

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S401

參考編號  
Reference Number: 240520-135001-57374

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 13:50:01

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ling Hong

「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 but terrible site

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

**Submission Number:**  
TPB/R/S/H10/22- S402

參考編號  
**Reference Number:** 240520-135053-53377

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 13:50:53

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Soong Ping Fun

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

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

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

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Representation on Pok Fu Lam OZP No.S/H 10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2 000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

對圖則的建議修訂(如有的話)

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

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.



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S403

參考編號  
Reference Number: 240520-135116-62728

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 13:51:16

「申述人」全名  
Full Name of "Representer": 先生 Mr. Au Ka 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):

Location is wrong for this project

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S404

參考編號  
Reference Number: 240520-135224-22843

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 13:52:24

「申述人」全名  
Full Name of "Representer": 先生 Mr. IP Ho Wing

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
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 not appropriate

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S405

參考編號  
Reference Number: 240520-135334-68601

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 13:53:34

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

「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- S406

參考編號  
Reference Number: 240520-135502-23950

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 13:55:02

「申述人」全名  
Full Name of "Representer": 先生 Mr. Mak Yung Hin

「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 the problem



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S407

參考編號  
Reference Number: 240520-135713-57682

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 13:57:13

「申述人」全名  
Full Name of "Representer": 先生 Mr. Nam Sun Cheuk

「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 not right for this project

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S408

參考編號  
Reference Number: 240520-135827-20533

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 13:58:27

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tong Ho Tang

「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 wrong

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S409

參考編號  
Reference Number: 240520-135940-74219

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 13:59:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tsang Yuen Pan

「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- S410

參考編號  
Reference Number: 240520-140139-53478

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 14:01:39

「申述人」全名  
Full Name of "Representer": 先生 Mr. Blair Daniel Scott Crichton

「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 Global Innovation Center by Hong Kong University	反對 Oppose	I strongly believe that this plan is entirely unsuitable for the chosen location and fails to meet several crucial criteria outlined in TPB PG No.10. There is availability of a more appropriate site in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP)
Proposed Global Innovation Center by Hong Kong University	反對 Oppose	Environmental Impact: The construction of the Global Innovation Center on the designated green zone slope in Pokfulam would cause significant ecological harm. The site formation works required for building erection would result in the removal of about 2000 trees, leading to a substantial loss of greenery and biodiversity. Such deforestation would disrupt the delicate ecological balance and have adverse effects on the local flora and fauna. Moreover, the proposed development's massive scale and scope would necessitate extensive resource consumption, contributing to heightened carbon emissions and exacerbating Hong Kong's already burdened environment. It is of utmost importance to prioritize sustainable development practices that minimize ecological damage, and the current proposal fails to align with this fundamental principle.



Proposed Global Innovation Center by Hong Kong University

**Traffic Congestion and Infrastructure Strain:** The chosen location for the Global Innovation Center already suffers from severe traffic congestion issues. Introducing a large-scale facility with a gross floor area of 220,000 square meters would significantly worsen the existing transportation challenges. The surrounding road network and public transit systems are ill-equipped to handle the increased influx of employees, visitors, and residents that the innovation center would attract. This would inevitably lead to substantial traffic congestion, prolonged commuting times, and a considerable strain on the quality of life for local residents. Without substantial improvements to the infrastructure, the proposed development would place an excessive burden on the already overwhelmed transportation systems in the area.

**Preservation of Cultural Heritage:** The proposed development fails to acknowledge and respect the cultural and historical significance of the chosen location. The Pokfulam area boasts numerous heritage sites, including historic buildings and landmarks that are integral to Hong Kong's unique cultural fabric. The construction of an enormous innovation center would not only overshadow these cultural assets but also pose a threat to their historical integrity and value. It is imperative to safeguard and celebrate Hong Kong's rich cultural heritage, and relocating the innovation center to a more suitable site would ensure the preservation and appreciation of the area's profound historical and cultural identity.

對圖則的建議修訂(如有的話)

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

Relocate to a more appropriate site in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP)

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S411

參考編號  
Reference Number: 240520-140513-49810

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 14:05:13

「申述人」全名  
Full Name of "Representer": 先生 Mr. Henry Wright

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22	反對 Oppose	<p>The main issue is that it should not be in Pokfulam, but should be located at the new Technopole at San Tin, which would align with local and National government policy.</p> <p>Other issues to consider are:</p> <ul style="list-style-type: none"><li>• environmental (felling of 2,000 trees)</li><li>• 15,000 new workers in a residential area, which will cause huge traffic problems</li><li>• possible detrimental effect on the operations of Queen Mary Hospital due to the traffic issues stated above.</li></ul>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

The main issue is that it should not be in Pokfulam, but should be located at the new Technopole at San Tin, which would align with local and National government policy.

Other issues to consider are:

- environmental (felling of 2,000 trees)
- 15,000 new workers in a residential area, which will cause huge traffic problems
- possible detrimental effect on the operations of Queen Mary Hospital due to the traffic issues stated above.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S412

參考編號  
Reference Number: 240520-141027-67924

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 14:10:27

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳理誠

「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/H10/21 I A	反對 Oppose	<p>1.車流量大幅增加 預計域多利道及薄扶林道，將會出現嚴重交通堵塞。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(另外遊客及訪客每日將會超過千)使用國際創新中心，肯定大大增加目前已呈現不足的交通負荷。</p> <p>2.HKU從無做過任何地方諮詢 港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。</p> <p>3.選址不當 作為高端的國際創科中心，應與中、下兩端科研中心相鄰，以創造協同效應。</p> <p>4.龐大建設成本 此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，</p>

其他位置的價格可能會更具經濟效益。  
現時此位置無異是採取一條更艱難和漫長的道路來推進該項目，無助於香港科技事業的快速發展。

對圖則的建議修訂(如有的話)

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

取消HKU申請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)6」地帶及顯示為「道路」的地方改劃為「其他指定用途」註明「國際創新中心」地帶。



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S413

參考編號  
Reference Number: 240520-142724-24968

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 14:27:24

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

「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	影响附近民居居住環境

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- S414

參考編號  
Reference Number: 240520-143416-57505

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 14:34:16

「申述人」全名  
Full Name of "Representer": 先生 Mr. Sit Cheung Tak, 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
選址不當	反對 Oppose	太近民居，影响居住環境

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- S415

參考編號  
Reference Number: 240520-143642-74593

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 14:36:42

「申述人」全名  
Full Name of "Representer": 先生 Mr. Sit Zhi Hui Owen

「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	太近民居，影响居住環境

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- S416

參考編號  
Reference Number: 240520-145532-84058

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 14:55:32

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ho Chi Sum

「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- S417

參考編號  
Reference Number: 240520-145920-73178

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 14:59:20

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ho Tsz Shing

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
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):

Wrong location

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S418

參考編號  
Reference Number: 240520-150106-19237

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 15:01:06

「申述人」全名  
Full Name of "Representer": 先生 Mr. Wong Chun Ho

「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):

Wrong spot for this project

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S419

參考編號  
Reference Number: 240520-150228-65016

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 15:02:28

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Kwok Hang

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

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

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

有關事項 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
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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):

Wrong place for this good project

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240520-150923-86669

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 15:09:23

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Kwok Hang

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
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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 not chosen properly



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

參考編號  
**Reference Number:** 240520-151115-48194

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 15:11:15

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. HUEN CHUN MAN MICHAEL

「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>
Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and areas shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").	反對 Oppose	<p>1) The location needs to remove a rare greenbelt in Hong Kong Island. While the Government is pushing the environment-friendly policy to encourage citizens to reduce the wastage by introducing the waste-charging scheme, this project is destroying our precious natural environment by removing the existing greenbelt and thousands of trees needed to be cut down and also annihilating the wildlife depending on this as their habitat, which includes the wild yellow-crested cockatoos (which is classified as critically endangered and reported to have only around 2000 in the world and approximately 10% lives in Hong Kong). Is it contradicting what the Government is doing? Once the greenbelt was destroyed, the eco-environment will never be able to be recovered. In addition, another greenbelt in Pok Fu Lam has already been damaged in Wah Fu Estate relocation project. We should have enough damage to Pok Fu Lam's environment and we should put a stop on this!</p> <p>2) The traffic conditions at Pok Fu Lam are not suitable for a centre of this scale. In the nearby areas, we only have two main roads, Pok Fu Lam Road and Victoria Road. For now, it is barely sufficient to satisfy the commuting requirements for the residents and workers in this area. Traffic normally will build up during the peak hours in Pok Fu Lam Road, even though it is a four lane road (2 lanes for each direction); where Victoria Road only consists of two lanes. Even worse, in these areas, we don't have mass transit facilities like MTR and all our transportation requirements depend on bus, mini-bus and cars. By adding this centre with around 15K people working in the centre, the congestion will exceed our imagination! Please also consider that these roads will affect the traffic to and from the Queen Mary Hospital where it could affect the patients going to the Hospital, i</p>

ncluding those emergency cases need immediate medical attention! Please also be reminded of The Pok Fu Lam Moratorium (1972) which restricts the more intensive development in view of the inadequate transportation facilities, the development of GIC would clearly deviate from this requirement!

3) The location is not convenient to be "Global" and it will fail on its own purpose! The GIC is a "Global Innovation Centre" where it should connect to the world and also to our mainland, so, it should be convenient for the visitors from international and mainland China. The location is nowhere near to the major transportation hubs (say the Airport, the High-Speed Train Station, and Shenzhen) (In fact, there is no MTR station in the area as well). We can expect that visitors from anywhere would need to travel a long way to reach this location. In addition, there is no appropriate hospitality facility nearby where the visitors will have to travel for quite a relative longer time to attend the meetings even if they will be staying in Hong Kong overnight, not to mention that it will also increase the traffic burden in Pok Fu Lam as mentioned in above. Hence, this "Global" Innovation Centre seems not so attractive to the intellectual from Global, maybe it is only convenient to the scholars inside the University of Hong Kong.

4) The location is a slope and the development cost will be huge. While the location is a slope, it is inevitable that more works need to be done than building the centre on a flat-land. It is a question to the Government on whether we should spend such money while our economy is not as good as before while we could select a better and easier location than this. Yes, I agree that the Government should invest in the GIC for our future development, just we can do it in a less costly way by finding a more suitable area. As a tax-payer, I really want my contribution to be used carefully and wisely.

5) Short-sighted in location selection and ignoring the possibility of further expansion. To me, the location selection seems to only focus on the current need. It is just similar to what the former administration did - "盲搶地", where they noted that there seems to be a space, they want to build something. However, being a GIC, I believe the University needs to consider an even longer term requirement and the possible expansion. The current selection of location actually provides no further expansion option for the GIC if they will need it in the future since it is already so close to the residential buildings (Baguio Villa and Woodbury Court).

6) The location is too near to the residential areas. As noted in above, the GIC is so close to the existing residential areas - Baguio Villa and Woodbury Court. Firstly, the construction would significantly affect the residents there, including noise and air pollution and the traffic of the construction cars making the environment messy. In addition, due to this construction, items B1 and B2 are required in altering the Victoria Road, which will definitely affect the traffic arrangement for the residents relying on Victoria Road. Second, when the GIC will be in use, it is noted that some chemical or dangerous goods could be stored inside GIC, which could cause potential hazard to the residents nearby. Thirdly, while the building is so near to the residential buildings and the heights could be even higher than those buildings, it will significantly affect the view and the air circulation



for the residents. Please also be considerate that quite a lot of the residents in Baguio Villa have been staying there for a long time, wish to have a quiet environment to live in and they could be some elderly who have contributed a lot to Hong Kong throughout their lives. The building of the GIC at that area could cost their health through noise and air pollution during construction, limiting their views and air circulation after the construction and psychologically implication on the potential drop in their property value.

對圖則的建議修訂(如有的話)

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

I am an alumnus of the University of Hong Kong for most of my tertiary education qualifications and definitely would like the University to have sufficient resources and further development. I support the establishment of GIC; however, I will have to strongly oppose to this GIC location selection since the damage caused to the society and the environment will be more than the benefit it could bring. I would appreciate the University and the Government to reconsider an alternative site for the GIC.

**Submission Number:**

TPB/R/S/H10/22- S421

The Secretariat of the Town Planning Board  
15/F North Point Government 333, Java Road  
North Point – Hong Kong

OZP No. S/H 10/22- Plan under section 6 (1)  
HKU's Global Innovation Centre

Dear Town Planning Board,

As a longtime HKG resident and Pok Fu Lam Resident please permit me to raise my following objections.

#### HKU GIC Project

As this project will certainly help to bring Hong Kong to the international forefront of research and development it is most commendable that it is fully supported by our Government. It no doubt deserves also the full support of HKG's citizens.

However, the intended location and the way this is done is highly objectionable. HKU may have reported to the Planning board that they have obtained support from the Pok Fu Lam Residents but this is totally wrong! The HKU's development plans became for the first time known to all Pok Fu Lam residents only 14 days ago and caused an wide spread shockwave as to the proposed location of the GIC. Two exchanges with HUD Representatives took place on 13<sup>th</sup> and 14<sup>th</sup> May where the main objections were raised but no satisfactory answers were given.

#### Location

The only remaining green belt in Pok Fu Lam which was so far protected by previous Administrations would be destroyed! This green belt is not flat but heavily sloped with 5 channelized water courses running through. The construction will be highly expensive. The project should be considered in a more appropriate flat environment of which there are already much more suitable alternatives available. For example in the Lok Ma Chau Loop for the creation of the Hong Kong Shenzhen Innovation & Technology Park or at San Tin Techopole. This instead of the Planning Board to give in to HKU's egotistic desire to have this huge project near its existing campus which is already in an densely populated residential area.



Also there is no consideration for destroying the habitat of an ecosystem with birds (cockatoos) and other animals living in these woods. The removal of some 2000 trees will seriously degrade the existing landscape which is currently acting as a buffer between the urban areas.

Traffic

With the existing redevelopment of Wah Fu Estate the traffic density can already be seen to be at its limits and will get worse in future. Baguio Villa on Victoria Road will be right in the middle of the planed GIC development. Considering that Victoria Road is a two-way Street of which one lane would certainly be heavily occupied during the long construction period, movement of Baguio Villa Residents will be severely affected by road closures and inadequate Public Transport facilities. Furthermore Ambulances and emergency services destined for QM Hospital will be stuck in frequent traffic jams for years to come!

Finally it is beyond me to understand if our Government would approve HKU's proposed self-serving location. This for reasons mentioned above and the fact that the site formation would be mega expensive. This at a time when Govt. Finances are stressed and much cheaper more suitable sites are available.

Thank you for your attention.

Hong Kong, 20<sup>th</sup> May 2024

Gunther RITTNER

[Redacted]

[Redacted]



## 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.

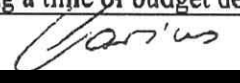

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

Name	SILVIA CARUS	Signature	
Date	20.05.2024		
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

PS. I would like to propose to delay the deadline for submitting objections by a period of 3 months.



## **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.

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

Name	LEWIS CRAIG BLAKE
Date	20 May 2024



Urgent Return receipt Expand Group Restricted Prevent Copy

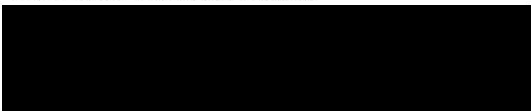
**Submission Number:**  
**TPB/R/S/H10/22- S424**

**From:** [REDACTED]  
**Sent:** 2024-05-20 星期一 12:33:14  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** FW: Attached Image  
**Attachment:** 2244\_001.pdf

Dear Sir/Madam,

Letter of **objection** re. Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of a plan under Section 6(1) of the Town Planning Ordinance (CAP.131)

David Konn  
China Red Textiles Limited



[www.chinaredtextiles.com](http://www.chinaredtextiles.com)

**Representation from David Simon Koon 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 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.

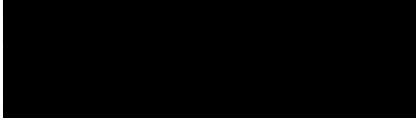
The traffic impact assessment has some results and conclusions which are markedly different from other approved TIA undertaken in recent years, whereas similar results and conclusion could be expected. In the time available, it has not been possible to identify the reasons, but it does suggest that the 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.

**David Simon Koon**



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S425**

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**From:** Bella Fan [REDACTED]  
**Sent:** 2024-05-20 星期一 12:47:30  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Representation from HKU relating to Plan No. S/H10/22  
(Support Item A)  
**Attachment:** S6\_representation to Draft Plan S-H10-22.pdf; 20240430 GIC  
HKU representation to draft plan submitted to TPB.pdf

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

Please find attached representation submission prepared by the University of Hong Kong in support to 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, for your further processing.

Should you have any queries on our captioned submission, please contact the undersigned at tel. no. [REDACTED]

Regards,

**Bella FAN**

Assistant Director of Estates  
[REDACTED]

**REPRESENTATION IN RESPECT OF  
DRAFT PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6(1)條就草圖作出申述



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道333號北角政府合署15樓 - 電話: 2231 4810或2231 4835及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

### 1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation\* 先生/女士/公司/機構\*)

The University of Hong Kong

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

### 2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation\* 先生/女士/公司/機構\*)

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

### 3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖(請註明草圖名稱及編號)

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

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) <sup>#</sup> 申述詳情(續) (如有需要, 請另頁說明) <sup>#</sup>		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Representation Statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。		

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.

若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

□ at the appropriate box 請在適當的方格內加上 號

(This part will not be made available for public inspection)  
(這部份不會公開予公眾查閱)

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


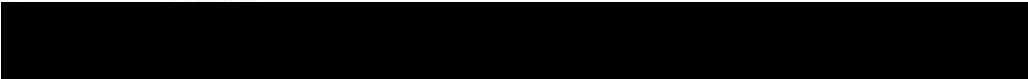


**Important Notice 重要告示**

1. 申述人須填上香港身份證／護照所載的全名
2. 申述人亦須提供香港身份證／護照號碼的首四個字母數字字符(例子: C668/CC66)
3. 獲授權代理人(如適用的代表亦須提供香港身份證／護照所載的全名及號碼的首四個字母數字字符(例子: C668/CC66)
4. 如申述由獲授權代理人提交, 代理人須提交申述人簽署的委任文書正本
5. 申述人或其獲授權代理人請提供郵寄地址或電郵地址以便書信通訊
6. 申述人須詳閱關於「根據《城市規劃條例》提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會(下稱「委員會」)規劃指引編號 29B

申述若沒有提供上述第 1 至 3 項的資料, 則該申述會視為不曾作出。若沒有提供上述第 4 項的資料, 則該申述將視為並沒有委任獲授權代理人。沒有提供上述第 5 項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供)的申述人將視作無意收到往後相關函件及出席聆聽會議。委員會秘書處保留權利要求申述人提供身份證明以作核實。若有需要, 申述人可透過委員會網站取得聆聽會議安排、相關文件等資料, 並聯絡委員會秘書處, 以安排出席聆聽會議。

1. Representer must provide the full name shown on Hong Kong Identity (HKID) Card/Passport
2. Representer must provide the first four alphanumeric characters of HKID Card/Passport number (e.g. C668/CC66)
3. The representative of the authorised agent (if applicable) must also provide his/her full name shown on HKID Card/Passport and the first four alphanumeric characters of his/her HKID Card/Passport number (e.g. C668/CC66)
4. For submission made by authorised agent on the representer's behalf, the original signed authorisation letter should be provided
5. Representer or his/her authorised agent is requested to provide postal address or email address to facilitate communication in writing
6. Representer is advised to read the Town Planning Board (the Board) Guidelines No. 29B on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B).

If representer fails to provide the information of items 1 to 3 above, the representation submitted **shall be treated as not having been made**. Failure to provide the document of item 4 above shall be taken as that no authorisation agent is appointed for the representation. Failure to provide information of item 5 above (note: incomplete or illegible correspondence may also be treated as not having been provided) will be taken to indicate that the representer is not willing to receive further correspondences and attend the hearing. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. If needed, the representer may check the information regarding the hearing arrangement, relevant papers, etc. on the Board's website, and contact the Secretariat of the Board to make arrangement for their attendance at the hearing.

<b>1. Representer 「申述人」</b>	
Full Name of Representer's Representative (Only applicable to organisation/group as a representer) 申述人代表全名(只適用於申述人為機構組織)	
Zhang Xiang (President and Vice-Chancellor, The University of Hong Kong)	
(Note: full name shown on HKID Card/Passport must be provided) (注意: 須填上香港身份證／護照所載的全名)	
Representer's First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) # 申述人的香港身份證／護照首 4 位字母數字字符(例子: C668/CC66) #	
Postal Address 通訊地址@ 	
E-mail Address 電郵地址@ 	
Tel. No. 電話號碼 (Optional 可選擇提供) 	

# Necessary information. If representer is an organisation/group, must provide the information of the representative

必須資料。如果申述人為機構組織, 須提供其代表的資料

@ Please refer to point no. 5 of Important Notice

請查閱重要告示的第 5 點



**2. Authorised Agent (if applicable) 獲授權代理人(如適用)**

Full Name of Representative 代表全名

(Only applicable to organisation/group as the authorised agent 只適用於獲授權代理人為機構組織)

(Mr./ Ms. \* 先生/女士\*)

(Note: full name shown on HKID Card/Passport must be provided)

(注意:須填上香港身份證/護照所載的全名)

First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) #

香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

\* Delete as appropriate 請刪去不適用者

# If the authorised agent is an organisation/group, must provide information of the representative

如果代理人為機構組織,須提供其代表的資料

@ Please refer to point no. 5 of Important Notice

請查閱重要告示的第 5 點

**Statement on Personal Data 個人資料的聲明**

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the verification of identity of the "representer" and the authorised agent;
- (b) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (c) facilitating communication between the "representer" and the Secretary of the Board/Government departments

城市規劃委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城  
市規劃委員會規劃指引的規定作以下用途:

- (a) 核實「申述人」及獲授權代理人的身份;
- (b) 處理這宗申述,包括在公布這宗申述供公眾查閱時,公布「申述人」的姓名供公眾查閱;以及
- (c) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" and the authorised agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」及獲授權代理人就這宗申述提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。

3. The "representer" and the authorised agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

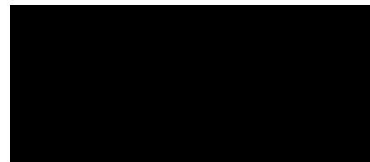
根據《個人資料(私隱)條例》(第 486 章)的規定,「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

# THE UNIVERSITY OF HONG KONG

香 港 大 學



校長 張翔教授  
President and Vice-Chancellor  
Professor Xiang Zhang



By Email (tpbpd@pland.gov.hk)  
and Fax (2877 0245 / 2522 8426)

April 30, 2024

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

Dear Sir/Madam,

**Representation to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22**  
**Representer: The University of Hong Kong**

The University of Hong Kong (“HKU”) is in support of the amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22 made by the Town Planning Board gazetted on 22 March 2024, specifically item A - the 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)”).

In the ensuing paragraphs, I would like to justify our support:

**Background of the Proposed Development**

1. The Government has been actively nurturing I&T talents, expanding the pool of local talents, and providing resources for universities to carry out R&D. Based on the Hong Kong Innovation and Technology Blueprint (Strategy 1), the Government will strengthen support for universities’ basic research activities and facilities to enhance their capacity for frontier and breakthrough scientific research.
2. Hong Kong has five of the world's top 100 universities, as well as a growing pool of world-class academic scholars, experts and scientists. Among these universities, HKU has been a frontrunner in basic research that has been pushing the boundaries of human knowledge and scientific discovery for the greater good of humanity.



3. In the former Chief Executive's 2021 Policy Address, in order to consolidate Hong Kong's leading position in basic research, the Government agreed in principle to reserve a site at Pokfulam for HKU to construct facilities for deep technology. In the 2023-24 Budget by the Financial Secretary, the Government has earmarked \$3 billion to promote the development of facilities to "enhance basic research in frontier technology fields such as AI and quantum technology", and to "better realise basic research capabilities in making breakthroughs out of the blue". This has been emphasised again in the 2024-25 Budget announced on 28 February 2024.
4. HKU has taken a pivotal role in leading the planning, design and construction of a highly specialised research compound to meet future demand and enable the continued growth of the I&T ecosystem. This is the Global Innovation Centre ("GIC"). Against this background, the GIC will be the first research facility dedicated to upstream deep technology in Hong Kong and the region, acting as a hub for basic research and a fountainhead for original discoveries. Initially proposed strategic research disciplines include biotechnology, quantum technology, new materials, new energy, artificial intelligence, computer science, and financial technology.
5. Local universities have taken initiatives to provide physical space for collaborative, interdisciplinary and cross-territory research, but for basic research to thrive, there needs to be sufficient space equipped with top-notch laboratories to conduct the most cutting-edge research. Through the expansion of physical space devoted to upstream research with the opportunity brought by the GIC, universities in Hong Kong will be in a stronger position to become a major driving force to develop Hong Kong into an "International Innovation & Technology Hub", which aligns with the National 14th Five-Year plan. This can also echo the nation's expectations in strengthening basic research so that we can develop the domestic capability of breaking through the bottlenecks.

### **Strategic Importance of the GIC Development**

6. The GIC development is a strong response to the Central Government's expectations and the direction of "new quality productive forces" proposed by President Xi Jinping at the National People's Congress and the National People's Political Consultative Conference. President Xi emphasised the need to drive revolutionary technological breakthroughs, so as to provide sustained impetus for economic development through digitalisation and intelligentisation.
7. The GIC would provide an ideal environment and platform for research and transdisciplinary collaboration among research teams. It is expected to be the first deep technology research facility in Hong Kong that will have a similar footprint to major national-level scientific labs on Mainland China. Equipped with various types of laboratories and facilities designed according to rigorous international safety standards, the GIC will host the most cutting-edge technologies, apparatus and research environments. Providing high-specification laboratory space will also benefit deep technology start-ups and spin-out companies, benefitting the entire I&T ecosystem.



8. The GIC can provide a strong foundation for Hong Kong to enhance its upstream research capabilities to achieve its vision of developing into an international innovation and technology hub to support the national strategy stated in the 14th Five-Year Plan, as well as to stay at the forefront of the keen techno-competition in the world. The GIC will also bolster the existing strengths of Hong Kong in generating new knowledge and promoting scientific advances that spawn new innovative industries, thereby catalysing economic growth of Hong Kong.
9. For all stakeholders in the STEM field (including scientists, researchers, new industries, start-ups), it is crucial for them to have a well-equipped facility to continue and be engaged in their scientific pursuit. The GIC will accommodate the state-of-the-art facilities and top-notch laboratories. These will be the important physical asset that makes more scientific breakthrough possible.
10. With the Government's continued effort to attract talents, the proposed GIC development will serve as a platform to facilitate scholarly conversations among talents in the STEM field from Hong Kong, the Mainland, and beyond.
11. The development of the GIC is also expected to promote STEM education in Hong Kong by cultivating students' interest in science at an early age and supporting students and schools in the district by allowing them to interact with the scientists and researchers working in the GIC.
12. We see that the need for high-quality scientific spaces will become higher as the focus of Hong Kong and China gradually orbits towards I&T development. Providing new infrastructure such as world-class shared facilities and user platforms would be conducive to tackling grand challenges facing us such as climate change, ageing population and future pandemics. The GIC is envisioned to benefit the entire scientific community not only locally, but also regionally and internationally. Moreover, the GIC can also act as a bridge between upstream research and downstream application, connecting Mainland enterprises to international markets, and a nexus to attract and nurture high-caliber research talents.

#### **Location of the GIC**

13. The Item A site is a logical choice as it is in close proximity to the existing HKU campuses, Queen Mary Hospital, Cyberport, and other academic and research facilities of the HKUMed at Sassoon Road – combining the strengths and creating the synergy of R&D infrastructure to form the “Island Innovation Corridor” in Pokfulam area, thereby uplifting the reputation of the entire district.
14. This proximity is important to streamline scientific research processes, such as the transportation of samples, and enabling the sharing of facilities or apparatus, thereby increasing the efficiency, accuracy and reliability of research. Examples of research at the proposed development include drug/medicine development, energy technology certification, materials characterisation, advanced device fabrication and high-performance computing.

15. Given the unique position of the GIC that focuses on upstream research, it is most sensible to put it close to HKU as we can provide the best support that aligns well with the vision of the GIC. Some may question if the GIC can be put in the Northern Metropolis where other I&T facilities are being planned. However, the Loop and the San Tin Technopole are both constructions that focus on mid-/downstream research. This may not be the best location for GIC to reach its maximum potential.
16. The design seeks to maintain smooth traffic flow on the heavily used Pok Fu Lam and Victoria Road. A traffic impact assessment has been conducted and the findings indicate compatibility with the public transport and road network near the Site. Also, drop-off/pick-up, car parking and loading/unloading at the proposed development will utilise the multiple vehicle access points at Pok Fu Lam Road and Victoria Road.
17. Research facilities and building design in the proposed development will be carefully designed to comply with international safety standards, and monitoring will be conducted to mitigate potential risks.

#### **Bringing Benefits to the Community**

18. The building profile and design have thoroughly considered the surrounding landscape and will adopt a terraced design that seeks to blend in with the existing landscape. Building separation and alignment have been meticulously oriented in the planning and design to maximise air and visual permeability, while the height and bulk of the new buildings will be compatible with the surrounding developments, creating a stepping height profile in the area. Technical assessment has indicated no significant adverse impact on air ventilation and visual permeability.
19. Apart from pursuing green buildings, the landscape design and tree plantation have fully considered the site context including the waterways within the Site. Specifically, tree planting will be planned in clusters to recreate the habitat. Newly planted tree species are carefully selected to be shade-resistant and fruit-bearing, aiming at sustaining and attracting biodiversity.
20. Proposed enhancements such as the provision of pedestrian access between Pok Fu Lam Road and Victoria Road would improve the pedestrian circulation in the area, allowing members of the public to overcome significant level differences between the two major roads, and provide a new footpath at the podium level connecting with the adjacent HKUMed academic complex and Sassoon Road. Due consideration will also be given to accommodate the development the South Island Line (West) currently under deliberation.
21. A landscaped courtyard along the main walkway at the podium level of the GIC will provide for recreational activities, offering communal open space for GIC users, students, staff and members of the public.

22. Given the above considerations, the proposed development will be designed to foster collaborations in the academic and scientific community, while also providing a good opportunity to give back to the local community. The development would bring enhanced slope stability, improved pedestrian connectivity, and provide additional greenery and communal outdoor space including green podium.

### **Conclusion**

With the above justifications, HKU strongly supports Item A in the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 – i.e. the rezoning of the GB, R(C)6 and area shown as ‘Road’ to OU (Global Innovation Centre).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Xiang Zhang', written in a cursive style.

Professor Xiang Zhang  
President and Vice-Chancellor  
The University of Hong Kong



Appendix

**Community Engagement – Global Innovation Centre (GIC)**

<b>Date</b>	<b>Stakeholder</b>	<b>Details</b>
January 2024	General public	Launch of the GIC website for the public to access the background information of GIC and communicate with HKU.
17 January 2024	Development Planning Committee (DPC), Southern District Council	Briefing on the proposed GIC development at the DPC meeting. Members in general expressed support for the development and offered suggestions regarding planning and design.
1 March 2024	Metro Planning Committee (MPC), Town Planning Board	Briefing on the proposed GIC development at the MPC meeting. Members in general expressed support for the development and offered comments and suggestions regarding planning and design.
25 March to 22 April 2024	Local community including residential and school stakeholders	Notice about the GIC development, brochure containing background information and communication channels, and invitation to Briefing Sessions of GIC (May 2014) were delivered to neighbouring residential and schools.
24 April 2024	Southern District Office and Southern District Council members	Introduction of HKU's innovation, engineering and science research facilities, and addressing their questions related to the proposed GIC development.
30 April 2024	Southern District Council members	Members were invited to join the Briefing Sessions arranged for residents and local community stakeholders.
13-14 May 2024	Local community including residential and school stakeholders	Two sessions of Briefing Sessions of GIC were arranged for the neighbouring residents to introduce the proposed GIC development. HKU also collected residents' views and concerns, as well as addressed questions related to the plan.  Major comments include site selection, community planning gains, traffic, greenery and safety aspects for the development were received. Justifications and / or information available to the University at this juncture were explained to the residents.

<b>Date</b>	<b>Stakeholder</b>	<b>Details</b>
17 May 2024	Ebenezer School & Home for the Visually Impaired (Ebenezer)	<p data-bbox="746 309 1390 461">Meeting with the Ebenezer School to introduce the proposed GIC development. HKU also collected their views and concerns, as well as addressed their questions related to the plan.</p> <p data-bbox="746 510 1390 864">Major comments include site selection, potential impacts at construction stage in term of noise, vibration and dust, traffic, greenery and the necessity of on-going communication were received. The University of Hong Kong shared the initial planning of the project, previous experience on construction management and agreed to continuous communication with a view to balancing different views from stakeholders.</p>

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**Submission Number:**  
**TPB/R/S/H10/22- S427**

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 13:08:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create 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



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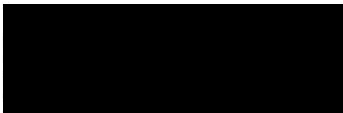
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footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:

The GIC development is of utmost importance for the economy growth of HK. It's in line with Mainland's policy and would be able to assist in resolving global problems on health, and increasing efficiency of different industries. Adjacency to HKU is the best location for the facility to ensure synergy and ensure interdisciplinary interactions. Appropriateness of the location will also becomes an attraction to high-end scientists to come over to HK. The development will also bring benefits to the vicinity. It's definitely a win-win situation.

Best regards,  
Fan Mei Mary  
Ms.



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 13:54:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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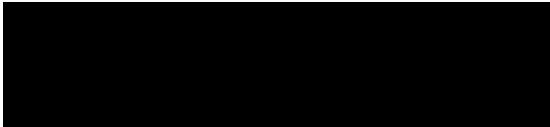
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of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

The Global Innovation Centre will consolidate Hong Kong's leading position in basic research which is in response to the National 14th Five-Year Plan

Best regards,  
CHAN Yu Sum Sam  
Ir



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Submission Number:  
TPB/R/S/H10/22- S429

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From: [REDACTED]  
Sent: 2024-05-20 星期一 14:13:46  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Dear Neighbor of Pok Fu Lam  
Attachment: Document-Baguio Villa.pdf

Date: 20-May-2024  
To: Town planning Board  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

From: Mr. H.Y. Kim  
Hanshine International Ltd.  
Tel: [REDACTED]  
Email: [REDACTED]

Dear Neighbor of Pok Fu Lam

As per your request , I hereby sending the singed document of TPB as attached.

Best regards,

## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

I object to the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

### **1. Inappropriate location**

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & 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 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. Very high cost**

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### **3. Large scale and massive tree removal**

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### **4. Nuisance caused and damage to the environment during construction period**

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, 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 the 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 be huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

**5. Huge increase in traffic flow**

Serious traffic jam will be expected on 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 personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

**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 impact on them.

**7. Weakening Slope Stability**

A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.

**Conclusion**

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.

Name: KIM. HO-YONG (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: MAY 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Submission Number:  
TPB/R/S/H10/22- S430

**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-20 星期一 14:30:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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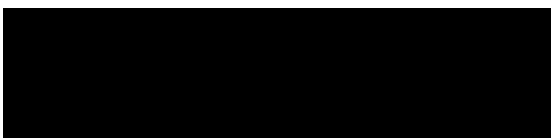
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enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

To develop a high technology hub in HK for young generation.

Best regards,  
Lee Tsz Hang  
Dr. Ir.



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**Submission Number:**  
**TPB/R/S/H10/22- S431**

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 14:43:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

The GIC will undoubtedly provide a open and inclusive platform for top talents to develop and showcase new technologies. Through research and development initiatives, it can contribute to technological advancements in various field, especially in high-tech researches. Importantly, the wide space in GIC will accommodate more researchers and professional equipments, allowing them to seek technological breakthroughs more freely.

Best regards,  
WANG KAI

[REDACTED]

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Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
TPB/R/S/H10/22- S432

**From:** Yip Johnny <[REDACTED]>  
**Sent:** 2024-05-20 星期一 14:49:29  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 轉寄: Representation in respect to the proposed site of HKU Global Innovation Centre in Pokfulam area (S/H10/22)

Dear Sir or Madam,

I would like to express my standing in regard to the subjected proposed site of HKU Global Innovation Centre in Pokfulam.

I oppose to this site proposal for the Global Innovation Centre HKU though the motive for setting up this Centre is good. Question is whether we really have no other better alternative than demolishing the vegetated slope and destroying the natural landscape in Pokfulam area?

#### Environmental disruption

The proposed site is currently zoned "green belt". The site formation work will result in destroying the existing landscape, many old and new trees, home of many animals and birds.

Natural vegetated landscape in Hong Kong should be preserved as much as possible. Once they are demolished and destroyed, it would take years, decades or even centuries to rebuild another natural ecosystem.

#### Pollution

The proposed site is currently a green zone. This is the main reason where most residents in the area (including me) choose this neighborhood to live in. A massive change in the land usage means that the neighborhood will be greatly affected and worsen off. The construction work, the new buildings/facilities will unavoidably cause lot of light pollution, noise pollution and air pollution (e.g. the 24 hours operated office/facility, air conditioning) to the area.

#### Transportation network

The building work and potential traffic that will cause from the construction and the population/traffic after completion adds disruption and traffic burden to the neighborhood

If you need any further information, you can contact me at this email.

Best regards,  
YIP Sze Chung  
[REDACTED]

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Submission Number:  
TPB/R/S/H10/22- S433

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 14:50:10  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

The proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting quality and sustainable development of HK and the GBA.

Best regards,  
ZHANG ZHIQIAN  
Dr

[REDACTED]

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**From:** cy lau [REDACTED]  
**Sent:** 2024-05-20 星期一 14:52:28  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Objection to the Amendment of the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the Construction of the Global Innovation Centre (GIC)  
**Attachment:** Objection to the Proposed Construction of the Global Innovation Centre.pdf

I am writing to express my strong objection to the proposed amendments to the Pok Fu Lam Outline Zoning Plan, which would enable the construction of the Global Innovation Centre (GIC) by the University of Hong Kong (HKU) on the Greenbelt area along Victoria Road and Pokfulam. The following points outline my concerns and the reasons for my objection:

### 1. Environmental Impact:

- **Destruction of Green Spaces:** The proposed site is a designated Greenbelt area, integral to the local ecosystem and biodiversity. The construction plan involves clearing approximately 2,000 trees, which would result in irreversible ecological damage and loss of natural habitat for numerous species.
- **Landscape Alteration:** The construction would permanently alter the natural landscape and undermine the area's role in carbon sequestration and climate regulation, contradicting Hong Kong's broader environmental and sustainability objectives.

### 2. Community and Health Impact:

- **Proximity to Residential Areas:** The proximity of the proposed GIC to residential zones such as Baguio Villas raises significant concerns regarding noise, pollution, and potential hazards from the facility's operation, particularly the handling of chemicals in laboratories.
- **Increased Traffic Congestion:** The project is expected to significantly increase traffic flow, exacerbating congestion and potentially delaying emergency response times in the densely populated areas of Victoria Road and Pokfulam. This is particularly concerning given the proximity to Queen Mary Hospital, a major medical facility. Increased traffic could critically impact emergency accessibility and patient care during critical times.

### 3. Lack of Adequate Consultation:

- **Insufficient Engagement with the Community:** The planning process has not adequately involved the local community. Residents and other stakeholders have had limited opportunities to express their concerns or provide input into the project planning and its potential impacts.



**4. Economic and Practical Considerations:**

- **High Cost and Redundancy:** The financial outlay for developing a new facility on a steep slope, requiring extensive and costly site preparation, could be better allocated to enhancing existing structures within Hong Kong that are currently underutilized.

**5. Alternative Solutions:**

- **Utilization of Cyberport Facilities:** HKU should strongly consider maximizing the use of its existing facilities within the Cyberport complex, where it already operates specialized spaces for postgraduate education and corporate engagement. These facilities are fully equipped to support advanced research and educational activities, aligning well with the needs of the proposed Global Innovation Centre. Instead of embarking on new construction, expanding or enhancing HKU's current footprint at Cyberport would be a logical and resource-efficient strategy. This approach would not only mitigate environmental impacts but also optimize financial expenditures by utilizing pre-existing infrastructure. It would also ensure that investments in Cyberport, funded by taxpayer money, are leveraged to their fullest potential, aligning with sustainable development goals and reinforcing HKU's commitment to innovation without the additional environmental and financial costs of new construction.

Given these points, I urge the Town Planning Board to reconsider the proposed development. It is essential to prioritize sustainable development practices, conserve our green spaces, and seek alternatives that align more closely with the existing urban fabric and technological infrastructure.

I hope that the Board will take these objections into account and prevent the approval of a project that could have long-lasting negative impacts on our environment and community.

Name : Chi Yiu LAU

HKID No. : [REDACTED]

Date : May 20, 2024

Email : [REDACTED]

Correspondence Address : [REDACTED]

# Objection to the Proposed Construction of the Global Innovation Centre (GIC) at Pokfulam by the University of Hong Kong (HKU)

**Subject :** Objection to the Amendment of the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the Construction of the GIC

I am writing to express my strong objection to the proposed amendments to the Pok Fu Lam Outline Zoning Plan, which would enable the construction of the Global Innovation Centre (GIC) by the University of Hong Kong (HKU) on the Greenbelt area along Victoria Road and Pokfulam. The following points outline my concerns and the reasons for my objection:

## 1. Environmental Impact:

- **Destruction of Green Spaces:** The proposed site is a designated Greenbelt area, integral to the local ecosystem and biodiversity. The construction plan involves clearing approximately 2,000 trees, which would result in irreversible ecological damage and loss of natural habitat for numerous species.
- **Landscape Alteration:** The construction would permanently alter the natural landscape and undermine the area's role in carbon sequestration and climate regulation, contradicting Hong Kong's broader environmental and sustainability objectives.

## 2. Community and Health Impact:

- **Proximity to Residential Areas:** The proximity of the proposed GIC to residential zones such as Baguio Villas raises significant concerns regarding noise, pollution, and potential hazards from the facility's operation, particularly the handling of chemicals in laboratories.
- **Increased Traffic Congestion:** The project is expected to significantly increase traffic flow, exacerbating congestion and potentially delaying emergency response times in the densely populated areas of Victoria Road and Pokfulam. This is particularly concerning given the proximity to Queen Mary Hospital, a major medical facility. Increased traffic could critically impact emergency accessibility and patient care during critical times.

## 3. Lack of Adequate Consultation:

- **Insufficient Engagement with the Community:** The planning process has not adequately involved the local community. Residents and other stakeholders have had limited opportunities to express their concerns or provide input into the project planning and its potential impacts.

#### 4. Economic and Practical Considerations:

- **High Cost and Redundancy:** The financial outlay for developing a new facility on a steep slope, requiring extensive and costly site preparation, could be better allocated to enhancing existing structures within Hong Kong that are currently underutilized.

#### 5. Alternative Solutions:

- **Utilization of Cyberport Facilities:** HKU should strongly consider maximizing the use of its existing facilities within the Cyberport complex, where it already operates specialized spaces for postgraduate education and corporate engagement. These facilities are fully equipped to support advanced research and educational activities, aligning well with the needs of the proposed Global Innovation Centre. Instead of embarking on new construction, expanding or enhancing HKU's current footprint at Cyberport would be a logical and resource-efficient strategy. This approach would not only mitigate environmental impacts but also optimize financial expenditures by utilizing pre-existing infrastructure. It would also ensure that investments in Cyberport, funded by taxpayer money, are leveraged to their fullest potential, aligning with sustainable development goals and reinforcing HKU's commitment to innovation without the additional environmental and financial costs of new construction.

Given these points, I urge the Town Planning Board to reconsider the proposed development. It is essential to prioritize sustainable development practices, conserve our green spaces, and seek alternatives that align more closely with the existing urban fabric and technological infrastructure.

I hope that the Board will take these objections into account and prevent the approval of a project that could have long-lasting negative impacts on our environment and community.

Name : Chi Yiu LAU

Signature: 

HKID No. :

Date :

Email :

Correspondence Address :



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**Submission Number:**

**TPB/R/S/H10/22- S435**

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**From:** Ho Yee [REDACTED]  
**Sent:** 2024-05-20 星期一 14:59:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation relates to amendments proposed to approved Pok Fu Lam OZP (S/H10/22)  
**Attachment:** S6\_So.pdf

Dear Sir or Madam,

Attached please find my representation in respect to the subject for your consideration.

Best regards.

So Ho Yee Sirina

**REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6(1)條就圖則作出申述

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有)，必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取，亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士 (下稱「申述人」)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

So Ho Yee Sirina

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation relates to amendments proposed to approved Pok Fu Lam Outline Zoning Plan (S/H10/22)	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Environmental disruption	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proposed site is currently zoned "green belt". The site formation work will result in destroying existing landscape, many old and new trees, home of many animals and birds.
Move against the HK Government's reduced carbon strategy	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Natural vegetated landscape in Hong Kong should be preserved as much as possible. Once they are demolished and destroyed, it would take years, decades or even centuries to rebuild another natural ecosystem.
Human Pollution to the residential area	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proposed site is currently a green zone. This is the main reason where most residents in the area (including me) chose this neighborhood to live in. A massive change in the land usage means that the neighborhood will be greatly affected and worsen off. The new buildings/facilities will unavoidably cause lot of light pollution, noise pollution and air pollution (e.g. the 24 hours operated office/facility, air conditioning) to the area.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要,請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		Amendments proposed to approved Pok Fu Lam Outline Zoning Plan (S/H10/22)
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
Extra burden to transportation network	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The building work and potential traffic that will cause from the construction and the population/traffic during and after completion adds "additional" disruption and traffic burden to the neighborhood
Building Stability	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The massive removal of the slope next to the residential buildings in Baguio Villa may result in potential risk of weakening the slope structure. This will put the human lives in risk.
Destroying the natural beauty of Pokfulam area	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	There are already many construction projects ongoing where the vegetated slopes are/will be removed in Pokfulam area along Victoria Road and Pokfulam Road. All these works already greatly reduced the green in the area and make the air quality deteriorate.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Amendments proposed to approved Pok Fu Lam Outline Zoning Plan (S/H10/22)
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Added cost	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	To construct buildings in a slope site adds unnecessary financial burden to the HK Government where other alternative sites, for example, San Tin Technopole etc, is obviously a more financial viable option.
Nuisance to the residents	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	As the proposed buildings/structures are in close vicinity of the residential zones, for example, Baguio Villas. Upon completion, many residents will directly face those structures. The noise, light, and air pollution, day and night, will all cause nuisance to the residents
Existing traffic already quite heavy	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	For all the on-going and planned construction works and projects nearby, for example, Queen Mary Hospital Redevelopment, Wah Fu Estate Redevelopment, HKU campus redevelopment, etc., the traffic along Victoria Road and Pokfulam Road is already quite heavy. These roads are the two main roads that connect residents to other districts and closest MTR stations. Adding extra burden on top will make the situation even worse.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



(This part will not be made available for public inspection)  
(這部份不會公開予公眾查閱)

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

**Important Notice 重要告示**

1. Representer must provide the full name shown on Hong Kong Identity (HKID) Card/Passport
2. Representer must provide the first four alphanumeric characters of HKID Card/Passport number (e.g. C668/CC66)
3. The representative of the authorized agent (if applicable) must also provide his/her full name shown on HKID Card/Passport and the first four alphanumeric characters of his/her HKID Card/Passport number (e.g. C668/CC66)
4. For submission made by authorized agent on the representer's behalf, the original signed authorization letter should be provided
5. Representer or his/her authorized agent is requested to provide postal address and/or email address to facilitate communication in writing
6. Representer is advised to read the Town Planning Board (TPB) Guidelines No. 29C on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29C).

If representer fails to provide the information of items 1 to 3 above, the representation submitted **shall be treated as not having been made**. Failure to provide the document of item 4 above shall be taken as that no authorization agent is appointed for the representation. Failure to provide information of item 5 above (note: incomplete or illegible correspondence may also be treated as not having been provided) will be taken to indicate that the representer is not willing to receive further correspondences and attend the hearing. The Secretariat of the TPB reserves the right to require provision of identity proof for verification. If needed, the representer may check the information regarding the hearing arrangement, relevant papers, etc. on the TPB website, and contact the Secretariat of the TPB to make arrangement for their attendance at the hearing.

1. 申述人須填上香港身份證／護照所載的全名
2. 申述人亦須提供香港身份證／護照號碼的首四個字母數字字符(例子: C668/CC66)
3. 獲授權代理人(如適用)的代表亦須提供香港身份證／護照所載的全名及號碼的首四個字母數字字符(例子: C668/CC66)
4. 如申述由獲授權代理人提交, 代理人須提交申述人簽署的委任文書正本
5. 申述人或其獲授權代理人請提供郵寄地址及／或電郵地址以便書信通訊
6. 申述人須詳閱關於「根據《城市規劃條例》提交及處理申述及進一步申述」的城市規劃委員會(下稱「城規會」)規劃指引編號 29C

申述人若沒有提供上述第 1 至 3 項的資料, 則所提交的申述會視為不曾作出。若沒有提供上述第 4 項的文件, 則該申述將視為並沒有委任獲授權代理人。沒有提供上述第 5 的項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供)的申述人將視作無意收到往後相關函件及出席聆聽會議。城規會秘書處保留權利要求申述人提供身份證明以作核實。若有需要, 申述人可透過城規會網站取得聆聽會議安排、相關的城規會文件等資料, 並聯絡城規會秘書處, 以安排出席聆聽會議。

<b>1. Representer 「申述人」</b>	
Full Name of Representer's Representative (Only applicable to organization/group as a representer) 申述人代表全名(只適用於申述人為機構組織) So Ho Yee Sirina  (Note: full name shown on HKID Card/Passport must be provided) (注意: 須填上香港身份證／護照所載的全名)	
Representer's First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) # 申述人的香港身份證／護照首 4 位字母數字字符(例子: C668/CC66) #	
Postal Address 通訊地址@	
E-mail Address 電郵地址@ 	
Tel. No. 電話號碼 (Optional 可選擇提供)	

# Necessary information. If representer is an organization/group, must provide the information of the representative  
必須資料。如果申述人為機構組織, 須提供其代表的資料

@ Please refer to point no. 5 of Important Notice  
請查閱重要告示的第 5 點

**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name of Representative 代表全名

(Only applicable to organization/group as the authorized agent 只適用於獲授權代理人為機構組織)

(Mr./ Ms. \* 先生/女士\*)

(Note: full name shown on HKID Card/Passport must be provided)

(注意:須填上香港身份證/護照所載的全名)

First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) #

香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

\* Delete as appropriate 請刪去不適用者

# If the authorized agent is an organization/group, must provide information of the representative  
如果代理人為機構組織, 須提供其代表的資料@ Please refer to point no. 5 of Important Notice  
請查閱重要告示的第 5 點**Statement on Personal Data 個人資料的聲明**

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the verification of identity of the "representer" and the authorized agent;
- (b) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (c) facilitating communication between the "representer" and the Secretary of the Board/Government departments

城市規劃委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門, 以根據《城市規劃條例》及相關的城  
市規劃委員會規劃指引的規定作以下用途:

- (a) 核實「申述人」及獲授權代理人的身份;
- (b) 處理這宗申述, 包括在公布這宗申述供公眾查閱時, 公布「申述人」的姓名供公眾查閱; 以及
- (c) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。

3. The "representer" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定, 「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
**TPB/R/S/H10/22- S436**

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 15:05:50  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create 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:

To further enhance HKU and thus HK's standing as a leader in cutting edge research, the GIC will provide an important hub for this to occur.

Best regards,  
Glen Joe  
CSE

[REDACTED]

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



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
**TPB/R/S/H10/22- S437**

---

**From:** joanna chan [REDACTED]  
**Sent:** 2024-05-20 星期一 15:07:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No, S/H10/22  
**Attachment:** From Mr. Tou Kwok Chiu Philip.pdf

Dear Sirs,

Attached is the 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)

Thank you.

From : Mr. You Kwok Chiu Philip  
HKID : [REDACTED]

## **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.

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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 Techno-pole 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 Kwun Tung MTR station is also set to complete in 2027.

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- 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

NAME

Tou Kwok chie  
Philip.

SIGNATURE



DATE

20<sup>th</sup> May 2024

HKID





**Submission Number:**  
TPB/R/S/H10/22- S438

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** joanna chan <[REDACTED]>  
**Sent:** 2024-05-20 星期一 15:08:32  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No, S/H10/22  
**Attachment:** From Miss Cecilia Lam Shiu Ling.pdf

Dear Sirs,

Attached is the 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)

Thank you.

From : Miss Cecilia Lam Shiu Ling

## **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.

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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.

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

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

3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.

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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.

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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 Techno-pole 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 Kwun Tung MTR station is also set to complete in 2027.

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

NAME CELILIA LAM  
SHIU LING

SIGNATURE



DATE 20<sup>th</sup> May 2024

HKID





Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S439**

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**From:** h lo [REDACTED]  
**Sent:** 2024-05-20 星期一 15:11:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 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)  
**Attachment:** 20240520150545812.pdf

Dear Sir/Madam,

Please find attached the subject representation for your attention.

LO Wai Man

## **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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 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)”).*

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.

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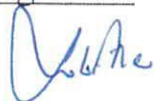
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Signature



HKID (First 4 characters)



Name

LO WAI MAN

Date

20 May 2024



**From:** Lawrence Lee <[REDACTED]>  
**Sent:** 2024-05-20 星期一 15:17:24  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam OZP NO. S/H10/22

**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)**

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

LEE, CHUN WO LAWRENCE

HKID: [REDACTED]



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S441**

**From:** Shirla Lau <[REDACTED]>  
**Sent:** 2024-05-20 星期一 15:26:50  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對香港大學國際創新中心興建在薄扶林 S/H10/22

執事先生，

本人反對香港大學國際創建中心興建在薄扶林這個計劃，因為在繁忙時間，由薄扶林出香港仔近 St Paul Boy 那段路已經非常擠塞，如果這計劃也要執行，相信令交通更加擠塞及混亂。

而且要砍伐大量樹木，本人覺得不值得，而且破壞生態環境，空氣污染！華富邨重建已經帶來空氣混濁及十分不便。

希望你們要想一想此項目帶來很多問題！

拜訖

劉惠君

身份證： [REDACTED]

電話： [REDACTED]

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 15:55:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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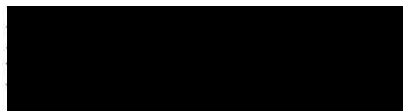
---

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

I would like to make further comments below:

The project is instrumental to the university and the SAR's strategic vision to drive innovation and techno entrepreneurship

Best regards,  
Wong Wing Yee Victoria  
Dr



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**Submission Number:**  
**TPB/R/S/H10/22- S444**

---

**From:** Dorothy Berry [REDACTED]  
**Sent:** 2024-05-20 星期一 15:56:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** 2024-05-20 15-48.pdf

Dear Sirs,

I attach a scanned copy of my representation in respect of the above named proposal.

Kind regards

Dorothy SILKSTONE (Berry)

--

Sent with Genius Scan for iOS.  
[REDACTED]

Sent from my iPhone

**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(GIC) at the Pokfulam Area.**

**I have been a resident of Pokfulam for 7 years and am very familiar with the area. I chose this area to live in, attracted by the low density developments, proximity to the sea and greenery.**

**I am aware that the University of Hong Kong (HKU) has announced its plans to develop a GIC in Pokfulam, where it intends to conduct "top-tier" research. It seems to me that 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 in the New Territories making the Pokfulam proposal obsolete.**

**1. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns)**

**Traffic along Pokfulam Road and Victoria Road has increased noticeably since the new Block at Queen Mary Hospital started 5 years ago as well as the redevelopment at Wah Fu,often causing long delays at commuter times.**

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

**1.1 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 the summer holidays. 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.

1.2 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.

1.3 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.

1.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which, due to physical constraints, cannot be widened or improved.

## 2.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.

## 3. Health Concerns to Residents

3.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise 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.

3.2 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.

3.3 One of the goals of the 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.

#### **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 a 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

HKID (First 4 characters)

- Dorothy Silkstone  
-



Name

Date

DOROTHY SILKSTONE .

20.5.2024.

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Submission Number:

TPB/R/S/H10/22- S445

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 16:02:51  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre'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.", "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 Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

The Global Innovation Centre provides opportunities for international and cross-disciplinary exchange which is beneficial to the Hong Kong Society and Community in terms of research and innovation



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Best regards,  
Shing Wing Kei



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 16:03:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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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:

We do need GIC in HK for global development enhancement.

Best regards,  
SIU Sau-ching  
Mr

HKID :

Email :



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**From:** Rahul Jain [REDACTED]  
**Sent:** 2024-05-20 星期一 16:05:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Strong Objection to the Proposed Global Innovation Center by Hong Kong University

Dear Members of the Town Planning Board,

I am writing to express my strong objection to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. "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"

As a concerned citizen, I believe that this plan is highly inappropriate and should be reconsidered due to the following reasons:

- 1. Violation of Green Belt Zoning:** The proposed site for HKU's Global Innovation Center consists of 4.72 hectares, of which 4.12 hectares (87%) are currently zoned as Green Belt (GB), designated as government land. The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which acts as a crucial buffer between and within urban areas. Rezoning this green zone for construction purposes would lead to the removal of approximately 2,000 trees, significantly degrading the existing landscape and ecological value of the land.
- 2. Scale and Disproportionate Development:** The proposed development has a total gross floor area (GFA) of 220,000 square meters with a plot ratio (PR) of 4.72. This scale of development is excessive, particularly when compared to the adjoining Residential Group 3 sites. The OZP's Explanatory Statement explicitly emphasizes the need to control over-development in the area, imposing plot ratio controls ranging from 0.6 to a maximum of 3 for the Residential Zone 3. The proposed project would fundamentally alter the existing character of the locality and is not in line with the OZP's guidelines.
- 3. Lack of Exceptional Circumstances and Alternatives:** According to TPB PG No.10, applications for new development in GB zones, such as the HKU Global Innovation Center, should only be considered in exceptional circumstances and justified on strong planning grounds. Furthermore, applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. The chosen site for the Innovation Center appears to be primarily for the convenience of HKU's main campus, rather than meeting these exceptional circumstances criteria. However, an alternative site, the Lok Ma Chau Loop, is currently being formed by the government for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is already zoned for research and development, education, and cultural and creative industries. This alternative location would be a perfect fit for HKU's facility and could serve as the centerpiece for this phase of the Technopole.
- 4. Disregard for Pok Fu Lam Moratorium and Traffic Concerns:** The proposed development also disregards the Pok Fu Lam Moratorium, which has been in place since 1972 due to traffic concerns. The moratorium aims to prohibit excessive development until there is an overall improvement in the transport network in the area, which has not yet been achieved. The proposed 220,000 square meters of development, with a PR of 4.72, can be considered excessive given the current transport limitations and the need to preserve public views, amenity, and the character of the area.

Considering the above reasons, I urge the Town Planning Board (TPB) to reevaluate the original decision and reject the rezoning proposal for the HKU Global Innovation Center. Instead, I strongly recommend directing this project to the more suitable location of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) in the Lok Ma Chau Loop. This alternative site, already designated for research and development purposes, would provide a better fit for HKU's facility and align with the future development plans for Hong Kong's innovation and technology sector.

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

Thank you for your attention to this matter.

Yours sincerely,

Rahul Jain

[Redacted Signature]

HK ID [Redacted ID]

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**Submission Number:**  
TPB/R/S/H10/22- S448

**From:** anthony hui [REDACTED]  
**Sent:** 2024-05-20 星期一 16:15:44  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** Opposition to Razing the Pokfulam Greenbelt zone for HKU's GIC.pdf

I submit, as enclosed, my strong opposition to the re-zoning proposal and the development of the Global Innovation Center outlined by Zoning Plan No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

HUI Chi Sang Anthony

ID: [REDACTED]

Email: [REDACTED]

Correspondence address: [REDACTED]



# **REPRESENTATION ON POKFULAM 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)**

## **Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone**

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no



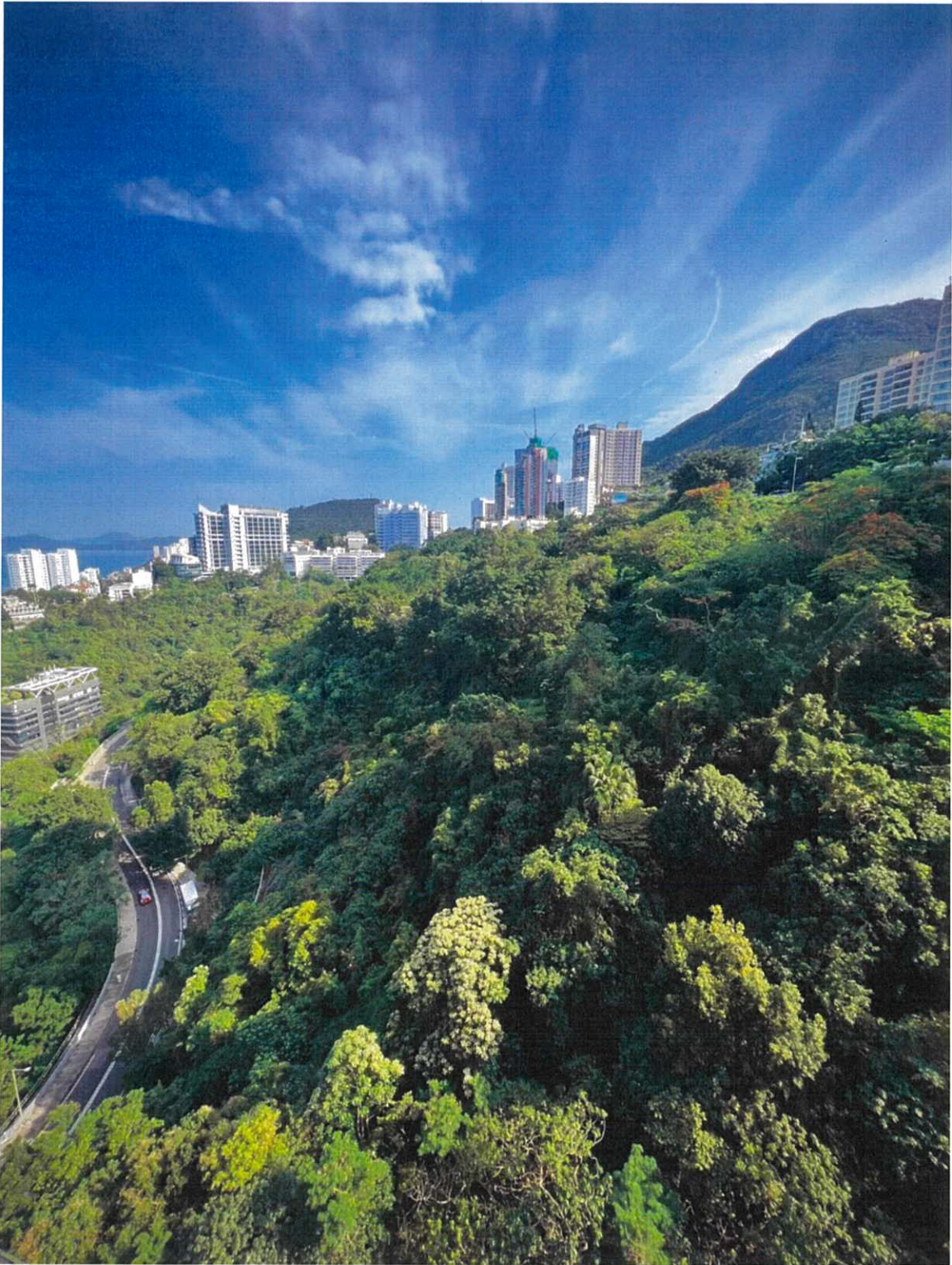
need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L'Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world's largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024





The current lush Greenbelt zone between Victoria Road and Pokfulam Road.





Cyberport 5 Internet image. Source: HK01 media

Name: HUI Chi Sang Anthony

Signature: *AcsH*

Hong Kong Identity Card Number: [REDACTED] (English letter and first 3 digits)

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 16:17:42  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

As a PhD student working in the mental health field, I believe that establishing a Global Innovation Centre would foster collaboration among experts from multiple fields, leading to innovative breakthroughs in understanding mental health disorders and developing effective interventions. The Centre can serve as a hub for bridging the gap between research and practice, facilitating the dissemination of evidence-based interventions, promoting awareness and education, and influencing mental health policies and practices on a global scale.

Best regards,  
Run JIN  
Ms.

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HKID :

Email :

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**tpbpd/PLAND**

**Submission Number:**

**TPB/R/S/H10/22- S451**

寄件者: Joshua Green [REDACTED]  
寄件日期: 2024年05月20日星期一 16:27  
收件者: tpbpd/PLAND  
主旨: Representation on Pok Fu Lam OZP No. S/H10/22  
附件: Representation on Pok Fu Lam OZP No. S-H10-22 - May 2024.pdf  
類別: Internet Email

Dear Sir/Madam,

Please find attached my objection letter to the Town Planning Board on Pok Fu Lam OZP No. S/H10/22, strongly opposing this rezoning and the development of the Global Innovation Centre at the Pokfulam Area.

Sincerely,

Joshua Green  
[REDACTED]

Joshua Green  
Co-Head of Hong Kong  
[REDACTED]



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## **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)**

Dear Sir/Madam,

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



HKID



Name

JOSHUA MICHAEL GREEN

Date

20/05/2024



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**Submission Number:**  
TPB/R/S/H10/22- S452

---

**From:** anthony hui [REDACTED]  
**Sent:** 2024-05-20 星期一 16:33:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** Opposition to Razing the Pokfulam Greenbelt zone for HKU's GIC Ryeung.pdf

I submit, as enclosed, my strong opposition to the re-zoning proposal and the development of the Global Innovation Center outlined by Zoning Plan No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

Name: Yeung Fung Lee Rebecca  
Hong Kong ID No.: [REDACTED] (English letter and first 3 digits)  
Date: May 20, 2024  
Email: [REDACTED]  
Correspondence address: [REDACTED]  
[REDACTED]

# **REPRESENTATION ON POKFULAM 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)**

## **Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone**

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no



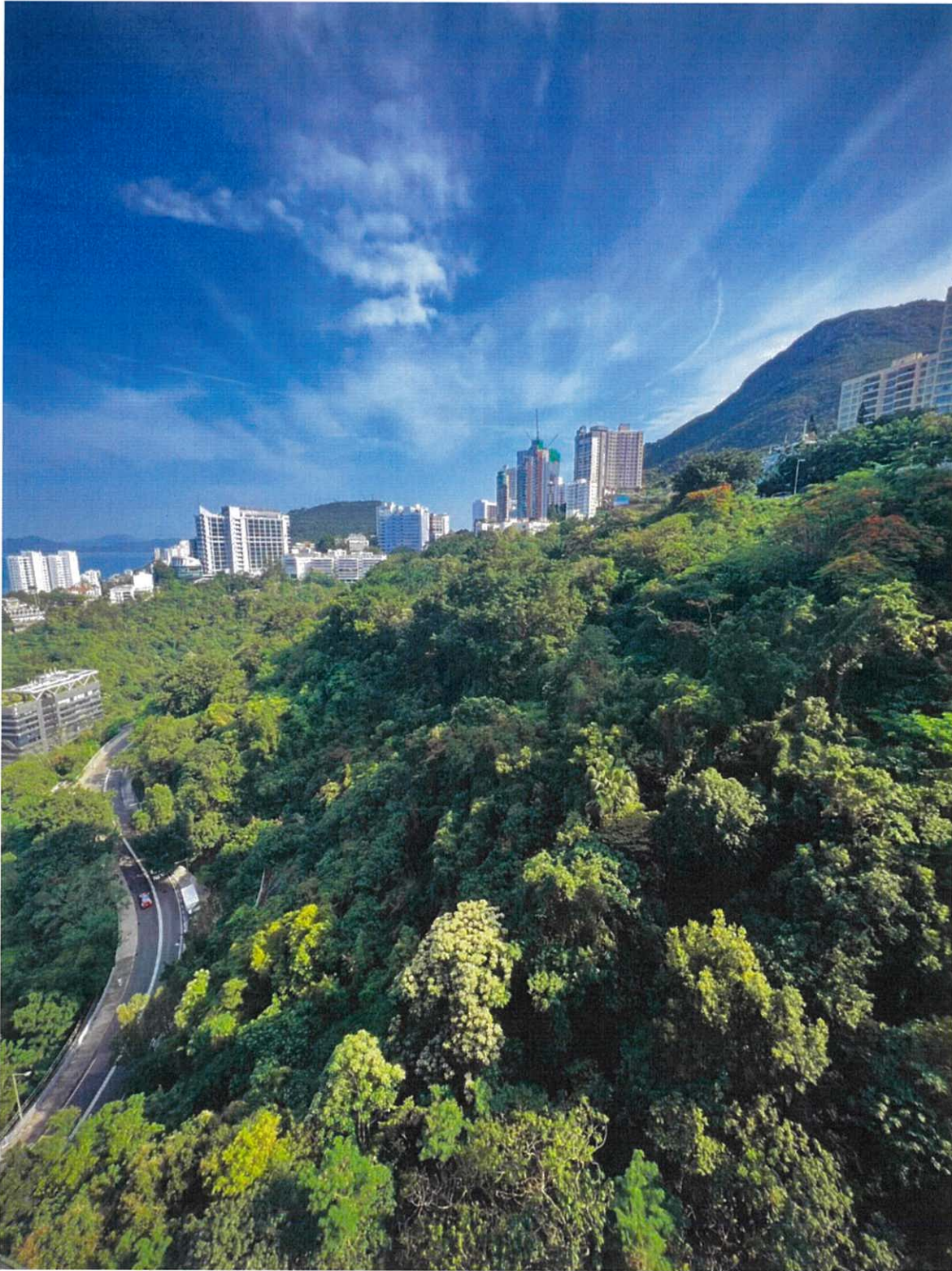
need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L’Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world’s largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024





The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: YEUNG Fung Lee Rebecca

Signature: *RebeccaY*

Hong Kong Identity Card Number: [REDACTED] (English letter and first 3 digits)

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
TPB/R/S/H10/22- S453

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**From:** anthony hui [REDACTED]  
**Sent:** 2024-05-20 星期一 16:39:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** Opposition to Razing the Pokfulam Greenbelt zone for HKU's GIC Konan Hui.pdf

I submit, as enclosed, my strong opposition to the re-zoning proposal and the development of the Global Innovation Center outlined by Zoning Plan No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

Konan Hui

ID: [REDACTED]

Email: [REDACTED]

Correspondence address: [REDACTED]  
[REDACTED]



# **REPRESENTATION ON POKFULAM 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)**

## **Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone**

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no



need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L'Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world's largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024






The current lush Greenbelt zone between Victoria Road and Pokfulam Road.





Cyberport 5 Internet image. Source: HK01 media

Name: Konan HUI

Signature: 

Hong Kong Identity Card Number:  (English letter and first 3 digits)

Date: May 20, 2024

Email address: 

Correspondence address: 

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**

**TPB/R/S/H10/22- S454**

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**From:** anthony hui [REDACTED]  
**Sent:** 2024-05-20 星期一 16:43:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** Opposition to Razing the Pokfulam Greenbelt zone for HKU's GIC Konrad Hui.pdf

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Konrad Hui

ID No. [REDACTED] (English Letter and first 3 digits)

Email: [REDACTED]

Correspondence address: [REDACTED]  
[REDACTED]

## **REPRESENTATION ON POKFULAM 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)**

### **Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone**

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Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

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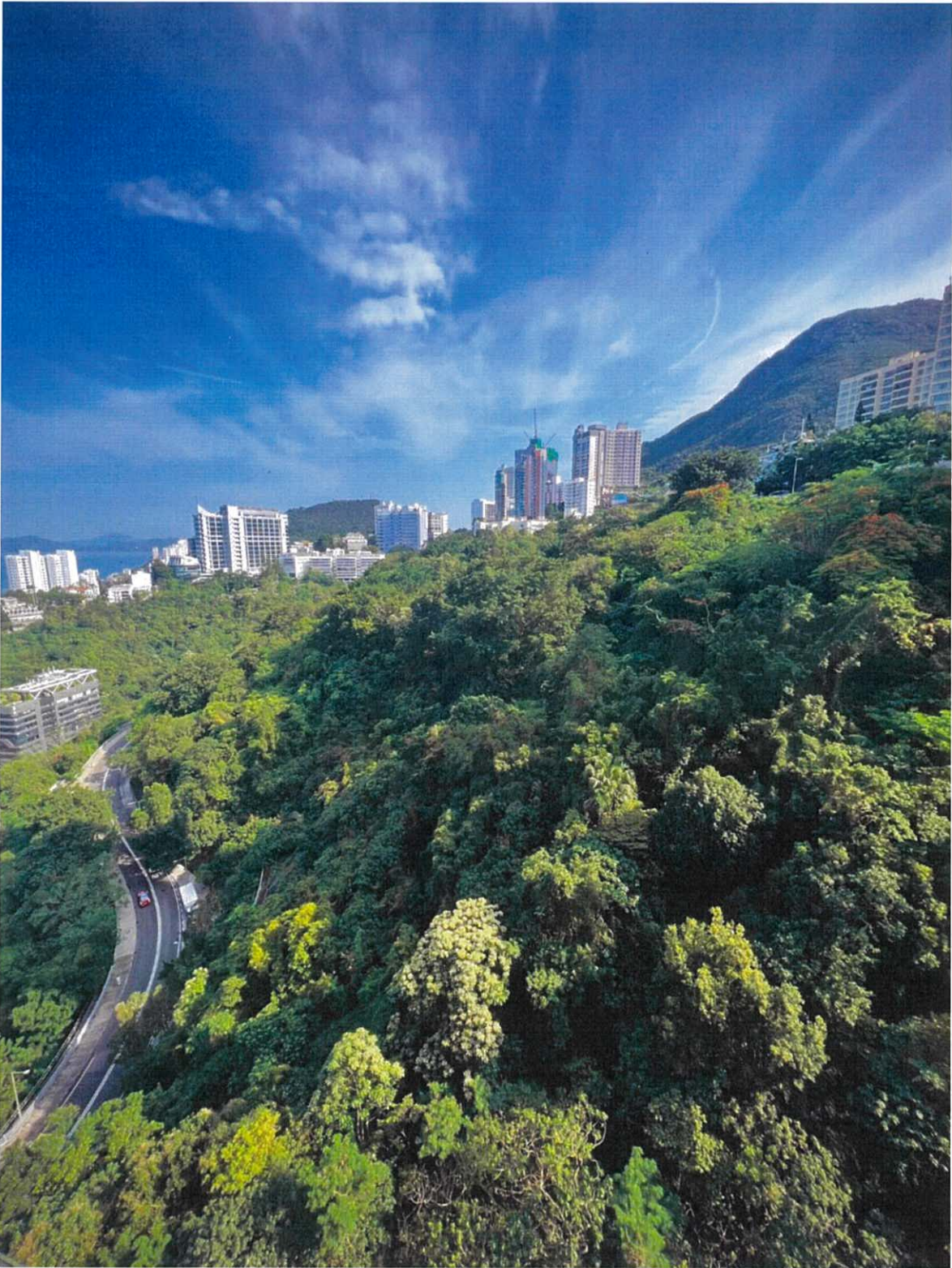
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Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024





The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: Konrad HUI

Signature: *Konrad Hui*

Hong Kong Identity Card Number: [REDACTED] (English letter and first 3 digits)

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



**From:** S Hui [REDACTED]  
**Sent:** 2024-05-20 星期一 16:46:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Protect Pokfulam: Demand Relocation of GIC

To: Town Planning Board Secretariat

I am writing to express my strong opposition to the proposed development of the Hong Kong University Global Innovation Centre (GIC) in Pokfulam, as outlined in Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22, gazetted on March 22, 2024. While I fully support Hong Kong's aspirations to advance I&T research, the chosen location and scale of the GIC project are highly unsuitable for several critical reasons.

First of all, the proposed development will result in the destruction of over 2,000 trees within Pokfulam's green belt, causing irreversible harm to the local ecosystem. This green belt is vital for maintaining biodiversity and the removal of such a significant number of trees will disrupt the ecological balance and diminish the quality of life for residents who rely on these green spaces for mental well-being. We must prioritize sustainability and conservation over development in areas where the natural environment is already at risk.

In addition to the environmental impacts, the GIC's construction will exacerbate existing traffic congestion in Pokfulam, an area already suffering from daily traffic jams due to ongoing construction at Wah Fu Estate. The traffic data for the project was collected during 2022, a period still affected by the pandemic, resulting in data inaccuracies. The data was collected in July, when schools are on summer holiday which does not reflect typical traffic conditions. Thus, the scale of the GIC, spanning over 500 meters from Sassoon Road to Baguio Villa, will further strain limited road infrastructure, posing significant safety risks to local residents.

Furthermore, the construction and operation of the GIC will contribute to extreme noise and air pollution in the vicinity. Noise generated by construction activities cannot be fully mitigated by acoustic barriers and will create a persistent disturbance for nearby residents. Air pollution from dust and other pollutants during construction will pose serious health risks, especially for those with respiratory conditions. The planned installation of a nitrogen tank and spaces for dangerous goods further heightens the potential for hazardous incidents, threatening the well-being of the community.

Beyond the social impacts to the residence, the GIC aims to connect researchers from across Hong Kong and China. However, Pokfulam is approx. 50 km away from the Mainland, not near major MTR stations, and accessible only by a limited number of buses and minibuses. Alternatively, the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Lok Ma Chau loop is strategically located near the border, close to Shenzhen, and within walking distance of the Lok Ma Chau MTR station. The nearby Kwu Tung MTR station, set to complete in 2027, will further enhance connectivity, making HSITP a more suitable location for the GIC. From a strategic standpoint, would GIC better situated somewhere rather than in Pokfulam? I think situating the GIC in an area with existing academic and research facilities, such as the HSITP, can foster greater collaboration and synergies between different research entities. This proximity can lead to more innovative outcomes and efficient resource utilization, which is essential for the success of the GIC. Therefore, relocating the GIC to the HSITP aligns with current government policies emphasizing integrated development and closer collaboration with mainland China.

All in all, the proposed location in Pokfulam's green belt has left much to be desired due to the significant environmental, traffic, health and planning concerns. I sincerely urge to put yourself in the shoes of the residence, ponder what is like if you and your beloved family would be affected if HKU insisted to develop this project? I urge the city planner would stand for the residence to propose alternative sites that do not compromise the welfare of the community while maintaining HK long-term vision as a global innovation hub.

Best Regards,  
Hui Sam Ying

[REDACTED]

[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

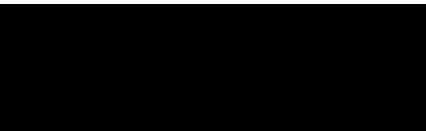
**From:** Customer Service [REDACTED]  
**Sent:** 2024-05-20 星期一 14:03:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》(第 131 章)第 6(1)條所指的圖則"  
**Attachment:** 12B.pdf; 13A.pdf; 13B.pdf; 15B.pdf; 18A.pdf

致：城市規劃委員會

附上：本廈 5 位住戶的反對信，請查收。謝

Best regards,

**Vista Mount Davis Management Office**



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**Submission Number:**  
TPB/R/S/H10/22- S456

**Submission Number:**  
TPB/R/S/H10/22- S457

**Submission Number:**  
TPB/R/S/H10/22- S458

**Submission Number:**  
TPB/R/S/H10/22- S459

**Submission Number:**  
TPB/R/S/H10/22- S460



## **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.

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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.

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**NAME** RANDALL KIM,  
HE SHIN

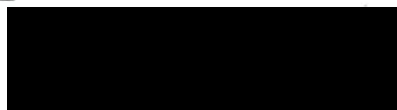
**SIGNATURE**



**DATE**

19/5/2024

**HKID**





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NAME

GENG HANXING

SIGNATURE



DATE

17/5/2024

HKID





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NAME RANDALL,  
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SIGNATURE  


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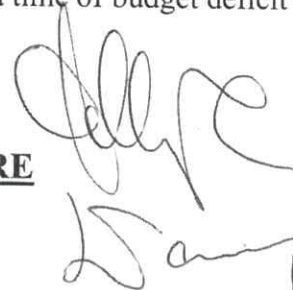
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**NAME**

KELLY LAM  
CHAN KA KEUNG

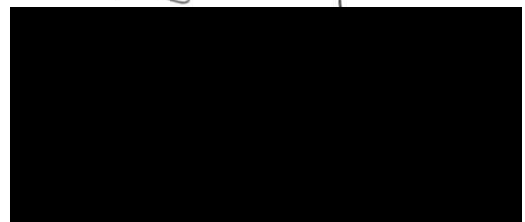
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NAME Chow Yeung Shan  
Tong Yuen Sze Cecilia

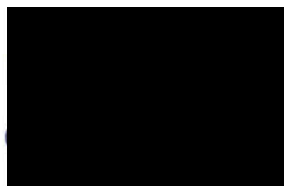
SIGNATURE



DATE

19 May 2024

HKID





Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** grace wong [REDACTED]  
**Sent:** 2024-05-20 星期一 13:02:40  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam OZP (S/H10/22)  
**Attachment:** All submissions to TPB.pdf; submission to TPB.pdf

**Submission Number:**  
TPB/R/S/H10/22- S461

**Submission Number:**  
TPB/R/S/H10/22- S462

**Submission Number:**  
TPB/R/S/H10/22- S463

**Submission Number:**  
TPB/R/S/H10/22- S464

**Submission Number:**  
TPB/R/S/H10/22- S465

**Submission Number:**  
TPB/R/S/H10/22- S466

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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.

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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.



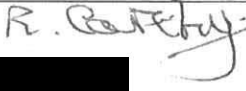
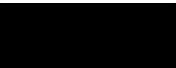
There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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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.

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

Name	CARTHY, DAVID PAUL	Signature		Submission Number: TPB/R/S/H10/22- S461
Date	20/05/24	HKID		
Name	CARTHY, ROSSLYN ANELIA VICTORIA	Signature		Submission Number: TPB/R/S/H10/22- S462
Date	20/05/24	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
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## **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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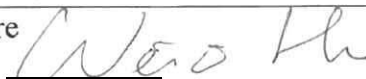

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Name <i>LI, YE (Leo)</i>	Signature 	<b>Submission Number:</b> TPB/R/S/H10/22- S463
Date <i>2024.5.18.</i>	HKID 	
Name <i>Hu, Weimei (Winston)</i>	Signature 	<b>Submission Number:</b> TPB/R/S/H10/22- S464
Date <i>2024.5.18.</i>	HKID 	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	

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Name	Signature	Submission Number: TPB/R/S/H10/22- S465
CHU SIU MAN 許錫滿	[Signature]	
Date	HKID	Submission Number: TPB/R/S/H10/22- S466
19 May 2024	[Redacted]	
Name	Signature	Submission Number: TPB/R/S/H10/22- S466
HUANG CHUA HUI 黃楚輝	[Signature]	
Date	HKID	Submission Number: TPB/R/S/H10/22- S466
19 May 2024	[Redacted]	
Name	Signature	Submission Number: TPB/R/S/H10/22- S466
Date	HKID	Submission Number: TPB/R/S/H10/22- S466
Name	Signature	Submission Number: TPB/R/S/H10/22- S466
Date	HKID	Submission Number: TPB/R/S/H10/22- S466

The Incorporated Owners of Royalton

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

While the proposed Global Innovation Centre is strongly supported, the proposed location of the GIC is unacceptable, ill-conceived and has been superseded by the policy initiatives announced by our Chief Executive, John Lee, in his 2022 Policy Address.

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

It would appear that HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land for research, including reserving (not allocating or granting) a 4 hectare site currently zoned “Green Belt” at Pokfulam for HKU to construct facilities for 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.

The site that has subsequently been identified by HKU has a GB zoning that correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road with five channelized water courses running through. The massive, difficult, and hugely expensive site formation works that would be required before any buildings can be erected here will also require the removal of some 2000 trees which will seriously degrade the existing landscape and ecological value of this land which is currently acting as an important buffer between and within the urban areas.

**Fortunately, 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.**

The “San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian.” The “San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone. Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living.



The Planning Department and the Civil Engineering and Development Department jointly commissioned a study in October 2021 to formulate a Recommended Outline Development Plan proposing land uses for the area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop.”

**Given that HKU has publicly stated that their construction of the GIC is to support the National 14<sup>th</sup> Five-Year Plan through its “3 Strategic Values” namely:**

- “Gaining a leading position in the global race of innovation and scientific breakthroughs”;
- “Spurring economic growth and attracting global talents”;
- “Growing a vibrant I&T ecosystem”;

**It is clear that a mega-project of this size, scale and global ambitions fits best into the same Hong Kong and National strategic plans for the San Tin Technopole.**

Our “Government has commenced a consultancy study on the development plan for the new land for I&T use in the San Tin area with a view to recommending specific I&T industries/areas and their positioning in the I&T ecological chain (i.e. **upstream research and development**), midstream (prototype, application) or downstream (manufacturing processes) for development at different land parcels, the required infrastructure and supporting facilities, etc.”

While the “HSITP in the Loop is under construction and the first three buildings will be gradually completed from end-2024 onwards”, **committing the location of the Global Innovation Centre to be inside the Technopole is certain to contribute to the development of the South-North dual engine.**

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.**

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.



The “I&T Park (located mostly to the north of San Tin Highway/Fanling Highway), together with the HSITP at the Loop, San Tin Technopole has a total development area of over 600 ha, half (300 ha) of it will be I&T land. The I&T land are capable of accommodating about 7 million square metres of gross floor area, equivalent to 17 Science Parks, and comparable to the size of the 300 ha I&T zone in Shenzhen on the other side of the Shenzhen River.”

“This showcases the determination of the Government to promote I&T, as well as to develop the Northern Metropolis into a “new international I&T city”.

We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land.

Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

“The I&T Park will be served by two major cross-boundary rail links, namely the proposed Northern Link (NOL) Spur Line passing through San Tin Technopole and the HSITP at the Loop connecting to the new Huanggang Port, and the existing Lok Ma Chau Spur Line with Lok Ma Chau Station.”

**HKU has made much mention of the “convenience” that will be afforded their administration and staff by placing this 220,000 square meter facility and 15,000 daily commuting staff in the proposed Pokfulam location.**

However, by any measure the proposed 220,000 sq.m of basically non-residential development at 4.72 PR in the heart of Pokfulam must be considered to be excessive particularly when compared with the adjoining Residential Group C sites 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.

The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is also relevant: ' In view of the limited road capacity, steep topography, the need to preserve public views/amenity and character of the area as well as the need to control over-development of the area this zoning is subject to site coverage and plot ratio controls of Residential Zone 3' i.e plot ratios ranging from 0.6 up to a maximum of 3. Clearly the scale, size, use and height of the development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of the neighbourhood.

Fortunately, the “San Tin Town Centre (located to the south of San Tin Highway/Fanling Highway) will supply about 50 000 public and private housing units (with 7:3 split adopted for planning purpose, actual ratio will be reviewed upon implementation), mostly within 500m walking distance from the San Tin Station.

The area is planned as a self-sufficient, integrated neighbourhood with comprehensive public and community facilities including an iconic recreational and cultural complex, government, institution and community facilities. It can also provide support for the needs of the I&T Park. Built around the proposed San Tin Station of the NOL Main Line, San Tin Town Centre is the intersection of the NOL Main Line and Spur Line. There are four major roads connecting with the surrounding areas (viz. San Tin Highway, Fanling Highway, San Sham Road and the proposed Northern Metropolis Highway).”

**As such, HKU’s concern for its staffs’ convenience, sustainability, accessibility, and connectivity while “strengthening Hong Kong’s development into an international innovation and technology hub” are all met by locating the GIC at the San Tin Technopole.**

In considering this application due regard should be taken of the criteria set out by you in TPB PG No.10 which relates to Applications for Development in GB zones under s.16 and includes:

1. A General presumption against development;
2. Applications for new development such as this should only be considered in exceptional circumstances and justified on strong planning grounds;
3. Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential, and no alternative sites are available;
4. The question of slope stability given the height differential between the top and the bottom of the proposed site must be a matter of serious concern, and;

**Moreover, there seems to be a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area, which clearly has not yet happened.**

HKU will, no doubt, be expecting a premium free grant of this land from the government in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with taxpayers’ money, should be sited where it can be constructed responsibly, in a cost effective manner, and where it will best serve the whole future of HK.

# 豪峰業主立案法團

## The Incorporated Owners of Royalton

As HKU has not been allocated or granted this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Planning Intention & Explanatory Statement.

Thus an alternative site needs to be found to replace this problematic 'reserve' site therefore TPB should seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop), which would still enable Government to meet its original commitment to grant HKU a suitable site for its GIC.

For and on behalf of  
THE INCORPORATED OWNERS OF ROYALTON

Authorized Signatures)

Name:

XU ZHI GAN  
Chairman, The Incorporated Owners of Royalton



Submission Number:  
TPB/R/S/H10/22- S468

## Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam

I ~~object~~ to the Town Planning Board's approval to ~~amend~~ the Pok Fu Lam Outline Zoning Plan No. S/~~100/22~~ for the following reasons:

### 1. Inappropriate location

It is ~~in~~ a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & 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. ~~storage~~ tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close 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. High cost

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### 3. Significant and massive tree removal

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### 4. Significant noise and damage to the environment during construction period

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, 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 the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen

Many Hospital redevelopment project, etc. The road traffic demand in this area will be huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

**6. Large increase in traffic flow**

Severe traffic jam will be expected on 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 personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

**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 Councillor, 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 impact on them.

**7. Jeopardizing Slope Stability**

A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.

**Conclusion**

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.

Name: LAN NAAM CHING (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)  
Date: 20 May 2024  
Email address: \_\_\_\_\_  
Correspondence address: \_\_\_\_\_

From: Keng Swee Yeo [REDACTED]  
Sent: 2024-05-20 星期一 17:32:48  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 (Objection)

**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 am writing to you to **strongly object** to the above rezoning proposal and the further development of the Global Innovation Centre at Pok Fu Lam.

**Reviewing the Technical Assessments Planning Report for the Proposed Global Innovation Centre published in February 2024** attached in this email, there was 5 pre-requisite requirements (Page 6 / 3.2 Fundamental Pre-requisite Requirements) of

- A. Single Site
- B. Availability
- C. Accessibility
- D. Constructability
- E. Developability

However, one could quickly argue that 3 of 5 pre-requisite has already failed to be met:

**On Accessibility**, with the need to work with existing Sassoon Road Campus and Centennial Campus, there needs to be a better definition of HKU's needs. Having expanded on HKUMed earlier as well as current Pokfield Campus, HKU has expanded significant amount of space - and is now grabbing further Green Belt of HK!

**On Constructability**, working off a 80m height slope is hardly efficient

**On Developability** - "the Site should also be regular as irregular shapes will impose site constraints for building design, and in turn, lead to inefficient floor space utilisation" - considering the length and dimension of the entire 4ha, it's hardly regular shaped for further development

Aside the above, there these concerns as well :

**Costly Exercise - Financially, Mobility & Environmentally**

Under the proposal, there are over >15 residential zones affected by this expansion. These are well-settled homes which will be adversely affected by the plan changes. The plan is not a small one - being 4ha large and at a very steep slope site. The large plan will lead to a lengthy development (phase one targetted to be completed only 2028) and potentially costly building exercise to create a hub sandwiched between Pok Fu Lam Road (2 lane traffic) and Victoria Road (single lane traffic).

Over 2000 trees are expected to be felled for this construction. Extensive excavation will also be done to the slopes to accommodate 158mPD in height buildings. These changes are too drastic (visual / traffic impact) to a 2.4km stretch of Victoria Road from Sassoon Road roundabout to the Pok Fu Lam Fire Department. There is already construction being done near St. Paul's College Primary School (777 Victoria Road) that hillside excavation as well as tree felled impact is significant. Adding on another sizeable construction at this side of Victoria Road will have a material adverse effect on traffic as well as landscape of Pok Fu Lam. And what of the Pokfulam Moratorium 1972? If a HK statutory body such as the TPB will not enforce such a Moratorium, who can we as citizens rely on from the Govt to do so?



The stages of this magnitude of construction will take several years to complete (2028 for Phase 1 as in report) but the impact of livelihood for the good citizens of Pok Fu Lam adversely affected.

**Proposed Amendment to Plans:**

While the idea of a Global Innovation Centre is a noble one, this Centre can be located away from this piece of land. As the Town Planning Board, is this site the best choice in your administrative ability? The Town Planning Board is a statutory body established to promoting the health, safety, convenience and general welfare of the community through the systematic preparation of plans for the layout - so please consider the many resident communities who live in Pok Fu Lam before finalising this plan!

We have ongoing construction with the Pok Field Campus, HKUMed just completed in late 2023. Is Pok Fu Lam's identity as a neighbourhood going to be dictated by solely HKU future plans? Or is Town Planning Board going to help residents strike a fair balance between the university or what resident communities need from the government now?

Regards,

Full Name : YEO Keng Swee

HKID No : XXXXXXXXXX

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Keng Swee Yeo <[REDACTED]>  
 Sent: 2024-05-20 星期一 17:35:03  
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
 Subject: Re: Representation on Pok Fu Lam OZP NO. S/H10/22 (Objection)  
 Attachment: Technical Assessments Planning Report.pdf — 41

See attached report

On Mon, May 20, 2024 at 5:32 PM Keng Swee Yeo <ksyeo7@gmail.com> wrote:

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Regards,

Full Name : YEO Keng Swee

HKID No : XXXXXXXXXX



**Technical Assessments for  
the Proposed Global Innovation Centre, Hong Kong**

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**Planning Report**

Client : The University of Hong Kong  
Submission Date : February 2024  
File Name : 20240222\_Planning Report\_r23.docx

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## Executive Summary

### Proposed Amendment

The objective of this planning report aims to facilitate the Town Planning Board to consider a rezoning amendment to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21 for an area partly zoned “Green Belt” zone, partly zoned “Residential (Group C)6” zone with minor encroachment into area shown as ‘Road’ to “Other Specified Uses (Global Innovation Centre)” zone to realise the proposed Global Innovation Centre.

### Policy Background

The proposed Global Innovation Centre (“GIC”) in Pok Fu Lam was first set out in the 2021 Policy Address to consolidate Hong Kong’s leading position in basic research in support of the key strategies set out for the Greater Bay Area in the ‘Outline of the 14th Five-Year Plan (2021-2025) for National Economic and Social Development and Long Range Objectives through the Year 2035 of the People’s Republic of China’, and the ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’ i.e. to develop Hong Kong as an international innovation and technology hub.

### A Hong Kong First

The proposed GIC will be the first deep technology research compound in Hong Kong as well as an interdisciplinary endeavour drawing on the University of Hong Kong (“HKU”)’s strengths in Health Science, Energy Tech & Environmental Sciences, Quantum Technologies, AI & Data Sciences, and Fundamental Physical & Chemical Science to address some of the most pressing challenges in the world through scientific discoveries and technological development.

More specifically, the proposed GIC development will focus on the following five core research areas of deep technology research involving future technology yet to be discovered:

- **AtomicLego** – focuses on fundamental physical and chemical sciences and aims to develop function materials, devices, and technologies;
- **HealthyHK** – focuses on medical science, biosciences and public health which will be beneficial to human health by finding new drugs/vaccines;
- **CyberFuture** – focuses on computation power, artificial intelligence (“AI”) and big data and will provide technologies to revolutionise computing/computer systems;
- **Sustainable Globe** - focuses on sustainability in energy and carbon-neutral technology and can contribute to the national agenda of zero-carbon emission; and
- **QuantumTech** - focuses on quantum technology (e.g. computing, measurement, optics) and will facilitate creation of quantum-enabled technologies

### Site Selection

The location of the proposed GIC facility under application is the most appropriate site to realise this meaningful facility in terms of size, availability, accessibility, constructability and developability, as summarised below (For details, please refer to Section 3 of this Planning Report.):

- **Single Site:** A single site covering not less than 4ha;
- **Availability:** Readily available without involvement of issues like private lot, heritage, STT etc.;
- **Accessibility:** Works in synergy with the existing Sassoon Road Campus and Centennial Campus, to cope with the needed efficiency of the basic research to be carried out in the GIC facilities;
- **Constructability:** High degree of constructability of the site to meet the tight completion program and limited construction cost; and
- **Developability:** supporting infrastructure facilities readily available in proximity to site selected.



The **planning intention, nature, and scale of development of the proposed GIC is planned for deep technology research** which is unique from that in the future San Tin Technopole, the Northern Metropolis University Town, facilities under Hong Kong Science and Technology Parks Corporation (“HKSTPC”), facilities under Cyberport Management Company Limited’s (“Cyberport”) management, and InnoHK.

### **The Proposed Development**

The proposed development is designed to not only serve as a **deep technology research** facility, but will set out as a **place for future users to work, to study and to live**. The GIC will **comprise six broad uses**, including: (i) research; (ii) teaching, learning, exhibition, and conferences; (iii) open area (including communal open space and landscape area); (iv) offices; (v) staff quarters, catering and recreational; and (vi) supporting facilities. Accordingly, the proposed GIC facility should have **no less than 222,716m<sup>2</sup> GFA (including not more than 10,616m<sup>2</sup> domestic GFA)**.

To facilitate the expected huge research functions of the GIC, essential elements, such as **spacious floorplates with special structural considerations (especially for facilities which require extreme vibration control, and heavy floor-loading capacity)**, should be provided to accommodate **all the advanced technical research equipment**. In this regard, **research facilities will have to locate in the podium structure while ancillary supporting uses are proposed in the towers atop the podium. Maximum building heights is proposed at 158mPD**. The development will have **four vehicular access points**: two on Victoria Road; one on Pok Fu Lam Road; and one on No. 5 Sassoon Road via HKU’s adjoining New Academic Building. In accordance with the present building regulations, the special terraced building design requires to provide **two Emergency Vehicular Accesses**: one on P7/F (at +87mPD) and one on UG/F (at +133mPD). The extensive landscaping treatments are proposed at the edges of each terraced floors of the building where spaces are available. The **provision of such landscape treatments aims not only to enhance the visual amenity of the development, but also to offer physical enjoyment for of all users and the public at this locality**.

### **Technically Feasible**

The results of the Traffic Impact Assessment, Ecological Impact Assessment, Landscape Proposal, Geotechnical Planning Review Report, Preliminary Environmental Review (Air Quality Impact Assessment, Noise Impact Assessment, Water Quality Impact Assessment, Water Management Implication, Land Contamination), Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, Air Ventilation Assessment and Visual Impact Assessment has demonstrated that the proposed **GIC is technically feasible without causing any unacceptable impact on the local area** in respect to traffic, ecology, landscaping, geotechnical, environmental (air quality, noise pollution, water quality, waste management, land contamination), drainage, sewerage, water supply, air ventilation or visual aspects. **The proposed GIC at the application is considered suitable and compatible with its surrounding developments**.

### **Planning Merits**

The proposed strategic development will bring in the following achievable planning merits:

1. To realise the **establishment of a cutting-edge international innovation and technology hub** as set out in the national **14th Five-Year Plan for the GBA** and the 2021 Policy Address;
2. To further **strengthen the I&T industry development in Hong Kong** both in the R&D sector and the nurture of high-quality I&T human resources;
3. To **further strengthen the role of Hong Kong both in national and international spectra**;
4. To **enable Hong Kong to attract talented people** from various parts of the world, including local young people to enhance further the quality of the I&T development sector.
5. To enable HKU to continue to contribute efforts to **consolidate Hong Kong’s leading position in basic research**;
6. To offer an opportunity **to integrate the university’s surrounding existing and planned facilities into one dynamic campus** to provide greater and wider synergy and interaction effects to serve as a consolidated base for **deep technology research**;



7. To enable **provision of comfortable and barrier free pedestrian connections for the public between Pok Fu Lam Road and Victoria Road;**
8. To enable provision of positive efforts to **safeguard and preserve the on-site watercourses and their surrounding habitats** for the local ecosystem (flora and fauna) through regular monitoring scheme and proper mitigation measures, if necessary;
9. To enable provision of slope soil strengthening works to **safeguard slope safety** and management while offering conditions for growth of local vegetation;
10. To enable **provision of organised, well-planned and fast growing trees and shrubs species** within the proposed development; and
11. To **adopt green roof and a terraced development profile** to blend in well with its surrounding developments and to **enhance the visual amenity** and local permeability in the area.

## 1. Objective

- 1.1.1. The objective of this planning report aims to facilitate the Town Planning Board to consider a rezoning amendment proposal to the statutory town plan to realise the proposed Global Innovation Centre (“GIC”) at the Pok Fu Lam area in support of the key strategies set out for the Greater Bay Area (“GBA”) in the ‘Outline of the 14th Five-Year Plan (2021-2025) for National Economic and Social Development and Long Range Objectives through the Year 2035 of the People's Republic of China’ (“14<sup>th</sup> Five-Year Plan”) and other governmental policies which will be mentioned under **Chapter 2**. This meaningful initiative proposal has been supported in principle by the Government. The contents of this planning report include a consolidated background of the present rezoning request, outcomes of the site selection procedures, a set of indicative rezoning scheme layout plans/section diagrams/illustrative drawings of the proposed GIC and the findings and recommendations of all required technical assessments in association with the GIC proposals at the Rezoning Area. **Figure 1.1** shows the location and boundary of the Rezoning Area.

## 2. Background

### 2.1. National and Regional Policy

- 2.1.1. In the 2019 ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’<sup>1</sup> (“**GBA ODP**”) which sets out to fully put the spirit of the 19<sup>th</sup> National Congress of the Community Party of China into practice to develop an international innovation and technology hub as one of the seven areas of development for the GBA. Under this, Hong Kong is to “*make great efforts to develop the innovation and technology industries*” and “*nurture emerging industries*” (pg. 15). To this end, the GBA ODP set out “[to] *enhance building of basic innovation capacity*” and “*to enhance the in-depth integration of industries, academia and research*” (pg. 16).
- 2.1.2. The 2021 14<sup>th</sup> Five-Year Plan builds on this and expressly “*[supports] Hong Kong in building itself into an international centre for innovation and technology*”<sup>2</sup>.

### 2.2. Local Policy

- 2.2.1. In developing Hong Kong into an international innovation and technology (“**I&T**”) hub, the Chief Executive’s 2021 Policy Address stated that “*The current-term Government has made unprecedented strides to promote I&T development by investing more than \$130 billion over four years [...] we are keen to develop a more comprehensive I&T ecosystem, so as to enable re-industrialisation to take root in Hong Kong and complement I&T development in Shenzhen and the GBA, thus making I&T a new impetus to the economy of Hong Kong and developing Hong Kong into an international I&T hub as promulgated in the 14th Five-Year Plan.*” (paragraph 54).
- 2.2.2. In the same Policy Address, it pointed out that “*To consolidate Hong Kong’s leading position in basic research, we have accepted in principle the proposals of the University of Hong Kong (HKU) and The Chinese University of Hong Kong (CUHK) to provide the two universities with land for research use, including reserving a 4-hectare site currently zoned “Green Belt” at Pokfulam for HKU to construct facilities for deep technology research, as well as supporting CUHK to use a 2.5-hectare site in the vicinity of the CUHK Medical Centre mainly zoned “Government, Institution or Community” to build research facilities and expand the Medical Centre, and at the same time improving the existing public transport interchange and parking facilities at the University Station of the East Rail Line.*”

### 2.3. A Hong Kong First

- 2.3.1. The proposed GIC facility is unique in that it will be the first **deep technology research** compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU’s strengths in Health Science, Energy Tech & Environmental Sciences, Quantum Technologies, AI & Data Sciences, and Fundamental Physical & Chemical Science to address some of the most pressing challenges in the world through scientific discoveries and technological development.

<sup>1</sup> Source: ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’. Available at: [https://www.bayarea.gov.hk/filemanager/en/share/pdf/Outline\\_Development\\_Plan.pdf](https://www.bayarea.gov.hk/filemanager/en/share/pdf/Outline_Development_Plan.pdf)

<sup>2</sup> Source: ‘Outline of the 14th Five-Year Plan (2021-2025) for National Economic and Social Development and Long Range Objectives through the Year 2035 of the People's Republic of China’. Available at: <https://en.ndrc.gov.cn/policies/202203/P020220315511326748336.pdf>



- 2.3.2. While similar I&T facilities (as highlighted in **Table 2.1**) exist as part of Hong Kong’s growing I&T ecosystem at universities, under The Hong Kong Science and Technology Parks Corporation’s (“**HKSTPC’s**”) management, under Cyberport Management Company Limited’s (“**Cyberport’s**”) management, under InnoHK’s management or otherwise, these **similar facilities in Hong Kong are largely applied research facilities** and are overviewed below.
- 2.3.3. The facilities managed by HKSTPC, including the Hong Kong Science Park (“**HKSP**”), InnoCentre, InnoParks and the Hong Kong Shenzhen Innovation and Technology Park (“**HSITP**”), and managed by Cyberport Management Company Limited are commercial operations focussing on thematically distinct I&T fields.
- 2.3.4. With respect to InnoHK, Health@InnoHK and AIR@InnoHK are the first two research clusters established at Hong Kong Science Park. Health@InnoHK focuses on all types of health-care technologies, while AIR@InnoHK focuses on the development of Artificial Intelligence and Robotics technologies as applied to areas like financial services, smart city and advanced manufacturing.
- 2.3.5. In the 2023 Policy Address, it further stipulates that a new InnoHK cluster is slated to open focusing on advanced manufacturing, materials, energy, and sustainable development.
- 2.3.6. While there may be some overlap with these I&T facilities/institutions, it should be noted that **the GIC facility is intended to focus on basic research to be led or co-ordinated by HKU to further strengthen Hong Kong as an International Innovation and Technology Hub.**

**Table 2.1 – Other Local I&T Facilities**

Location	Industry Focus / Facility
HKSTPC	<ul style="list-style-type: none"> <li>Four strategic areas: Artificial Intelligence and Robotics; Biomedical; Data and Smart City; and Fintech<sup>[1]</sup></li> <li>Five clusters: Biomedical Technology; Electronics; Green Technology; Information and Communication Technology; and Material and Precision Engineering<sup>[1]</sup></li> </ul>
Cyberport	<ul style="list-style-type: none"> <li>“Cyberport’s current main focus was on the Financial Technology (FinTech), Smart Living, and Digital Entertainment/Electronic Sports (E-Sports) sectors.”<sup>[2]</sup></li> <li>“Cyberport underwent rapid development over the past few years particularly due to major I&amp;T breakthroughs like Artificial intelligence (AI), cloud computing, etc.”<sup>[2]</sup></li> </ul>
Health@InnoHK, Hong Kong Science Park	<ul style="list-style-type: none"> <li>Health@InnoHK focuses on all types of healthcare-related technologies, including for instance drug discovery, personalized medicine, molecular diagnostics, bioengineering, chemical biology, bioinformatics, vaccine development and medical instrumentation etc.<sup>[3]</sup></li> </ul>
AIR@InnoHK, Hong Kong Science Park	<ul style="list-style-type: none"> <li>AIR@InnoHK focuses on the development of Artificial Intelligence and Robotics technologies, as applied to areas like financial services, smart city, and advanced manufacturing. Research focuses cover big data analytics, machine learning, cognitive systems, intelligent agents, medical robotics, and other robots etc.<sup>[3]</sup></li> </ul>

Location	Industry Focus / Facility
New InnoHK cluster (2023 Policy Address)	<ul style="list-style-type: none"> <li>Advanced manufacturing, materials, energy, and sustainable development</li> </ul>

Source

[1] <https://www.hkstp.org/who-we-are/our-impact/>

[2] [https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1224tpb\\_e.pdf](https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1224tpb_e.pdf)

[3] [https://www.itc.gov.hk/en/technological\\_infrastructure/innohk\\_clusters.html](https://www.itc.gov.hk/en/technological_infrastructure/innohk_clusters.html)

## 2.4. Anticipated Funding Sources

- 2.4.1. Apart from applications for the Research Grants Commission, funding from private initiatives and the Innovation and Technology Fund will also be explored to implement the construction and operational phases.
- 2.4.2. This may include part of \$10 billion earmarked for the “Research Academic and Industry Sector One-plus Scheme”<sup>3</sup> (“RAISE+ Scheme”) and part of the \$30 billion earmarked for the Co-Investment Fund<sup>4</sup>.

## 2.5. Tentative Project Programme

- 2.5.1. In July 2022, the Innovation, Technology and Industry Bureau (“ITIB”) confirmed to HKU that the Government has agreed in principle to grant the site at Pok Fu Lam for developing the proposed GIC as tentatively set out in HKU’s proposal in April 2022. In its letter to HKU, ITIB stated that “HKU is invited to proceed with the required technical assessments and statutory procedure, as well as other necessary preparatory work” and has expressed that “We consider GIC an important initiative to strengthen Hong Kong’s status as an international hub for research and development” (Appendix 1).
- 2.5.2. In June 2022, HKU appointed a project team to conduct a comprehensive planning and engineering feasibility study on the potential site under application. This planning report incorporates all findings of all land use planning and technical assessments in association with the proposed GIC development at this selected potential site with a view to demonstrating that this site is suitable for the proposed GIC with no unacceptable adverse impact on land use planning, traffic, sewerage, drainage, ecological, geotechnical, environmental, water supply, visual, air ventilation or landscape aspects.

<sup>3</sup> As per paragraph 39 of the 2022 Policy Address, “[the RAISE+ Scheme] will fund, on a matching basis, at least 100 research teams in universities which have good potential to become start-ups”

<sup>4</sup> As per paragraph 26(iv) of the 2022 Policy Address, the Government will “set aside \$30 billion from the Future Fund to establish the Co-Investment Fund for attracting enterprises to set up operations in Hong Kong and investing in their business”. “With the establishment of the Co-Investment Fund, the Government will consider co-investing in individual projects of the target enterprises, taking into account their potential to drive industry development in Hong Kong” (Paragraph 28 of the 2022 Policy Address). “The Chief Executive announced in his Policy Address in October 2022 to establish the Office for Attracting Strategic Enterprises (OASES), led by the Financial Secretary, to attract high-potential and representative strategic enterprises from around the globe, particularly those from industries of strategic importance, including life and health technology, artificial intelligence and data science, financial technology (Fintech), and advanced manufacturing and new-energy technology” “[OASES’s] main tasks include drawing up a list of target enterprises[...].” (LCQ6: Attracting strategic enterprises; Available at: <https://www.info.gov.hk/gia/general/202306/14/P2023061400555.htm>)

- 2.5.3. It is anticipated that the **first phase (Figure 2.1)** of the whole GIC development will be **tentatively completed by 2028**. Remaining phases will be constructed thereafter.



### 3. Site Selection

#### 3.1. Background

- 3.1.1. The proposed GIC facility is planned to accommodate a **maximum capacity of 1,500 world-class research teams** from Hong Kong and abroad. It will be the first **deep technology research** compound in Hong Kong. The proposed facility will be maintained and supported by a **large group of management staff, technicians, and in-house professors from across various faculties/departments of HKU** (including, but not limited to, Physics, Chemistry, Biomedical Sciences, Orthopaedics & Traumatology, Microbiology, Computer Sciences, Mechanical Engineering, Electrical & Electronics Engineering). The proposed GIC will be equipped with cutting-edge equipment which are highly sensitive to environmental factors like vibration, moisture, electromagnetic radiation, and dust, and which also require high headroom, high floor loading, independent power supply and the most high-end and new ventilation system.
- 3.1.2. Given the stringent space and interior fit-out requirements, the provision of all the above **cannot be crammed into the current fully occupied HKU campus**<sup>5</sup>. The anticipated land requirement to foster the long-term growth of this new compound would **require a location of not less than 4ha**.
- 3.1.3. At the early stages of the site selection exercise for the proposed GIC development, HKU had carried out a thorough site search for possible site availabilities in the Pok Fu Lam area and alike for the proposed development.

#### 3.2. Fundamental Pre-requisite Requirements

- 3.2.1. To ensure the establishment of the proposed GIC would be implemented and operated in a self-sustainable manner in the coming 10 to 15 years ahead, the decision-making process must adhere to the following **five fundamental site selection pre-requisite requirements**. These five site selection requirements are essential and necessary to cope with the minimum land area requirements not only to achieve a critical mass for the self-sustainable GIC component, but also to allow greater flexibility for innovative building design, special spatial and landscaping arrangements to blend in with the on-site and surrounding natural features and ecosystem.
- A. **Single Site:** A single site covering a total land area of **not less than 4ha** (minimum critical mass for a self-sustaining GIC development to carry out basic research while allowing adequate design flexibility for integrated site planning and innovating building design to accommodate at least 87,400m<sup>2</sup> research floor spaces; 50,000m<sup>2</sup> academic floor space; 40,000m<sup>2</sup> conference space; 30,000m<sup>2</sup> office space; and 10,616m<sup>2</sup> for staff quarters); and
- B. **Availability:** A site must be **readily available** without involving any private lot/property development/heritage or archaeological site/grave/STT/short-term land allocation site, committed or planned uses, or affect the existing UGC-funded active university's facilities requiring off-site re-provision/decanting arrangements. The purpose of this is to ensure that the proposed GIC could be implemented and in operation as early as possible to meet the national strategic policy objectives set out in the 14<sup>th</sup> Five-Year Plan; and

<sup>5</sup> In the past 10 years, HKU has experienced a continuous growth in the number of students by 51%, professors and staff by 34%. As the population in HKU continues to grow significantly, the existing land reserves will be utilised to cope with future development of HKU.

- C. **Accessibility:** The Site must be located close to the Main Campus of the HKU within **reasonable travelling distance** for all research uses<sup>6</sup> and concerned users (scholars, researchers, professors, students and staff) to minimise travel time ensuring that researchers and professors can expeditiously return to the Main Campus for teaching and research purposes [ensuring a dynamic and cohesive power sharing for synergy in the form of multi-collaboration effects between the Main Campus and the proposed GIC to strengthen Hong Kong's status as an international hub for upstream research and academia fields]; and
- D. **Constructability:** A **high degree of constructability** of the Site is needed to deliver the first phase of the proposed GIC development by 2028 (avoiding lengthy construction time and excessive construction costs); and
- E. **Developability:** The Site should be supported by **reasonable capacity of the needed infrastructure facilities** including: water supply; sewage disposal; traffic (road and junction capacities, public transport service accessibility and capacity); and connectivity with HKU's campuses (HKU Medical School and the rest of HKU Sassoon Road Campus.). The Site should also be regular as irregular shapes will impose site constraints for building design, and in turn, lead to inefficient floor space utilisation. The Site should not be too steep or with complicated topological forms and features as these would impose additional implications for construction time and cost. There should also be some buffer from sources of electromagnetic radiation as this may affect on-site sensitive research instruments/equipment in future.

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<sup>6</sup> Please note that the geographical location of the GIC is also very essential to certain time-sensitive research topics, such as research involving isotopes with short half-lives like Carbon-11 which has a half-life of 20.4 minutes; or research involving laboratory animal research, which has stringent policies on animal care, use, housing and management to achieve international standards requiring the minimisation of travel time of animals. On laboratory animal research, it should be also be noted that as per Comment on Representation (No. C1) made in respect of the Draft Pok Fu Lam OZP No. S/H10/20 (Available at: [https://www.tpb.gov.hk/en/meetings/TPB/Agenda/1288\\_tpb\\_agenda.html](https://www.tpb.gov.hk/en/meetings/TPB/Agenda/1288_tpb_agenda.html)), Item 4(b), "*HKU has obtained accreditation from AAALAC International, a US-based non-profit organisation for assessment of facilities involving laboratory animal research and followed closely its safety and ethics protocols.*" On minimising animal's travel time, see Transportation Logistics - Paragraph 11 of <https://www.aaalac.org/accreditation-program/faqs/>)



## 4. Site and Planning Context

### 4.1. Site and Surroundings

- 4.1.1. The Rezoning Area is a strip of hillside slope bounded by a newly planned 3- to 8- storey new academic building development site presently under “Government, Institution or Community (1)” zone on the OZP with a Building Height (“BH”) Restriction of 164mPD<sup>7</sup> to its north; a row of developments, including a planned 9-storey new residential site (zoned “R(C)7”) with BH of 151mPD, Ebenezer New Hope School, and a planned 12-storey residential site (zoned “R(C)6”) (BH: 137mPD) to its east; Victoria Road (“VR”) to its west; Baguio Villa (BH: 160.80 – 163.30mPD) and vacant land to its south (**Figure 1.1 and Figure 6.1**).
- 4.1.2. The Rezoning Area is situated at the lower mid-range level of High West (西高山) sandwiched by Pok Fu Lam Road (“PFLR”) (with levels ascending from about 139mPD in the north to about 142mPD in the south) and VR (with levels descending from about 70mPD in the north to about 57mPD in the south), as shown in **Figure 4.1 and 6.1**. It is closely surrounded by a group of existing and planned medium to high-rise developments, including Royalton (BH: 216.50mPD), Royalton II (BH: 215.90mPD), Radcliffe (BH: 216.40mPD), Jessville (BH: 227.10mPD), Alberose (BH: 189.10mPD) and Woodbury Court (BH: 217.70mPD) and HKU’s residences at Middleton Towers (BH: 202.90mPD), 142 Pok Fu Lam Road (High West) (BH: 220.75mPD) and University Hall (BH: 183.70mPD) (**Figure 4.1**). Many existing and committed university buildings are already located to the north, north-western, farther south-eastern across PFLR of the Rezoning Area (**Figure 4.1**).

### 4.2. Statutory Planning Context

- 4.2.1. The Rezoning Area falls within an area partly zoned “GB”, partly zoned “R(C)6” with minor encroachment into area shown as ‘Road’ on the approved Pok Fu Lam Outline Zoning Plan (“OZP”) No. S/H10/21. Respective development restrictions imposed on these zones are shown in **Table 4.1**.

**Table 4.1 - Development Restrictions on the Existing Rezoning Area**

Zoning	Development Restrictions
“GB”	n/a
“R(C)6”	Remark (1)(a) - Maximum 12 storeys in addition to 1 storey of carports and maximum building height of 137 metres above Principal Datum. Remark (1)(b) - Maximum Plot Ratio: 2.10, Maximum Site Coverage: 17.5%

- 4.2.2. According to paragraph 5.2 of the Explanatory Statement (“ES”) of the OZP, “[On] the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.”

<sup>7</sup> Application No. Y/H10/13 with a proposed BH of 164mPD was agreed by the TPB on 26.11.2021, a building height restriction of 164mPD is now imposed under the current OZP. At the TPB meeting on 10.2.2023, representatives of the University of Hong Kong committed to further reduce the building height of Block A from 164mPD to 161mPD.



- 4.2.3. According to paragraph 5.3 of the same ES of the OZP, “the Area, [...] is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character.”

#### 4.3. Accessibility

- 4.3.1. According to the Traffic Impact Assessment (**Appendix 3**), the Rezoning Area is well served by public transport including 24 franchised buses and 13 green mini-buses routes operating along Pok Fu Lam Road, Victoria Road and Sassoon Road providing connection to various parts of Hong Kong.

#### 4.4. Ecology

- 4.4.1. According to the findings of the Ecological Impact Assessment (“EcoIA”) (**Appendix 4**), the Rezoning Area involves three habitats including **mixed woodland** (approx. 71.6%), **watercourses** (approx. 9.5%) and disturbed area (including formed slopes, staircases, and unnamed garden area (approx. 18.9%).

- 4.4.2. The mixed woodland is well established and with continuous canopy structure and some nature trees. Three flora species of conservation interests, *Gnetum luofuense* (羅浮買麻籐), *Euphorbia neriifolia* (金剛纂) and *Ailanthus fordii* (常綠臭椿) were recorded inside the mixed woodland within the Rezoning Area.

- 4.4.3. Five watercourses (W1, W2, W3, W4 and W5) run through the Rezoning Area from the upper slope near Pokfulam Road to down slope to Victoria Road. Shallow water flow was observed both of wet and dry season. Watercourses W1 to W4 comprised of watercourse bed and ravine vegetation. W5 is largely channelised. One amphibian, i.e., a frog tadpole, *Quasipaa exilispinosa* (蝌蚪(小棘蛙)), with conservation interest was recorded at watercourse W2.

- 4.4.4. Disturbed areas within the Rezoning Area is associated with intensive human activities. No flora species of conservation interest was recorded.

#### 4.5. Landscaping

- 4.5.1. Results of the broad-brush tree included in the Landscape Proposal (**Appendix 5**) show that within the Rezoning Area, a total of 2,250 nos. existing trees were surveyed within the Rezoning Area over 80 species were identified and the major tree species within the Rezoning Area are *Dimocarpus longan* (龍眼), *Microcos nervosa* (破布葉), *Macaranga tanarius var. Tomentosa* (血桐), *Sterculia lanceolata* (假蘋婆), and undesirable species *Leucaena leucocephala* (銀合歡), all common species found in Hong Kong and contributed over 50% of the existing tree quantity.

- 4.5.2. Due to the competition for sunlight and the topography, unbalanced crown and low live-crown ratio of the existing trees are generally observed. Existing trees are recorded in poor to fair conditions of health and form with low to medium amenity value.

- 4.5.3. Of the 2,250 surveyed existing trees, approximately over 250 of them are *Leucaena leucocephala* (銀合歡) which is an invasive and undesirable species. 2 trees were identified as rare or protected species listed under Forestry Regulation, Forests and Countryside Ordinances (Cap. 96) or under the Protection and Endangered Species of Animals and Plant Ordinance (Cap.

586). Respectively, they are *Ailanthus fordii* (常綠臭椿) (T1513) and *Euphorbia neriifoli* (金剛纂) (T2216), both of which are grown on slope. 26 nos. of trees are found to be mature with large size, these mature trees are all common species found in Hong Kong.

- 4.5.4. No tree within the Rezoning Area is “Old and Valuable Tree” as defined in DEVB TCW No. 5/2020 or “Registration of Old and Valuable Trees”.

## 5. Key Site Planning and Design Considerations

### 5.1. General Considerations

- 5.1.1. In formulating the Indicative Rezoning Scheme, the following planning and design considerations should be considered taking into account the preliminary findings and recommendations of all relevant technical impact assessments:
- i. To retain and protect, as far as possible, the existing on-site stream courses and adjoining habitat;
  - ii. To minimise substantial excavation works as far as possible;
  - iii. To adopt a terraced building design concept to integrate the proposed development into the undulating slope profile so as to create open-air spaces for landscaping treatment and planting purposes, aiming to enhance the visual amenity of the development in the area;
  - iv. To enhance visual and wind permeability through provision of wider building separations and special architectural treatments, in particular for building towers at the upper zone area;
  - v. To provide a comprehensive landscape planning to soften the building hardlines of the whole development, to blend in the development with the existing on-site watercourse and to maintain the hillside character at this part of the Pok Fu Lam area;
  - vi. To enhance pedestrian connectivity between PFLR and VR; and
  - vii. To provide an internal pedestrian and vehicular traffic system to connect the GIC development to its nearby existing/planned university buildings as one integrated university compound.

### 5.2. Selected Design References from Overseas

- 5.2.1. The design team also referred to international case studies for best practice guidance and design reference<sup>8</sup>, including:
- the Harvard Science and Engineering Complex, USA;
  - Roslin Institute, UK; Hilmer Building, Australia;
  - Charles Perkins Centre, Australia;
  - CREATE, Singapore and;
  - the Francis Crick Institute, UK.
- 5.2.2. A brief description of the case studies (including facilities, location, and specific research fields) and their sizes are summarised in **Table 5.1**. Except for CREATE, Singapore and the Francis Crick Institute, UK, the case studies generally cater to a single research focus with sizes ranging from approx. 14,000m<sup>2</sup> to 49,500m<sup>2</sup>.
- 5.2.3. Comparatively, CREATE, Singapore with a size of approx. 67,000m<sup>2</sup> **houses research centres set up by top universities on four areas of interdisciplinary thematic areas of research**, namely human systems, energy systems, environmental systems and urban systems while the Francis Crick Institute with a size of 93,000m<sup>2</sup>, comprises **six founding partner organisations**: the Medical Research Council (MRC), Cancer Research UK, Wellcome, University College

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<sup>8</sup> Please note that these case are selected for reference only. Their design standards and guidelines, overall GFA and GFA/space standards may not be applicable to the proposed GIC which has different objective and policy mission.



London, Imperial College London and King’s College London **with research groups from different disciplines and from different original organisations.**

5.2.4. In this connection, the GIC development should be built fit for purpose and have sufficient floor area to **house all participating schools and faculties**, their required research equipment, collaborative work spaces and teaching and conference spaces. **According to HKU’s user requirements, the total minimum floor spaces for research, academic, conference and office should be 87,400m<sup>2</sup>, 50,000m<sup>2</sup>, 40,000m<sup>2</sup> and 30,000m<sup>2</sup> respectively, subject to detailed design.**

**5.3. Ancillary Flats and Amenities**

5.3.1. The proposed GIC development should also **provide ancillary flats for visiting researchers and university staff. Amenities like shops and restaurants should also be made readily available.** According to HKU’s user requirements, **accommodation space should total not less than 10,616m<sup>2</sup> and other miscellaneous amenities (shops and restaurants) not less than 4,700m<sup>2</sup>.**

**Table 5.1 - International Case Studies**

International Examples	Overview of Development Parameters
Harvard Science and Engineering Complex, USA (Harvard University)	<p>Floor Area: approx. 46,452m<sup>2</sup></p> <p><i>“SEAS Administration and the labs and offices of approximately half of the SEAS faculty are housed in this building, along with student- and industry-facing departments, sloped and flexible flat classrooms, maker space and teaching labs, a library, café, dedicated space for student organisations, and extensive common space to encourage interaction and collaboration.”</i></p> <p>Source:  <a href="https://seas.harvard.edu/about-us/visit-us/allston/science-engineering-complex">https://seas.harvard.edu/about-us/visit-us/allston/science-engineering-complex</a></p>
Roslin Institute, UK (The University of Edinburgh)	<p>Floor Area: approx. 14,121m<sup>2</sup></p> <p><i>“The new Roslin Institute will undertake top-class basic and translational science to tackle some of the most pressing issues in animal health and welfare, including implications for human health.</i></p> <p><i>This co-location project, involving the Roslin Institute, the Moredun Group, the Scottish Agricultural College, and the Royal Veterinary School of the University of Edinburgh, promotes interaction between research teams and individuals both inside the facility and at the adjacent Vet School and Hospital.”</i></p> <p>Source:  <a href="https://www.architectmagazine.com/project-gallery/the-roslin-institute-building-at-the-university-of-edinburgh">https://www.architectmagazine.com/project-gallery/the-roslin-institute-building-at-the-university-of-edinburgh</a></p>

International Examples	Overview of Development Parameters
<p>Hilmer Building, Australia (University of New South Wales)</p>	<p>Floor Area: approx. 21,000m<sup>2</sup></p> <p><i>“The scheme provides seamless links between physical and chemical science laboratories and working spaces for researchers, academics and faculty members.</i></p> <p><i>A modular and reconfigurable laboratory system is framed by write-up spaces, offices and meetings rooms that connect vertically and encourage collaboration through an immediate interface with the researchers’ activities.”</i></p> <p>Source: <a href="https://grimshaw.global/projects/education/uns-w-hilmer-building/">https://grimshaw.global/projects/education/uns-w-hilmer-building/</a></p>
<p>Charles Perkins Centre, Australia (The University of Sydney)</p>	<p>Floor Area: approx. 49,500m<sup>2</sup></p> <p><i>“The Charles Perkins Centre (CPC) is an Australian medical research institute, clinic and education hub that primarily focuses on diabetes, cardiovascular disease and obesity, as well as other related conditions. The centre is affiliated with the University of Sydney and is located within the Royal Prince Alfred Hospital health precinct at the Camperdown campus of the university in Sydney, New South Wales.”</i></p> <p>Source: <a href="https://en.wikipedia.org/wiki/Charles_Perkins_Centre">https://en.wikipedia.org/wiki/Charles_Perkins_Centre</a></p>
<p>Campus of Research Excellence and Technological Enterprise (CREATE), Singapore (National University of Singapore)</p>	<p>Floor Area: approx. 67,262m<sup>2</sup></p> <p><i>“World class research facility supporting cutting-edge research for organizations, institutions, and universities globally with highly adaptable laboratories.”</i></p> <p><i>“An international collaboratory, the Campus for Research Excellence and Technological Enterprise (CREATE) houses research centres set up by top universities. Its modern laboratory design has also won CREATE a Laboratory of the Year award.”</i></p> <p><i>“The interdisciplinary research centres at CREATE focus on four areas of interdisciplinary thematic areas of research, namely human systems, energy systems, environmental systems and urban systems.”</i></p> <p>Source: <a href="https://perkinswill.com/project/create-campus-for-research-excellence-and-technological-enterprise/">https://perkinswill.com/project/create-campus-for-research-excellence-and-technological-enterprise/</a> <a href="https://www.nrf.gov.sg/programmes/create">https://www.nrf.gov.sg/programmes/create</a></p>

International Examples	Overview of Development Parameters
<p>Francis Crick Institute, London (The Medical Research Council (MRC), Cancer Research UK, Wellcome, UCL (University College London), Imperial College London and King's College London)</p>	<p>Floor Area: approx. 93,000m<sup>2</sup></p> <p><i>“Collaboration and interdisciplinary working is designed in to the Crick. Research groups from different disciplines and from different original organisations have been given neighbouring lab space. Coupled with lots of open work space, breakout areas and shared core facilities, this means scientists can't help but bump into each other, have conversations and share ideas. It is all expected to lead to the generation of new insight, research directions and innovations.</i></p> <p><i>The new building is equipped with state-of-the-art facilities for biomedical research. Genetics and genomic studies have access to advanced DNA sequencing, while the latest mass spectrometry equipment allows gene expression, proteins and metabolic pathways to be characterised. Bioinformatics support allows studies involving very large datasets. The robots in the high-throughput screening facility allow tens of thousands of drug candidates to be tested in cells. Electron microscopy, X-ray crystallography and nuclear magnetic resonance suites allow biological structures to be studied in fantastic detail.”</i></p> <p>Source:  <a href="https://www.crick.ac.uk/about-us/our-approach-to-science/our-building">https://www.crick.ac.uk/about-us/our-approach-to-science/our-building</a>  <a href="https://www.crick.ac.uk/news/2016-09-01-science-begins-in-the-new-francis-crick-institute-building">https://www.crick.ac.uk/news/2016-09-01-science-begins-in-the-new-francis-crick-institute-building</a></p>

**5.4. Key Design/Architectural Concept**

- 5.4.1. Having considered the above planning and design considerations, it is proposed to adopt an **undulating terraced building design** concept for the whole GIC development to **blend it well with the existing hillslope environment** in this part of the Pok Fu Lam area.
- 5.4.2. The proposed GIC development should always take into account how and where to provide **extensive high-quality and reasonable quantity of landscaping treatments** to blend in well the proposed development with the area. Proper **physical building separations** and **creation of building voids** to enhance the visual and wind permeability should also be the prime design approach.
- 5.4.3. Publicly accessible **breakout and gathering spaces** should also be considered at various levels in the form of atriums, courtyards, and landscaped roof gardens with a view to providing a quality working, studying, and living environment for the GIC development.
- 5.4.4. Going forward, the proposed GIC development will play a significant strategic role in the development of HKU’s Sassoon Road Campus and the wider Pok Fu Lam area. New and proper pedestrian and vehicular connections via the GIC development should be planned, in particular, to the planned medical school expansion site at the extension site east of 3 Sassoon Road.



## 6. The Indicative Rezoning Scheme

- 6.1.1. Having carefully and comprehensively considered all key planning and design considerations outlined above, an Indicative Rezoning Scheme (“IRS”) is then formulated to demonstrate the feasibility of the proposed GIC. **Figure 6.1** is the Master Layout Plan, **Figures 6.1 to 6.19** are the Layout Plan, **Figures 6.20 to 6.26** are schematic section and elevation diagrams, and **Figures 6.27 to 6.40** are the Landscape Master Plan of the proposed development.
- 6.1.2. The proposed development will provide a total GFA of about 227,716m<sup>2</sup> with a maximum building height of 158mPD. **Table 6.1** shows the Key Development Parameters.

**Table 6.1 - Key Development Parameters of the Proposed Development (Subject to Detailed Design)**

Site Area (about)	Total: 47,203m <sup>2</sup> of which: <ul style="list-style-type: none"> <li>• “Green Belt”: 41,157m<sup>2</sup> (87.19%)</li> <li>• “Residential (Group C) 6’’: 5,112m<sup>2</sup> (10.83%)</li> <li>• Area shown as ‘Road’: 934m<sup>2</sup> (1.98%)</li> </ul>																	
GFA (about)	Total – GFA: 222,716m <sup>2</sup> <ul style="list-style-type: none"> <li>• Non-domestic<sup>[a]</sup> - GFA: 212,100m<sup>2</sup></li> <li>• Domestic<sup>[b]</sup> – GFA: 10,616m<sup>2</sup></li> </ul>																	
GFA Breakdown (about)	<table border="1"> <tr> <td><b>Total</b></td> <td>222,716m<sup>2</sup></td> </tr> <tr> <td><b>Non-Domestic</b> of which:</td> <td>212,100m<sup>2</sup></td> </tr> <tr> <td>    <b>Research</b> (of which Ancillary Facilities for Research account 8,000m<sup>2</sup>)</td> <td>87,400m<sup>2</sup></td> </tr> <tr> <td>    <b>Academic</b></td> <td>50,000m<sup>2</sup></td> </tr> <tr> <td>    <b>Conference/Exhibition</b></td> <td>40,000m<sup>2</sup></td> </tr> <tr> <td>    <b>Office</b></td> <td>30,000m<sup>2</sup></td> </tr> <tr> <td>    <b>Other Ancillary Facilities</b> (incl. ‘Shops and Services’, ‘Eating Place’, ‘Cafeteria’)</td> <td>4,700m<sup>2</sup></td> </tr> <tr> <td><b>Domestic – Scholar’s Residence (Staff Quarters)</b></td> <td>10,616m<sup>2</sup></td> </tr> </table>		<b>Total</b>	222,716m <sup>2</sup>	<b>Non-Domestic</b> of which:	212,100m <sup>2</sup>	<b>Research</b> (of which Ancillary Facilities for Research account 8,000m <sup>2</sup> )	87,400m <sup>2</sup>	<b>Academic</b>	50,000m <sup>2</sup>	<b>Conference/Exhibition</b>	40,000m <sup>2</sup>	<b>Office</b>	30,000m <sup>2</sup>	<b>Other Ancillary Facilities</b> (incl. ‘Shops and Services’, ‘Eating Place’, ‘Cafeteria’)	4,700m <sup>2</sup>	<b>Domestic – Scholar’s Residence (Staff Quarters)</b>	10,616m <sup>2</sup>
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<b>Domestic – Scholar’s Residence (Staff Quarters)</b>	10,616m <sup>2</sup>																	
No. of Blocks	Seven 6-storey towers (Buildings A1, A2, A3, A4, A5, B1, and C) and One 9-storey tower (Building B2) atop 1 building platform																	
Building Height	Overall Maximum BH: 158mPD / 10 – 18 storeys / 100.5m																	
Estimated Population	Employees (Buildings A1 – A5, B1 and C): 6,999 Residents (Building B2): 350																	
Communal Open Space	Not less than 12,000m <sup>2</sup>																	
Parking & L/UL Provision	Proposed Parking Provision: <ul style="list-style-type: none"> <li>• Private Car – 364 spaces (including 5 accessible spaces)</li> <li>• Motorcycle – 20 spaces</li> </ul> Proposed Loading/Unloading Provision: <ul style="list-style-type: none"> <li>• 16 LGV bays</li> <li>• 8 HGV bays</li> </ul>																	
Anticipated Completion Year	<ul style="list-style-type: none"> <li>• <b>First Phase by 2028</b></li> <li>• Remaining phases will be constructed thereafter.</li> </ul> (also see Figure 2.1)																	

## 6.2. Proposed Facilities

6.2.1. The proposed GIC is designed to not only serve as an academic research facility, but will set out as a place for future users to work, to study and to live. The GIC will comprise six broad uses, including: (i) research; (ii) teaching, learning, exhibition, and conferences; (iii) open area (including communal open space and landscape area); (iv) offices; (v) staff quarters, catering and recreational; and (vi) supporting facilities.

### *Research Facilities*

6.2.2. With the GIC's strategic position in catalysing original discoveries and creation of high technology knowledge that seeks to bring innovative solutions to mankind, **the GIC will become a new research and academic hub in Hong Kong. Therefore, the uses within GIC should be kept as flexible as possible at this stage such that new equipment and research directions can be accommodated timely in this cluster of state-of-the-art research and academic facilities.**

6.2.3. Initially, research facilities in five Core Research Areas, namely (i) AtomicLego (on fundamental physical and chemical sciences); (ii) HealthyHK (on health sciences); (iii) CyberFuture (on artificial intelligence and data sciences); (iv) Sustainable Globe (on energy technologies and environmental sciences); and (v) QuantumTech (on quantum technologies), (see **Table 6.2**) will be built. As there is a need to accommodate scholars from these areas who may have different needs in the facilities, laboratories will be furnished with standard equipment in the beginning, and research-specific equipment in these laboratories will then be procured according to the individual needs of scholars and researchers.

**Table 6.2 – Core Research Areas**

Area	Description
AtomicLego	Focuses on fundamental physical and chemical sciences and aims to develop functional materials, devices, and technologies
HealthyHK	Focuses on medical science, biosciences and public health which will be beneficial to human health by finding new drugs/vaccines
CyberFuture	Focuses on computation power, artificial intelligence and big data and will provide technologies to revolutionise computing/computer systems
Sustainable Globe	Focuses on sustainability in energy and carbon-neutral technology and can contribute to the national agenda of zero-carbon emission
QuantumTech	Focuses on quantum technology (e.g. computing, measurement, optics) and will facilitate creation of quantum-enabled technologies

6.2.4. Separately, it is also the GIC development's aim to provide a range of user facilities to attract global talents to train scientists/scholars of the next generation. Some of the anticipated research facilities in the GIC development have been outlined in **Table 6.3**. All these research and academic facilities will be considered for inclusion and built according to the international and top standard of safety and security requirements. **This list is not exhaustive and more facilities will be included in the GIC, following the changing research landscape in the future.**



**Table 6.3 - Types of Research Facility**

<b>Research Facility</b>	<b>Description</b>
Atomic Imaging Centre	<p>The Microscope Centre provides the highest possible resolution imaging techniques for a broad range of materials from live specimens to energy materials in operation. The Centre will advance microscopy imaging techniques including unprecedented methods, develop analysis and imaging algorithms, and help educate future scientists in imaging theory and techniques.</p> <p><i>Facility Requirements:</i>                      Extreme vibration and electromagnetic radiation resistance; high headroom and raised floor; and spacious floorplate for sizeable equipment and future expansion</p>
Energy Technology Facility	<p>The Facility aims to develop solutions for an environmentally sustainable energy future for Hong Kong and the nation. In addition to the technological development in areas such as carbon neutrality, energy storage, and alternative energy resources, the Facility will provide services and help establish standards and guidelines in energy efficiency and environmental management.</p> <p><i>Facility Requirements:</i>                      Vibration resistance; heavy floor-loading capacity; high headroom; and spacious floorplate for sizeable equipment and future expansion</p>
Genome and Protein Centre	<p>The Centre aims to provide high-throughput sequencing and related analysis capabilities at the single-cell level for global users for accelerating their scientific discoveries and/or applications such as drug development.</p> <p><i>Facility Requirements:</i>                      Vibration resistance; high headroom and raised floor; and spacious floorplate for sizeable equipment and future expansion</p>
Future Electronics Foundry	<p>The concept of fabless electronics transformed the entire semiconductor industry and many industrial giants abandoned its manufacturing and instead focused on chip designs. However, the lack of manufacturing capability creates fundamental constraints for small businesses, entrepreneurial intervenors, and academic users. The Future Electronics Foundry does not aim to build and maintain nanoelectronics production facilities, but focuses on providing support to researchers across the globe through access to state-of-the-art instruments, materials, and, more importantly, technical expertise and training for future electronics.</p>



Research Facility	Description
	<p><i>Facility Requirements:</i>                      Extreme vibration and electromagnetic resistance; heavy floor-loading capacity; and spacious floorplate for sizeable equipment and future expansion</p>
<p>Emerging Light Sources Centre</p>	<p>Advanced light sources of x-ray and ultraviolet light have enabled unprecedented scientific research from materials discoveries to bioimaging and protein crystallography. Instead of competing with other national centres and global institutions, the Emerging Light Sources Centre differentiates its effort by focusing on the development of miniaturised light sources such as portable, table-top x-ray sources and intelligent imaging and analysis capabilities that can be broadly applied to both emerging light sources and the traditional advanced photon sources.</p> <p><i>Facility Requirements:</i>                      Extreme vibration and electromagnetic resistance; heavy floor-loading capacity; and spacious floorplate for sizeable equipment and future expansion</p>
<p>Centre for Post-Exascale Computing</p>	<p>Speed and power define the capacity of a High-Performance Computing (“HPC”). The Centre for Post-Exascale Computing will provide the necessary HPC capacity to accelerate the discoveries and technological development of our users across a wide range of disciplines from materials sciences to geoclimatic modelling and drug discovery. In addition, the Centre aims to deliberate, define, and develop pathways toward next-generation computing through innovations in computing architecture and algorithms.</p> <p>The Centre for Post-Exascale Computing will one of the fundamental elements supporting the research functions at the proposed GIC facility and will help greatly in areas like, but not limited to, Climate Modelling, Engineering, and Biomedical Sciences.</p> <p>By nature, the Centre for Post-Exascale Computing will have the capacity to handle post-exascale data sets. According to Szalay and Gray<sup>[1]</sup>, The Advanced Scientific Computing Advisory Committee Subcommittee on Exascale Computing<sup>[2]</sup>, and Kaisler, Armour, Espinosa and Money<sup>[3]</sup>, copious amount of time is required to transmit large data sets and “bringing the code to the data”<sup>[3]</sup> instead would be far more effective. Locating the computing facility near the research facilities is thus essential and necessary.</p>

Research Facility	Description
	<p><u>Facility Requirements:</u>                      Heavy floor-loading capacity; and spacious floorplate for sizeable equipment and future expansion</p> <p><u>Notes:</u></p> <ol style="list-style-type: none"> <li>One exabyte is equivalent to one quintillion (<math>10^{18}</math>) bytes (B) or 1,000,000 terabyte (TB). Post-exascale would mean a minimum of one zettabyte which is approximately equal to <math>10^{21}</math> bytes or 1,000 exabytes or 1 billion TB.</li> </ol> <p><u>Source</u></p> <p>[1] <a href="https://springssoft.com/downloads/Reading_Journals/Essays/Exponential%20Computing.pdf">https://springssoft.com/downloads/Reading_Journals/Essays/Exponential%20Computing.pdf</a></p> <p>[2] <a href="https://science.osti.gov/-/media/ascr/ascac/pdf/reports/Exascale_subcommittee_report.pdf">https://science.osti.gov/-/media/ascr/ascac/pdf/reports/Exascale_subcommittee_report.pdf</a> (pg.50 Data Movement)</p> <p>[3] <a href="https://www.researchgate.net/publication/261226107_Big_Data_Issues_and_Challenges_Moving_Forward">https://www.researchgate.net/publication/261226107_Big_Data_Issues_and_Challenges_Moving_Forward</a></p>

**Teaching & Learning and Conferences**

- 6.2.5. Teaching and learning activities are essential to an academic institution. Current existing teaching & learning areas and conference spaces at HKU are inadequate to meet the future needs.
- 6.2.6. Said spaces should be designed for collaboration and large enough to facilitate collaborative proposals, research planning and coordination. **Meeting spaces should be of a sufficient size to accommodate 50 persons per room. Three major conference spaces are also proposed that can be converted into one large conference hall to accommodate approximately 900 persons on a need's basis.**

**Office**

- 6.2.7. Proposed GIC will provide offices for research staff and entrepreneurial attempts (i.e. spinoffs and startup companies) and other users who fulfil certain eligibility criteria. **Proximity between research spaces and offices are required to speed up research turnaround time and speed up research progress.**

**Open Area**

- 6.2.8. **Ample and extensive open spaces are provided at world renowned institutions.** The proposed GIC development will have breakout spaces for informal gatherings, pre-event spaces before conferences while also providing adequate spaces for users to gym and exercise.

**Accommodation**

- 6.2.9. A minor portion of the existing “R(C)6” zone (5,112m<sup>2</sup>) has been included in the proposed amendment item to allow for comprehensive planning, design flexibility and better integration of the residences into the Global Innovation Centre development. Development No change in development intensity is proposed i.e. **Domestic PR =  $10,616\text{m}^2 \div 5,112\text{m}^2 = 2.08 \leq 2.1$ .**



- 6.2.10. Given Hong Kong's high rents, affordable accommodation in close proximity to work is critical to reduce living and travel costs to attract talent. **Scholars' residence will be provided for the development's future users, including, GIC staff, visiting scholars including short-stay<sup>9</sup> overseas scholars, visiting speakers and researchers, and local researchers. Such provision is essential and a necessary condition for the operation of the GIC.**
- 6.2.11. Amenities and supporting facilities including restaurants, gyms and convenience stores will also be provided for GIC staff along with these scholars' residence for their convenience and to ease their burdens.

### **6.3. Massing and Architectural Design**

- 6.3.1. The proposed development comprises terraces across two major building zones: the lower zone (P10/F to LG/F) contains wider and greater landscaping spaces to form a structural podium for the upper zone (G/F to R/F) that contains eight 6-storey towers.
- 6.3.2. The proposed GIC facility has adopted a "podium + tower" design to **strike a balance between the development's functional requirements, building design efficiency and overall building bulk.**

#### *Podium*

- 6.3.3. A larger podium is proposed to **accommodate the dynamic research functions that require sizeable floorplates at podium levels** with special building design consideration, including but not limited to extreme **vibration resistance and heavy floor-loading capacity** to be demanded by the various research facilities e.g. the Atomic Imaging, Energy Technology Facility, Genome and Protein Centre, Future Electronics Foundry and Emerging Light Sources Centre (see **Table 6.3**). To minimise the perceived building bulk and to integrate with the existing topology, the proposed development has adopted **an undulating terraced building design with building heights descending from east to west**. Openings have also been placed strategically in the podium mass to offer visual relief and to facilitate air ventilation as well as to maintain natural daylight into the existing habitat below.
- 6.3.4. The proposed height of the podium at +133mPD aims to provide a connection between Pok Fu Lam Road and the adjoining new academic building to enhance the on-site accessibility and the connectivity to the on-site communal open spaces. The location of the communal open space will also be at approximately the same level or slightly lower than the level of Pok Fu Lam Road with a view to preserve public views.

#### *Towers*

- 6.3.5. As for uses requiring less spacious floor plates, these will be accommodated within towers atop the podium. These **towers are scattered and in turn minimised building bulk to reduce visual impact on adjoining developments, and to maintain local wind movements.**

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<sup>9</sup> For a period less than 28 consecutive days.



*Special Design Considerations*

- 6.3.6. Placed between Woodbury Court and Baguio Villa (Upper) are the staff quarters at Tower B2. The proposed location would help **provide ‘like-to-like’ users’ land use setting** at this end of the development. The building disposition of Tower B2 have also been shifted at angle to **minimise the potential visual effect on developments at Baguio Villa and Woodbury Court**. The building height of Tower B2 will blend in with the local east-west descending height profile from Woodbury Court to Baguio Villa
- 6.3.7. The building heights of the proposed development has been **kept below the first residential floor level of the developments across Pok Fu lam Road as far as physically feasible**. It is noted that Ebenezer (and its redevelopment) will become an effective foreground visual screening for developments on the other side of Pok Fu Lam Road.
- 6.3.8. The proposed GIC development has also endeavoured to minimise geotechnical/excavation works by building to the rockhead level which will reduce substantially the local environmental impacts (noise, environmental, dust, vibration, etc) throughout the construction phase.

**6.4. Traffic Aspects**

*Parking Provisions / Arrangement*

- 6.4.1. Car parking and loading/unloading facilities for the GIC development is provided in accordance with the latest Hong Kong Planning Standards and Guidelines requirements and to meet the end-users' requirements. Accordingly, a total of 364 car parking spaces (including **5 accessible parking spaces**), **20 motor-cycle parking spaces**, **16 LGV and 8 HGV loading/unloading bays** are provided.

*Vehicular Access*

- 6.4.2. Four vehicular access points will be provided: two at VR, one at PFLR near Woodbury Court and one at No. 5 Sassoon Road via the adjoining HKU's New Academic Building.
- 6.4.3. **Two separate vehicular access points are proposed at Victoria Road for different usages: one for goods vehicle only; and one for private vehicles and goods vehicles. The vehicular access at Pok Fu Lam Road is only for private car. There will be no internal vehicular connection between Victoria Road and Pok Fu lam Road due to the excessive level difference of over 80m.**
- 6.4.4. **A priority junction (with left-in-left-out arrangement) is proposed near the vehicular access point at PFLR.**
- 6.4.5. **A priority junction (with left-in-left-out arrangement) is proposed at vehicular access point at Victoria Road (near Baguio Villa).**
- 6.4.6. **A right-turn flare lane is proposed at Proposed Vehicular Access at Victoria Road (near Sassoon Road) and allows all movement at this junction.**

*Emergency Vehicular Access (“EVA”)*

- 6.4.7. To comply with the present building regulations, two EVAs are proposed in the terraced podium structure on P7/F (at +87mPD); and on UG/F (at +133mPD).

*Pedestrian Access*

- 6.4.8. Given the level difference between PFLR and VR, an **internal vertical connection will be provided between PFLR and VR** with the provision of lift/escalators within the proposed development.
- 6.4.9. An internal walkway will be provided for the proposed development **connecting with nearby HKU sites (i.e. No. 3 Sassoon Road Extension and No. 3 Sassoon Road)** for future pedestrian connectivity and better walking environment. In addition, there is an internal pedestrian connection to the existing footbridge across Pok Fu Lam road to access Queen Mary Hospital from HKU's (No. 3 Sassoon Road) Building. All the nearby local roads i.e. VR, PFLR and Sassoon Road can be easily accessed via HKU's Buildings.

**6.5. Ecological and Landscape Aspects**

- 6.5.1. The design of the proposed development has adopted ecologically friendly measures and has endeavoured to, as far as possible, **avoid the total loss of the mixed woodland area as well as totally avoid loss of watercourse within the Rezoning Area.**
- 6.5.2. The landscape design aims to create a pleasant environment for the enjoyment of the residents, students, and visitors. **The proposed landscape elements are provided in open spaces and of consideration with the architectural design to achieve a harmonious environment.** Landscape areas include lush greenery for amenity and amelioration of the outdoor areas.

*Landscape & Open Space*

- 6.5.3. Total communal open spaces of not less than 12,000m<sup>2</sup> are proposed at: UG/F (+133mPD) to serve as part of the major circulation space for daily pedestrian traffic and hosting communal activities; and 1/F (+138mPD) as a plaza near the main entrance. The communal open spaces are for passive recreational open spaces. Opening hours are daily from 6am to 1am.
- 6.5.4. Landscape elements for the proposed development include, *inter alia*, the landscaped communal open space and pocket open spaces at UG/F and 1/F as well as the edge planting, roof planting and amenity planting.

*Watercourses*

- 6.5.5. Zones of 5m offset from the existing watercourse edges are to be preserved for ecological purposes and to provide sufficient area for future drainage maintenance works. Such preserved zone will serve as part of the local habitat for existing flora and fauna.
- 6.5.6. **Over 90% of the existing trees to be preserved along the existing watercourses are partially shade and shade tolerant species**, with some of the small sized trees already under a naturally shaded environment.
- 6.5.7. The proposed GIC development has **strived to preserve all the existing watercourses as far as practicable** and has **introduced voids and skylights to allow sunlight penetrating to the preserved watercourses**. For details, please see **Appendix 5**.



## 7. The Proposed Amendments

### 7.1. The Proposed Amendments

- 7.1.1. To facilitate the policy backed GIC development, the Rezoning Area is intended to be rezoned from “GB”, “R(C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(GIC)”) zone.
- 7.1.2. The draft Notes of the OZP for the “OU(GIC)” zone has made reference to the “Other Specified Uses” annotated “Science Park” Zone on the Approved Pak Shek Kok (East) Outline Zoning Plan No. S/PSK/13. Key uses required by HKU have been incorporated under Column 1 while uses requiring further technical impact assessments have been included under Column 2. The draft amendments to the Plan and draft notes for the “OU(GIC)” zone are attached in **Appendix 2**.
- 7.1.3. Primarily, the proposed development comprises research laboratories, teaching, conference spaces and offices operated by the University of Hong Kong to fulfil its teaching, research and knowledge transfer needs, the proposed facilities will be fully in line with the TPB’s definition of ‘Education Institution’ as *“any place or premises used for post-secondary education, such as studies, training and/or research in technology, science, commerce, arts or any other subject of learning”*. Ancillary uses, such as ‘Flat’, ‘Eating Place’ and ‘Shop and Services’ are included to facilitate the operation of the GIC in an integrated planning approach.
- 7.1.4. ‘Institutional Use (not elsewhere specified)’ is proposed as a Column 1 use on the OZP as there may be places of premises possibly used by professional institutes in relation to the researchers at the GIC development aiming for advancement of science or research and for the well-being of the community.
- 7.1.5. **There would be exhibition of the initial products, as an attraction and introduction of STEM and deep technology for the general public and any interested organisations such as neighbouring schools.** Small theatres may be required for the public to experience AI and digital discoveries. Internet/Cyber cafes may also be needed for further interactive knowledge exchange in AI, data science, supercomputers, etc. It may also be some minor amenity provisions to serve the researchers within the GIC being a small scale self-contained community.
- 7.1.6. Generally, the “OU(GIC)” will be restricted to a maximum gross floor area of about 222,720m<sup>2</sup>, (including not more than 10,620m<sup>2</sup> domestic GFA) and a maximum building height of 158mPD.
- 7.1.7. **Minor** relaxation clauses for GFA/building height restrictions under section 16 of the Town Planning Ordinance is also proposed to allow design flexibility as detail design proceeds.



## 8. Results of Technical Impact Assessments

### 8.1. Traffic Impact Assessment (“TIA”) (Appendix 3)

- 8.1.1. The results of the junction capacity analysis have demonstrated that all 18 selected junctions (excluding J1, J8, J16 and J17) can operate satisfactorily with ample junction capacity in both 2032 reference and 2032 design scenarios.
- 8.1.2. J1 can be improved by increasing cycle time from 90s to 120s to mitigate the inadequate junction capacity.
- 8.1.3. A junction improvement with providing a stagger crossing is proposed at J8 to alleviate the traffic impact.
- 8.1.4. The as-built retaining walls and private land lot boundary etc. have restricted the road hinder for road widening proposal to achieve a higher reserve capacity for J16 junction. This junction can only be improved if there are large-scale re-development of the adjacent lots to facilitate the provision of additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set-back of private land lot boundary.
- 8.1.5. As J17 is far away from the proposed development site and insignificant amount of traffic generated/attracted from the development will have negligible effect on this junction capacity performance. No junction improvement proposal will be undertaken by HKU for this junction. However, possible junction improvement schemes are proposed for TD’s consideration.
- 8.1.6. The 18 concerned road links will operate with adequate road capacity under 2032 Reference and Design scenarios during the AM and PM peak periods
- 8.1.7. The results of the pedestrian assessment have demonstrated that the concerned footpath and crossing can operate with adequate pedestrian capacity upon the completion of the development.
- 8.1.8. There will be adequate spare passenger capacity for the public transport service in the vicinity of the site and additional passenger demands from/to the GIC development can be absorbed by the existing public transport services in 2032.
- 8.1.9. The findings of the traffic impact study show that the proposed GIC site will not cause significant traffic/pedestrian impact onto the local road network. The proposed GIC site is therefore considered feasible from the traffic engineering point of view.

### 8.2. Ecological Impact Assessment (“EcoIA”) (Appendix 4)

- 8.2.1. The results of the EcoIA have revealed that approximately 3.4ha of on-site mixed woodland will be affected by the proposed development. Proper woodland enhancement work will be provided for the retained mixed woodland areas within the Rezoning Area as a mitigation measure where technically feasible.
- 8.2.2. Three flora species of conservation interest, *Gnetum lofuense*, *Euphorbia neriifolia* and *Ailanthus fordii*, were recorded within the Rezoning Area. For flora species, all trees shall be

retained where possible. If the direct impact on species of conservation interest is unavoidable, transplantation or compensatory planting were recommended.

- 8.2.3. For avifauna and mammals, they are with high mobility and would not be significantly affected by the proposed project. In addition, no significant adverse ecological impact on adjacent habitats outside the Rezoning Area would be anticipated with the proper implementation of mitigation measures.
- 8.2.4. No direct loss would be anticipated for watercourses, and the amphibian species of conservation interest would only be subjected to indirect impact in terms of construction runoff. With the implementation of mitigation measures in controlling the run-off issues, the impact will be minimised and thus no adverse impact would be anticipated for the species.
- 8.2.5. With the implementation of the proposed mitigation measures, **no significant adverse ecological impact due to the proposed GIC development on the adjacent habitats outside the Rezoning Area is anticipated.**

### 8.3. **Landscape Proposal (“LP”) (Appendix 5)**

- 8.3.1. The proposed development will result in substantial landscape impact in terms of tree felling due to the proposed works, including site formation and excavation, construction, and occupation of the buildings.
- 8.3.2. However, most of the existing trees are not in particularly good health and form due to the density of growth. Existing trees except large trees are tall with small spread due to their competition for sunlight.
- 8.3.3. Of the approximately 2,250 on site surveyed trees, two trees identified as rare or protected species are proposed for transplanting, 223 trees are proposed to be retained on site and around 2,025 nos. of existing trees are proposed to be felled including around 250 nos. of undesirable species and 22 large mature trees. Excluding the undesirable species, the quantity of proposed trees to be felled is around 1,775.
- 8.3.4. Of the 1,775 trees to be felled, there are around 70 nos. existing trees growing along the existing watercourses of which over 90% are partially shade and shade tolerant species, intended to be retained onsite. However, in view that the watercourses will be covered by podium deck on UG/F to 1/F, adequacy of sunlight and other environmental factors favouring future tree growth may not be guaranteed and as such the 70 nos. of existing trees have been accounted in the proposed tree felling quantity. In the event that any of the 70 nos. of existing trees along the watercourse are found dead during the construction and operational phase of the proposed GIC development, new tree planting to a ratio of not less than 1:0.5 will be provided within planting areas wherever applicable within the Rezoning Area.
- 8.3.5. New tree planting is proposed to compensate for tree loss. 431 nos. of light standard and 423 nos. of heavy standard trees are proposed to be planted. Calculated based on the proposed to be felled trees within the “Green Belt” zone and within the “Rezoning Area”, **new tree planting can achieve ~1:0.53 or ~1:0.48 respectively.**



8.3.6. In this regard, it should be noted that **great effort has been expended to maximise new tree planting including sacrificing hard paved areas and open spaces. Further expansion of tree planting areas at the cost of open space will eliminate the leisure enjoyment of future users and undermine the goal of the proposed GIC centre.**

#### **8.4. Geotechnical Planning Review Report (“GPRR”) (Appendix 6)**

8.4.1. The results of the GPRR have concluded that **the proposed development as presented in the preliminary Master Layout Plan is considered as a geotechnical feasible scheme**, and the following conclusions and recommendations are drawn:

- Ground investigation works will be carried out within the proposed development site.
- Footing is considered to be feasible foundation options for the proposed development.
- The site formation works for the proposed development shall be minimal.
- Suitable groundwater control scheme shall be considered in design to avoid excessive groundwater drawdown at the adjacent area.
- Proper excavation and lateral support works design and construction method have to be adopted to minimise the adverse effect on the existing utilities and structures.
- The detailed discussion will be presented in the separate submission for excavation and lateral support works.
- Stability of all slopes (man-made & natural terrains) and retaining walls (including unregistered features) within or in vicinity to the lot affecting or being affected by the development during demolition & construction works shall be assessed & remedial works shall be carried out, if found necessary
- Stability of the natural terrain affecting or being affected by the development permanently or temporarily during demolition & construction works shall be assessed & monitored. Mitigation works shall be proposed and carried out as necessary.

8.4.2. The works/proposal mentioned in this report are preliminary only at the planning stage and will be subjected to detailed study in the detail design stage under separate cover.

#### **8.5. Preliminary Environmental Review (“PER”) (Appendix 7)**

8.5.1. The results of the PER **have demonstrated that no unacceptable environmental problem on the local area due to the proposed development both during construction and operational phase is anticipated.** Key environmental concerns have been addressed and potential impacts assessed cover the following:

##### **Air Quality**

8.5.2. The proposed development may be subject to vehicular emission impact from roads nearby during the operation of the project. However, no adverse vehicular emission impact is anticipated upon the incorporation of the relevant buffer distance stipulated under the HKPSG into the layout design. Since fixed window is recommended to be installed in planned ASRs that located in the buffer zone, no adverse vehicular emission impact is anticipated.

8.5.3. There is no chimney within 200m from site boundary, i.e., complying with the buffer distance for chimney emissions under the HKPSG. Thus, **no adverse air quality impact on the proposed on-site domestic development due to industrial chimney emissions is anticipated.**



#### Noise

- 8.5.4. The construction noise impact will be minimized by undertaking the proper on-site mitigation measures. In order to minimize the adverse road traffic noise impact, two mitigation measures are recommended. For the rooms in Building A1, A2, A3, A4, A5, B1 & C, rooms facing towards Victoria Road and Pok Fu Lam which cannot meet the noise criteria are recommended to install fixed windows. For the rooms in the Staff Quarter (B2), installation of acoustic windows is suggested to reduce the traffic noise impacts. With the implementation of these mitigation measures, **no adverse noise impact from traffic noise is anticipated.**
- 8.5.5. In terms of the fixed plant noise, it was confirmed that no noticeable noise will be perceived within the Rezoning Area. With implementation of recommended administrative measures such as limiting maximum allowable SWLs of the planned fixed noise sources in contractor's specification during design and tender stage, **no adverse noise impact due to the planned fixed noise sources is anticipated.**

#### Water Quality

- 8.5.6. With the implementation of the water quality control measures regarding the surface runoff, wastewater from the construction site, together with the proper design of drainage system, **no adverse water quality impacts during construction and operation is anticipated.**

#### Waste Management Implication

- 8.5.7. With proper measures to manage wastes to be generated by the proposed GIC development according to their types, no adverse waste implication during the construction phase is anticipated. General wastes to be generated during the operational phase will be collected and sent to a refuse transfer station for disposal. Chemical waste shall be handled in accordance with relevant regulations and guidelines. Thus, **no adverse waste impact due to the proposed GIC development is anticipated.**

#### Land Contamination

- 8.5.8. According to historical aerial photographs, the land use of Rezoning Area was mainly terraced fields for agriculture in 1963 and mostly covered with mature vegetation since 1977. Therefore, **no potential land contamination issue is anticipated and a detailed land contamination assessment is not necessary.**
- 8.5.9. Overall, it can be concluded that the proposed GIC development is **environmentally acceptable and no adverse environmental impacts on the identified sensitive uses is anticipated.**

### 8.6. Drainage Impact Assessment ("DIA") (Appendix 8)

- 8.6.1. Results of the Drainage Impact Assessment indicate that allowable capacity of the present drainage system meets current drainage design capacity requirements for a 1 in 200 year rainstorm. **No upgrading works on the existing drainage system downstream of the Project Site will be required. The proposed development is considered technically feasible from a drainage point of view.**

**8.7. Sewerage Impact Assessment (“SIA”) (Appendix 9)**

- 8.7.1. According to the Sewerage Impact Assessment, sewage to be generated by the proposed development will be diverted through the sewerage system along Victoria Road, then along Cyberport Road and finally discharged into Cyberport Sewerage Treatment Plant. The estimated overall peak sewage flow from the proposed development is 96.46l/s. As the capacity of the existing pipe is unable to cater for the peak foul water flow to be generated by the proposed development, sewerage upgrading for: a) sections between manhole FMH7024597 to FMH7024612 is required from 300mm to 450mm; and b) pipe connecting manhole FMH7024527 and FMH7024528 from 500mm to 600mm. There will be an ADWF of 2057m<sup>3</sup>/day on the Cyberport Sewerage Treatment Plant and the capacity is found capable for the sewage generated after the development.
- 8.7.2. It can be concluded that the proposed development is **technically feasible from a sewerage point of view.**

**8.8. Water Supply Impact Assessment (“WSIA”) (Appendix 10)**

- 8.8.1. According to the Water Supply Impact Assessment, the total daily demand of freshwater and flushing water of the whole Rezoning Area (Building A1, A2, A3, A4, A5, B1 & C and Staff Quarter (B2)) are 2,071.7m<sup>3</sup>/day and 393.7m<sup>3</sup>/day. The total peak flow of freshwater and flushing water for whole Rezoning Area (Building A1, A2, A3, A4, A5, B1 & C and Staff Quarter (B2)) are estimated to be 6,215.2 m<sup>3</sup>/day and 787.4m<sup>3</sup>/day respectively. The results of the WSIA have indicated that upgrading works on the existing fresh water main from 300mm diameter to a 355mm diameter will be anticipated due to the proposed rezoning scheme. For flushing water, the existing 150mm flushing water main would have sufficient capacity to cater for the proposed rezoning scheme.

**8.9. Air Ventilation Assessment (Expert Evaluation (“AVA(EE)”) (Appendix 11)**

- 8.9.1. According to the AVA(EE), the annual prevailing wind comes from NE, ENE and E directions and the summer prevailing wind is from SSE, S and SSW directions. Under the annual condition, the incoming E and ENE winds from Mount High West are expected to skim over the high-rise residential buildings of Jessville and Alberose to reach the Rezoning Area. Under the summer condition, the incoming SSW and S winds from Telegraph Bay are expected to skim over high-rise Baguio Villa to reach the Rezoning Area.
- 8.9.2. In comparison with the Baseline Condition, it is anticipated that the **proposed development would not create significant adverse air ventilation impact to the surroundings by introducing good design features** (i.e. building separations at the proposed GIC development and Area B) to facilitate wind penetration through the Rezoning Area and to minimize the air ventilation impact induced by the proposed developments to the downwind regions.
- 8.9.3. The design of the proposed development will adopt building separations of not less than 15m with reference to the guidelines stipulated in Chapter 11 of “Hong Kong Planning Standards and Guidelines” on Air Ventilation and PNAP APP-152 Sustainable Building Design Guidelines. In addition, void areas within the building blocks as well as round-edge building design of the buildings are proposed to further enhance the air permeability.



**8.10. Visual Impact Assessment (“VIA”) (Appendix 12)**

- 8.10.1. The results of the Visual Impact Assessment have demonstrated that the proposed GIC development will not impose any significant or unacceptable visual impacts to public viewers at six identified viewing points (“VPs”) at 1) footbridge connecting Queen Mary Hospital; 2) Pok Fu Lam No. 1 Fresh Water Service Reservoir; 3) The Bethanie; 4) near pavilion next to bus stop at Victoria Road; 5) Cyberport Waterfront Park; and 6) Existing walkway adjacent to HKU Stanley Ho Sports Centre. With the proposed visual mitigation measures proposed for the proposed GIC development including: adoption of terraced building design; landscape treatment at various levels; building separation of various widths; and building voids at various levels, the resultant overall visual impact among the VPs are: three negligible; one slightly adverse; one slightly to moderately adverse; and one moderately adverse. **Significant adverse visual impact due to the proposed GIC development is not anticipated in both local and district-wide contexts.**



## 9. Planning Justifications and Merits

### 9.1. Conforming Government's Strategic Policy Objective

- 9.1.1. The proposed GIC development is one of the Government's strategic policy objectives initiated under the National 14th Five-Year Plan promulgated in March 2021 aiming to set up an international innovation and technology hub in Hong Kong as one of the national development strategies for the Greater Bay Area ("GBA"). This special national strategic objective was clearly outlined in the 2021 Policy Address.
- 9.1.2. On 25 July 2022, the Innovation, Technology and Industry Bureau ("ITIB") confirmed that the Government has agreed in principle to grant a site at Pok Fu Lam to The University of Hong Kong for developing the proposed GIC development (**Appendix I**).
- 9.1.3. The proposed IRS is being formulated to facilitate all relevant technical impact assessments to assess the feasibility of the GIC in this part of the Pok Fu Lam area in terms of land-use suitability and compatibility, and local infrastructure capacity aspects. **It conforms entirely with the Government's strategic policy objective initiative and represents a pro-active approach to realise the national development strategy for the GBA.**

### 9.2. Meeting Innovation and Technology Development Blueprint

- 9.2.1. The proposed GIC development **meets totally with the 'Hong Kong Innovation and Technology Development Blueprint' ('I&T Development Blueprint')** promulgated in December 2022 that highlights the following eight major I&T strategies:
- i. to enhance the I&T ecosystem and promote interactive development of the upstream, midstream, and downstream sectors;
  - ii. to promote technology industry development and achieve "new industrialisation" in Hong Kong;
  - iii. to diversify venture financing channels and support the development of start-ups and industries;
  - iv. to promote I&T culture for all and enhance the overall I&T atmosphere in the community;
  - v. to enrich I&T talent resources and develop an international talent hub;
  - vi. to accelerate the development of digital economy and smart city to enhance citizens' quality of life;
  - vii. to deepen I&T co-operation with the Mainland for better integration into the overall national development; and
  - viii. to leverage Hong Kong's advantages as an international city to foster global I&T collaboration.
- 9.2.2. The present proposed IRS has already incorporated the above-mentioned eight major I&T development strategies and via this proposed GIC development to connect its nearby existing and planned HKU's facilities to establish one integrated high-end I&T and R&D development centre optimising the use of HKU's resources, also previously partially Government funded, to facilitate implementation of the national development strategy for the GBA. **Upon full development, the proposed GIC development will become a leading I&T development centre in the GBA further strengthening the role of HK both in the national and international spectra.**

**9.3. Suitability for the Proposed GIC development and Acceptable Land-Use Compatibility**

- 9.3.1. The results of the site selection procedure, as briefly outlined in Section 3 above, have demonstrated that the Rezoning Area under application is the most appropriate site for the proposed GIC within the 2 km site search catchment area from the Main Campus of HKU. The results of all relevant technical impact assessments, as summarized in Section 8 above, have further substantiated that **the development of the proposed GIC at the Rezoning Area will not result in any unacceptable impact on the local traffic, drainage, sewerage, geotechnical, ecosystem, environmental (noise, air quality, waste management, water quality and land contamination), visual, water supply, landscaping or air ventilation aspects.**

**9.4. Providing Quality Communal Open Space**

- 9.4.1. The adopted terraced design, together with various sizes of open air atriums and courtyards at different locations, will provide new functional communal open spaces which will not only be accessible for the HKU users but also the wider public alike. These communal open spaces will offer unparalleled views of Telegraph Bay and **will become new sizable, desirable, and enjoyable landscaped park-like areas for the Southern District and the Pok Fu Lam neighbourhood.** Moreover, these new functional communal open spaces will also allow the public to be in close proximity to and enjoy any habitat persevered therewith. **Proper management will also be provided to the new communal open space.**

**9.5. Appropriate Scale and Visually Compatible**

- 9.5.1. Aside from being a suitable site for the proposed GIC development as detailed in paragraph 9.3.1 above, the proposed GIC development is also considered acceptable in terms of scale and visual compatibility.
- 9.5.2. Considering the Rezoning Area is surrounded by a group of medium- to high-rise developments and adjoining HKU's New Academic Building (committed BH of 161mPD), the proposed GIC with a maximum BH not exceeding 158mPD would be comparable with the New Academic Building and would visually be an extension of the HKU Sassoon Road campus and the developments along Pok Fu Lam Road.
- 9.5.3. Furthermore, having considered the sloping profile of the proposed site, the proposed GIC development with a proposed maximum BH not exceeding 158 mPD shall generally reside below the first residential floor level of developments across Pok Fu Lam Road with a view to optimising the visual effect of the proposed development to the neighbours along Pok Fu Lam Road. The adoption of the terraced-building design will contribute significant effect to enhance the visual amenity of the whole development.
- 9.5.4. The results of the Visual Impact Assessment (**Appendix 12**) have demonstrated that the proposed GIC development at the Rezoning Area **will not impose any significant adverse or unacceptable visual impacts to public viewers at the six identified viewing points ("VPs").** The positive and pro-active efforts in the provision of terraced building platform structure, ample landscaping treatments at various levels of the development, building separations and building voids collectively contribute a substantial improvement to enhance the visual amenity of the whole development. The overall resultant impact due to the proposed GIC development



among the VPs are: three negligible; one slightly adverse; one slightly to moderately adverse; and one moderately adverse.

## 9.6. Achievable Planning Merits

9.6.1. Upon completion, the proposed Rezoning Scheme will **bring in the following planning merits to the community both at macro and micro-level spectra:**

9.6.2. At Macro-level:

- i. To realise the **establishment of a cutting-edge international innovation technology hub** as set out in the national **14th Five-Year Plan for the GBA** and the 2021 Policy Address;
- ii. To further **strengthen the I&T industry development in Hong Kong** both in the R&D sector and the nurture of high-quality I&T human resources;
- iii. To **further strengthen the role of Hong Kong both in national and international spectra;**
- iv. To **enable Hong Kong to attract talented people** from various parts of the world, including local young people to enhance further the quality of the I&T development sector; and
- v. To enable HKU to continue to contribute efforts to **consolidate Hong Kong’s leading position in basic research.**

9.6.3. At Micro-level:

- i. To offer an opportunity to **integrate the university’s surrounding existing and planned facilities into one dynamic campus** to provide greater and wider synergy and interaction effects to serve as a consolidated base for **deep technology research;**
- ii. To enable **provision of comfortable and barrier free pedestrian connections for the public between Pok Fu Lam Road and Victoria Road;**
- iii. To enable provision of positive efforts to **safeguard and preserve the on-site watercourses and their surrounding habitats** for the local ecosystem (flora and fauna) through regular monitoring scheme and proper mitigation measures, if necessary;
- iv. To enable provision of slope soil strengthening works to **safeguard slope safety** and management while offering conditions for growth of local vegetation;
- v. To enable **provision of organised, well-planned and fast growing trees and shrubs species** within the proposed development; and
- vi. To **adopt green roof and a terraced development profile** to blend in well with its surrounding developments and to **enhance the visual amenity** and local permeability in the area.

## 9.7. Community Support

9.7.1. The proposed GIC development was discussed at the Southern District Council (“SDC”)’s Development and Planning Committee’s meeting on 17 January 2024. The meeting went smoothly and HKU has received general support from SDC on the proposed development. **Extracts of the meeting slides are included in Figures 9.1 and 9.2.**

9.7.2. Comments such as how the GIC development will help to broaden the influence in STEM education in local schools; matters on traffic noise and dust at construction stage, and provision of pet friendly facilities were raised. In view of the number of active construction sites within



the district with similar development programmes, HKU was reminded to closely liaise with interested parties throughout the whole development process.

## 10. Conclusion

- 10.1.1. The present rezoning request aims to facilitate the execution of one of the National 14<sup>th</sup> Five-Year Plan, the Government's strategic policy objectives initiated in 2021, the I&T Development Blueprint 2022 and subsequently Budget Speech 2023-2024, i.e. **to consolidate Hong Kong's leading position in basic research and establish a GIC to strengthen Hong Kong's status as an international hub for research and development at large.**
- 10.1.2. To achieve this, the proposed GIC will not only serve as a functional world-class academic research facility, but will set out as a place for future users to work, to study and to live. The GIC will comprise six broad uses, including: (i) research; (ii) teaching, learning, exhibition, and conferences; (iii) open area (including communal open space and landscape area); (iv) offices; (v) staff quarters, catering and recreational; and (vi) supporting facilities.
- 10.1.3. The GIC development comprises various levels of terraces across two major building zones: the lower zone (P10/F to LG/F) contains wider and greater landscaping spaces to form a structural podium for the upper zone (G/F to R/F) that contains seven 6-storey non-domestic towers and one 9-storey residential tower yielding a total of 212,100m<sup>2</sup> of non-domestic GFA and 10,616m<sup>2</sup> of domestic GFA within the Rezoning Area which covers a land area of 47,203m<sup>2</sup>. The maximum building height of the proposed development is limited to 158mPD.
- 10.1.4. It has been demonstrated that the rezoning of the site from partly "GB", "R(C)6" and area shown as 'Road' to "OU(GIC)" is justifiable and compatible with its surrounding development and settings, taking into account the following factors:
- the development would be conforming with Government's strategic policy objectives;
  - the development would be **meeting the eight major strategies of the Innovation and Technology Development Blueprint;**
  - the location is **suitable for the proposed GIC development in terms of size, configuration, proximity to HKU, planned transport infrastructure and readiness for development;**
  - the development provides a **vertical pedestrian connection** between Victoria Road and Pok Fu Lam Road which is currently impossible;
  - the development would provide a **sizeable quality communal open space** for the Southern District and the Pok Fu Lam neighbourhood;
  - the development is **compatible with its surrounding developments** considering the adoption of terraced building design; and
  - the development would **deliver significant achievable planning merits at macro- and micro-level spectra.**
- 10.1.5. In view of the above, we respectfully request Members of TPB to give favourable consideration to and agree the present rezoning request so as to allow the University of Hong Kong to realise the Global Innovation Centre to meet the strategic economic and I&T development needs of Hong Kong.

February 2024

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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-20 星期一 17:47:33  
**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.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "The Global Innovation Centre'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.", "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."]

I would like to make further comments below:

Supporting the development of the Global Innovation Centre at Pokfulam for The University of Hong Kong (HKU) is crucial for several reasons: 1. Enhancing Research Capabilities: Establishing advanced facilities for deep technology research will significantly enhance HKU's research capabilities. This development will provide state-of-the-art infrastructure, enabling researchers to conduct cutting-edge experiments and develop innovative technologies. 2. Promoting Technological Advancements: The Global Innovation Centre will focus on deep technology, which includes fields such as artificial intelligence, biotechnology, and quantum computing. By supporting this initiative, Hong Kong can become a leader in these transformative technologies, driving global technological advancements. 3. Attracting Top Talent: World-class research facilities attract top-tier researchers, scientists, and students from around the globe. This influx of talent will foster a vibrant academic and research environment, contributing to Hong Kong's reputation as a leading hub for innovation and education. 4. Boosting the Local Economy: Investment in deep technology research will stimulate the local economy by creating high-value jobs and fostering the growth of technology startups and spin-off companies. This will lead to increased economic diversification and resilience. 5. Strengthening International Collaboration: The Global Innovation Centre can serve as a nexus for international collaboration, bringing together researchers and institutions from different countries. This will enhance Hong Kong's global research network and facilitate the exchange of knowledge and expertise. 6. Addressing Global Challenges: Research conducted at the Centre will likely address some of the most pressing global challenges, such as climate change, healthcare, and sustainable development. By contributing solutions to these issues, Hong Kong can play a pivotal role in improving global well-being. 7. Supporting Policy Objectives: The establishment of the Global Innovation Centre aligns with the 2021 Policy Address's objectives to strengthen Hong Kong's advantage in upstream research. This support demonstrates the government's commitment to fostering a robust innovation ecosystem. 8. Encouraging Innovation and Entrepreneurship: By providing resources and support for deep technology research, the Centre will encourage innovation and entrepreneurship among students and researchers. This can lead to the creation of new products, services, and business models, driving long-term economic growth. 9. Improving Education and Training: The Centre will offer advanced educational opportunities and training programs in deep technology fields, equipping the next generation of scientists and engineers with the skills needed to thrive in a rapidly evolving technological landscape. 10. Enhancing Hong Kong's Competitiveness: By investing in deep technology research, Hong Kong can strengthen its competitive edge in the global innovation landscape. This will attract further investments, partnerships, and opportunities, solidifying its position as a leading international city for research and development.

Best regards,  
LIU Bin  
Dr.

HKID :   
Email : 

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**From:** Annette Niem [REDACTED]  
**Sent:** 2024-05-20 星期一 17:49:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam OZP NO. S/H10/22

**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 Councillors 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

Niem An Liang Annette

HKID (First 4 characters) ████████



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 17:50:28  
**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."]

I would like to make further comments below:

Hong Kong needs to advance in new technology in order to further her prosperity.

Best regards,  
Ying TC

HKID : [REDACTED]  
Email : [REDACTED]

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**From:** Adrian Lee [REDACTED]  
**Sent:** 2024-05-20 星期一 17:51:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam OZP NO. S/H10/22

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### 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.

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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.

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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.

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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

Signed,  
Lee Tze Kin Adrian

  
20/5/2024



From: David Lee [REDACTED]  
Sent: 2024-05-20 星期一 17:54:57  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Pok Fu Lam OZP NO. S/H10/22

**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

Lee Tze Hong David

HKID (First 4 characters): ████████



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 18:04:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create 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 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

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

I would like to make further comments below:

Innovation is an important driver of Hong Kong's future. Being able to attract top talents from around the world focusing on fundamental research and their translation requires such facilities as the Global Innovation Centre.

Best regards,  
Ho Cheung Shum

HKID :

Email :

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**From:** Microsoft Power Apps and Power Automate  
[Redacted]  
**Sent:** 2024-05-20 星期一 18:24:23  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.", "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:

I believe it will be an important move for HKU to further develop our strength in Innovation and Technology, and ever Entrepreneurship. HKU also has some level of social responsibility to initiate such development in Hong Kong

Best regards,  
CHEN QIMING  
SENIOR MANAGER

HKID : [Redacted]  
Email : [Redacted]



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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 18:24:24  
**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 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.”, “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.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world’s most pressing challenges, which is also an important impetus for Hong Kong’s future economic growth.”, “The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.”, “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

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utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:

Upstream foundational research is important because it provides the building blocks for applied research and innovation. Scientists require a bigger place to build their products or solutions, just like Quantum Computer, Renewable Energy, etc.

Best regards,  
Jessie Tsag

HKID :   
Email : 

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**From:** Microsoft Power Apps and Power Automate  
**Sent:** 2024-05-20 星期一 18:29:51  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.”, “The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an “Island Innovation Corridor” that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.”, “The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.”, “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

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topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district."]

I would like to make further comments below:  
Terrific chance for HKU in the next few decades.

Best regards,  
Siwei Chen  
Mr

HKID :   
Email : 

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

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**From:** Nancy Chan [redacted]  
**Sent:** 2024-05-20 星期一 18:37:54  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** 'Albert Leung' [redacted]  
bvio@biznetvigator.com [redacted]  
**Subject:** Opposition to building HKU Global Innovation Centre(GIC) in Pokfulam Green Belt Zone and amendment of Pokfulam Outline Zoning Plan S /H10/22

I am writing to oppose to Item A, draft Pokfulam Outline Zoning Plan No. S/H10/22 for the following reasons:

1. Lack of proper prior consultation

Neither the Southern District Board or HKU has made any prior consultation with the residents and stakeholders of the affected Pokfulam area before the Southern District Council and the Town Planning Board made the decision to support HKU's proposal. On or around 22 April 2024 the residents of Baguio Villa received HKU's invitation to attend its Briefing Session on 13 May 2024. The invitation did not contain any details of the proposed GIC, its size, its location, its environmental impact of rezoning a half km long strip of deep vegetated green belt slope to build a GIC with a 15,000 persons capacity. Instead, the residents of Baguio Villa were informed of the details by a former district councilor about 10 days before the deadline for submission of representations. The district councilors and HKU failed completely to carry prior consultations with the affected residents before the decision of the Town Planning Board on 1 March 2024.

Wrong choice of location

- 2. The chosen location is a green belt zone close to existing residential zones like Baguio Villa, Woodbury Court and Sassoon Road communities. The biomedical laboratories and facilities like nitrogen tank pose serious health and safety hazards to nearby residents. Accidents do occur despite human efforts to minimize. There is no point in risking human lives by choosing a location so close to existing residential buildings.
- 3. HKU should try its best to integrate and interact with mid-stream and down-stream innovative developments. It should not isolate itself in the Pokfulam area. This GIC should best be situated at the San Tin Technopole which the Government has designated as the future high tech and innovation development hub. HKU should take the lead to build the GIC in San Tin Technopole which will provide easy integration and synergy with other similar developments of universities and high tech companies and institutions from the Mainland.

Environmental and traffic impact

- 4. The proposal to build the massive buildings requires the removal of over 2000 mature trees which are the home and habitat of many birds, bees, insects and small animals. The proposed compensation to replant 800 trees after completion of construction many years after cannot reverse the destruction of the natural habitat. It's a destruction of nature and contrary to Government's pledge of carbon reduction.

The large scale construction will cause air and noise pollution to the nearby community like the residential estates, the Ebenezer School, Queen Mary Hospital for many years. These pollution cannot be eliminated by any means. The exiting Pokfulam Road, Victoria Road and Sassoon Road are unable to cope with extra traffic load. The GIC is expected to house 15,000 researchers and workers. There will be thousands of construction workers. They will all rely on cars, minibuses and buses for transportation. There will be heavy construction machines, lorries. They will paralyze the three existing roads. Pokfulam is not planned for development of high density activities. The area is zoned for green belt and low density development because of its limitation in transport. The 1972 moratorium was imposed to limit development in the area. The moratorium was not mentioned in the Town Planning Board Meeting on 1 March 2024 and seemed to have been overlooked. The decision



made at the 1 March 2024 Town Planning Board meeting was unsafe and unsatisfactory because due regard of the 1972 moratorium has not been made. A judicial review of the decision is possible.

Slope safety

5. The chosen site is a deep vegetated slope. When the vegetation is removed and intensive construction is carried on, the slope can become unstable, especially with heavy rainstorms becoming more frequent in recent years. A fatal landslide happened to the slope next to a residential block in Baguio Villa some years ago. The large scale construction work can weaken the slope stability. We cannot risk human lives.

Convenience

6. HKU seems to emphasize convenience and easy access to its campus and existing facilities as an important factor in the choice of the location. However, this is at the expense of high construction costs, lengthy construction time, destruction of natural habitat and environment, heavy traffic congestion, health and life hazard, disregard of the 1972 moratorium and loss of respect to it by the affected residents and community. The choice is a bad one. The decisions by the Town Planning Board and the Southern District Council are unsafe and unsatisfactory. The Green Belt Zone should not be rezoned to build the GIC. HKU should gain support of the community by building the GIC at the San Tin Technopole instead.

Name: Leung Kam Ming

HKID :

Email:

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<b>Submission Number:</b> TPB/R/S/H10/22- S480
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**From:** John Budge [REDACTED]  
**Sent:** 2024-05-20 星期一 18:47:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** 20052024183943-0001.pdf

Dear Sirs,

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

Regards,

John Budge SBS JP  
[REDACTED]

## **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 have lived in Pokfulam since 1988. My family and I moved here because of the rural atmosphere and green belt areas. Since moving to Pokfulam we have seen the construction of Cyberport, Bel Air and recently the new housing blocks to accommodate the Wah Fu residents. In addition, The University of Hong Kong (HKU) has built substantial blocks in Sassoon Road. We have had enough development in Pokfulam and I strongly oppose this rezoning proposal and the development of the Global Innovation Centre in 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 2,340 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 burden 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 to "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 be completed in 2027.

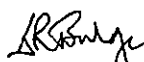

By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

- 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.

Although I hope you will reject the rezoning application, but if you do decide to accede to the application, I propose you order the following changes:

1. reduce the amount of parking,
2. insist on a direct link to the MTR and
3. redistribute the development – deleting the tower between Baguio Villas and Woodbury.

Yours faithfully,

Name Budge John Robertson	Signature 
Date 20/05/2024	HKID 

From: Microsoft Power Apps and Power Automate  
[REDACTED]  
Sent: 2024-05-20 星期一 18:49:01  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district."]

I would like to make further comments below:

As a prominent tech investor and Chair of the HONG KONG SMART CITY ASSOCIATION (IRD Approved Charity Number: 91/17870), I strongly support the development of the Global innovation Centre, making Hong Kong a true smart city and attracting global top talent.

Best regards,

WANG, BARBARA SHIUAN

HEAD OF FAMILY OFFICE | TECH INVESTOR

HKID :

Email :

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



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**From:** John Batten [REDACTED]  
**Sent:** 2024-05-20 星期一 19:18:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to Pok Fu Lam OZP (S/H10/22)

20 May 2024

Town Planning Board  
North Point Government Offices  
North Point  
Hong Kong

The Chairperson and Members of the Town Planning Board

Re: Comment on Amendments proposed to the Approved Pok Fu Lam OZP  
(S/H10/22) - Deadline 22 May 2024

I strongly oppose changes to the Approved Pok Fu Lam OZP in application S/H10/22. Consequently, I oppose amendments to the Plan in Item A, Item B1, Item B2, Item C, and I oppose any change to the Notes to the OZP.

I support the Representation by Mr Liu Wai Hung (Representation #S69) who highlights many reasons for objecting to this proposal. These include:

The University of Hong Kong does not own this land. It is public land, zoned as Greenbelt. The land is fully treed and covered in vegetation. It is also, in places, a steep site. It supports an ecosystem of birds, small animals and insects and, importantly, is one of the important open viewing points from Pokfulam Road towards Lantau Island, Macau and the mainland. It is an important fresh-air corridor running from the sea to The Peak. This is why it is currently zoned as Greenbelt!

The Pokfulam Moratorium, similar to the Mid-levels Moratorium, is an administrative measure to contain development in these two places because of major constraints: Mid-levels and Pokfulam are both situated below The Peak and located on steep hillsides. Both areas have previously been subject to landslides and flooding. Both areas run along a tight narrow width of land that is also a geographical fault-line. The land and slopes are fragile. Superior engineering using vast amounts of money could overcome such land constraints, but there is a good reason why this land is currently Greenbelt: it is difficult land on which to build and there are other cheaper, easier and preferable development sites. Sensible development will ignore this difficult land!!

Because of the steep landscape, the Moratorium acknowledges the poor road and transport infrastructure that Pokfulam (and Mid-levels)

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already has - any intense development in this part of Pokfulam will add to the current traffic problems.

The University of Hong Kong can develop an Innovation Centre anywhere in Hong Kong. It does NOT need to be situated on this site. Actually, as Representation S69 states: there is already government policy support (and infrastructure development) at the Lok Ma Chau Loop: it is already an appropriately-zoned large piece of land AND is located near the mainland where the necessary synergy with industries and other researchers are situated. Universities should be cooperating together, rather than building their own independent facilities, for which - inevitably - government will be asked to contribute substantial amounts of research and other funding.

This is a disappointing application from an attitudinal and philosophical viewpoint. This application appears to disregard all practical and eco-environmental considerations about this difficult to-build-on site and location - and coming from a supposedly intelligent institution as a university displays a wrong attitude and message towards "innovation"!

I ask Members of the Town Planning Board to reject this application.

Many thanks and kind regards

John Batten (BATTEN John Stuart- HKID: [REDACTED])  
Convenor of Central & Western Concern Group

Postal address: [REDACTED]

JOHN BATTEN [REDACTED]

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**Submission Number:**  
**TPB/R/S/H10/22- S483**

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**From:** Helen Lim [REDACTED]  
**Sent:** 2024-05-20 星期一 19:41:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**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

The Secretary of Town Planning Board,

Subject matter 1 - Proposed Global Innovation Centre between Pok Fu Lam Road and Victoria Road  
Oppose because The Baguio villa residents was never been informed of such plans. When the announcement was made, residents was not given sufficient time to response.

Subject matter 2 - Traffic on Pok Fu Lam during the construction Oppose - In serious violation of Pok Fu Lam Moratorium. With the existing re-development of Wah Fu Estate, and now this newly proposed development plan, Baguio villa located right in the middle, which already have poor and unreliable public transportation systems, is left with even worse traffic. The reduction of bus and minibus services on Victoria Road, the Baguio Villa residents will be forced to rely on private cars.

Subject matter 3 - The site chosen

Oppose - The removal works of some 2,000 trees and 80m of slope between Pok Fu Lam Road and Victoria Road will seriously degrade the existing landscape and ecological value of this land.

Signed by

Lim Sek Mei (HKID [REDACTED])  
Wong Ming Ming (HKID [REDACTED])



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**From:** John Malcolm Nicholls [REDACTED]  
**Sent:** 2024-05-20 星期一 20:09:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22 - Objection  
with comments included  
**Attachment:** TPB Objection.pdf

Please find enclosed objection form with comment included

**John Nicholls**  
[REDACTED]

## **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.

*See addendum.*

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.

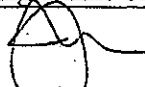

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

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- 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

Name J. MUMUUS	Signature 
Date 28/1/2024	HKID 
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID

Addendum: currently staff at Qmy and UCU need to wait 15 minutes at rush hour for buses. This will increase waiting time



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**From:** Terence Keyes [REDACTED]  
**Sent:** 2024-05-20 星期一 20:25:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Leslie Keyes [REDACTED]  
**Subject:** Objection to Pok Fu Lam OZP No. S/H 10/22  
**Attachment:** Representation by KEYES, TF objecting to Pok Fu Lam OZP S-H 10-22.pdf

To the Town Planning Board:

I am writing to submit my representation which objects to Pok Fu Lam Outline Zoning Plan No. S/H 10/22. My signed representation is set out in the attached pdf file.

Terence Francois KEYES  
HKID no. [REDACTED]  
20th May 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.

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



Signature



HKID (First 4 characters)

KEYES, TERENCE  
FRANCOIS

Name

20 May 2024

Date



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From: hoosensylvia [REDACTED]  
Sent: 2024-05-20 星期一 21:08:15  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP No.S/H10/22

Dear Sir,

I write regarding HKU's plan to build on a "green" belt on Victoria Road, Pokfulam, a project called "Global Innovation Centre"

I object the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning plan No. S/H10/22 for the following reasons:

### **Wrong Location**

The proposed location of the GIC project is in a green belt. The cutting down of 2000 trees to be replanted by far less than the 2000 has huge implications on what the government is trying to do – a contribution to reverse global warming.

### **High costs**

The Government has said that there will be no funding from them. The costs of the building of GIC will be funded by tax payers. In our current environment, would tax payers' money not be better spent in a better and less expensive location like the Science Park and at the San Tin Technopole?

### **Environmental impact and nuisance caused during construction**

This project is likely to go on for a long time. The noise and dust produced during the construction will be unbearable for the community living nearby.

### **Pokfulam Moratorium 1972**

The Moratorium is an administrative tool that the government can and should use, to control excessive development such as the GIC project in order to protect Pokfulam from over development which would result in serious overcapacity in terms of causing traffic congestion. There is also the problem in the lack of fire stations in this area and if a fire should occur, this could lead to fatalities.

### **Traffic Congestion**

The construction of the GIC project will bring about 15,000 more people into the area whether to work or to stay at accommodation in the project. The road infrastructure in Pokfulam cannot cope with this huge influx of people unless there is a substantial upgrade to the road infrastructure. We have been told that currently there is no plan to upgrade transport infrastructure e.g. no MTR

### **Harzardous Materials**

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There will be hazardous materials stored in the compound of this project for research purposes e.g. Nitrogen. Having this so close to a purely residential nearby is very dangerous.

### **Slope Instability**

Some years ago, a landslide occurred behind Upper Baguio and killed one person. The slopes on which the project is proposed to be built on is very steep. Not only is it costly to build on such steep slope but the community is worried about the issue of slope safety given the knowledge of our history

### **HKU has not tried alternative sites**

During the HKU presentation to the local community during 13 and 14<sup>th</sup> May, we asked the question of whether HKU has tried to look for alternative sites to build this project. The reply was that they looked at only Pokfulam. Let me reiterate that there are more suitable and less expensive sites elsewhere in Hong Kong.

### **Lack of Community consultation**

There has been a lack of proper consultation for this project to the Pokfulam community who lives here. We at least ask you to allow a reasonable period of time to allow the community to convince to the Town Planning Board why the GIC should not be built in the current location that HKU is proposing

### **Conclusion**

Let me clarify one thing. I am not against the idea of the GIC project. It is just that HKU has chosen the wrong location.

I plead with you in earnest to listen to the views of the Pokfulam neighbourhood and not allow this project to proceed.

Regards,

Sylvia Hoosen

HKID: 

**Submission Number:**  
**TPB/R/S/H10/22- S487**

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**From:** Ashley Yue [REDACTED]  
**Sent:** 2024-05-20 星期一 21:33:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam  
**Attachment:** Objection to TPF\_ HKU's GIU 20.5.24.pdf

Please find the PDF attached for the Opposition to Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

I am writing to formally object to the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

### **1. Unsuitable Location**

The proposed GIC is situated within a green belt area adjacent to residential zones such as Baguio Villas, Woodbury Court, and the Sassoon Road communities. Upon completion, many residents in Baguio Villas will face substantial structures and vehicular access roads in close proximity. The presence of facilities like nitrogen tanks and laboratories introduces potential hazards to nearby residents. It is imprudent to situate such facilities near residential areas. The GIC would be more appropriately located in the San Tin Technopole, which would better serve Hong Kong's interests.

### **2. Prohibitive Costs**

The chosen site is a vegetated, steep slope requiring extensive and costly site formation work, funded unnecessarily by taxpayers. Constructing the GIC in an alternative location such as San Tin Technopole would be significantly more cost-effective. The current plan entails a more complex and time-consuming process, which does not facilitate the expedited development of Hong Kong's technology sector.

### **3. Environmental Impact and Extensive Tree Removal**

The GIC's vast scale, encompassing approximately 500 meters from Sassoon Road to Baguio Villas, necessitates the removal of approximately 2,000 trees. This extensive tree removal will severely degrade the existing landscape and ecological value of the area, displacing numerous birds, butterflies, and other wildlife. Additionally, this action is contrary to the government's carbon reduction goals.

### **4. Construction-related Disruptions and Environmental Damage**

The construction of the GIC will result in significant noise, dust, and increased traffic, which will be intolerable for residents in this primarily residential area. The duration of the construction remains unknown, as HKU representatives were unable to provide a completion timeline during their briefing. Moreover, concurrent construction projects in the vicinity, including the HKU campus redevelopment, Wah Fu Estate redevelopment, Cyberport expansion, and Queen Mary Hospital redevelopment, will exacerbate traffic congestion, impeding emergency response times.

### **5. Increased traffic congestion**

Severe traffic congestion is anticipated on Victoria Road and Pok Fu Lam Road both during and after

construction. The absence of MTR access means residents, construction workers, and future GIC personnel will rely on private and public transportation, leading to daily traffic gridlock. HKU's estimate of approximately 15,000 future GIC users will further strain the already overburdened public transportation system.

#### **6. Lack of Adequate Prior Consultation**

HKU failed to fulfill its commitment to the Town Planning Board for prior consultation with affected parties. Residents of Baguio Villas and other nearby properties were not contacted, learning of the project from a former District Councilor less than ten days before the consultation deadline. HKU and the Southern District Council failed to conduct any prior consultation, disregarding residents' opinions and the project's impact on them.

#### **7. Risk to Slope Stability**

A fatal landslide incident occurred several years ago from the slope adjacent to a residential block in Baguio Villas. The large-scale construction work proposed is likely to further weaken slope stability, posing a significant risk to residents' safety.

#### **Conclusion**

Residents of Pok Fu Lam District support the government's and our country's initiatives to advance innovation, technology, and scientific research. However, HKU's choice of a large green belt slope, which is unsuitable for large-scale development, as the site for the innovation center is clearly ill-advised..

Name: Ashley Victoria Yue (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 20 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** Gordon Lam [REDACTED]  
**Sent:** 2024-05-20 星期一 22:01:32  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)GL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
LAM, Chun Ming Gordon.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

I object to the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

### **1. Inappropriate location**

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & 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 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. Very high cost**

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### **3. Large scale and massive tree removal**

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### **4. Nuisance caused and damage to the environment during construction period**

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, 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 the 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 be huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

**5. Huge increase in traffic flow**

Serious traffic jam will be expected on 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 personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

**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 impact on them.

**7. Weakening Slope Stability**

A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.

**Conclusion**

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.

Name: LAM, Chun Ming Gordon (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 21st May 2024

Email address: [REDACTED]

Correspondence address: \_\_\_\_\_  
\_\_\_\_\_

**Submission Number:**  
**TPB/R/S/H10/22- S489**

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**From:** Tienson Lam [REDACTED]  
**Sent:** 2024-05-20 星期一 22:08:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)TL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
LAM, Tienson Theodore.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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**Conclusion**

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.

Name: LAM, Tienson Theodore (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 21st May 2024

Email address: [REDACTED]

Correspondence address: \_\_\_\_\_  
\_\_\_\_\_

**Submission Number:**  
**TPB/R/S/H10/22- S490**

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**From:** Carol Wong [REDACTED]  
**Sent:** 2024-05-20 星期一 22:11:23  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)CW.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
WONG, Ho Yan Carol.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen



**Submission Number:**  
**TPB/R/S/H10/22- S491**

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**From:** Gordon Lam [REDACTED]  
**Sent:** 2024-05-20 星期一 22:21:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)LKC.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
LAM, Kam Chien.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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Name: LAM, Kam Chien (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 21st May 2024

Email address: [REDACTED]

Correspondence address: \_\_\_\_\_  
\_\_\_\_\_

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**From:** Trinity 333 <[REDACTED]>  
**Sent:** 2024-05-20 星期一 22:36:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)RL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
LEUNG, Ka Yin.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen



**Submission Number:**  
**TPB/R/S/H10/22- S493**

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**From:** Eros Trinity [REDACTED]  
**Sent:** 2024-05-20 星期一 22:45:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)AW.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
WONG, Cheong Wing Adeline.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

I object to the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

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**From:** Helper V [REDACTED]  
**Sent:** 2024-05-20 星期一 22:58:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission  
**Attachment:** 20240521(HKU's GIU objection)CC.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,  
CABABARO, Cesalyn Abejero.



## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-20 星期一 23:14:30  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:  
Hong Kong lacks talents in these areas

Best regards,  
Lau Ching Sang Jeicie



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HKID :

Email :

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

**From:** Elizabeth Kok <[REDACTED]>  
**Sent:** 2024-05-20 星期一 23:14:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22

I am writing to oppose the rezoning proposal as outlined in the captioned Outline Zoning Plan for the development of the HKU Global Innovation Centre (GIC) at the Pokfulam Area on the following grounds :

#### 1. Pokfulam Moratorium 1972

The Pokfulam Moratorium is in place to prohibit excessive development until there is an overall improvement in the transport network in the area. The GIC with a proposed gross floor area of 220,000 sq m is in fact excessive development and the TIA report has not provided evidence of significant improvement in the transport network in the area . There seems to be a complete disregard of the Pokfulam Moratorium with no justification .

#### 2. Inadequate capacity and unacceptable traffic congestion during and after the development

The Traffic Impact Assessment report ( TIA) has a major missing piece of information . There is No construction traffic impact assessment done ( refer to 4.4.8 ) . Due to the scale of the site 47,000 sq m and it is a steep slope covered with 2000 trees ( a woodland or one can say is a forest ) , the site formation will require the removal of 2000 trees and excavating the rock slope . Big machines and large trucks are required to remove all the debris to form the site . It is quoted in the TIA report “ in view of the considerable long time frame for the development , a review on the traffic impact assessment shall be conducted at a later stage” . How can the TPB make a rezoning decision without essential information on traffic impact . This is putting the cart before the horse .

The results of the junction capacity analysis show that all 18 junctions ( excluding J1 , J8 , J16 and J17 ) can operate satisfactorily . It is obvious that there are 4 key junctions that have inadequate capacity for the increased traffic even though there is suspicious that the traffic projection is being underestimated .

J1 is the junction Pokfulam Road / Sasson Road/ Access to Queen Mary Hospital . This is the main artery road in the area and there are physical constraints hindering any improvement to this junction . Refer to 5.1.16 . This junction can only be improved by increasing cycle time from 100s to 120s to mitigate the inadequacy junction capacity . The increase in cycle time is not a real improvement to the road network and is only an academic exercise.

J8 is the junction at Victoria Road/ Sandy Bay Road . The improvement proposed to mitigate the inadequate capacity is to provide a stagger crossing to alleviate the traffic impact . Alleviate is less pain but still pain . Another inadequate capacity with no real improvement .

J16 is the junction at the signalised junction outside the Belchers’ . There are physical constraints hindering any improvement which is stated in 5.1.22 . This junction can ONLY be improved if there are large-scale re-development of the adjacent lots to facilitate the provision additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set back of private land lot boundary . All of the conditions to allow improvements DO NOT exists now and in foreseeable future .

J17 is the junction at Victoria Road / Cadogan Street / Belcher’s street . This junction will be the main access route to the construction site and the Only improvement is rely on a verbal promise by HKU

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that all servicing vehicles can be limited to access the site during off peak hours . A promise who is to monitor ?

In view that all the proposed improvements to address the inadequate capacity of the four main road junctions are not physical improvements , there is big concern if anyone accept the conclusion of the report that “The proposed GIC site is therefore considered feasible from the traffic engineering point of view.”. It will be very irresponsible for the TPB to rely on such a conclusion to allow the rezoning .

### 3 Environmental

When Climate change and Biodiversity are the top two concerns globally and also nationally, it is insane for any Government to consider damaging a 4.7 Ha ( 505,000 sq ft ) of Woodland in one of the few green belts in the urban area .

In the assessment report attached to the Town Planning paper , the mitigation is not practical and most importantly there is NO Woodland compensation proposed which is required under normal circumstances for such a big loss . The assessment that the ecological value of this site is low-medium value is subject to challenge due to this Woodland’s maturity , scale and is home to some protected species .

### 4 Major disturbance to the neighbourhood

No one can deny noise , dust and disturbance where there is a construction site in the vicinity and this proposed one will have more than 2 million sq ft gross floor area on a site of more than half a million sq ft . It is considered enormous in any context and due to the topography and access constraints , it will take extra long period to develop . If the TPB allows this to go ahead , the Government is putting a lot of citizens under health and safety threat . Clearly the scale , size , use and height of the development proposed for this site is not only excessive and inappropriate but would fundamentally , and irretrievably change the existing character of the neighbourhood .

Just by anticipation of the disturbance that this monster is going to bring about, some residents in the neighbourhood have developed stress and anxiety .

### 5. Funding

According to the briefing session by HKU on 13th and 14th May , there is no detail programme and budget estimate and they are going to raise fund. The development of this site will be very costly a rough guesstimate will easily be in the region 15-20 billion . It is likely that tax payers money will be needed . The investment in this site is not cost effective .

### 6. Better Alternative site available

There is far more suitable , cost effective ,and immediately available alternative : The San Tin Technopole . An innovation & technology hub promoted by both the National Govt and the HKSAR . This initiative aims to provide better , more cost effecient and more integrated developments that serve the Central Government and aspirations of the Greater Bay Area integration by facilitating upstream and downstream facilities in the Technopole .

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 because the Technopole is a much bigger site



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- 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 provide easier integration with Shenzhen and a bigger market in the doorstep .

- any investor be it donor , sponsor and tax payer will be getting more value for a dollar investment.

I sincerely hope that the TPB would make a sensible decision not to allow the rezoning which will result in all of us embarking on an irreversible journey that we will all regret .

Yours sincerely

Tong Wai Lee

ID : XXXXXXXXXX

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 00:06:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “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 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:

As a 3D printing startup founder on downstream service provider, I am strongly supportive of the development of the Global Innovation Centre for the following key reasons: Support for fundamental research: The centre will drive critical upstream research in areas like materials science and advanced manufacturing, which can provide a strong foundation to advance 3D printing technology and

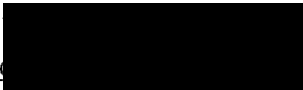
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innovation. Ecosystem building: The centre will serve as a hub to bring together research institutions, enterprises, and investors, creating a supportive innovation ecosystem for 3D printing startups like mine. I would be extremely keen to actively participate in and leverage the opportunities presented by the Global Innovation Centre, if possible in the future.

Best regards,  
Li Dick  
Mr.

HKID :  
Email :



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



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**From:** Nelson Kwok [REDACTED]  
**Sent:** 2024-05-21 星期二 00:30:51  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22

### **Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22**

I am writing to express my **strong opposition** to Town Planning Board's approval to amend the above Outline Zoning Plan for the development of the Global Innovation Centre ("GIC") by the University of Hong Kong ("HKU").

My reasons for objection are as follows:-

#### **1. Inadequate Infrastructure to support increased traffic**

1. The proposed site location is sandwiched between Pokfulam Road and Victoria Road. Given the proposed development will be located on an existing greenbelt area / slope, with Victoria Road at the slope toe, much of the traffic during construction will likely be via Victoria Road. Victoria Road has only a single lane for each direction, the increased traffic during construction will impose heavy stress on Victoria Road, greatly disrupting local traffic.
2. During construction, it is likely that one of two lanes (along Victoria Road) will need to be closed off from time to time. Given Victoria Road only has one lane for each direction and is already very busy during peak hours, how can it support any road closure during construction period?
3. There are / will be numerous construction sites along Pokfulam Road and Victoria Road – including the HKU High West Development, Wah Fu Estate Redevelopment, Cyberport Expansion Project, Queen Mary Hospital Redevelopment and Ebenezer School Redevelopment etc. The road traffic demand during and after the construction period will be huge.
4. Lack of public transportation has been an age-old unresolved problem in Pokfulam. Currently residents along Victoria Road rely primarily on mini-bus to get to MTR HKU station or directly to Central. According to HKU's estimate disclosed during the Briefing Session, there will be around 15,000 users in the GIC after completion. This will no doubt substantially increase the load of existing insufficient public transportation.
5. There is fire stations (both along Victoria Road), hospital and rehabilitation centres in Pokfulam. Who is going to bear the consequence of frequently delayed emergency services due to traffic congestion?
6. The Traffic Impact Assessment ("TIA") commissioned by HKU and submitted in February 2024 has the following errors and should NOT be considered valid:-
  - i. 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. None of the proposed works submitted by HKU include any road network / traffic improvement measures.
  - ii. Moreover, it is clearly stated in the TIA that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved. The results of the junction capacity analysis have demonstrated that all 18 selected junctions (excluding J1, J8, J16 and J17) can operate satisfactorily with ample junction capacity in both 2032 reference and 2032 design scenarios. The as-built retaining walls and private land lot boundary etc. have restricted the road hinder for road widening proposal to achieve a higher reserve capacity for J16 junction. This junction can only be improved if there are large-scale re-development of the adjacent lots to facilitate the provision of additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set-back of private land lot boundary. As J17 is far away from the proposed development

- site and insignificant amount of traffic generated/attracted from the development will have negligible effect on this junction capacity performance. No junction improvement proposal will be undertaken by HKU for this junction.
- iii. For the GIC, two separate vehicular access points are proposed at Victoria Road for different usages: one for goods vehicles only; and one for private vehicles and goods vehicles. The vehicular access at Pok Fu Lam Road is only for private car. There will be no internal vehicular connection between Victoria Road and Pokfulam Road due to the excessive level difference of over 80m. The TIA assumed that 65% of private vehicle traffic will use Pokfulam Road access; 20% will use No.5 Sassoon Road access and 15% will use the Victoria Road access. However, given the bulk of the GIC and that the carpark is located at the podium along Victoria Road, it is doubtful that only 15% of the trip generated would use the Victoria Road access.
  - iv. Vehicular/pedestrian count surveys and public transport occupancy surveys were carried out on a normal weekday in May/July/December 2022 during the morning (07:30 to 09:30) and afternoon (17:00-19:00) peak periods – Despite Transport Department’s query on the survey period, no details were given by the traffic consultant on the exact date of survey. Apart from the pandemic effect on the form of teaching and work in 2022, it is also common knowledge that May / July / December would well fall within school examination, summer holidays and Christmas / Winter break holidays. The validity of the baseline traffic count is undermined, and any traffic forecast built on that should not reflect the real traffic situation.
  - v. The data does not account for the new developments in Wah Fu Estate, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU representative verbally argued during the Briefing Session 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.
  - vi. The design year 2032 was adopted for the TIA study. However, as stated in:
    - MPC Paper No. 3/24 discussed by Town Planning Board on 1 March 2024, the GIC will be developed by three phases and the first phase will be tentatively completed by 2028. The remaining phases will be developed thereafter.
    - HKU representatives at the Briefing Session (13 and 14 May 2024) were unable to provide any information on when the whole development would be completed.
    - As the full completion of the proposed GIC is uncertain, the design year of 2032 chosen for TIA is unable to give an accredited forecast to the traffic condition for Pokfulam area.
    - In view of the above, the validity of the TIA result should be challenged.

## **2. Violation and Disregard of the Pokfulam Moratorium 1972**

1. The Moratorium of 1972 (“Moratorium”) concludes that further development in Pokfulam should not be allowed before any major transport infrastructure upgrade is provided. I understand that the Moratorium is still relevant and effective, and that it prohibits any new intensive development in Pokfulam. The Moratorium is an administrative measure with which the Government can and should use to control excessive development such as the massive GIC in order to protect Pokfulam from over developing which would result in serious overcapacity on an already strained road network. It is imposed on traffic grounds to prohibit

excessive development of Pokfulam until there is an overall improvement in the transport network of Pokfulam.

2. Developments in Pokfulam shall be subject to, in the interim, the restrictions of the Moratorium while it is still in force. The transport network in Pokfulam must be substantially improved (which apparently has not yet happened) before any rezoning is to be considered.

### 3. Ecological Value of the Greenbelt Zone

1. The site of the proposed GIC is a heavily vegetated slope with about 2,250 trees between Pokfulam Road and Victoria Road at a level difference of about 80m. The major habitats within the Site are the mixed woodland and five watercourses running through the Site from Pokfulam Road to Victoria Road. Over 2,000 trees would be felled (including 22 large mature trees) for the GIC and only a total of 854 new/compensatory trees would be planted. The compensatory planting ratio is less than 1:0.5 in terms of quantity, needless to say the size and maturity of the trees. The loss of the mature mixed woodland would severely affect the habitats and ecology well established at the site (including an amphibian, *Quasipaa exilispinosa* (蝌蚪 (小棘蛙)), with conservation interest recorded at watercourse W2. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) admitted that a significant change of the landscape character from a woodland to a building development would be involved.
2. The Greenbelt (which is in fact narrow in shape) acts as a ventilation corridor between Blocks 19, 20 and 21 of Baguio Villa and Woodbury Court. It also acts as an important barrier against the noise and dust between Pokfukam Road and Victoria Road, especially the section near Upper Baguio Villa.
3. The removal of the Greenbelt is entirely contrary to the idea promoted by HKU in its GIC website about Sustainability. It would be ridiculous to promote Sustainability after destroying a massive Greenbelt.
4. The large-scaled removal of trees will seriously degrade the existing ecological value and landscape of the land. Large number of wild animals, butterflies and birds will lose their natural habitat.
5. Hong Kong has 10% of the world's population of endangered cockatoos and many of them are residing along Victoria Road and at the Greenbelt Zone in question. These endangered birds will lose their habitat with the removal of the Greenbelt.
6. The removal of the Greenbelt is also not in line with the Government's carbon reduction goals.

### 4. Stability of Slope

1. A fatal landslide occurred from the slope next to Baguio Villa in 1992 in which 4 people were killed. The massive construction on the steep slope may seriously weaken the stability of the slope, which will endanger residents' lives. We cannot accept such kind of tragedy to be happened again at the slope here.
2. We cannot imagine what would be the result of a massive 220,000 sqm construction to be built on a steep slope causing massive soil erosion by cutting over 2,000 trees. Heavy torrential rains and typhoons will cause loose soil, debris, trees, water and slush etc. to roll down as mud avalanche from a high elevated point at such high speed and ferocity that if it strikes Blocks 19, 20 and 21 of Baguio Villa, it may cause unimaginable death and destructions which is far more destructive than what happened in 1992. Who will be responsible for such disaster? Have we not learned any lesson from the tragedy in 1992?
3. The question of slope stability given the height differential between the top and the bottom of the proposed site is a matter of serious concern.

### 5. High cost to the Taxpayers

1. The proposed site is on a very steep vegetated slope and is difficult to access. The cost (which should be funded by all taxpayers in Hong Kong) of site formation work for this massive and



difficult site will be extremely high and should be avoided especially when Hong Kong Government is running at a deficit and under the economic downturn.

2. In these times of budget deficit, the Government has a duty of care to ensure that the GIC should be sited where it will best serve the whole future of Hong Kong and at lowest cost.

3.

#### **6. Technopole IS the much better Alternative**

1. Building the GIC in other flat land such as Technopole will save valuable tax revenue through much lower construction costs during a time of budget deficit.
2. The current Administration has identified the need to integrate and collaborate more closely with research institutes in mainland China to boost Hong Kong's research capabilities. It is for this reason that the Technopole has come into being. It makes a lot of sense to set up GIC in Technopole where talents from different fields, both within Hong Kong and from mainland China, can collaborate. In the contrary, the location currently proposed for GIC, being a substantial distance from Shenzhen and without good transport infrastructure, is far from ideal apart from the fact that it is close to HKU's main campus.
3. The current proposed location does not allow for future expansion should the demand grow. In stark contrast, Technopole will provide this flexibility. According to the grand vision the government has for the project, the San Tin Technopole itself will occupy 627 hectares, of which some 300 hectares will be dedicated to tech purposes together with more than 50,000 new homes. This will satisfy the need for future expansion and provision of accommodation for talents from overseas and mainland.

4.

#### **7. No prior Consultation**

1. Locals, including residents in Baguio Villa and Woodbury, were shocked to learn of the GIC project about 10 days before the deadline (22 May 2024) of the representation to the Town Planning Board. Residents have NEVER been informed or consulted before that.
2. HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact/inform the Incorporated Owners, managers or residents of residential buildings in Pokfulam about the GIC.
3. Southern District Councillors also failed to inform and conduct any prior consultation with residents of Pokfulam, totally ignored resident's voice and opinions.

#### **8. Extent and Design of the GIC**

1. The proposed buildings of the GIC are 158 mPD the highest, which is 20M above Pokfulam Road level, starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 of Baguio Villa at Victoria Road and Woodbury Court at Pokfulam Road. The scale and extent of the proposed site is excessive, and the proximity to Baguio Villa and Woodbury Court will create unacceptable visual impacts to the said blocks of Baguio Villa and Woodbury Court, most importantly, together with the feeling of claustrophobia.
2. The placing of the Nitrogen Tank near Blocks 19 and 20 is unreasonable and unacceptable.
3. The residence building of the GIC which is unreasonably close to Blocks 19, 20 and 21 of Baguio Villa and Woodbury Court should not be built within the site in any event. HKU should use its many residential properties around Pokfulam (including but not limited to Pine Court, Tam Villas, Middleton Towers, Rodrigues Court and the High West Development) as residence of GIC instead.
4. The GIC project will be split into 3 phases and that the land closest to Baguio Villa and Woodbury Court will be Phase 1. The remaining phases will be developed thereafter without solid plan for the time being. So why Phase 1 has to be the land which is closest to Baguio Villa and Woodbury Court and that will cause the biggest disturbance to residents? It is unreasonable and unacceptable.

5. The part of the Greenbelt between Baguio Villa and Woodbury Court should NEVER be part of the GIC site.

**9. Safety of Residents nearby**

1. The proposed location for Nitrogen Tank, dangerous goods and laboratories will be just next to Blocks 19 and 20 of Baguio Villa. These facilities will pose potential danger to nearby residents and should never be built close to residential area.
2. There is already a Petrol Station near Blocks 19 and 20 of Baguio Villa on Victoria Road which makes it even more dangerous for the residents.
3. One of the goals of the GIC is to research disease and vaccination. We can reasonably assume that the laboratories would be graded as BSL-3 (the second highest grading). Such laboratories are required to be inaccessible by general public and all infectious waste to be decontaminated before disposal. Such kind of laboratories should entirely be kept away from residential area.

**10. Nuisance/damage caused during construction period of 10-25 years**

1. It is unknown how long the GIC construction work will take place. During the Briefing Session offered by HKU on 13 and 14 May 2024, the representatives of HKU were able to answer the question of when the GIC project would be completed.
2. However, given the scale of GIC and that the GIC project will comprise of multiple phases, it would normally be an extremely long-term project which would take about 10-25 years to complete. The nuisance, construction dust and noise caused by the construction machine and traffic of this massive project will be unacceptable and will adversely affect the health and wellness of the residents, and may increase anxiety.

**11. Conclusion**

1. Many questions being asked in the HKU Briefing Sessions on GIC on 13 and 14 May 2024 could not be answered by the representatives of HKU. It shows that the whole GIC project is not well planned and should be subject to refinement and modification after taking into consideration the opinions of the residents of Pokfulam.
2. I am not opposing to the development of the GIC project itself. I am opposing the development of the GIC of the proposed scale and at the proposed location.

Please acknowledge receipt.

Regards,

Kwok Tai Yuen (HKID: [REDACTED])

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** Nigel Smith [REDACTED]  
**Sent:** 2024-05-21 星期二 00:42:15  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 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)  
**Attachment:** Opposition letter for POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 - DNA Smith 20.05.22.pdf

Please see my objection letter.

Kind regards, Nigel

KSA: [REDACTED]

HK: + [REDACTED]



## **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



HKID (First 4 characters)

████████

Name

David Nigel Adrian Smith

Date

20 May 2024

Urgent Return receipt Expand Group Restricted Prevent Copy

From: SAI CHONG LEE [REDACTED]  
Sent: 2024-05-21 星期二 00:44:36  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Objection to the construction of HKU Global Innovation Centre at Victoria Road, Pokfulam  
Attachment: 20240519\_TPB.pdf

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

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

19 May 2024

Dear madam/sir,

Objection to the construction of HKU Global Innovation Centre  
at Victoria Road, Pokfulam

I write to express my strong disapproval of the abovementioned project and the TPB's amendment of the Pokfulam Outline Zoning Plan No. S/H10/22. Just as most of the residents in Baguio Villa and neighbouring areas who are inevitably affected and annoyed by this project, I have no choice but to point out the invalidities of such a project for your serious consideration before any harms done to our community. Apparently, the proposed GIC is very problematic in various aspects which can be summarized as follows:

1. Incorrect location of the GIC

The GIC will be constructed within a green belt purely for residential use in Pokfulam, and all residents, including Baguio Villa, Woodbury Court and Sassoon Road, will be affected by the sudden increase of superstructures and vehicular access roads. Most importantly, the laboratories, nitrogen tank and many other unknown equipment of the GIC will endanger the residence in this area. In term of land use, there is no reason to mix residential areas with chemical-related or laboratory. The emission just happened in Hong Kong Petrolchemical Co. Ltd in Yuen Long Industrial Estate today clearly reveals such a risk as it is located in vicinity of residential areas.

2. Upset of natural environment

The GIC is a huge project that spans around 500m from Sassoon Road to Baguio Villa. It will have to remove some 2,000 trees and the ecological value of the area will be upset. Whilst the plants are destroyed, a large amount of wild life will be deprived of a resting place. Is this against the HKSAR's goal of carbon reduction?

3. Traffic overloaded



One can expect serious traffic jam in Victoria Road or nearby areas once the construction of the GIC, and such traffic issue won't disappear even after it's completion. Apparently, Victoria Road is a small road that can only afford a limited amount of traffic, yet once the GIC is built there will be a huge increase of road users, possibly employees of the GIC (said to be 15,000!) and its logistics, not to mention the existing residences and users in Pokfulam. It won't be difficult to imagine that the traffic will be heavily overloaded and we all have to bear the cost.

#### 4. Slope safety

Victoria Road is built along hillsides with plenty of steep slopes, and slope stability is always a key issue in Baguio Villa. Landslides of different scales occurred in Victoria Road or even Baguio Villa from time to time and regular slope maintenance is essential. Any large scale construction in Victoria Road will likely weaken the slope stability, so it is advisable to avoid any tremendous alteration of land use in this area. Apparently, GIC is a huge scale project that will alter the slope structure in Victoria Road, hence my strong disapproval.

Though an academic institute, I am very disappointed to see HKU failure in complying with its commitment to the TPB for prior consultation to the public. As far as I know HKU did not contact the Incorporated Owners and residents of Baguio Villa as well as other residential properties in Pokfulam. It is ridiculous that residents in Baguio Villa are only notified by a former District Councillor less than ten days before the deadline of consultation. Such a black box operation and lack of transparency is totally unacceptable, in particular a project initiated by a university and the government, and I strongly urge the TPB's clarification on this.

I hope that my disapproval to the GIC project in Victoria Road is clear here, and I am pleased to give further information in case needed.

Thank you for your attention.

Faithfully yours,

Dr. Jack S C Lee

HKID [REDACTED]

Tel. [REDACTED]

E-mail: [REDACTED]

[REDACTED]

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

By email: tpbpd@pland.gov.hk

19 May 2024

Dear madam/sir,

Objection to the construction of HKU Global Innovation Centre  
at Victoria Road, Pokfulam

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Faithfully yours,



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