

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** Ady Lam [REDACTED]  
**Sent:** 2024-05-21 星期二 02:47:28  
**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  
**Attachment:** SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 - ADY LAM.docx

To whom this may concern,

Good morning! I am a HK citizen concerned about the impact of pollution that will be created by the Global Innovation Centre at the Pokfulam Area. I have signed the attached petition.

Thank you,  
Ady

## **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

Ady Lam

Date

20 May 2024

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**From:** [REDACTED]  
**Sent:** 2024-05-21 星期二 02:52:54  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22

**Representation from the Incorporated Owners of Nos 6 & 10 Mount Davis Road 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**

21 May 2024

The Incorporated Owners of Nos 6 & 10 Mount Davis Road strongly oppose the proposed rezoning of the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre (GIC).

The proposed site for the GIC lies at the approximate centre of the gazetted area for the Pok Fu Lam Moratorium (PFLM) on land which has not been allocated to HKU.

The PFLM 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.

A review by the Planning and Transport Departments in 1999 recommended to fully uplift the PFLM in one go and the then Secretary for Transport indicated that the PFLM should have been uplifted well before the Cyberport was up and running. This did not happen and the PFLM remains in force. However, notwithstanding the PFLM, the Government has both before that time and subsequently disposed of a number of sites which were not envisaged for development when the PFLM was imposed in 1972 having determined that the increase in traffic would not result in adverse conditions, but the Government has declined to uplift the PFLM for the majority of private lots within the area where the nett total increase in traffic would be significantly less than that from the sites which have been disposed.

According to the Consultation Paper to the Southern Provisional District Board Paper No 30/99 (Consultation Paper), the private lots with redevelopment potential to the levels permitted under the approved Outline Zoning Plans would only add 680 flats. This is equivalent to about a third of the number of residential units within the Cyberport project which were not envisaged when the PFLM was imposed.

In the Court of First Instance judgment in HCAL 27/2012, Hon Liza Wong noted, "It is also rather inequitable for smaller landowners to have been adversely affected by the PFLM whereas the Government has proceeded to implement the massive Cyberport development for which the moratorium had been partially lifted".

The submission for the proposed Global Innovation Centre is for a massive 220,000 sq m development which is completely out of scale for this locality. The submission makes no reference to the PFLM and its restrictions on development, but does acknowledge that the development will increase road traffic, the reason why the PFLM was imposed.

Government is maintaining the moratorium on the private landowners within the PFLM preventing them from redevelopment to the extent permitted by the approved OZPs. It would therefore be unreasonable for Government, at the same time, to partially lift the moratorium for this development on currently unallocated land for which no development was previously envisaged and will increase traffic to a greater extent than would be the case for the private lots.

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The submission makes no case why the GIC needs to be where proposed and why other locations are not suitable, nor even any suggestion that other locations have been seriously considered. It does not address that the GIC, within the heart of the PFLM, is out of keeping with the surrounding planned developments and on a site topographically unsuitable for the type of development proposed. Other representations explain why there are other more suitable areas within Hong Kong for its development.

The TPB operates within a principle of reasonableness. It would be unreasonable for the TPB to give support for the proposed amendment to this Outline Zoning Plan which would require a partial lifting of the Moratorium to be implemented. The TPB is recommended to reject the proposed amendment.

Ronald Taylor, MBE TD ED MA MSc DIC CEng MICE MIHKE  
Secretary for the Incorporated Owners of Nos 6 & 10 Mount Davis Road  
HKID: TAYLOR, Ronald Duxbury – [REDACTED]

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**From:** [REDACTED]  
**Sent:** 2024-05-21 星期二 02:53:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22

**Representation from Lucy Taylor 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**

21 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.

Lucy Taylor

HKID: TAYLOR, Lucy Joan – 

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**From:** Ted + Vivianne [REDACTED]  
**Sent:** 2024-05-21 星期二 06:26:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22 under section 6 of the Town Planning Ordinance (CAP.131)

**Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22 under section 6 of the Town Planning Ordinance (CAP.131)**

I am writing in strong objection to Item A, draft Pok Fu Lam OZP No. S/H10/22, rezoning for the purpose of the development of the Global Innovation Centre ("GIC") in Pok Fu Lam.

While a "top-tier" research centre such as the GIC is a welcomed addition to our city, Pokfulam is neither an appropriate nor ideal site. The current location was chosen purely out of its proximity to existing HKU facilities and the Queen Mary Hospital, a choice of convenience without proper considerations of prudent use of resources, potential future expansion and negative impact on our neighbourhood.

Alternative locations

Currently, the three Innoparks under the HKSTP are not being fully utilised. In particular, the Tseung Kwan O Innopark has adjoining vacant sites that total more than 5 hectares. Should further resources be expended while available space goes unused?

Looking forward and a little further north, the development of the Hong Kong-Shenzhen Innovation and Technology Park (the "Park") is underway. The Park is a purpose built site with infrastructure and facilities to support R&D and innovation. The vastness of the Park offers a more realistic expansion potential than Pokfulam should HKU's little empire needs to grow further in the future. The GIC seems to be more suited being in the "thriving hub of innovation and talent" than in this southern predominantly residential area.

Impact on local traffic, both during construction and after

Pokfulam is served by and connected to other parts of Hong Kong Island by two main roads: Pokfulam Road and Victoria Road which is a two-lane road not meant for heavy traffic. It is common sense to predict how dire traffic will be if construction goes ahead and if these two thoroughfares need to support firstly, the array of construction vehicles, and subsequently the commuting of another 15000 people.

However, since a traffic impact assessment (commissioned by HKU) was carried out, let us look at its flaws:

- transport data was collected during weekdays in May, July and December of 2022, a time when work-from-home was still prevalent. July was summer holiday month, as was half of December.
- the data did not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road.
- the number of flats at Ka Wai Man Road public housing development is 2340 according to the Hong Kong Housing Authority and not the 740 indicated in the traffic impact assessment.

In spite of these underestimations, the TIA report still states that there is inadequate capacity in certain road junctions as they cannot be widened or improved due to physical constraints.

Ecological concerns

The land in question is a 4.72 hectares of greenbelt which serves as an important buffer between urban areas. For construction of the GIC to happen, 2000 trees, of which 22 are mature trees, will be removed. Such a large scale of removal of trees and the habitat of local wildlife, is detrimental to our environment and degrades the ecological value of the neighbourhood. The proposed planting of 800 new trees by HKU is way too meagre to be significant mitigation to the damage.

Environmental concerns to residents



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During the years of site formation and construction, due to its proximity to several residential buildings and schools (including for the visually impaired), the proposed development will negatively affect the wellbeing of Pokfulam residents with severe noise and air pollution. It will be no different from living on a construction site 24/7 for years.

Pokfulam Moratorium 1972

The Moratorium recognises the unique topographical constraints of this area and came into force to protect this neighbourhood from overdevelopment. It is to ensure that all future development “would blend in with the environment and be compatible with existing landforms, vegetation cover and character”. The GIC is none of that.

I am all for innovation and advancement in the right place at the right cost. HKU and QMH, both institutions that have been in this neighbourhood for close to 100 years, should understand the limitations of the area and respect and protect the wellbeing of their neighbours.

Representation given by Vivianne Lau (HKID: [REDACTED]), 21st May, 2024

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**From:** Maddy Green [REDACTED]  
**Sent:** 2024-05-21 星期二 08:42:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Opposition OZP No. S/H10/22  
**Attachment:** URGENT.pdf

Dear Sir/Madam

Please find my objection letter to the Town Planning Board on Pokfulam OZP No. S/H10/22 which strongly opposes this rezoning and the development of the Global innovation Centre at the Pokfulam Area

Sincerely

Peter Thompson [REDACTED]

**URGENT:**

**ALL SUBMISSIONS TO THE TOWN  
PLANNING BOARD MUST BE MADE BY 21  
MAY 2024**

BACKGROUND, BRIEFING AND INFORMATION DOCUMENT  
(INCLUDING DRAFT SUBMISSION) **OPPOSING** THE LOCATION  
OF THE PROPOSED GLOBAL INNOVATION CENTRE BY HKU

15 May 2024

FROM:

The combined Incorporated Owners Representatives of Pokfulam Residential  
Apartments

FOR ATTENTION:

All Owners and Residents of Pokfulam and Hong Kong in general

SUBMISSION GUIDANCE/GUIDELINES:

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

1. Submissions must be made before 22 May 2024
2. **Any resident in Hong Kong who is 18 years or older can make a submission.**
3. Every member of a household who is 18 years or older can make a submission.
4. All submissions must be accompanied by the person's name and HKID.
5. Multiple, individualized submissions are preferable and carry more impact.
6. However, as a last resort and in order to generate maximum support, each Incorporated Owners Committee can submit one submission that lists the names and HKIDs of all the residents in support of that single submission.

STANDARD FULLY PREPARED LETTER TO BE PRINTED AND PLACED IN  
EACH RESIDENT'S MAILBOX = CAN BE EMAILED TO: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
OR SUBMITTED IN HARDCOPY WITH THE NAMES AND HKIDS OF ALL  
OCCUPENTS HANDWRITTEN AT THE END OF THE LETTER

QUOTE:

## **Representation on Pok Fu Lam OZP NO. S/1110/22 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 to 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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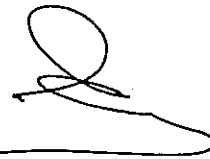
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

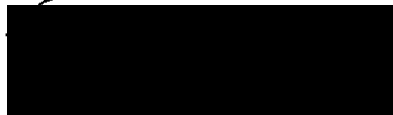
NAME PETER JAMES  
THOMPSON

SIGNATURE



DATE 20/5/24

HKID



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**From:** Ronald Chi Hang CHAN/PLAND [REDACTED]  
**Sent:** 2024-05-21 星期二 09:17:33  
**To:** Timothy Tin Chak KAU/PLAND [REDACTED]  
**Cc:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Fw: 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求

Dear Timothy,

Forwarded for your action please.

Regards,

Ronald CHAN

TP/HK6

HK DPO  
[REDACTED]

**From:** Winnie Bo Yee LAU/PLAND [REDACTED]  
**Sent:** Tuesday, May 21, 2024 9:14 AM  
**To:** Ronald Chi Hang CHAN/PLAND [REDACTED] Erica Siu Mee WONG/PLAND  
[REDACTED]  
**Subject:** Fw: 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求

**From:** Ivan MK CHUNG/PLAND [REDACTED]  
**Sent:** Tuesday, May 21, 2024 12:08 AM  
**To:** Janet Ka Kei CHEUNG/PLAND [REDACTED]  
**Cc:** Donna YP TAM/PLAND [REDACTED] Winnie Bo Yee LAU/PLAND [REDACTED]  
Caroline TY TANG/PLAND [REDACTED]  
**Subject:** Fw: 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求

Pl note

Ivan

**From:** Elizabeth Lam [REDACTED]  
**Sent:** Monday, May 20, 2024 6:24 PM  
**To:** DOS SDO/HAD [REDACTED]  
**Cc:** Ivan MK CHUNG/PLAND [REDACTED] Eddy TH LEE/HAD [REDACTED]  
Elizabeth Lam <[REDACTED]>  
**Subject:** 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求



圖一 城規會批准修改薄扶林分區計劃大綱(圖則編號:No. S/H10/22)

在薄扶林道設兩通道至域多利道可疏導人流

通道 X (梯級、扶手電梯及車道)

通道 Y (梯級及扶手電梯)



可保留至少一半成熟樹木(包括兩棵稀有品種)

圖二 林小玲女士對薄扶林分區計劃大綱(圖則編號:No. S/H10/22)之修訂建議(草圖)



致：中華人民共和國香港特別行政區行政長官李家超先生

副本抄送：規劃署署長鍾文傑先生；城市規劃委員會；南區民政事務處專員鄭港涌先生

尊敬的特首先生

薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 事宜

本人林小玲，是碧瑤灣的業主及居民，居於碧瑤灣已超過 37 年。今天致函懇請閣下考慮修訂薄扶林分區計劃大綱(圖則編號:No. S/H10/22)。

本人並不反對香港大學在薄扶林興建國際創新中心。不過，該中心將來有部份建築物及車輛通道太接近碧瑤灣(見附件一圖一)，這不只會嚴重滋擾碧瑤灣居民，還有其他設施，如氮氣缸( Nitrogen Tank) 和實驗室等，在運作時可能對本屋苑居民構成潛在危險。此外，中心地域由沙宣道橫跨至碧瑤灣，需砍伐大量樹木，深入屋苑的後山，還需砍伐 26 棵成熟樹木其中之 14 棵 (其中有兩棵更是稀有的品種)，將大大降低碧瑤灣這片優美土地現有的景觀和生態價值，這不只破壞大自然生態，不符合政府減炭的目標，還會嚴重影響碧瑤灣居民的生活環境。因此，本人對該中心的計劃大綱有以下的修訂建議(見附件一圖二)：

1. 將香港大學國際創新中心擬設在碧瑤灣後山的建築物及車輛通道移前至薄扶林道心盲人學校附近；在域多利道最接近碧瑤灣那一座創新中心建築物向沙宣道方向移前(約一座大廈的距離)，這可避免砍伐碧瑤灣後山的樹木及引起山泥傾瀉；
2. 將碧瑤灣後山的建築物在計劃中重置時，可修訂該些建築物高度(例如：減低高度增加樓面面積使高度不超過薄扶林道地面)，亦可改變建築物座向及車輛通道位置，這樣可避免影響中心附近樓宇的景觀和居民的生活環境；
3. 香港大學國際創新中心應在薄扶林道設兩個通道(見圖二通道 X 和通道 Y) 往域多利道。一個通道包括梯級、扶手電梯及車路(能設行人路更佳) 靠近瑪麗醫院，另一通道設有樓梯及扶手電梯靠近嘉林閣。通道使用者可因應自己的需要選擇通道，這可避免在繁忙時間的擠擁情況，達到疏導人流的效果。
4. 倘若香港大學國際創新中心未能將擬設在碧瑤灣後山的建築物及車輛通道移前至薄扶林道心盲人學校附近，其實還有其他地方可作考慮。域多利道上的摩星嶺徑亦在將來的創新中心附近，況且該處居民稀少，把該處道路擴闊設穿梭巴士及設扶手電梯往來創新中心也是不錯的選擇。再且，摩星嶺徑的山頂

有廢置的炮台古蹟，山頂上無論山景海景都優美，也是旅遊尤其本土深度遊的好地方。政府應積極考慮發展那地方，一舉兩得呢。

本人年紀老邁，資訊接受並不靈通，之前未有詳細了解香港大學國際創新中心的計劃內容，直至上星期一(5月13日)到數碼港出席香港大學這項計劃的簡介會時才開始了解這份計劃，之後又往國內旅遊多天，到今天才有時間提出建議。而反對這項計劃者必須於後天(5月22日)前遞交申述書，既要填表格，又要遞交表格，況且本人又不是完全反對此項計劃，故要撰寫建議書。時間緊迫，恐怕誤填誤遞錯過申述限期，故不得不直接請求閣下考慮各項建議及代本人將這些建議及附件轉達有關官員及委員。本人懇請閣下為了碧瑤灣居民的福祉和香港人可擁有一個和諧社會及更美好的生活條件，能從善如流，接納建議！  
敬祝

鈞安！

林小玲敬上

2024年5月20日

姓名: 林小玲(LAM SHIU LING)

身份證號碼: [REDACTED]

通址地址: [REDACTED]

電話號碼: [REDACTED]

電郵地址: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Chin Hock Lee [REDACTED]  
**Sent:** 2024-05-21 星期二 09:40:44  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Representation on Pok Fu Lam OZP No.S/H10/22

Thank you for your response.

On Tue, 21 May 2024 at 9:40 AM, tpbpd/PLAND <tpbpd@pland.gov.hk> wrote:

Dear Mr Lee,

We acknowledge receipt of your email dated 19.5.2024.

Town Planning Board Secretariat

**From:** Chin Hock Lee <[REDACTED]>  
**Sent:** Sunday, May 19, 2024 3:18 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No.S/H10/22

**REPRESENTATION ON POK FU LAM OZP NO. S/H10/22 : OPPOSITION TO THE CONSTRUCTION OF HKU GLOBAL INNOVATION CENTRE (GIC) IN POK FU LAM**

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed construction of the HKU Global Innovation Centre in Pokfulam. While I appreciate the need for fostering innovation and supporting academic research, I believe this project is not suitable for the chosen location due to the following major concerns.

**(1) Environmental Impact:**

The site of the proposed HKU GIC is home to rich biodiversity and serves as a critical green lung for Hong Kong Southern District. The construction of a large-scale project will inevitably lead to habitat destruction, increased pollution, and disruption of local wildlife. Such environmental degradation contradicts Hong Kong's commitment to sustainable development and conservation efforts.

**(2) Traffic Congestion:**

The proposed site is situated in an area already experiencing heavy traffic congestion. The addition of a major facility like the GIC will exacerbate traffic issues, leading to longer commute times, increased air pollution from idling vehicles, and heightened risks of accidents. The current infrastructure is ill-equipped to handle the projected increase in traffic volume. The Pokfulam Moratorium which is still in force today clearly prohibit excessive development until there is an overall improvement in the transportation network in the area.

By the estimation of HKU, there will be around 15,000 users of the GIC going forward, without any improvement in public transportation in the area, it is likely that the usage of private vehicles will increase hence creating more pollution, carbon footprints which is totally contrary to China's national climate commitment of achieving carbon neutrality before 2060.

### **3. Community Disruption and Compromising the Quality of Life of the Community:**

Pokfulam is a residential area characterised by its tranquil environment, which residents greatly value. The influx of construction noise, increased foot traffic and activities associated with the GIC will inevitably disrupt the peace and quiet of the neighbourhood. This change could significantly alter the character of the community, leading to a decline in the quality of life for its residents.

The Chief Executive's 2022 Policy Address emphasised the government's goal of helping communities achieve a well-designed living environment with a great sense of well-being. This proposed project threatens to destroy the happiness and livability of the Pokfulam community, directly contradicting the Chief Executive's vision. The government should seek to protect and enhance the current living environment in Pokfulam, rather than allowing the project to jeopardise it with significant risks and disruptions.

### **4. Landslide Risks:**

The memories of mudslide in Baguio Villa years ago resulting in tragedies still haunt the community. The steep slopes and geological conditions make this area particularly susceptible to such hazards, especially during heavy rainfall.

The Hong Kong Observatory has been warning us that extreme precipitation events have become more frequent due to the Global Warming phenomenon. The challenging and extensive construction requirements plus the deforestation of the Green Belt could destabilise the slopes, exacerbate the likelihood of catastrophic landslides.

This risk poses a serious threat to both the new infrastructure and the existing residential areas, especially when the project is designed to be extended all the way to Block 19, 20, and 21 of Baguio Villa and right under Woodbury Court.

### **5. Health Risks During Construction:**

The construction phase of the project will involve significant noise, dust, and air pollution, which can have adverse health effects on the local community, in particular for vulnerable groups such as children and the elderly. Prolonged exposure to construction-related pollutants can lead to respiratory problems and other health issues, compromising the well-being of Pokfulam residents.

### **6. Safety Concerns with Laboratory and Nitrogen Tank Proximity:**

The proposed project will include laboratories and nitrogen tanks, which pose significant safety risks. The storage and use of hazardous materials and chemicals in close proximity to residential areas increase the potential for accidents such as leakage and spillage. In the event of an emergency, the consequences could be catastrophic for the local population.

### **7. A total lack of prior consultation and discussion with the affected local community during its initial planning phase:**

The site of the project has been chosen purely for the convenience of its proximity to the main campus of HKU. It is very puzzling and upsetting that no discussion and consultation were made with the local community during its initial planning phase to achieve a Win-Win solution. The residents were being formally informed of this colossal project very lately and are only given less than 10 days to file their opinions with the Town Planning Board. A very disappointing and unbecoming approach by a world renowned establishment such as HKU.

### **8. Misalignment with Government Policy:**

A project of this nature and magnitude should take into account of The Hong Kong Government's policy for better integration with the Greater Bay Area (GBA) of enhancing cooperation with Guangdong and Macao. This integration as expounded in the Government policy is part of a broader national strategy to create a world-class bay area that is ideal for living, working, innovation and creativity.

The Northern Metropolis project is a significant development aimed at transforming Hong Kong's northern districts into a major R&D, Innovation and Technology hub fostering stronger collaboration between Hong Kong and mainland China. It is puzzling that a project such as GIC, even though said to aim at focusing on basic and deep research, should want to be located away from what is already designated for R&D and Innovation purely for the convenience of being close to the main campus of HKU.

The Hong Kong-Shenzhen Innovation and Technology Park (HSITP) located at the Lok Ma Chau Loop and the Shenzhen Innovation and Technology Zone which are created to promote integrated development offers several advantages for the construction of the GIC:

**(8.1) Proximity to Innovation Hubs:** The park is strategically positioned near other major innovation and technology hubs in Shenzhen and the Greater Bay Area, fostering greater collaboration and resource sharing.

**(8.2) Infrastructure and Connectivity:** This area is designed to support large-scale technological developments with state-of-the-art infrastructure and excellent connectivity, making it ideal for hosting advanced R&D facilities and innovation centres.

**(8.3) Reduced Environmental Impact:** Constructing GIC in an area designated for technological development minimises the environmental impact and preserves the natural habitats and residential tranquility of Pokfulam.

**(8.4) Enhanced Economic Synergy:** The location promotes synergy between Hong Kong and Shenzhen, leveraging the strengths of both cities to drive R&D, innovation, development and economic growth.

**(8.5) Safety and Security:** The infrastructure at the park is equipped to handle the storage and use of hazardous materials safely, mitigating the risks associated with laboratories and nitrogen tanks in residential areas.

**(8.6) Policy Support:** This area aligns with government policies aimed at strengthening innovation and technology cooperation between Hong Kong and the Mainland, ensuring robust support for the project's success.

Given all the above points, I strongly urge the Planning Department to reconsider the approval of the HKU request to build GIC in Pokfulam. I advocate for the selection of a more suitable location that will not compromise the well-being of the local residents and the natural environment in Pokfulam.

Thank you for considering my concerns and suggestions. I trust that the Town Planning Board will act in the best interest of the Country and all stakeholders concerned.

Finally for the purpose of proper record, I would appreciate it if you could kindly acknowledge reception of this email.

Thank you and best regards,

Yours faithfully,

Lee Chin Hock

HKID: [REDACTED]

Date: 19th May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

[REDACTED]

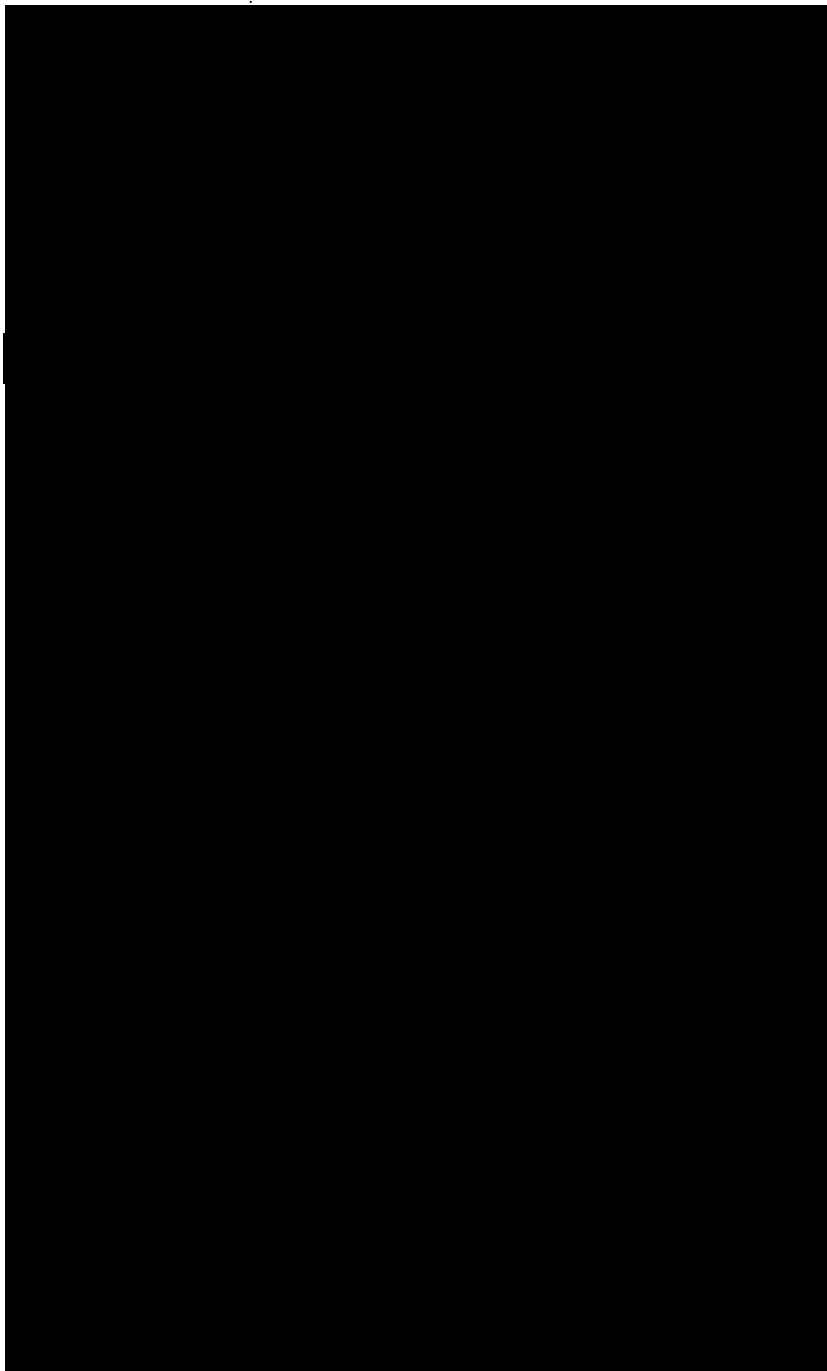
Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** L.M. Chan (HK Electric - General Manager (Projects))

**Sent:** 2024-05-21 星期二 09:48:52

**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>

**Cc:**



**Subject:** Representation to Proposed Amendments to The Approved Pok Fu Lam Outline Zoning Plan S/H10/21 [HKE - TPB]

**Attachment:** Form No.S6\_Representation for OZP S-H10-22.pdf

To: Town Planning Board

Date: 21 May 2024

REPRESENTATION TO PROPOSED AMENDMENTS TO THE APPROVED POK FU LAM  
OUTLINE ZONING PLAN S/H10/21

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Referring to the Proposed Amendments to The Approved Pok Fu Lam Outline Zoning Plan S/H10/21 currently inviting representation, HK Electric opposes to the Amendment Item A – Rezoning of a site between Victoria Road and Pok Fu Lam Road from “GB”, “R(C)6” and area shown as “Road” to “OU (Global Innovation Centre)”. We submit herewith the Form No. S6 as appended below for the Town Planning Board’s consideration.

Should you require further information, please contact our Ms. Florence Kan, Head of Civil Engineering & Architectural Services at [REDACTED] or Mr. Tony Yau, Chief Civil Engineer at [REDACTED]

Norman L.M. Chan  
GENERAL MANAGER (PROJECTS)

Encl.  
KCM/SamL

\*\*\*\*\*  
*PLEASE CONSIDER OUR ENVIRONMENT BEFORE PRINTING*

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\*\*\*\*\*

**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/tph/>.  
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/tph/>）。
- 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 Hongkong Electric Company Limited

(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 (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:- 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".	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
<p>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。</p> <p>Please incorporate the cable route corridor provision in the proposed outline zoning plan to meet GIC development program.</p>		

<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)	
Chan Lok Man Norman	
(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 <sup>@</sup>	
E-mail Address 電郵地址 <sup>@</sup>	
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

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>			
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 <sup>@</sup>			
E-mail Address 電郵地址 <sup>@</sup>			
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

- 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:
  - the verification of identity of the "representer" and the authorised agent;
  - 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
  - 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：

- 核實「申述人」及獲授權代理人的身份；
- 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
- 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

- 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。

- 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。

## **Nature of and Reasons for the Representation**

HK Electric opposes to the disposition and layout of the indicative scheme of the proposed Global Innovation Centre (GIC) and in particular, the missing of a cable corridor for HK Electric's cables.

In order to meet the electricity demand for the proposed GIC, HK Electric stated the need of constructing a concrete cable corridor with internal width 5.2m passing through the GIC site for interconnecting the electricity grid between Pokfulam Road and Victoria Road in previous dialogues with The University of Hong Kong (HKU). The cable corridor shall have 24-hour free access for future operation and maintenance works of the cables installed. HK Electric was then given the understanding from HKU that the cable corridor could run through the GIC site along the south-eastern boundary adjacent to Baguio Villa (**See Attachment 1**). Having reviewed this cable corridor routing proposal, HK Electric opined that the routing alignment would contradict the following statements or assumptions in the Planning Report: -

### **1) Ecological Impact Assessment**

Referring to "*Plan 6 – Landscape Resources Plan of Amendment Item A*" (**See Attachment 2**), a channelized watercourse and its respective watercourse preservation zone (drainage reserve) were identified along the south-eastern boundary adjacent to Baguio Villa.

Referring to "*Paragraph 6.5.5 of the Planning Report on Technical Assessments for the Proposed Global Innovation Centre, Hong Kong*" (**See Attachment 3**), it stated that "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."

Referring to "*Part Copy of Salt Water Mains Record Plans in Appendix E of Geotechnical planning Review Report*" under the Planning Report on Technical Assessments for the Proposed Global Innovation Centre, Hong Kong (**See Attachment 4**), a 10-foot wide of Waterworks Reserve (WWR) was identified in Water Supplies Department's record drawing. The WWR was located at south-eastern boundary of GIC site side by side with the existing channelized watercourse as shown in "*Plan 6*" (**See Attachment 2**).

The proposed cable corridor alignment given by HKU, although not clearly shown in the indicative scheme, is situated very close to or overlap with the existing watercourse/ drainage reserve/ WWR. Its construction works will conflict with planning assumptions under ecological aspect as mentioned in paragraph 6.5.5 of the Planning Report that 5m offset from the existing watercourse edges are to

be preserved zone for ecological purposes and to provide sufficient area for future drainage maintenance works as well as to create ecological friendly environment for existing flora and fauna.

**2) Design Disposition and Gross Floor Area (GFA) Calculation**

As stated above, the cable corridor cannot be located close to the watercourse, drainage reserve or WWR. It should be relocated and carefully integrated with the overall design of the GIC complex.

In the absence of the above stated cable corridor in any of the plans in the indicative scheme, it is unknown whether this corridor would lead to design modification of the scheme which might affect the disposition of the buildings.

In addition, clarification from the applicant is needed as to whether this cable corridor has been taken into account in the GFA calculation as shown in "*Table 6.1 Key Development Parameters of the Proposed Development in the Planning Report on Technical Assessments for the Proposed Global Innovation Centre, Hong Kong*" (See Attachment 5). The underestimation of non-domestic GFA for cable corridor might affect the overall development density.

**3) Request to the Town Planning Board**

While HK Electric is in support of the GIC development, we are of the view that the above discrepancies in the indicative scheme should be addressed prior to its approval by the Town Planning Board.

HK Electric would like to reiterate the importance of this cable corridor provision between Pokfulam Road and Victoria Road via GIC site for securing electricity supply for the GIC development which has a very high load demand of electricity. The failure in providing this corridor via GIC site would seriously jeopardize HK Electric's ability of timely and adequately supplying electricity to the GIC.

HK Electric strongly requests the Board to urge the applicant to clearly incorporate the cable corridor provisions and amend the relevant parts in the report as appropriate.







### *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**

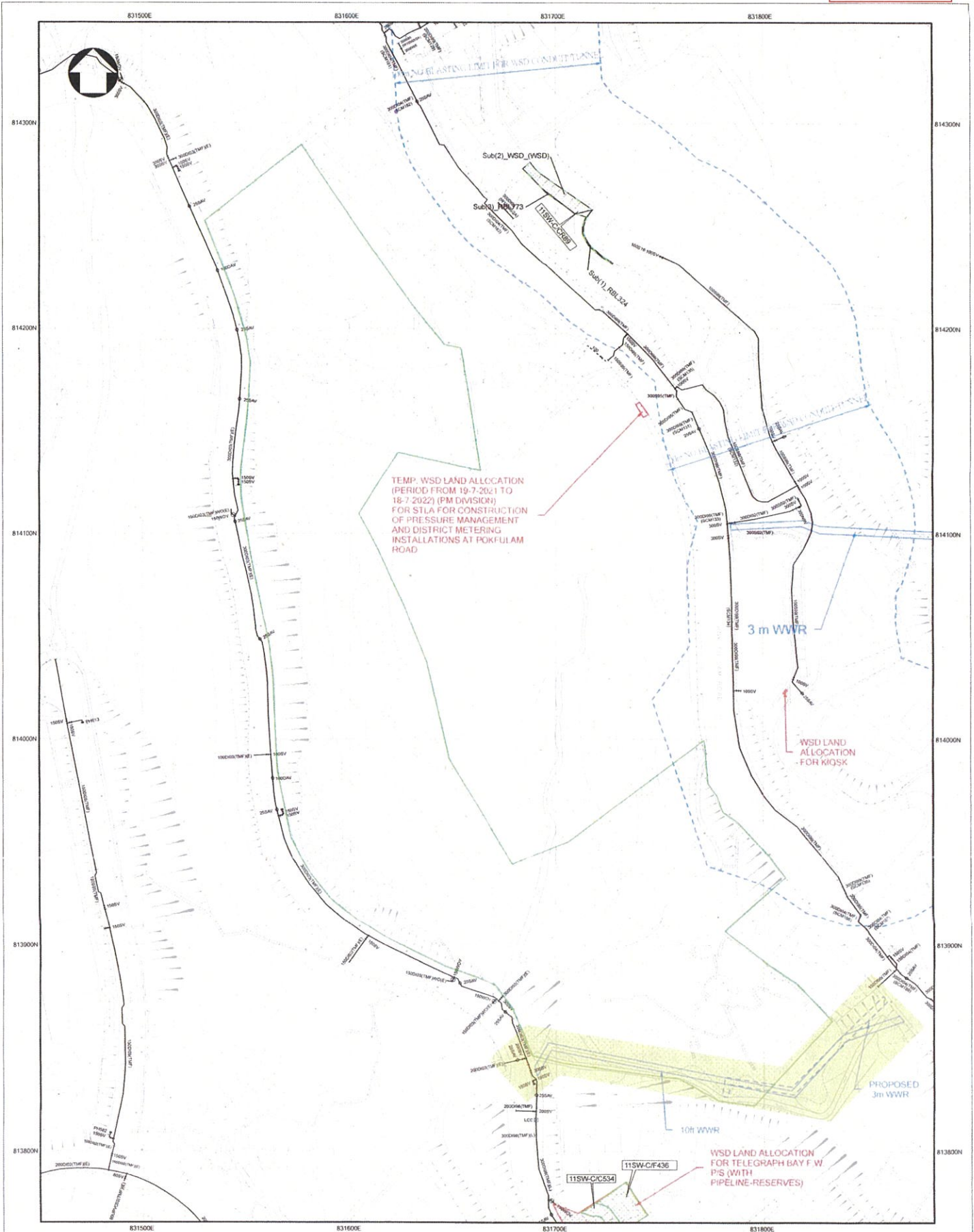
- 6.5.1. The design of the proposed development has adopted ecologically friendly measures and has endeavoured to, as far as possible, **avoid the total loss of the mixed woodland area as well as totally avoid loss of watercourse within the Rezoning Area.**
- 6.5.2. The landscape design aims to create 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.**



- NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
  5. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
  6. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.

SUBJECT SITE



WSD SLOPE



PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/11-SW-16B, 16D, 17A & 17C

FILE REF: (16) IN WSD(HK) 1741/(2)/22 T/J(1)

REF. CODE: 29W22M

SHEET 1 OF 1

SCALE 1:1200



水務署  
Water Supplies Department

## 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)**

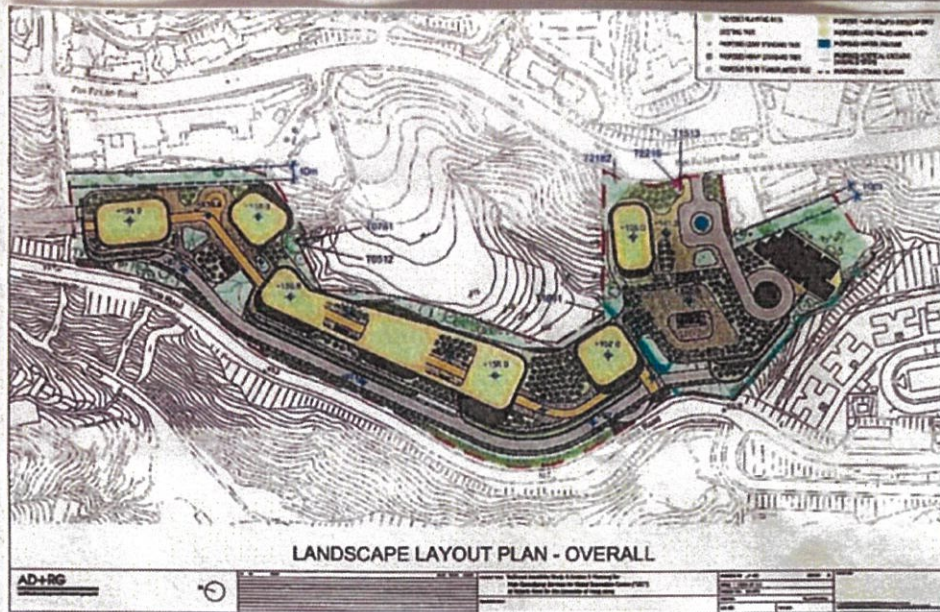
<b>Site Area (about)</b>	Total: 47,203m <sup>2</sup> of which: <ul style="list-style-type: none"> <li>• “Green Belt”: 41,157m<sup>2</sup> (87.19%)</li> <li>• “Residential (Group C) 6”: 5,112m<sup>2</sup> (10.83%)</li> <li>• Area shown as ‘Road’: 934m<sup>2</sup> (1.98%)</li> </ul>	
<b>GFA (about)</b>	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>	
<b>GFA Breakdown (about)</b>	<b>Total</b>	222,716m <sup>2</sup>
	<b>Non-Domestic of which:</b>	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>
<b>No. of Blocks</b>	Seven 6-storey towers (Buildings A1, A2, A3, A4, A5, B1, and C) and One 9-storey tower (Building B2) atop 1 building platform	
<b>Building Height</b>	Overall Maximum BH: 158mPD / 10 – 18 storeys / 100.5m	
<b>Estimated Population</b>	Employees (Buildings A1 – A5, B1 and C): 6,999 Residents (Building B2): 350	
<b>Communal Open Space</b>	Not less than 12,000m <sup>2</sup>	
<b>Parking &amp; L/UL Provision</b>	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>	
<b>Anticipated Completion Year</b>	<ul style="list-style-type: none"> <li>• First Phase by 2028</li> <li>• Remaining phases will be constructed thereafter.</li> </ul> (also see Figure 2.1)	

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Elizabeth Lam <[REDACTED]>  
**Sent:** 2024-05-21 星期二 10:23:59  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Fw: 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求

----- 轉寄的郵件 -----

寄件人： Elizabeth Lam <[REDACTED]>  
收件人： dos@had.gov.hk <dos@had.gov.hk>  
副本抄送： imkchung@pland.gov.hk <imkchung@pland.gov.hk>; eddy\_th\_lee@had.gov.hk <eddy\_th\_lee@had.gov.hk>; Elizabeth Lam <[REDACTED]>  
傳送日期： 2024 年 5 月 20 日星期一 下午 06:23:47 [GMT+8]  
主旨： 薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 修訂請求

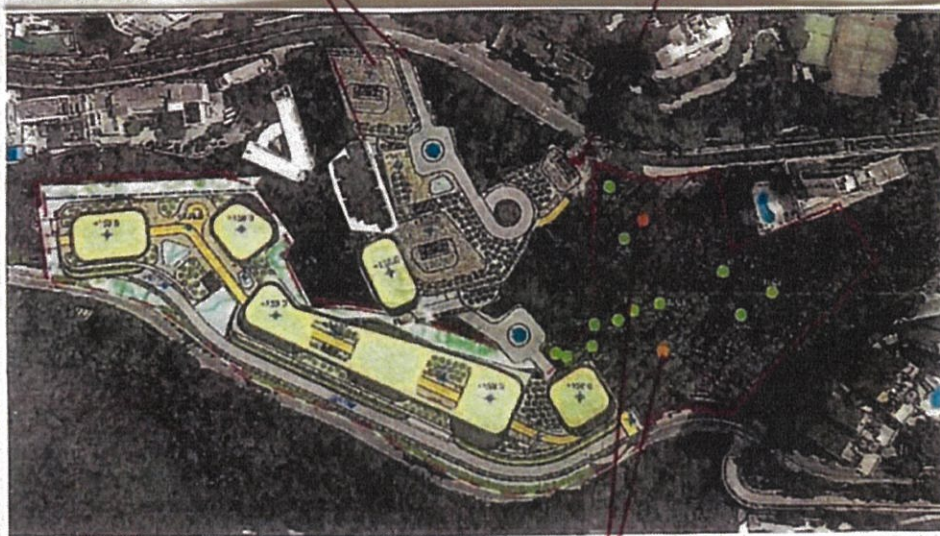


圖一 城規會批准修改薄扶林分區計劃大綱(圖則編號:No. S/H10/22)

在薄扶林道設兩通道至域多利道可疏導人流

通道 X (梯級、扶手電梯及車道)

通道 Y (梯級及扶手電梯)



可保留至少一半成熟樹木(包括兩棵稀有品種)

圖二 林小玲女士對薄扶林分區計劃大綱(圖則編號:No. S/H10/22)之修訂建議(草圖)

致: 中華人民共和國香港特別行政區行政長官李家超先生

副本抄送: 規劃署署長鍾文傑先生; 城市規劃委員會; 南區民政事務處專員鄭港涌先生

尊敬的特首先生

**薄扶林分區計劃大綱(圖則編號:No. S/H10/22) 事宜**

本人林小玲，是碧瑤灣的業主及居民，居於碧瑤灣已超過 37 年。今天致函懇請閣下考慮修訂薄扶林分區計劃大綱(圖則編號:No. S/H10/22)。

本人並不反對香港大學在薄扶林興建國際創新中心。不過，該中心將來有部份建築物及車輛通道太接近碧瑤灣(見附件一圖一)，這不只會嚴重滋擾碧瑤灣居民，還有其他設施，如氮氣缸( Nitrogen Tank) 和實驗室等，在運作時可能對本屋苑居民構成潛在危險。此外，中心地域由沙宣道橫跨至碧瑤灣，需砍伐大量樹木，深入屋苑的後山，還需砍伐 26 棵成熟樹木其中之 14 棵 (其中有兩棵更是稀有的品種)，將大大降低碧瑤灣這片優美土地現有的景觀和生態價值，這不只破壞大自然生態，不符合政府減炭的目標，還會嚴重影響碧瑤灣居民的生活環境。因此，本人對該中心的計劃大綱有以下的修訂建議(見附件一圖二)：

1. 將香港大學國際創新中心擬設在碧瑤灣後山的建築物及車輛通道移前至薄扶林道心光盲人學校附近; 在域多利道最接近碧瑤灣那一座創新中心建築物向沙宣道方向移前(約一座大廈的距離)，這可避免砍伐碧瑤灣後山的樹木及引起山泥傾瀉；
2. 將碧瑤灣後山的建築物在計劃中重置時，可修訂該些建築物高度(例如: 減低高度增加樓面面積使高度不超過薄扶林道地面)，亦可改變建築物座向及車輛通道位置，這樣可避免影響中心附近樓宇的景觀和居民的生活環境；
3. 香港大學國際創新中心應在薄扶林道設兩個通道(見圖二通道 X 和通道 Y) 往域多利道。一個通道包括梯級、扶手電梯及車路(能設行人路更佳) 靠近瑪麗醫院，另一通道設有樓梯及扶手電梯靠近嘉林閣。通道使用者可因應自己的需要選擇通道，這可避免在繁忙時間的擠擁情況，達到疏導人流的效果。
4. 倘若香港大學國際創新中心未能將擬設在碧瑤灣後山的建築物及車輛通道移前至薄扶林道心光盲人學校附近，其實還有其他地方可作考慮。域多利道上的摩星嶺徑亦在將來的創新中心附近，況且該處居民稀少，把該處道路擴闊設穿梭巴士及設扶手電梯往來創新中心也是不錯的選擇。再且，摩星嶺徑的山頂

有廢置的炮台古蹟，山頂上無論山景海景都優美，也是旅遊尤其本土深度遊的好地方。政府應積極考慮發展那地方，一舉兩得呢。

本人年紀老邁，資訊接受並不靈通，之前未有詳細了解香港大學國際創新中心的計劃內容，直至上星期一(5月13日)到數碼港出席香港大學這項計劃的簡介會時才開始了解這份計劃，之後又往國內旅遊多天，到今天才有時間提出建議。而反對這項計劃者必須於後天(5月22日)前遞交申述書，既要填表格，又要遞交表格，況且本人又不是完全反對此項計劃，故要撰寫建議書。時間緊迫，恐怕誤填誤遞錯過申述限期，故不得不直接請求閣下考慮各項建議及代本人將這些建議及附件轉達有關官員及委員。本人懇請閣下為了碧瑤灣居民的福祉和香港人可擁有一個和諧社會及更美好的生活條件，能從善如流，接納建議! 敬祝

鈞安!

林小玲敬上

2024年5月20日

姓名: 林小玲(LAM SHIU LING)

身份證號碼: [REDACTED]

通址地址: [REDACTED]

電話號碼: [REDACTED]

電郵地址: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 10:25:06  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an “Island Innovation Corridor” that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”]

I would like to make further comments below:

To keep Hong Kong as one of the leading region in Asia Pacific, we need to stay innovative and cultivate our culture on encouraging technology advancement. It's essential for university taking up this leading role and contributing to the community development.

Best regards,  
Lau Chi Wah

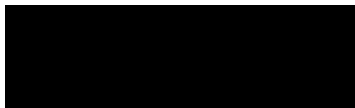


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**From:** Simon Watson [REDACTED]  
**Sent:** 2024-05-21 星期二 10:39:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Diane Snook [REDACTED]  
**Subject:** Rejection of Global Innovation Centre in Pokfulam  
**Attachment:** Rejection of GIC centre Pokfulam\_D.SNOOK.pdf; Rejection of GIC centre Pokfulam\_S.WATSON.pdf

Dear Sir / Madam

Whilst we support the Governments proposal to build a Global Innovation Centre, myself and my wife are strongly of the opinion that the proposed location in Pokfulam is ill conceived, removing 4 hectares of green belt zone and removal of some 2000 trees of which 22 are mature, within a residential area, on a steep slope, which will significantly increase construction costs, with lack of infrastructure to manage increased foot and road traffic that such a facility would contribute to. The scale and footprint of the proposed buildings are excessive and wide spread which will degrade the ecological value of the land, being a very important buffer within urban areas.

Notwithstanding the above we support the provision of such facility in Lok Ma Chau, forming part of San Tin Technopole, for which the land being generated is zoned for this exact type of facility. .

Please find attached our rejection of the GIC to be located on Pokfulam AND our support to locate it in Lok Ma Chau.

Best regards

Simon Watson, [REDACTED]  
Diane Snook, [REDACTED]

e: [REDACTED] | m: [REDACTED]

The information contained in this message may be privileged and/or confidential. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, please note that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.

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

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

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

### **1. Environmental Concerns**

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

The Greenbelt acts 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 building is excessive and will create feelings of claustrophobia.

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The Greenbelt and further development in Pokfulam in general has historically been protected by the 1972 moratorium to prevent any developments from occurring until major transport infrastructures are improved. The development of the GIC is a breach of this law.

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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)

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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

SNOOK DIANE

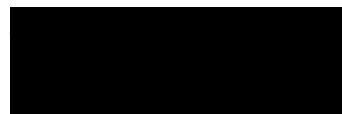
SIGNATURE



DATE

21 MAY 2024

HKID



**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.



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.

NAME

SNOOK DIANE

SIGNATURE



DATE

21 MAY 2024

HKID



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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.

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.

NAME

WATSON Simon Talbot

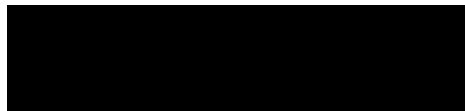
SIGNATURE



DATE

20 MAY 2024

HKID





Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
**TPB/R/S/H10/22- S513**

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**From:** Eed Shen [REDACTED]  
**Sent:** 2024-05-21 星期二 10:43:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation to Pokfulam OZP No.S/H10/22  
**Attachment:** Maia's Objection.pdf

Please find attached document and provide confirmation when received. Thank you.

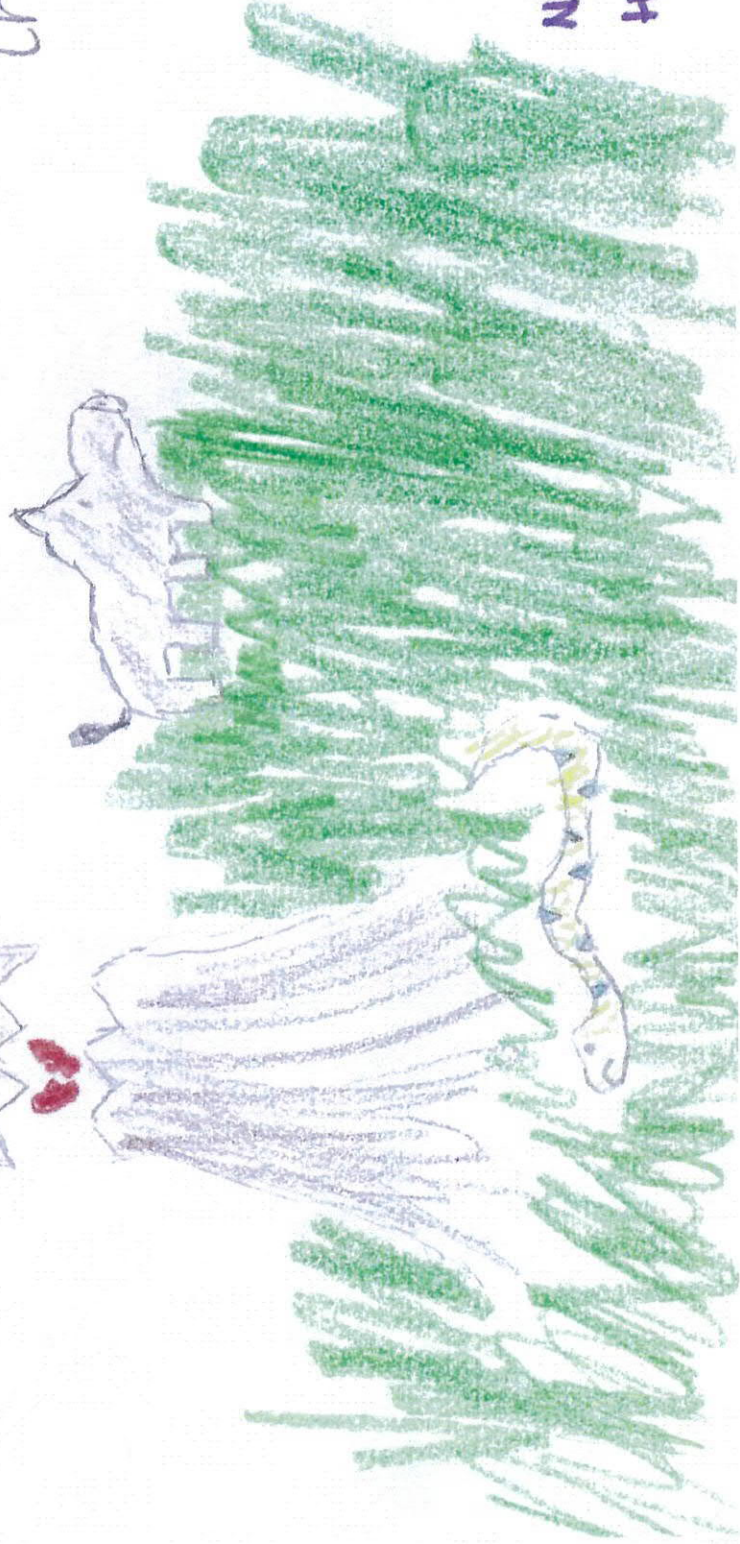


think

before

you do.

XXX



Name: Maia Tam (6 y.o.)

HKID: [Redacted]

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**From:** William Tam <[REDACTED]>  
**Sent:** 2024-05-21 星期二 10:49:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pokfulam OZP No. S/H10/22 to the Town Planning Board

Dear Sirs

I am an owner of Scenic Villas. I oppose the proposed erection of the global innovation centre by HKU in Pokfulam.

The proposed development requires the cutting of some 2,000 trees on a Greenbelt. Not only is this an ecological disaster to the environment, it increases the danger of landslides during typhoons and rainy seasons because new trees take many years to grasp and strengthen the slopes. Given its proximity to residential buildings and schools, it is definitely a concern and nightmare for those who are living nearby.

Other than the designated Greenbelt in Pokfulam, there must be alternate sites. Building on a slope is hazardous and not cost effective. It is out of selfishness that HKU chose Pokfulam for their own convenience ignoring the welfare of residents in the area. They have erected enough buildings in the vicinity in the past few years.

Yours faithfully  
Tam Sai Ming  
HKID card no. [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 11:19:25  
**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.”, “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.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”]

I would like to make further comments below:

It helps to activate the economic activities in southern district and gather international scientists on the this platform to do research which benefit the society.

Best regards,  
Lee Wai

HKID : [REDACTED]  
Email : [REDACTED]

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

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**From:** Customer Service <[REDACTED]>  
**Sent:** 2024-05-21 星期二 11:33:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: 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:** 11B.pdf; 17B.pdf; 18B.pdf

致：城市規劃委員會

附上：本廈 3 位住戶的反對信，請查收。 謝

Best regards,

**Vista Mount Davis Management Office**

Tel: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

---

CHINACHEM GROUP (CCG)DISCLAIMER: The e-mail (including any attachments) is confidential and intended solely for the use of the person to whom it is addressed. If you are not the intended recipient, you must not read, use or disseminate that information. If you have received this email in error, please notify us and destroy it immediately. There is no warranty that this e-mail is error or virus free.

## **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 on February 2024, has the following errors:

3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent.

Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.

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

3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road,

which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.

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

#### 4. Pokfulam Moratorium 1972

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

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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 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.

By promoting the more suitable Techno-pole 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 *Pritu L. MELWANI*

*NEETA S MELWANI*

DATE *20-05-24*

SIGNATURE 

*Pritu L. Melwani*

HKID 



## **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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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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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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**NAME**

WITOLD ANDREW  
NOWAK-SOLINSKI

**SIGNATURE**

W.A. Nowak-Solinski

**DATE**

20 MAY 2024

**HKID**



## **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

NAME LILIA D. CAMIA

SIGNATURE 

DATE MAY 21, 2024

HKID 

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**From:** Derek Chung [REDACTED]  
**Sent:** 2024-05-21 星期二 11:37:54  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation regarding Pok Fu Lam OZP No. S/H10/22:  
Global Innovation Centre

I am writing to you as a resident of Baguio Villa. I object to the proposed rezoning of the area between Pok Fu Lam Road and Victoria Road for the reasons below:

- **Inappropriate Location**

The site chosen is in a green belt close to residential locations such as Baguio Villa, Woodbury Court and Sassoon Road. The use of this green zoon will result in the destruction of over 2,000 trees and cause considerable disruption both during and after the construction process. There will also be laboratories that will have hazardous materials. These should not installed in a residential area. The site itself is on a steep slope (80 meters vertical) and will be expensive to construct on this site and there will be risk of landslides during the construction process.

HKU has also failed to consider other sites that are more appropriate such as the Sha Tin Technopole

- **Increase in Traffic Flow**

Victoria and Sassoon roads are narrow single lane road that is not well served by public transport. Both will see severe congestion during the construction period and after. HKU expects there to be 15,000 users in the GIC but have not made appropriate transportation plans for these users other than building carparks with entrances in Victoria Road.

- **Lack of Consultation**

HKU didn't not comply with its commitment to the Town Planning Board to consult with the local community. They did not contact the IOC of Baguio Villa and other residential properties in the area.

## **Conclusion**

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For the reasons above the GIC should not go ahead in the location proposed by HKU. It is not suitable for a development of this size for the reasons given above.

Yours sincerely,

Derek Leigh CHUNG

HKID: [REDACTED]

Date: 21 May 2024

Email: [REDACTED]

Address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 11:43:15  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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*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.”, “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 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.”, “The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large

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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 establishment of this center will provide space and resources for basic and translational studies at HKU Faculty of Dentistry.

Best regards,  
QIAO Wei  
Clinical Assistant Professor

HKID :

Email :

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**From:** Raj Jain [REDACTED]  
**Sent:** 2024-05-21 星期二 11:50:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Strong Objection to Rezoning Proposal for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)

Dear Sir/Madam,

I am writing to express my strong objection to the proposed rezoning of the green belt (GB) land in Pokfulam (OZP No. S/H10/22) to accommodate the Hong Kong University's (HKU) Global Innovation Center. As outlined in the South China Morning Post article on August 12, 2024, HKU's plan involves a significant development on a site that is currently zoned as a Green Belt, a move that I believe is highly inappropriate and detrimental for several reasons.

HKU's proposed site encompasses 4.72 hectares, of which 87% is Green Belt government land. The development plan includes a gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. To put this in perspective, the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken two decades to develop, has a GFA of 330,000 square meters.

The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which has a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, and includes five channelized watercourses. The massive site formation works required for development would involve the removal of around 2,000 trees, significantly degrading the existing landscape and ecological value of the area. This green zone currently serves as a crucial buffer within and between urban areas.

When considering this application, due regard should be given to the criteria set out in TPB PG No.10 for development in GB zones under Section 16:

1. **\*\*General presumption against development:\*\*** There is a strong presumption against development in GB zones.
2. **\*\*Exceptional circumstances and strong planning grounds:\*\*** New developments should only be considered in exceptional circumstances, justified by strong planning grounds.
3. **\*\*Essential developments with no alternative sites:\*\*** The proposed development must demonstrate that it is essential and that no alternative sites are available.
4. **\*\*Slope stability concerns:\*\*** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. **\*\*Pok Fu Lam Moratorium:\*\*** The area has been under a moratorium on traffic grounds since 1972 to prevent excessive development until there is an overall improvement in the transport network. This has clearly not yet occurred.

Moreover, the proposed development's scale is excessive, with a PR of 4.72, particularly when compared with the adjoining Residential Group 3 sites, which are subject to plot ratio controls ranging from 0.6 up to a maximum of 3. The proposed scale would fundamentally and irretrievably alter the existing character of the locality.

Fortunately, there is a suitable alternative. The government is currently forming land in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is ideally zoned for research and development, education, and cultural and creative industries. This site offers 38.6 hectares with a GFA of 1,143,000 square meters, making it a perfect fit for the HKU facility and allowing it to serve as a centerpiece for the San Tin Technopole. This location is already planned for such purposes and would maximize the benefits of government investment in innovation and

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technology.

Given that HKU does not own the land in Pokfulam and considering the significant environmental, ecological, and planning concerns, I strongly oppose the rezoning proposal. The proposal fails to meet numerous criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider its original decision and support relocating the project to the more appropriate site at HSITP.

Thank you for considering my representation.

Yours sincerely,

Raj Jain

[Redacted Signature]

HK ID [Redacted]

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 11:58:36  
**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.”, “The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced

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

I would like to make further comments below:

Open to researchers from all of Hong Kong and beyond, the GIC will cultivate an exceptional research environment through collaborative facilities and interdisciplinary exchange. With cutting-edge lab facilities, it will support the recruitment of esteemed STEM academics and promote ongoing growth in upstream research in Hong Kong.

Best regards,  
Teng Lee Lee

HKID :

Email :

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**From:** Microsoft Power Apps and Power Automate  
[REDACTED]  
**Sent:** 2024-05-21 星期二 11:59:33  
**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)”).*

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I would like to make further comments below:

Innovations will be an important element in the future economic development in Hong Kong. To have more highly educated persons and talents are vital in upgrading the population composition. The location of the Global Innovation Centre at the Pokfulam area is appropriate as this is a low population density area which is attractive to the high education/income group.

Best regards,  
LO Chin Man Edward  
Professor

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HKID :

Email :

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To: " SECRETARY, TOWN PLANNING BOARD.  
FAX: 28770245

OPPOSE THE PROPOSAL AND THE DEVELOPMENT OF THE  
GLOBAL INNOVATION CENTRE AT THE POKFULAM AREA  
FOUR WINDS APARTMENT NO. 4 MT. DAVIS RD.

<u>Name</u>	<u>HKID</u> (First four alphanumeric chara	<u>Signature</u>
CONSTANCE CHENG CHICHING	[REDACTED]	Submission Number: TPB/R/S/H10/22- S523 Submission Number: TPB/R/S/H10/22- S524
PHILIP KIM SUNG-CHIE	[REDACTED]	Submission Number: TPB/R/S/H10/22- S525
ELAKIM MEI YUE	[REDACTED]	Submission Number: TPB/R/S/H10/22- S526
PETER ROLAND HILTON	[REDACTED]	Submission Number: TPB/R/S/H10/22- S527
CLAUDIA LI	[REDACTED]	
DR. HIM LADNIN	[REDACTED]	
WONG CHIA CHI SUNNY	[REDACTED]	Submission Number: TPB/R/S/H10/22- S528
DAVID WONG CH CHAN	[REDACTED]	Submission Number: TPB/R/S/H10/22- S529
Alex Wong	[REDACTED]	
PERIANNIA, ONG	[REDACTED]	Submission Number: TPB/R/S/H10/22- S530
WONG HUNG FUNG	[REDACTED]	Submission Number: TPB/R/S/H10/22- S531
Lee Yim Ping	[REDACTED]	Submission Number: TPB/R/S/H10/22- S532
Wong Dun Chor	[REDACTED]	Submission Number: TPB/R/S/H10/22- S533
Wilson Lam	[REDACTED]	Submission Number: TPB/R/S/H10/22- S534
S. Yung	[REDACTED]	Submission Number: TPB/R/S/H10/22- S535
Mammet Mali	[REDACTED]	Submission Number: TPB/R/S/H10/22- S536
MICHAEL SCALGS	[REDACTED]	Submission Number: TPB/R/S/H10/22- S537
JESS KNEBEL	[REDACTED]	Submission Number: TPB/R/S/H10/22- S538
		Submission Number: TPB/R/S/H10/22- S539
		Submission Number: TPB/R/S/H10/22- S540

# **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)



Submission Number:  
TPB/R/S/H10/22- S541



Name Rosalind Be Guwama Date

19 May 2024

## Representation on Pok Fu Lam OZP NO. S/III0/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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### 1. Environmental Concerns

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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.

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
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- 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

**Submission Number:**

**TPB/R/S/H10/22- S542**

Signature: 

HKID (First 4 characters): 

Name: Sham Tsuen Man

Date: 17/5/2024



# **Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)**

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Signature

**Submission Number:**

**TPB/R/S/H10/22- S543**

RECEIVED

21 MAY 2024

Town Planning Board

HKID (First 4 characters)



Name

Date

Ramacho, Wenzhi Omandain

17-05-2024

# **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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## **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**

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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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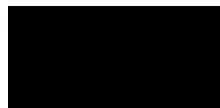
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**Submission Number:**  
TPB/R/S/H10/22- S544



Signature

HKID (First 4 characters)



Name

KIERAN PHAU

Date

17-05-2024

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Signature

Submission Number:  
TPB/R/S/H10/22- S545

HKID (First 4 characters)



MIGUEL, JOEL GARNA

Name

20-05-2024

Date

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Submission Number:  
TPB/R/S/H10/22- S546



Signature

HKID (First 4 characters)



Name

EMILY YAYING CHAN

Date

18/5/2024

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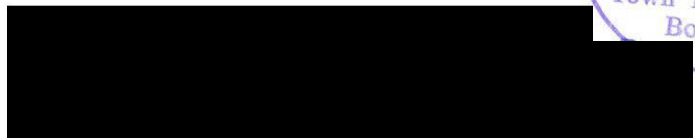
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Signature

**Submission Number:**  
TPB/R/S/H10/22- S547



HKID (First 4 characters)

MOHAMMED  
NAZIR BEGUM  
Name

Date

20/5/29

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Submission Number:  
TPB/R/S/H10/22- S548



Signature

HKID (First 4 characters)



Name HAN YEE MANN

Date

16 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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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.

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## **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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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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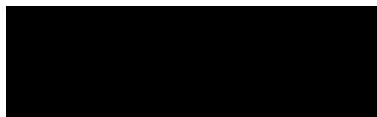
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**Submission Number:**  
TPB/R/S/H10/22- S549



Signature

HKID (First 4 characters)



Name

CHOI KWAN SIU VICTOR

Date

18/5/2024

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Submission Number:  
TPB/R/S/H10/22- S550



Signature

HKID (First 4 characters)



Name

SHIRLEY XIE

Date

17 - MAY - 2024

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Submission Number:  
TPB/R/S/H10/22- S551



*Sui Ching*

Signature



HKID (First 4 characters)

Name

*Chan SUI CHING*

Date

*20 / 5 / 2020*

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**Submission Number:**  
TPB/R/S/H10/22- S552



Signature

A handwritten signature in black ink, appearing to be "Lam Kw Leung".

HKID (First 4 characters)

A solid black rectangular box redacting the HKID information.

Name

Lam Kw Leung

Date

19/5/2024

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

**Submission Number:**

**TPB/R/S/H10/22- S553**



Signature

HKID (First 4 characters)

Name

Date

Terry Kwok Ming Yau

19/05/2024

## **Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)**

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

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

### **1. Environmental Concerns**

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

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

### **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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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.

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Submission Number:  
TPB/R/S/H10/22- S554



Signature

HKID (First 4 characters)

*T. Yi*



Name

Date

*Tang P. Yi*

*18 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)**

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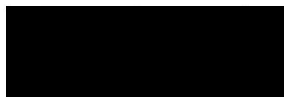
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**Submission Number:**  
TPB/R/S/H10/22- S555



Signature

HKID (First 4 characters)



Name

HUI HO TING

Date

18-5-2024

# **Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)**

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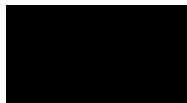
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Signature

**Submission Number:**  
TPB/R/S/H10/22- S556



HKID (First 4 characters)



Sulastri  
Name

Date 18<sup>th</sup> May 2024

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**Submission Number:**

**TPB/R/S/H10/22- S557**



Signature

HKID (First 4 characters)



Name

Matthew LAM Man Hang

Date

17 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)**

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Submission Number:  
TPB/R/S/H10/22- S558



Signature

Handwritten signature in black ink, appearing to read "Huang".

HKID (First 4 characters)



Name

HUANG Hung Man,  
Patrick

Date

17/5/2024

# **Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)**

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

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

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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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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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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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**Submission Number:**

**TPB/R/S/H10/22- S559**

RECEIVED

21 MAY 2024

Town Planning Board

Signature



HKID (First 4 characters)



Name

TSE LAI MEI

Date

17/5/2024

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Signature

**Submission Number:**  
TPB/R/S/H10/22- S560



HKID (First 4 characters)



TAI CHI HUNG

Name

17/5/24

Date

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Submission Number:  
TPB/R/S/H10/22- S561



Signature



HKID (First 4 characters), e.g. A123

NG WAI YANG ERIC  
Full Name (as in HKID)

17 MAY 2024  
Date

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**Submission Number:**  
TPB/R/S/H10/22- S562



Signature

HKID (First 4 characters), e.g. A123

Leung Po Yan

Full Name (as in HKID)

17.3.2024

Date

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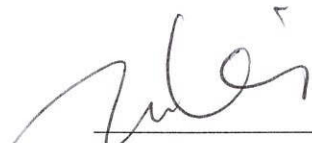
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Signature

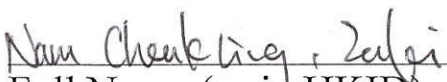
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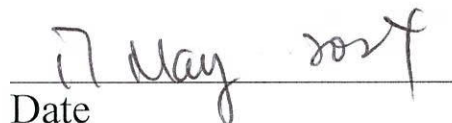
**TPB/R/S/H10/22- S563**



\_\_\_\_\_  
HKID (First 4 characters), e.g. A123



  
\_\_\_\_\_  
Full Name (as in HKID)

  
\_\_\_\_\_  
Date

## **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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2,000 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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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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Signature

Submission Number:  
TPB/R/S/H10/22- S564



HKID (First 4 characters), e.g. A123



SHU YEN TSI

Full Name (as in HKID)

17/5/2024

Date

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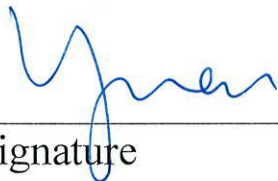
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Submission Number:  
TPB/R/S/H10/22- S565



  
Signature

  
HKID (First 4 characters), e.g. A123

  
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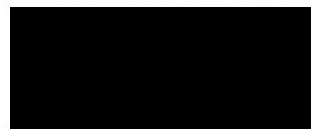
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Signature

Submission Number:

TPB/R/S/H10/22- S566



HKID (First 4 characters), e.g. A123



TSUI WAI HONG

Full Name (as in HKID)

17 May 2024

Date

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Submission Number:  
TPB/R/S/H10/22- S567



Xiaoyu (Daniel) Yang  
Signature



HKID (First 4 characters), e.g. A123

YANG Xiaoyu  
Full Name (as in HKID)

17 May, 2024  
Date

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HKID (First 4 characters), e.g. A123

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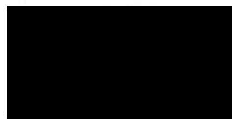
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ch

Signature

Submission Number:  
TPB/R/S/H10/22- S569



HKID (First 4 characters), e.g. A123



Leung Man Kit

Full Name (as in HKID)

17/5/2024

Date

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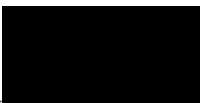
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**Submission Number:**  
TPB/R/S/H10/22- S570



*[Handwritten signature]*

Signature



HKID (First 4 characters), e.g. A123

LAM CHUN

Full Name (as in HKID)

17-5-2024

Date

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Signature

Submission Number:  
TPB/R/S/H10/22- S571



HKID (First 4 characters), e.g. A123



MAN Yung Lam

Full Name (as in HKID)

17-5-2024

Date

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**Submission Number:**  
TPB/R/S/H10/22- S572



  
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Signature



\_\_\_\_\_  
HKID (First 4 characters), e.g. A123

Chang Lai Shung  
Full Name (as in HKID)

17 / 5 / 2024  
Date

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Submission Number:

TPB/R/S/H10/22- S573



*Wong Tsz Kin*

Signature



HKID (First 4 characters), e.g. A123

*WONG Tsz Kin*

Full Name (as in HKID)

*17/5/24*

Date

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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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**Submission Number:**  
TPB/R/S/H10/22- S574



Signature



HKID (First 4 characters), e.g. A123

Yue Wing Lung

Full Name (as in HKID)

17 - 5 - 2024

Date

# **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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Signature

Submission Number:  
TPB/R/S/H10/22- S575



HKID (First 4 characters), e.g. A123

Chui Vanessa Yee Lam

Full Name (as in HKID)

17-5-2024

Date

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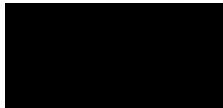
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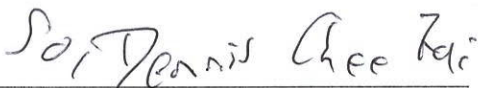
  
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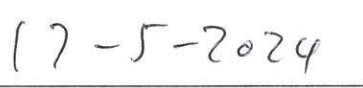
Submission Number:  
TPB/R/S/H10/22- S576



HKID (First 4 characters), e.g. A123



  
Full Name (as in HKID)

  
Date

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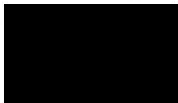
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Signature

Submission Number:  
TPB/R/S/H10/22- S577



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HKID (First 4 characters), e.g. A123



YIM CAI YUN JANICE  
Full Name (as in HKID)

16 May 2024  
Date

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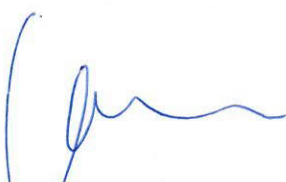
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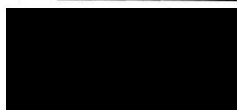
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Signature

Submission Number:

TPB/R/S/H10/22- S578



RECEIVED

21 MAY 2024

Town Planning Board

HKID (First 4 characters), e.g. A123

YANG SNET HUNG

Full Name (as in HKID)

16 May 2024

Date

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

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

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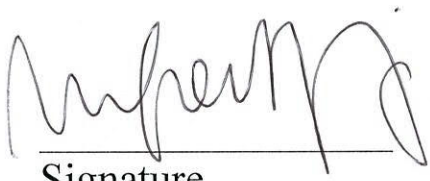
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Signature

Submission Number:  
TPB/R/S/H10/22- S579



HKID (First 4 characters), e.g. A123

MA SUEI YING

Full Name (as in HKID)

16 May 2024

Date

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Signature

Submission Number:  
TPB/R/S/H10/22- S580



HKID (First 4 characters), e.g. A123



Kwan Man Ching

Full Name (as in HKID)

17-5-2024

Date

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Signature


Submission Number:  
TPB/R/S/H10/22- S581



HKID (First 4 characters), e.g. A123



Full Name (as in HKID)



Date

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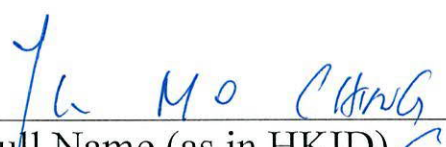

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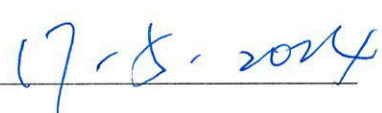
Submission Number:  
TPB/R/S/H10/22- S582



  
Signature

  
HKID (First 4 characters), e.g. A123

  
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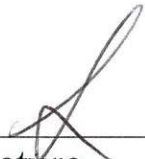
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\_\_\_\_\_  
Signature

**Submission Number:**  
TPB/R/S/H10/22- S584



  
\_\_\_\_\_  
HKID (First 4 characters), e.g. A123

  
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Date

## **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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2,000 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.

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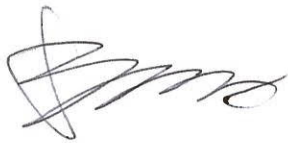
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Signature

Submission Number:  
TPB/R/S/H10/22- S585



HKID (First 4 characters), e.g. A123



CHU WING LUN

Full Name (as in HKID)

07/5/2024

Date

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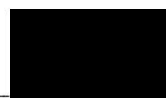
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Signature

Submission Number:  
TPB/R/S/H10/22- S586



HKID (First 4 characters), e.g. A123



LAM WING HAY

Full Name (as in HKID)

17 May 24

Date

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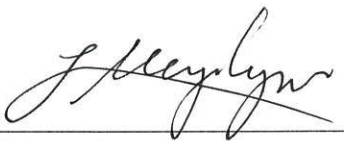
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Signature

Submission Number:

TPB/R/S/H10/22- S587



HKID (First 4 characters), e.g. AI23

RECEIVED

21 MAY 2024

Town Planning Board

LEE YAK YUEN  
Full Name (as in HKID)

17-5-2024  
Date

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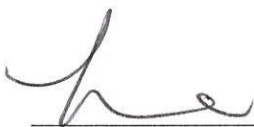
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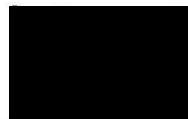
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Signature

Submission Number:  
TPB/R/S/H10/22- S588



HKID (First 4 characters), e.g. A123



Lim Chor Dow

Full Name (as in HKID)

17.5.2024

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Submission Number:

TPB/R/S/H10/22- S589



HKID (First 4 characters), e.g. A123

RECEIVED

21 MAY 2024

Town Planning Board

LEUNG KIN FAI

Full Name (as in HKID)

May 20, 2024

Date

# **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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Signature

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HKID (First 4 characters), e.g. A123



Wong Hei Yan

Full Name (as in HKID)

17-5-2024

Date

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Signature

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HKID (First 4 characters), e.g. A123



Ko Wing Chan Teresa

Full Name (as in HKID)

17/5/2024

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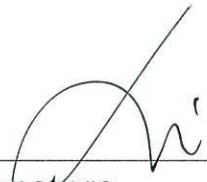
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LI KWONG BUN  
Full Name (as in HKID)

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Lam Wai-kin

Full Name (as in HKID)

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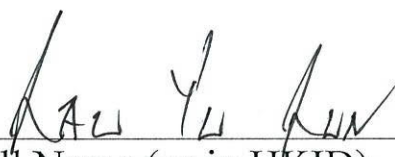


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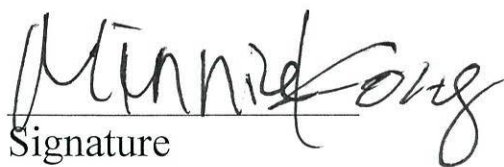
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Signature

Submission Number:  
TPB/R/S/H10/22- S595



  
HKID (First 4 characters), e.g. A123

  
Full Name (as in HKID)

  
Date

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Signature

Submission Number:

TPB/R/S/H10/22- S596



HKID (First 4 characters), e.g. A123

RECEIVED

21 MAY 2024

Town Planning Board

AU YEUNG HOI SHAN AMY  
Full Name (as in HKID)

17 May 2024  
Date

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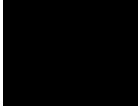
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Submission Number:  
TPB/R/S/H10/22- S597

Signature

HKID (First 4 characters)



Name

Yao Tung

Date

05.17.2024



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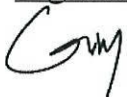
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TPB/R/S/H10/22- S598

Signature



HKID (First 4 characters)

[REDACTED]

Name

Cheung Lai Sin

Date

20 May 2024



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Signature

*Wallace Lin*

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Name

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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.

### **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:

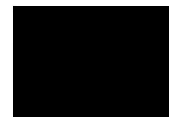
- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

**Submission Number:**

**TPB/R/S/H10/22- S600**

Signature

HKID (First 4 characters)



Name HUI CHI YAN RICHARD Date 2024.5.19

RECEIVED

21 MAY 2024

Town Planning Board