trees that is merely cosmetic for the development but the natural habitats cannot be rebuilt amongst cement/glass/steel establishment. Any sensible souls would recognize the importance of greenery to combat climate change that human race is facing. Taking down the already scarce greenbelt in HK is totally wrong.
rezoning of plan S/H10/22	反對 Oppose	The GIC facility is supposed to house 15,000 staffs/residents that will exceed the traffic capacity of Pok Fu Lam Road and Victoria Road. The Traffic Impact Assessment commissioned by HKU had failed to recognise the realistic impact of the redevelopment of High West, another project by HKU on Pok Fu Lam Road, and redevelopment of Wah Fu Estate. With these construction projects, Pok Fu Lam Road is already congested throughout the day especially during peak hours. The unknown time frame for completion of such a complicated GIC project could only severely impact the already overloaded PFL. Moreover, the TIA report is full of errors and the timing of the assessment made d

		uring pandemic, and school term breaks.
rezoning of plan S/H10/22	反對 Oppose	The proposed plan is to build cluster of low rise buildings on the greenbelt/steep slope between Pok Fu Lam Road and Victoria Road. To observe building safety, the construction can only be more expensive than erecting same establishment on a piece of flat land. While HK government is running highly strung budget with a lot of more needy projects to improve lives of underprivileged still remained inadequate, this expensive architectural challenge unnecessarily mis-use taxpayers money. HKU had confirmed there are smaller parcels of flat lands are available around PFL area hence their insistence on choosing this location and unwisely spending taxpayers money is utterly unacceptable.

對圖則的建議修訂(如有的話)

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

I strongly object the proposed plan for reasons outlined, but not limited, at the above. HKU being a prominent institution that is residents to many architectural, biodiversity, environmental scholars somehow choose to pressing ahead of such choice of location is disappointing. With pandemic and technology advancement that shattered our beliefs that physical presence to schools and workplace is critical pre-requisite for knowledge and information to be shared. The argument that GIC need to be in one single location and close proximity to other HKU faculty buildings simply do not hold. There are alternatives that are architecturally and environmentally viable, cost effective such as San Tin Technopole, excess capacity of Cyberport, under-utilised HKU residential properties. I urge to board to reject this proposal and demand HKU to carefully consider other options and not blindly insisting to destroying the greenbelt of PFL!

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S338

參考編號  
Reference Number: 240518-075320-48527

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

提交日期及時間  
Date and time of submission: 18/05/2024 07:53:20

「申述人」全名  
Full Name of "Representer": NG DONNA MAREE

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Bad environmental impact for greenbelt, increased risk of landslide on steep slope with residential buildings below, other sites in New Territories better suited (flatter area and more space.

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

Relocate to flatter area in NT  
Leave greenbelt area untouched

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S339

參考編號  
Reference Number: 240518-084956-59276

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

提交日期及時間  
Date and time of submission: 18/05/2024 08:49:56

「申述人」全名  
Full Name of "Reprenter": 先生 Mr. Ting Hin Kevin Ngan

「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 GIC	反對 Oppose	Worsen traffic conditions on Victoria Road, much better to have a MTR exit at Ba guio Villa to help congestions

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- S340

參考編號  
Reference Number: 240518-120805-73061

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

提交日期及時間  
Date and time of submission: 18/05/2024 12:08:05

「申述人」全名  
Full Name of "Representer": 女士 Ms. Lee Hoi Kei Eugenia

「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	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 ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.</p> <p>2. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns) The Traffic Impact Assessment commissioned by HKU, submitted in February 2024, has the following errors:</p> <p>2.1 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</p>



ot 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.

2.2 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.

2.3 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.

2.4 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.

### 3. 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).

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- S341

參考編號  
Reference Number: 240518-142425-21807

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

提交日期及時間  
Date and time of submission: 18/05/2024 14:24:25

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chiu Ka Lok

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The location selected is absolutely inappropriate and destructive. The selection to remove the greenbelt would result in massive 220,000 sq m construction built on a steep slope causing soil erosion by cutting 2,250 trees. Heavy torrential rains and typhoons will cause loose soil, debris, tree water and slush etc. to slush down and will cause unimaginable death and destruction far more destructive than what happened in Lower Baguio Villa in 1992. In addition, the proposed Nitrogen Tank and dangerous goods are situated and scattered all around the GIC and very near to the residential buildings. Nitrogen is not only inflammable but also a risk of nitrogen asphyxiation. Who will be responsible for all these disasters?
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The location selected is absolutely unsuitable as the traffic capacity in Victoria Road and Pokfulam Road is currently not sufficient already and the situation will be worse when the GIC construction has started as that will bring in huge increase in traffic flow and severe traffic congestion every day. Furthermore, Queen Mary Hospital, fire station and many rehabilitation centers are all nearby. It is against the interest of the general public that ambulance, emergency services and fire truck services are to be caught in traffic in the coming 10-20 years?
Representation on Pok Fu Lam	反對 Oppose	The selection of location to demolish the greenbelt is cost inefficient and time inefficient in order to support Hong Kong development to innovation success. Why not save this huge construction cost to allow

OZP No.S /H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131

more resources to support research and innovation development to grow Hong Kong? Why not save this huge money in this time of budget deficit? I absolutely support the development of GIC but I oppose to the development of the GIC at the proposed location. There are many alternatives in Hong Kong which are readily available that not only save huge cost but also made the GIC ready in use and help Hong Kong to remain competitive, innovative and prosperous. Alternative locations are: Hong Kong Shenzhen 87HA Innovation and Technology Park, Sha Tin Technopole.

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- S342

參考編號  
Reference Number: 240518-154503-67117

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

提交日期及時間  
Date and time of submission: 18/05/2024 15:45:03

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Vincent Sung

「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 Pok Fu Lam OZPN o.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Very high cost - the site selected is a steep slope. The massive construction and formation work will be hugely difficult and expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, such as Sha Tin Technopole. The current plan is significantly difficult and take longer time to pursue the project. It is not in line with its objective to help Hong Kong develop and grow technology and remain competitive in Asia and in the world.
Representation on Pok Fu Lam OZPN o.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location - the removal of green belt very close to the residential zones including Baguio Villa and other properties in the vicinity, e.g. Woodbury Court and Sassoon Road communities. This would put the residents directly facing superstructures or vehicular access roads from a stone-throw away. Facilities such as nitrogen tank and laboratories also have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas. To achieve the objective of interacting upstream, midstream and downstream innovative ideas and development, this GIC should be located in Sha Tin Technopole for the best interest of Hong Kong.
Represent	反對 Oppose	Huge increase in traffic flow - serious traffic jam will be expected on

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Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research staff and personnel after completion will rely on driving and taking public transportation. According to HKU's estimate, there will be around 15,000 users in the GIC in future. Pokfulam will face severe traffic congestion every day. The load to the traffic system in Pokfulam which is currently insufficient will be in significant problem or might collapse. What is also very important is, Queen Mary Hospital, a number of Rehabilitation Centers and Fire Services are all within the district. The load to traffic to this district that does not have the traffic capacity is against the interest of the general public. Who is going to be responsible for this?

對圖則的建議修訂(如有的話)

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

The current proposed site is not appropriate and will bring irreversible impact because it is cost ineffective, take long path in terms of years or decades and dangerous construction on steep slope. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong.

就圖則作出申述

**Representation Relating to Plan**

參考編號  
**Reference Number:** 240518-154503-67117

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

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

「申述人」及獲授權代理人的詳細資料 **Particulars of "Representer" and Authorized Agent**

「申述人」全名 **Full Name of "Representer":** 先生 Mr. Lau Vincent Sung

申述人代表全名  
**Full Name of Representer's Representative :** Lau Vincent Sung  
(申述人為機構組織 *organization/group as a representer*)

香港身份證/護照號碼  
**HKID Card/Passport No. :** C618

通訊地址  
**Postal Address :**

電郵地址  
**E-mail address :** sogolau@gmail.com

電話號碼  
**Tel No. :**

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

獲授權代理人代表全名  
**Full Name of Representative of Authorized Agent :**  
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

香港身份證/護照號碼  
**HKID Card/Passport No. :**

通訊地址  
**Postal Address :**

電郵地址  
**E-mail address :**

電話號碼  
**Tel No. :**

上傳授權書 (PDF or JPG)  
**Upload Authorization Letter (PDF or JPG)**

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S343

參考編號  
Reference Number: 240518-155124-51558

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

提交日期及時間  
Date and time of submission: 18/05/2024 15:51:24

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lam cheuk hang sunny

「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
Pokfulam OZPN o.S/ H10/22 Under section 6(1) of town planning ordinance cap.	反對 Oppose	I'm deeply concerned the proposed project on the green belt in my neighborhood will further compromise the traffic in Pokfulam area. The current traffic especially in the morning during rush hour is already overwhelmed by the construction work near the Wah Fu Estate as well as those at Pokfulam road. I'm puzzled why a green belt on a slope is chosen which implying thousands of tree will be cut and a lot of digging and resurfacing are required. This not only is against the government direction on environmental protection but also pose significant safety risk and health hazard to the residential area nearby. I also found it offensive when HKU just inform us on the project without prior consulting the residents in the vicinity. Based on the latest information provided by HKU, there will be vaccine developing lab and nitrogen tank in the building. Such facilities should not be placed near residential area as the potential biohazard and risk are detrimental.

對圖則的建議修訂(如有的話)

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

There are other lands which are farther away from residential area. There are other lands which do not require cutting down thousands of trees. There are other lands which are flat land which can lower the cost and complexity of the project. Lands like San Tin Technopole or science park are better alternatives.



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S344

參考編號  
Reference Number: 240518-165630-05046

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

提交日期及時間  
Date and time of submission: 18/05/2024 16:56:30

「申述人」全名  
Full Name of "Representer": 女士 Ms. Lau Scarlett Mele

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Highly cost inefficient and take long path of time to complete the construction and have the GIC start in operation to help Hong Kong innovate and maintain its competitiveness - the massive construction on the greenbelt means mass mountain slope and trees will have to be demolished and cut before that the GIC construction can be erected. This will require huge cost of construction and long path of time to complete. Resources should be saved for better use in research and development needs of the GIC and bring Hong Kong to science and innovation success as early as possible. There are other locations more suitable and readily available to start the construction, such as the Sha Tin Technopole. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Se	反對 Oppose	Weakening Slope Stability - the fatal landslide incident from the slope next to Lower Baguio Villa occurred in 1992 killed 4 persons. The large scale construction work of GIC in the proposed site in Pokfulam's green belt just next to Baguio Villa will weaken the slope's stability greatly. This creates a real risk that it may endanger residents' lives.

<p>ction 6(1) of the Town Planning Ordinance Cap.131</p>		
<p>Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131</p>	<p>反對 Oppose</p>	<p>Nuisance caused and damage to the environment and incapability for fire trucks and emergency ambulance to rescue due to deterioration traffic congestion - the massive construction is very near to the residential areas. The noise and dust caused by the large construction machines, traffic and other factors will be unbearable in this residential areas during the construction period of this massive project. It is still unknown how long the construction work will last. During the HKU briefing on May 13, 2024 and May 14, 2024, HKU's representatives failed to answer the question of when the project would be completed. In addition, there will also be many construction projects in nearby places, such as HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen Mary Hospital redevelopment project, etc. The road traffic demand in this area will increase tremendously. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding, fire incident, emergency rescue vehicles will be unable to reach promptly.</p>

對圖則的建議修訂(如有的話)

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

I support HKU to develop GIC but I oppose to the selection of location in the greenbelt of Pokfulam. The current proposed site is not appropriate and will bring irreversible impact because it is cost ineffective, take long path in terms of years or decades and dangerous construction on steep slope and hazardous to the environment and the health of citizens. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Quanzhou and Shenzhen. For example, HKU has a hospital in Shenzhen.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S345

參考編號  
Reference Number: 240518-180937-83041

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

提交日期及時間  
Date and time of submission: 18/05/2024 18:09:37

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lui Ting Cheong

「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
Harmful to Eco system	反對 Oppose	Removal of over 2000 trees and affect habitat for eagles, birds and nature. Directly in conflict with carbon reduction and environmental, ESG goals.
Inadequate traffic support	反對 Oppose	Government does not build the underground MTR system as promised yet want to increase traffic for the GIC Center for more than 15000 users. This will cost massive traffic issues.
Waste of tax money	反對 Oppose	Building more buildings have no direct effect on creating global connectivity. Cyberport is already building an extension with inadequate usage. There should be a more efficient use of facilities before we use additional funds to create questionable value

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

Go build this somewhere else

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

**Submission Number:**  
**TPB/R/S/H10/22- S346**

參考編號  
**Reference Number:** 240518-185001-58505

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

提交日期及時間  
**Date and time of submission:** 18/05/2024 18:50:01

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Lau Quentin Makaio

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6 (1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location - the selected location is on a green belt close to residential areas, including Baguio Villa and other properties, for example, Woodbury Court and the residential buildings in Sassoon Road. The construction will put residents in Baguio Villa, in particular, directly facing super-structures and vehicle accessing the roads from a stone-throw away. The facilities in the GIC, for example, nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to the residential areas.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6 (1) of the Town Planning Ordinance Cap.131	反對 Oppose	Very high costs - the location proposed is on the vegetated steep slope. The massive and difficult site formation work will be hugely expensive, and funded unnecessarily by taxpayers. A big portion of money resources could be saved for GIC to do research and innovation development. It will be more cost effective to build the GIC in other locations, e.g. Sha Tin Technopole. In addition, the proposed plan is to take a significantly difficult and longer path to pursue the innovation project. It is not helping the objective to bring Hong Kong fast to technology development.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6 (1) of the Town Planning Ordinance Cap.131	反對 Oppose	Lack of proper consultation - HKU didn't comply with its commitment to the Town Planning Board to do prior consultation with Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. The issue was notified by a former District Councilor, only less than 10 days before the deadline of consultation on May 22, 2024. HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on them.

對圖則的建議修訂(如有的話)

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

I support the government and our country's plans to promote technology, innovation and research. However, HKU's proposal of selecting a large green belt slope that is not suitable for large-scale development as the location of the innovation center is obviously a wrong choice.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S347

參考編號  
Reference Number: 240518-200431-71422

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

提交日期及時間  
Date and time of submission: 18/05/2024 20:04:31

「申述人」全名  
Full Name of "Representer": 女士 Ms. Pairat Annabelle Bautista

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location, risk and threat of landslide - GIC is proposed on a steep slope green belt and that is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Who will be responsible for this if this happens?
Representation on Pok Fu Lam	反對 Oppose	Insufficient traffic capacity to cater the huge increase in traffic flow - serious traffic jam is expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. Residents in

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Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation.

對圖則的建議修訂(如有的話)

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

I am not opposing the development of GIC. I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.

就圖則作出申述

**Representation Relating to Plan**

參考編號  
**Reference Number:** 240518-202036-03004

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

提交日期及時間  
**Date and time of submission:** 18/05/2024 20:20:36

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Pairat Annabelle Bautista

「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>
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location, risk and threat of landslide - GIC is proposed on a steep slope green belt and that is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Who will be responsible for this if this happens?
Representation on Pok Fu Lam	反對 Oppose	Insufficient traffic capacity to cater the huge increase in traffic flow - serious traffic jam is expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. Residents in



OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation.
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對圖則的建議修訂(如有的話)

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

I am not opposing the development of GIC. I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.

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

TPB/R/S/H10/22- S348

參考編號

**Reference Number:**

240518-213559-48155

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

18/05/2024 21:35:59

「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 Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This "white elephant" project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This "white elephant" project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.
Represent	反對 Oppose	Extremely serious traffic congestion is the overriding concern with no

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solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This “white elephant” project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.

對圖則的建議修訂(如有的話)

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

Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This “white elephant” project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S349

參考編號  
Reference Number: 240518-221500-38973

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

提交日期及時間  
Date and time of submission: 18/05/2024 22:15:00

「申述人」全名  
Full Name of "Representer": 女士 Ms. Cheng Eleanor

「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
環境及生態問題	反對 Oppose	國際創新中心規模龐大，現有大量雀鳥要遷出，另找棲息地。另外有2000棵樹要摧毀，移除，大大破壞自然生態。這更政府一直推行綠色生活的策略，推廣，行動計劃完全不合乎。
市民健康及安全	反對 Oppose	港大興建國際創新中心，工程位置包括樹林和斜坡。在工程過程中，如果發生意外，發生山泥傾瀉，對市民造成相當大的生命危險。近年香港降雨頻密，山泥傾瀉逆時常發生。再者，移除現有生長多年的樹木樹根亦易成為附近樓宇的一部份，這對樓宇結構有相當大的影響。另外，Nitrogen tank存在的危險性極高。當發生意外時，這些都對居民性命財產受到極大威脅。
交通負荷	反對 Oppose	域多利道和薄扶林道的交通一直出現問題。再加上近年鄰近地方已經有多項大型工程，令到現在的問題更加嚴重。香港大學估計興建國際創新中心需要長達多年，這會令現有交通堵塞嘅情況更壞，影響民生。再者，一旦發生意外，消防，救護，警方等等，可以迅速地拯救市民嗎？

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

欠缺透明度，欠缺諮詢。香港大學和南區區議員並沒有對市民進行任何諮詢。市民亦要從另外途徑才知道事情，亦只有很短的時間作出這個申述。可見香港大學漠視民意，不理會城規會的承諾。這些行為對市民帶來重大影響。

本人並不反對創科計劃，但香港大學選址在綠化大斜坡和居民中興建創新中心是大錯特錯的。這對香港大學將來擴充創新中心亦有局限。建議可選址在一些不影響居民，生態環境，又可以和政府方向一致，又可以吸引到更多的中國和香港專才，例如Tenchope.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S350

參考編號  
Reference Number: 240518-222652-72261

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

提交日期及時間  
Date and time of submission: 18/05/2024 22:26:52

「申述人」全名  
Full Name of "Representer": 先生 Mr. YUE CHUNG NING DENNIS

「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
There are better locations than the current one which has great potential for landslides of deep slopes. HKU choose the current location of GIC just because of convenient and adjacent to new HKU campus without consideration There are better location and potential landslide of deep slope	反對 Oppose	(1) In May 1992, there was a huge landslide close to Block 44 Lower Baguio Villa which killed 4 people due to the collapse of a masonry. I can't imagine what is the result of a massive 2200,000 sqm construction build on a steep slope causing massive soil erosion if it strikes Block 19, 20, 21 and 22 of upper baguio Villa. How can TPB, CEO and HKU can sure it will not happen and no person have the legal right to take away a human's life (2) GIC is an early stage research facility, not teaching facilities. Close proximity to main campus should the top consideration (3) GIC should cater for the needs of those researchers such as easy to access, availability of the apartments, shops, supermarkets and restaurants. (4) There are better locations than Pok Fu Lam such as SanTin Technopole, cyberport or Lantau Island
Traffic on Pok Fu Lam and Victoria road is already heavily loaded currently during the peak hours with no contingency in case of emergency incidents.. With the new GIC, as well as those new HKU campus and New Wah Fu Estate, traffic will be definitely overloaded.	反對 Oppose	(1) Current traffic around the Pok Fu Lam are very messy during the peak hours. (2) The assessments conducted by the consultant were done during the COVID period. Even though the consultant claimed they did the re-assessment several times but no one knows how they did it and lack of visibility. (3) There are many new construction sites such as the New Wah Fu Estate and the new HKU campus. Need to find reliable external consultant to do the whole assessment and clear methodology

		y (4) Need to keep clear channel with the local community to provide enough visibility to public, not at the last minutes
It is not in line with the Government carbon reduction goal / ESG by cutting those plants in the Green Belt.	反對 Oppose	(1) The scale of GIC is so huge and spans around 500m from Sassoon Road to Baguio Villa and needs to remove somewhere around 2000 trees. (2) It will seriously destroy the nature and the ecology (3) Even though the HKU promised to plant more trees around GIC, it will definitely not be as good as the current plant in the current green belt area. (5) Many insects, birds and other animals will lose the place for them to stay with GIC

對圖則的建議修訂(如有的話)

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

- If the HKU insist to build GIC in Pok Fu Lam, suggest the following: -
- (1) Reduce the size of the GIC and not build Core B1, B1 and C close to Upper Baguio Block 19, 20, 21 and 22
  - (2) Additional lanes on the Pok Fu Lam road and Victoria Road for emergency
  - (3) MTR exits at the Pok Fu Lam Road and Victoria Road
  - (4) Public access to connect Pok Fu Lam and Victoria Road
  - (5) Cut the nitrogen tank close to residential

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

TPB/R/S/H10/22- S351

參考編號

**Reference Number:**

240518-222807-08626

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

18/05/2024 22:28:07

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Mila Rance Ramos

「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 Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).	反對 Oppose	<p>I strongly object to the rezoning proposal and development of the Global Innovation Centre (GIC) in the Pok Fu Lam area. The chosen location and its potential adverse effects on the environment, public health, and existing infrastructure are very concerning. Below are the details of my objection.</p> <p><b>Environmental and Sustainability Concerns:</b> The proposed development involves the removal of over 2,000 trees (including a significant number of mature ones) and its corresponding animal habitats. This extensive deforestation will cause irreversible harm to the environment. Replanting trees is insufficient as it takes decades for them to reach maturity. The destruction of Pok Fu Lam's green lung will disrupt the ecological balance, worsen global warming and climate change, and release pollutants like dust, particles, and hazardous materials during construction.</p> <p><b>Health and Safety Impact on Residents:</b> <b>Potential Bio-hazard Threats:</b> GIC aims to research on medical and bio sciences. Although safety protocols can be implemented in the construction of the GIC, human error cannot be completely eliminated. Thorough decontamination of biohazardous materials cannot be assured, making the location's proximity to the community irresponsible and unsafe.</p> <p><b>Adverse Health Effects on the Community:</b> The extensive construction work, spanning 10 to 20 years or more, will expose the community to noise, air pollution, and water</p>



pollution. Residents, both young and old, will suffer irreversible negative effects on their physical and mental health.

**Disruptions to Traffic and Infrastructure:**

The redevelopment of Wah Fu, Cyberport, and Sassoon Road, combined with the projected influx of several thousand new residents due to the GIC, will strain the existing infrastructure. The current transport infrastructure in Pok Fu Lam, with its narrow hilly roads and lack of MTR, cannot handle the increased traffic and will cause severe congestion which will affect residents as well as impede GIC's operational efficacy.

In conclusion, I strongly oppose the rezoning proposal and development of the Global Innovation Centre in Pok Fu Lam. The chosen location raises significant environmental concerns, poses potential health hazards to the community, and strains existing infrastructure. It is crucial to explore alternative sites that prioritize sustainability, public safety, and the well-being of residents. I hope the authorities will reconsider this proposal and seek more suitable options for the GIC's development.

對圖則的建議修訂(如有的話)

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

It is crucial to explore alternative sites that prioritize sustainability, public safety, and the well-being of residents. If it has to be in Pok Fu Lam, redesign it so that it is much further away from residential units.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S352

參考編號  
Reference Number: 240519-014606-57844

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

提交日期及時間  
Date and time of submission: 19/05/2024 01:46:06

「申述人」全名  
Full Name of "Representer": 女士 Ms. To Tsz Ling

「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 concern	反對 Oppose	Traffic is currently affected badly due to the WaFu estate re development, especially at Victoria Road. Sasoon road has always been busy, and as the road is narrow and steep, it is quite impossible to take up further traffic due to a new massive construction site. Besides, after the infrastructure is built, the traffic will only deteriorate further.
Safety concern	反對 Oppose	As proposed that the GIC will include laboratories, there are safety concerns as it is pretty closed to residential area.
The site chosen	反對 Oppose	The cost for the proposed infrastructure will be obviously astronomical. Quite unbelievable that it would be supported by the government. There should be better locations with cheaper cost.

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- S353

參考編號  
Reference Number: 240519-101426-09606

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

提交日期及時間  
Date and time of submission: 19/05/2024 10:14:26

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lee Ching Tim

「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
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	Large scale reclamation in the greenbelt cutting down massive amount of trees and ruin the habitat of animal & birds including the rare yellow crested cockatoo which understand is only around 2000 remaining in the world.
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	GIC area is such a large project which will create heavy traffic having major impact on the already congested Sassoon Road and Pokfulam Road. Those part of the road are leading to Queen Mary Hospital where emergency unit is housed. Congestion will have major impact on ambulance carrying patients on life and death matters.
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	Too close proximity residential areas of Baguio Villa.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Took back the entire or part of HKU Stanley Ho Sports Centre and Telegraphy Bay which is next to Cyberport to house the GIC. There is much more synergy between Cyberport and GIC than the proposed greenbelt area.  
Alternatively place GIC in the San Tin Technopole.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S354

參考編號  
Reference Number: 240519-114143-66779

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

提交日期及時間  
Date and time of submission: 19/05/2024 11:41:43

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lo Suet 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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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S355

參考編號  
Reference Number: 240519-114314-88284

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

提交日期及時間  
Date and time of submission: 19/05/2024 11:43:14

「申述人」全名  
Full Name of "Representer": 先生 Mr. Yeung Hung Chit

「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

Submission Number:  
TPB/R/S/H10/22- S356

參考編號  
Reference Number: 240519-114526-84073

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

提交日期及時間  
Date and time of submission: 19/05/2024 11:45:26

「申述人」全名  
Full Name of "Representer": 女士 Ms. Tse Pui Shan Sharon

「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:** 240519-122159-10926

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

提交日期及時間  
**Date and time of submission:** 19/05/2024 12:21:59

「申述人」全名  
**Full Name of "Reprerenter":** 女士 Ms. FU Leslie Yun Ting

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

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>
inadequate public transportation	反對 Oppose	at the present moment, the public transportation is already stress, an additional 15 000 users, as proposed by the HKU, will only increase the stress on the public transportation and traffic in the general vicinity. Victoria Road and Sassoon Roads, for example are two lane roads, and very much congested already. congestion will only get worse with the addition of the GIC
location of GIC	反對 Oppose	is there no other site in HK that is more cost effective? chopping down a hill to then re-build on it takes more time and money than if you were to build on a "flat" piece of land - the whole process will take much longer when you have to chop the mountain....we want to jump of the wagon on innovation etc. as quickly as possible - this site will delay the process and is not beneficial to the whole idea of the GIC which is important initiative

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- S358

參考編號  
Reference Number: 240519-125847-42857

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

提交日期及時間  
Date and time of submission: 19/05/2024 12:58:47

「申述人」全名  
Full Name of "Representer": 先生 Mr. YIP Hang Kin

「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 Pok Fu Lam OZP NO. S/H 10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)	反對 Oppose	<p>I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area.</p> <p>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.</p> <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.</p> <p>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.</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 building</p>



s, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety. 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 in 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. 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. By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- 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 prov

ides easier integration with Shenzhen.

- Save valuable tax revenue through cheaper construction during a time of budget deficit

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- S359

參考編號  
Reference Number: 240519-130417-11699

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

提交日期及時間  
Date and time of submission: 19/05/2024 13:04:17

「申述人」全名  
Full Name of "Representer": 女士 Ms. LAM NGA YEE

「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 Pok Fu Lam OZP NO. S/H 10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)	反對 Oppose	<p>I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area.</p> <p>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.</p> <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 ultimately plant 800 new trees, but this number is simply a proposal and 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 building</p>

s, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety. 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 in 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. 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. By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- 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 prov

ides easier integration with Shenzhen.

- Save valuable tax revenue through cheaper construction during a time of budget deficit

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- S360

參考編號

**Reference Number:**

240519-164253-21727

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

19/05/2024 16:42:53

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Chow She Yuk Francis

「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 is too close to residential area	反對 Oppose	GIC is way too close to Baguio Villa. The centre will take more than 10 years to complete and the construction site will cause substantial damage to the residential environment. There will be severe air and light pollution damaging the residents.
GIC carpark and ramp	反對 Oppose	The carpark and ramp to the facility is blocking the air flow. The carpark will cause extensive noise and light interruption to our apartments. The carpark is way too close to the residential area.
Nitrogen tank and dangerous goods storage	反對 Oppose	The facility required to keep dangerous goods and chemicals. This cannot build right next to a big residential buildings. Massive or severe damage to residents in case of any accidents.

對圖則的建議修訂(如有的話)

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

San Tin is a much better area for GIC. We cannot see how HKU can build such a complex and sacrifice all the surrounding environment and residents.



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
EPB/R/S/H10/22- S361

參考編號  
Reference Number: 240519-171825-94060

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

提交日期及時間  
Date and time of submission: 19/05/2024 17:18:25

「申述人」全名  
Full Name of "Representer": 先生 Mr. Loke Jay Fung Lucas

「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 Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).	反對 Oppose	<p>I strongly oppose the rezoning proposal and development of the Global Innovation Centre (GIC) in Pok Fu Lam due to its detrimental effects on the environment, health and safety of residents, and disruptions to infrastructure. The removal of over 2,000 trees, including mature ones, will cause irreversible harm to the environment, contributing to global warming and climate change. The construction process will also generate pollutants that can contaminate the air, soil, and water. Additionally, the height difference between Pok Fu Lam Road and Victoria Road poses significant challenges and financial wastage in site formation.</p> <p>Furthermore, placing the development in such close proximity to the local community raises potential bio-hazard threats and disregards the safety of residents. The extensive excavation work and prolonged construction period will subject the community to noise, air, and water pollution, negatively impacting their physical and mental health.</p> <p>Moreover, the proposed development will disrupt traffic flow and strain existing infrastructure, leading to severe congestion on major roads.</p> <p>Considering the above, please reconsider the location of the Global Innovation Centre and explore alternative options that prioritize the environment, safety, and well-being of the local community.</p>

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

Please reconsider the location of the Global Innovation Centre and explore alternative options that prioritize the environment, safety, and well-being of the local community.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S362

參考編號  
Reference Number: 240519-172237-51488

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

提交日期及時間  
Date and time of submission: 19/05/2024 17:22:37

「申述人」全名  
Full Name of "Representer": 女士 Ms. NG Wai Chu Deborah

「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
Proposed Plan for Pok Fu Lam Outline Zoning Plan No. S/H10/22 (HKU Global Innovation Centre in Pok Fu Lam)	反對 Oppose	Very strong objection. The Pok Fu Lam area comprises green belts which provide the habitat for a world endangered bird specie - Yellow-Crested Cuckatoo. There are only about 2,000 of this specie in the world now and HK is home to about 200. Some of this specie are recorded living between the Lung Fu Shan National Park and Chi Fu Fa Yuen. Everyday, if you come to the Pok Fu Lam area in the Proposed Zoning Plan S/H10/22, you can witness some of these birds taking their flights. The large-scale re-development of Wah Fu Estate already robbed some of these lovely birds of their homes. The proposed HKU GIC will drive these birds to extinction in the area. So I strongly object to the location of the HKU GIC.
Proposed Plan for Pok Fu Lam Outline Zoning Plan No. S/H10/22 (HKU Global Innovation Centre in Pok Fu Lam)	反對 Oppose	The development and construction work will bring hazardous impact on the nearby residential area. Trees and natural vegetation will be cut which is what is happening now in the Wah Fu re-development. Coupled with the HKU GIC development, the nearby residents from Western District all the way to Aberdeen will be seriously affected by the heavy construction traffic, noise, air pollution etc. The HKU GIC development will affect also the slopes below the construction sites because underground water will be cut off and the trees and natural vegetation along Victoria Road down to the seafront at Cyberport will be in danger, and so will the wild animals like squirrels living in the area.
Proposed Plan for Pok Fu Lam Outline Zoning Plan No. S/H10	反對 Oppose	A better site for the HKU GIC is in the Greater Bay Area. The GBA is an important development of China and there is no better location for HKU to build its future research centre than in the GBA. The comparatively small area proposed for the GIC in Pok Fu Lam is not enough for the HKU strategic development.

/22 (HKU Global Inn ovation Ce ntre in Pok Fu Lam)		
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對圖則的建議修訂(如有的話)

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

Change the location of the HKU GIC to the Greater Bay Area.
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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S363

參考編號  
Reference Number: 240519-223139-94871

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

提交日期及時間  
Date and time of submission: 19/05/2024 22:31:39

「申述人」全名  
Full Name of "Representer": 女士 Ms. Cheung Kee Yuet Ming

「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. Inappropriate location and 2. Traffic Concerns	反對 Oppose	<p>I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area.</p> <p>1. Inappropriate location</p> <p>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.</p> <p>It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court &amp; Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close</p>

to residential areas. For the importance of interacting upstream, midstream and downstream innovative concepts and ideas, this GIC should be located in San Tin Technopole for the best interest of Hong Kong. It is clearly a better alternative.

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

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

2.1 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.

2.2 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.

2.3 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.

2.4 The redevelopment of Wah Fu Estate, Southern District has already cause plenty of road works and reroute, as well as heavy construction traffic on one end of Victoria Road and Pokfulam Road. The development of GIC at its current location

		<p>will squeeze the other end of the Victoria Road, Sassoon Road, and Pokfulam Road. Residents caught in between this catchment area have no alternative access to their homes during this concurrent construction period and would be severely impacted by two very large developments. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.</p> <p>2.5. With Pokfulam Moratorium 1972 is still in force, government can, and should use it, 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.</p>
<p>3. Environmental Concerns and 4. Health Concerns to Residents</p>	<p>反對 Oppose</p>	<p>3. Environmental Concerns</p> <p>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.</p> <p>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. It will also cause a large number of birds, butterflies, other animals and endangered species such as the White Cookatoos to lose their habitat. The White Cookatoo is estimated to have only 2000 remaining in the world and HK has one of the largest population. A flock of White Cookatoos lives in this area of the Pokfulam. Destroying their natural habitat could cause severe, irreversible damage to the survival of this endangered species.</p> <p>The GIC development at its proposed location would seriously destroy the nature and local ecology. It is also not in line with the government's carbon reduction goals.</p> <p>4. Health Concerns to Residents</p> <p>4.1 HKU has not indicated how long the project will take to complete. However, g</p>

		<p>iven 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 for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.</p> <p>4.2 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.</p> <p>4.3 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.</p>
<p>5. Financial burden and 6. Lack of Prior Proper Consultation</p>	<p>反對 Oppose</p>	<p>5. Financial burden 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.</p> <p>6. Lack of Prior Proper Consultation HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became aware of this issue after being notified by a former District Councilor, only less than 10 days before the deadline of consultation, HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and</p>



impact on them.

對圖則的建議修訂(如有的話)

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

Residents of Pok Fu Lam District are not opposed to the government's and our country's plans to vigorously promote innovation, technology and scientific research. However, HKU's proposal of selecting a large green belt slope that is not suitable for large-scale development as the location of the innovation center is obviously a wrong choice.

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. 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.

By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- 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 valuable tax revenue through cheaper construction during a time of budget deficit

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

TPB/R/S/H10/22- S364

參考編號

**Reference Number:**

240519-224131-65799

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

19/05/2024 22:41:31

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Healy Christopher John

「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 - rezoning proposal by HKU	反對 Oppose	<p>As a longtime Pokfulam resident, I object to this latest proposal from HKU to develop a green belt site for their own purposes. My reasons are set out below:</p> <ol style="list-style-type: none"> <li>1) The primary purpose of green belt land is surely to provide visual amenity and a wildlife corridor for local residents. Once developed, this cannot be recovered.</li> <li>2) Pokfulam is a mainly residential area highly dependent on road transport connections. Further development by HKU would place further strains on existing road and transport networks both during the construction phase and after completion.</li> <li>3) Pokfulam residents are already being subjected to multiple development projects in the area - for example, Wah Fu Estate redevelopment, Cyberport expansion and redevelopment of Ebenezer School. Residents do not need the additional noise and air pollution and construction traffic from further projects whilst these existing projects are ongoing.</li> <li>4) The proposal is clearly contrary to HKU's own sustainability policies, as published on <a href="https://www.estates.hku.hk/eo-general/sustainability">https://www.estates.hku.hk/eo-general/sustainability</a>. I quote from their own website: "The University of Hong Kong (HKU) is committed to developing and managing its activities in a manner that protects the environment, reduces its ecological footprint and supports the transition to sustainable development." Developing a greenfield, green belt site when alternatives are available is contrary to such policies.</li> <li>5) There is no compelling reason to build the research centre in the proposed location. In an era where electronic communication is the norm and in a city such as HK with such good public transport, the idea that the centre must be built near other existing HKU facilities to be successful is laughable</li> </ol>

6) Instead, the research centre should be built in the Northern Metropolis, whether in the proposed University Town or elsewhere in the development area, in support of the HK Government's plans to develop the Northern Metropolis area into a research / technology hub. There are no such plans for Pokfulam.

7) Why does HKU not rent office space in Wong Chuk Hang (good transport links, reasonable proximity to HKU) or acquire a brownfield site there for redevelopment rather than trying to develop a greenfield hillside site a considerable environmental and financial cost?

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- S365

參考編號  
Reference Number: 240519-224648-49844

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

提交日期及時間  
Date and time of submission: 19/05/2024 22:46:48

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tan, Nicholas Tsung Yuan

「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's proposed Global Innovation Centre ("GIC") is to be located in the wrong place	反對 Oppose	GIC should be located at Technopole in San Tin, in accordance with the strategic plan of the HK and national governments.
Excessive number of new workers in Pokfulam area	反對 Oppose	The GIC proposes to employ 15,000 new workers. This number cannot be supported by existing transport infrastructure. Moreover, this increase in volume of traffic will significantly affect the operations of Queen Mary Hospital, potentially resulting in unnecessary deaths due to delayed arrival at Accident and Emergency dept.
Prejudicial to the rights of existing property owners and residents	反對 Oppose	The massive increase of 15,000 new workers will mean that there will not be capacity to expand residential units for future residents. This is prejudicial to the rights of property owners and residents. Please note that there is already legal precedent for the above. The Courts have previously found that Town Planning Board have violated the rights of property owners in the Pokfulam area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Please ensure Global Innovation Centre is located at Technopole in San Tin, in accordance with the strategic plan of HK and national governments.

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

參考編號  
**Reference Number:** 240520-095235-71152

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

提交日期及時間  
**Date and time of submission:** 20/05/2024 09:52:35

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Wong Wai Lun

「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
rezoning a site between Pok Fu Lam Road and Victoria Road from "Green Belt", "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" for proposed Global Innovation Centre of the University of Hong Kong	反對 Oppose	<p>Geological risks: The hillside has a history of landslides, and the report doesn't consider the impact of extreme weather events.</p> <p>Cost and feasibility: Building on a hillside requires extensive civil engineering, increasing costs and construction time. HKU self-finance or will ask for Govt funding at the end?</p> <p>Traffic impact: The construction and operation of the GIC will significantly impact traffic in the area, particularly impacting access to Queen Mary Hospital. Is there any traffic assessment and the risk management plan for potential disruptions?</p> <p>Accessibility and talent attraction: The remote location, lacking a MTR station and with limited public transport options, will make it difficult to attract talent.</p> <p>Timeline: The long completion timeline (2029 for the first phase) is detrimental to attracting talent and achieving the goal of establishing Hong Kong as an international innovation hub.</p>

對圖則的建議修訂(如有的話)

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

Geological risks: The hillside has a history of landslides, and the report doesn't consider the impact of extreme weather events.

Cost and feasibility: Building on a hillside requires extensive civil engineering, increasing costs and construction time. HKU self-finance or will ask for Govt funding at the end?

Traffic impact: The construction and operation of the GIC will significantly impact traffic in the area, particularly impacting access to Queen Mary Hospital. Is there any traffic assessment and the risk management plan for potential disruptions?

Accessibility and talent attraction: The remote location, lacking a MTR station and with limited public transport options, will make it difficult to attract talent.

Timeline: The long completion timeline (2029 for the first phase) as detrimental to attracting talent and achieving the goal of establishing Hong Kong as an international innovation hub.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S367

參考編號  
Reference Number: 240520-110624-30526

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:06:24

「申述人」全名  
Full Name of "Representer": 女士 Ms. 徐敏華

「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
A 項 – 把位於薄扶林道及域多利道之間的一幅用地由「綠化地帶」、「住宅(丙類)」地帶及顯示為「道路」的地方改劃為「其他指定用途」註明「國際创新中心」地帶。	反對 Oppose	<p>1) 該地點需要清除港島區罕見的綠化地帶。縱使政府正在推行環保政策，鼓勵市民透過廢物收費計畫減少浪費，但這個計畫卻破壞了我們寶貴的自然環境。這個項目需要清除現有的綠化地帶，需要砍伐數千棵樹木，並消滅了我們寶貴的自然環境和動植物，當中包括被列為極度瀕危物種全球只有大約二千隻而香港就居住了當中大約百分之十的小葵花鳳頭鸚鵡。這是否與政府的做法相矛盾？綠化地帶一旦被破壞，生態環境將永遠無法恢復。此外，薄扶林另一處綠化地帶已因華富村搬遷工程而嚴重受損，該處的大型基建令到大量塵土飛揚，每天隨風飄來的塵土已令我們窗都不敢開，有一個大大的例子活現眼前，還需要我們這些小市民默默承受這些對我們的傷害嗎？我們對薄扶林的環境已造成太多的破壞了，我們應該制止這種行為！</p> <p>2) 薄扶林的交通狀況不適合這種規模的中心。附近地區只有薄扶林道和域多利道兩條主要道路。目前仍勉強滿足該地區居民和工人的通勤需求。儘管薄扶林道是一條四車道道路（每單向雙車道），但在繁忙時段，交通亦會非常擁擠塞；域多利道只有兩條行車道。更嚴重的是，在這個地區，我們沒有像港鐵這樣的公共交通設施，所有的交通需求都依賴巴士、小巴和汽車。加上這個中心，大約會有一萬五千人工作，平日上班返學已經感到交通很擠塞，如果再這樣興建大型建築，我們實在難以想像之後的交通會變成怎樣！這些道路會影響進出瑪麗醫院的交通，從而影響前往醫院的病人，甚至會阻礙對有緊急醫療需要的傷病者的救治！另一方面，1972年《薄扶林發展限制》亦由於薄扶林交通設施不足，限制了更密集的發展，GIC的發展顯然會違反這個限制！另外，瑪麗醫院新建大樓就快落成，相信會導致薄扶林道交通超出負荷，亦會阻礙車輛進入醫院，影響救援服務，為何明知道已經水深火熱的問題，還要令它變後</p>

更差呢？

3) 地理位置並不“國際”！該位置遠離主要交通樞紐（例如機場、高鐵站和深圳）（事實上，該地區也沒有港鐵站）。“國際”訪客必須花相當長的時間才能到達。在這區亦沒有足夠的酒店以接待“國際”訪客。基本上，除香港大學的人仕外，這個地點對“國際”人仕甚至國內人仕來說似乎沒有那麼大的方便。那這個“國際創新中心”如何“國際”呢?!

4) 位置是斜坡，開發成本龐大。建議的地點是一幅巨大的斜坡，不可避免地比在平地上建造需要做更多的工作和成本。問題是，當我們的經濟大不如前時，我們是否應該花這些額外的錢，而其實我們可以選擇一個更好、更容易的地點。我同意政府應該投資GIC以供我們未來的發展，只是我們可以透過尋找更合適的地區以較低的成本來做到這一點。作為納稅人，我真的希望我的稅款得到謹慎和明智的使用。

5) 選址短視，忽略進一步擴張的可能性。在我看來，選址似乎只關注當前的需要。這就像前屆政府的“盲搶地”，他們見到有這個位置就想在上面建樓，完全沒有考慮未來有機會需要進一步的擴建。而因為這個方案已經非常靠近附近住宅大樓（碧瑤灣和嘉林閣），根本這個中心已經沒在再發展的空間。

6) 位置離居民區太近。如上所述，GIC 距離現有住宅大樓 - 碧瑤灣和嘉林閣非常近。首先，施工會對當地居民產生較大影響，包括噪音和空氣污染以及施工車輛的通行造成環境混亂。此外，由於是次工程，需要對域多利道進行改建，B1及B2項目，勢必會影響域多利道沿線居民的交通安排。其次，當GIC投入使用時，我們注意到GIC內可能會儲存一些化學物品或危險品，這可能會對附近的居民造成潛在危害。第三，建築物距離附近住宅非常近，高度亦可能高於附近住宅，這會嚴重影響現時居民住宅的景觀和空氣流通。亦請大家體諒，碧瑤灣不少住戶已長期在此居住，希望有一個安靜的居住環境，而他們可能是一些一生為香港作出不少貢獻的長者。在該地區建造 GIC 可能會因施工期間的噪音和空氣污染而損害他們的健康，影響他們居所的景觀和空氣流通，並對他們的財產價值可能下降產生心理影響。

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- S368

參考編號  
**Reference Number:** 240520-112119-22222

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

提交日期及時間  
**Date and time of submission:** 20/05/2024 11:21:19

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. CHAN Kai Yu Rudy

「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 Lost of Greenbelt area and the destruction of natural habitat	反對 Oppose	Thousands of natural vegetations/trees will be removed according to the current plan. This will significantly lower the ecological and environmental value and health of the area. The proposed replacement of a few hundred trees as part of the new development is hardly sufficient to remedy the lost of the original natural habitat. In addition to destroying local vegetation, the lost the Greenbelt will also harm animals that are currently residing in the area, including endangered species such as the Yellow-Crested Cockatoo. The destroying of the Greenbelt is in direct contravention of the current government's objective of increasing the liveability of Hong Kong to its residents. This will surely not be conducive to the plan's aim to attract global top talents to Hong Kong. Moreover, the Greenbelt is protected by law since 1972 and should not be changed.
Development is on a steep slope which spans 500+ meters long populated area along Victoria Road and Pokfulam Road. And will take years (upwards of 10 years or more) to	反對 Oppose	1)Landslide Danger: A fatal landslide that occurred in 1992 should be a clear reminder to the planners that there is an unacceptable risk associated with any work that could potentially cause another landslide in the area. The ISF school is at the foothill of the ravine close to the proposed site. Landslides is a natural disaster that CANNOT be absolutely prevented even with technology. Any development on the Greenbelt could disrupt the stability of the slopes and threatens the lives of residents, and school children nearby. 2)Extended Disruption to the daily lives of residents, school children, and patients (Queen Mary Hospital): HKU refused to give an estimation of how long the entire GIC development will take to complete. But based on their representation it is likely to take upwards of 10 or more years to complete the several phases of the project. The negative impact (noise pollution/light pollution/air pollution/traffic disruption during the construction period will devastate the lives of re

<p>complete. Making the site a poor choice for the GIC.</p>		<p>sidents nearby. The planner should be reminded that the Wah Fu Estate redevelopment in Pokfulam will take 10+ years to complete and is already causing traffic issues. The GIC development will overlap with the Wah Fu redevelopment in time frame and will cripple the local traffic. During the construction period it is inevitable that at least Pokfulam Road and Victoria Road will have further traffic restrictions and significant traffic delays will occur. I do not believe HKU's representation that traffic will not be impacted, Their consultant report should be re-examined. In addition to making it difficult for local residents and school children, it will also put the lives of patients at risk because of unpredictable traffic delays of getting to Queen Mary Hospital in time. Lives are at stake here.</p> <p>3)Unnecessarily Costly: the project must be more costly to construct and operate as a result of the choice of site, being on a steep slope. It will be more economically beneficial to put the GIC on flatland, Choosing to put the GIC on a steep slope is just a waste of taxpayer money and resources.</p> <p>4)Future Expansion Restricted by the current choice of site: the current site is sandwiched on four sides, which makes it impossible for further expansion in the future. The GIC is an important strategic initiative for Hong Kong and China and must have room to grow. The current site will limit the potential of the GIC and will restrict any possibility of further growth. It is short sighted to build GIC on this site.</p>
<p>Nature of the intended use of the GIC poses potential health risks to residents.</p>	<p>反對 Oppose</p>	<p>1)The GIC will be conducting cutting edge research in this facility. Such research will include atomic and biomedical research and will necessarily involve potentially harmful and deadly agents, that if inadvertently leaked to the environment, will pose unacceptable health risk to residents and children nearby.</p> <p>2)GIC plans to house 15,000 people in this location: this will put a high burden on the local environment (human waste treatment, garbage disposal, etc.)</p> <p>3)Encroaching into residential space: the current plan will develop high to the edge of (just meters away) from Baguio Villa and Woodbury Court. The neighbourhood pride itself as a low density community with sufficient space for its residents. Constructing all the way up next to existing residential buildings encroaches not the personal and private spaces of the local residents.</p>

對圖則的建議修訂(如有的話)

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

The GIC, being a critically important initiative for Hong Kong and China, must have room to grow. The choice of locating the GIC on a steep slope, boxed-in on all sides, in a primarily residential area, is WRONG. I propose that the GIC should be located on Flatland with space for future growth. HKU should locate the GIC closer to the Shenzhen border. This will be Flatland with space for growth. Moreover, by being closer to the border it will facilitate a closer interaction with other top tier researches from the mainland. This gives researches better access to each other. I believe all researcher (Hong Kong/ China/ International) will find this more attractive. Finally, the steep slope of the current site is not suitable for the GIC because of the high construction costs, high environmental costs (impact), highly disruptive to the the daily lives if residents, school children, and patients from traffic disruptions, and poses an unacceptable risk to health of lives of people due to the dangers of landslides and potentially deadly leakages from the lab that could occur by accident.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S369

參考編號  
Reference Number: 240520-112246-34283

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:22:46

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHAN 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
選址不當	反對 Oppose	位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氫氣罐和實驗室在運作時可能對附近居民造成潛在危險。
施工期間嚴重擾民	反對 Oppose	在工程建設期間，此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外，建設工作將持續多久仍是未知數，在港大簡介會中，港大代表亦未能答覆何時完工的問題。 另外，鄰近地方亦會有多項建築工程，例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等，本區路面交通需求極大，預計交通擠塞將會日益惡化。如有緊急事故如水災、火警，緊急救援車輛將無法儘快到達。
車流量大幅增加	反對 Oppose	預計域多利道及薄扶林道在施工期間，將會出現嚴重交通堵塞，而且必然會伸延至落成之後。此區域沒有任何港鐵設施，住戶及建築工人及將來落成後之科研及工作人員只能依賴駕車及公共交通工具進出，故薄扶林區再次面臨每天都交通嚴重阻塞的境況。此外，根據香港大學估算，預計未來將有約 15,000 人使用國際創新中心。

即使不是這些人全部都會使用公共交通，但可以肯定的是，這將大大增加目前已呈現不足的交通負荷。

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- S370

參考編號  
Reference Number: 240520-114317-88949

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:43:17

「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):

Terrible location

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

TPB/R/S/H10/22- S371

參考編號

**Reference Number:**

240520-114518-93835

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

20/05/2024 11:45:18

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Lau Hiu 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
The site chosen	反對 Oppose	estroying 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):**

Bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S372

參考編號  
Reference Number: 240520-114706-55795

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Deadline for submission: 22/05/2024

提交日期及時間  
Date and time of submission: 20/05/2024 11:47:06

「申述人」全名  
Full Name of "Representer": 女士 Ms. Lau Hiu Lam

「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):

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S373

參考編號  
Reference Number: 240520-114829-96230

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Deadline for submission: 22/05/2024

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Date and time of submission: 20/05/2024 11:48:29

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Ka Lun

「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):

Worst location ever



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

**Submission Number:**

TPB/R/S/H10/22- S374

參考編號  
**Reference Number:** 240520-115106-51015

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

提交日期及時間  
**Date and time of submission:** 20/05/2024 11:51:06

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Tse Heung Yu

「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, 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):**

Bad location chosen

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

**Submission Number:**  
TPB/R/S/H10/22- S375

參考編號  
**Reference Number:** 240520-115256-48738

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

提交日期及時間  
**Date and time of submission:** 20/05/2024 11:52:56

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Lau Hoi 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 <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, 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):**

Bad location for the residents

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S376

參考編號  
Reference Number: 240520-115527-42631

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

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Date and time of submission: 20/05/2024 11:55:27

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tse Dave Yui 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 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):

Bad site chosen

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S377

參考編號  
Reference Number: 240520-115739-15456

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:57:39

「申述人」全名  
Full Name of "Representer": 女士 Ms. Tse Hayley Wai Shuen

「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):

Location is not good

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S378

參考編號  
Reference Number: 240520-115852-83577

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:58:52

「申述人」全名  
Full Name of "Representer": 先生 Mr. Kwok Pui 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 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):

Location is not right

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S379

參考編號  
Reference Number: 240520-120157-58255

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:01:57

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chow Luen Winnie

「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 infectious waste pose potential dangers to the residents
Traffic		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):

bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S380

參考編號  
Reference Number: 240520-120347-37814

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:03:47

「申述人」全名  
Full Name of "Representer": 女士 Ms. Mak Lai Mei

「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 infectious 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):

location is harmful to PFL residents

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S381

參考編號  
Reference Number: 240520-120624-46492

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:06:24

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chan Wing 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
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 infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and roads system to support the project

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

Bad location



Submission Number:

TPB/R/S/H10/22- S382

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240520-120750-43078

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

20/05/2024 12:07:50

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Yip Carlo Kar Lun

「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 infectious 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):**

Bad decision on location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S383

參考編號  
Reference Number: 240520-120957-27216

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:09:57

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lam Kam Fai Dick

「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 infectious 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):

Bad location, no planning on traffic impact (2022 report performed in July was not accurate)

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240520-121406-15581

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:14:06

「申述人」全名  
Full Name of "Representer": 先生 Mr. Law Kin Chung Christopher

「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
Loss of Greenery and Biodiversity	反對 Oppose	The application, if successful, will lead to loss of greenery and bio-diversity in an already dense urban district
The are more suitable alternative locations	反對 Oppose	The are more suitable alternative brown field locations in other parts of the city such as in the Northern Metropolis.
Traffic	反對 Oppose	The proposed amendment would lead to increased traffic congestions and pollution in a part of the city that is already under severe strain.

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- S385

參考編號  
Reference Number: 240520-123859-06122

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:38:59

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wu 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
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 infectious 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):

Terrible location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S386

參考編號  
Reference Number: 240520-124015-59401

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:40:15

「申述人」全名  
Full Name of "Representer": 女士 Ms. Yang Siu Nei

「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 infectious 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):

Bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S387

參考編號  
Reference Number: 240520-124139-37228

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:41:39

「申述人」全名  
Full Name of "Representer": 先生 Mr. Liew Hung

「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 infectious 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):

Expensive construction on a bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S388

參考編號  
Reference Number: 240520-124312-67151

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:43:12

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lee Man Kit

「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 infectious 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):

Too expensive for tax payer, terrible decision on the location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S389

參考編號  
Reference Number: 240520-124755-21365

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:47:55

「申述人」全名  
Full Name of "Representer": 先生 Mr. Wong Tsz 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 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 infectious 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):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S390

參考編號  
Reference Number: 240520-124912-69342

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:49:12

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lui Chi chiu

「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 infectious 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):

Bad location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S391

參考編號  
Reference Number: 240520-125020-00511

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:50:20

「申述人」全名  
Full Name of "Representer": 先生 Mr. Au Kan Yuen

「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 infectious 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):

Terrible location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S392

參考編號  
Reference Number: 240520-125209-92712

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:52:09

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ma Shi Long

「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 infectious 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, yet bad location, no advantage to the neighbour

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S393

參考編號  
Reference Number: 240520-125327-50225

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:53:27

「申述人」全名  
Full Name of "Representer": 女士 Ms. Yuen Wai 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 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 infectious 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):

Bad decision on the location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S394

參考編號  
Reference Number: 240520-125434-59825

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:54:34

「申述人」全名  
Full Name of "Representer": 先生 Mr. Cheung Ka Lok

「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 infectious 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):

Bad location

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

**Submission Number:**  
TPB/R/S/H10/22- S395

參考編號  
**Reference Number:** 240520-125611-86198

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

提交日期及時間  
**Date and time of submission:** 20/05/2024 12:56:11

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Fu Siu Kin

「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, 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 infectious 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):**

Terrible location, only convenient to the HKU professors and staff; no benefit on the PFL neighbours

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S396

參考編號  
Reference Number: 240520-125715-21252

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:57:15

「申述人」全名  
Full Name of "Representer": 先生 Mr. Fu Man chi

「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 infectious 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):

Bad location chosen

就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S397

參考編號  
Reference Number: 240520-125819-83643

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

提交日期及時間  
Date and time of submission: 20/05/2024 12:58:19

「申述人」全名  
Full Name of "Representer": 先生 Mr. Wong chi 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 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 infectious 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):

Terrible location of the project



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S398

參考編號  
Reference Number: 240520-130111-86636

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

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Date and time of submission: 20/05/2024 13:01:11

「申述人」全名  
Full Name of "Representer": 先生 Mr. Chow Kwok 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
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 infectious 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):

Bad location selected

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S399

參考編號  
Reference Number: 240520-133356-74249

提交限期  
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提交日期及時間  
Date and time of submission: 20/05/2024 13:33:56

「申述人」全名  
Full Name of "Representer": 先生 Mr. Wong Chek Boon

「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 Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Insufficient traffic capacity - the construction and operation of the GIC in the Pokfulam green belt will tremendously increase the traffic flow and serious traffic jam is expected on Victoria Road and Pok Fu Lam Road. Residents in Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation. In addition, Queen Mary hospital, a number of rehabilitation centers and Fire Service station are all in Pok Fu Lam area. The load to traffic to this district that does not have the traffic capacity is against the interest of the general public. Who is going to be responsible for this?
Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Sect	反對 Oppose	Inappropriate location - the location chosen is on a steep slope green belt and close to existing residential zones like Baguio Villa, Woodbury Court and Sassoon Road communities and school such as ISF. The green belt zone is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Also the biomedical laboratories and facilities like nitrogen tank pose serious safety hazard

<p>ion 6(1) of the Town Planning Ordinance Cap.131</p>		<p>s to nearby residents and teachers and students. Who will be responsible for this if the casualty if this happens?</p>
<p>Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131</p>	<p>反對 Oppose</p>	<p>Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. This is in contradiction to the current budget deficit situation of Hong Kong government and against the Country's objection to fast-track to innovation and technology advancement. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.</p>

對圖則的建議修訂(如有的話)

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

I am not opposing the development of GIC but I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. HKU should try to integrate and interact with mid-stream and down-stream innovation developments. It should not isolate itself in the Pokfulam area. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S400

參考編號  
Reference Number: 240520-134845-45442

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Date and time of submission: 20/05/2024 13:48:45

「申述人」全名  
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「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 infectious 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):

Location chosen is only for the convenience of HKU