

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111457-15512

Submission Number:
TPB/R/S/H10/22- S801

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

提交日期及時間
Date and time of submission: 21/05/2024 11:14:57

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Sin Yau

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111606-99850

Submission Number:
TPB/R/S/H10/22- S802

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

提交日期及時間
Date and time of submission: 21/05/2024 11:16:06

「申述人」全名
Full Name of "Representer": 女士 Ms. CHEUK Lai Shan

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111740-45205

Submission Number:
TPB/R/S/H10/22- S803

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

提交日期及時間
Date and time of submission: 21/05/2024 11:17:40

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Yu Yan

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

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

參考編號
Reference Number: 240521-111849-95288

Submission Number:
TPB/R/S/H10/22- S804

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

提交日期及時間
Date and time of submission: 21/05/2024 11:18:49

「申述人」全名
Full Name of "Representer": 女士 Ms. Yung Siu Lin

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Plan passed for GIC	反對 Oppose	No consultation was sort with the us the members living around the site for GIC. We live in Baguio Villa and this is the first time we have heard about this plan for GIC and we have definitely not agreed to this. Nor has our management or Owners Committee heard of this plan or told us a bout it. Secondly, the land marked for construction is a green belt and it will involve destruction of 2000 trees and other animals and insects etc in this area. This will be directly in contradiction with the Hong Kong govt's commitment to conserving our biodiversity and continuing progress with sustainable development. Lastly, the HKU has in it's statement proclaimed more responsibility to protect the environment, reduce its ecological footprint, and support the transition to sustainable development. They should continue development of this project also sticking to HK Govt and their own efforts towards Carbon neutrality by 2050.
Traffic issues in Pok Fu Lam	反對 Oppose	There is currently a single carriage road only on Victoria road for us 10000s of residents on a daily basis. We have a lot of construction on this road near Wah Wu estate and there is more redevelopment planned with MTR etc. We don't have many buses (nor frequent enough) that connect

		<p>et us to the main districts in HK. There will be more usage of private cars if this project starts and continues later to get to this facility. That will cause more traffic congestion. But we have the five schools in our district which our families and children attend as students, teachers, and they will suffer being unable to get anywhere on time. Plus social services in HK will have to be consulted as we have so many senior citizens in our complex and if there is an emergency we will not be able to get them to the hospital in time. So we request you to reconsider this site.</p>
The Site	反對 Oppose	<p>This site is in very close proximity to the Baguio estate. If there is research in vaccines and drugs, therapies, there is danger of contamination as seen in our recent Covid Pandemic. We understand nitrogen tanks and other lab facilities will be operating here which is causing us residents a real concern.</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

move this project to a site further away from the city/ residential area. eg San Tin Technopole

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111857-01095

Submission Number:
TPB/R/S/H10/22- S805

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

提交日期及時間
Date and time of submission: 21/05/2024 11:18:57

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Yu Shun

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

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

參考編號
Reference Number: 240521-112016-73405

Submission Number:
TPB/R/S/H10/22- S806

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

提交日期及時間
Date and time of submission: 21/05/2024 11:20:16

「申述人」全名
Full Name of "Representer": 先生 Mr. CHEUK Kan Tong

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112121-38387

Submission Number:
TPB/R/S/H10/22- S807

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

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

「申述人」全名
Full Name of "Representer": 女士 Ms. YEUNG Pui Fun

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112235-79688

Submission Number:
TPB/R/S/H10/22- S808

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

提交日期及時間
Date and time of submission: 21/05/2024 11:22:35

「申述人」全名
Full Name of "Representer": 女士 Ms. ONG Bee Ling

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112334-96079

Submission Number:
TPB/R/S/H10/22- S809

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

提交日期及時間
Date and time of submission: 21/05/2024 11:23:34

「申述人」全名
Full Name of "Representer": 女士 Ms. FONG KA WAI CLARA

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112540-21614

Submission Number:
TPB/R/S/H10/22- S810

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

提交日期及時間
Date and time of submission: 21/05/2024 11:25:40

「申述人」全名
Full Name of "Representer": 先生 Mr. Lam Kwun Chung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通		工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112722-30106

Submission Number:
TPB/R/S/H10/22- S811

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

提交日期及時間
Date and time of submission: 21/05/2024 11:27:22

「申述人」全名
Full Name of "Representer": 先生 Mr. Tse Fei Cheung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112837-49999

Submission Number:
TPB/R/S/H10/22- S812

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

提交日期及時間
Date and time of submission: 21/05/2024 11:28:37

「申述人」全名
Full Name of "Representer": 先生 Mr. LEUNG Wai Yeung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

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

參考編號

Reference Number:

240521-113015-44221

Submission Number:

TPB/R/S/H10/22- S813

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:30:15

「申述人」全名

Full Name of "Representer":

女士 Ms. NG Fung Chu

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Serious error in the chosen location, wasting tax payers' money

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-113118-85292

Submission Number:
TPB/R/S/H10/22- S814

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

提交日期及時間
Date and time of submission: 21/05/2024 11:31:18

「申述人」全名
Full Name of "Representer": 女士 Ms. So Ming

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

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

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

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

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

Serious error in the chosen location

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

參考編號

Reference Number:

240521-113342-65464

Submission Number:

TPB/R/S/H10/22- S815

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:33:42

「申述人」全名

Full Name of "Representer":

女士 Ms. Gitika Malik

「獲授權代理人」全名

Full Name of "Authorized Agent" : Gitika Malik

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The passing the plan	反對 Oppose	The developer claims Baguio was aware of this and that is incorrect. If these parties were aware and did not inform the residents . If these parties were aware and did not inform the residents then there is fiduciary duty here and both parties should be pursued legally here.
Traffic on Pokfulam road construction	反對 Oppose	With the existing redevelopment of Wah Fu estate and the traffic congestion that exists in Victoria road. Baguio Villa being right in the center will be severely affected as the bus and mini bus services have already been greatly affected. These residents will have to rely on taking more cars on the road and that will add to the traffic chaos.
The site chosen	反對 Oppose	The current G8 states the vegetative nature of this zone and the removal of 2000 trees to create this massive project will greatly degrade the ecological value of this land which currently acts as a buffer between and within the urban areas .what happened after the last rain on the la Dali's on the back side of Sassoon Road and on to a ISF school should be a good wake up call to the government to leave some mountains alone and not alter the landscape so much that ends up causing further destruction and god forbid worst. We must STOP THIS

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Must STOP

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

參考編號

Reference Number:

240521-124624-79866

Submission Number:

TPB/R/S/H10/22- S816

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 12:46:24

「申述人」全名

Full Name of "Representer":

女士 Ms. Shiu Yuk Ming Doris

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Serious error in the chosen location

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

參考編號

Reference Number:

240521-135211-35405

Submission Number:

TPB/R/S/H10/22- S817

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 13:52:11

「申述人」全名

Full Name of "Representer":

先生 Mr. LAW HO PUI

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Pok Fu Lam O ZP NO . S/H10/22 "to re-zone a Pokfulam area for Hong Kong University to develop a so-called Global Innovation Centre."	反對 Oppose	<p>The location proposed by Hong Kong university ("HKU") has been adopted solely on the grounds of expediency: namely, that it is adjacent to the Queen Mary Hospital and existing teaching facilities. The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land.</p> <p>This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:</p> <ul style="list-style-type: none"> (i) a general presumption against development; (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds; (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. <p>The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even when the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.</p> <p>The proposed 220,000 square metres of non-residential development at 4.72 PR 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 t</p>

		<p>his 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. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.</p> <p>In fact, HKU's self-serving proposal can be discarded because there is an infinitely more suitable proposition. Properly planned land is now being formed by Government in the Lok Ma Chau Loop, for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of Hong Kong. This is immediately adjacent and complimentary to the existing well-developed and thriving I&T hub in Shenzhen. The land is already zoned for the appropriate purposes: Research & Development, Education and Cultural & Creative Industries. Approximately 38.6 hectares will be available with a GFA of 1,143,000 square metres. The proposed HKU facility would fit perfectly in HSITP and could serve as the centrepiece for this phase of the Technopole.</p> <p>If one of the objectives of the "Global Innovation Centre" is to connect with researchers from other Universities and with talent from China and elsewhere, the HSITP location would triumph over Pokfulam. Government's commitment to identify a suitable site for the GIC would be fulfilled. It therefore simply cannot be argued that there is a need for the GIC to be located in Pokfulam.</p>
<p>Pok Fu Lam OZP NO. S/H10/22</p> <p>"to re-zone a Pokfulam area for Hong Kong University to develop a so-called Global Innovation Centre."</p>	<p>反對 Oppose</p>	<p>The Technopole is located in the Lok Ma Chau loop, the centroid of a major urban development, close to Shenzhen (Futian and Huanggang Port) and within walking distance of Lok Ma Chau MTR station. Nearby Kwu Tung MTR station will be completed in 2027.</p> <p>In contrast, Pokfulam is a relatively isolated ribbon development. Pokfulam Road is the only arterial road and its capacity is already strained, particularly at peak times. The HKU Traffic Impact Assessment submitted in February 2024 is superficial, partial and error-strewn. It fails to explain how the traffic impacts of major developments (including Wah Fu, Ka Wai Man Road and Cyberport, for example) have been taken into account.</p> <p>Fifteen thousand working people, together with all the necessary support services vehicles, would add an immense burden to the existing roads. Victoria Road, already constrained, offers no relief. Widening and improving Pokfulam Road has not been made a condition precedent for the proposed re-zoning and would anyway be a fantasy.</p>
<p>Pok Fu Lam OZP NO. S/H10/22</p> <p>"to re-zone a P</p>	<p>反對 Oppose</p>	<p>recognise that no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land. Furthermore, the topography of the proposed site, being a precipitously steep slope, would add substantially to construction and maintenance costs.</p> <p>The HSITP option represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal shou</p>

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ld be undertaken and the results assessed before the HKU proposal is given consideration.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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

參考編號

Reference Number:

240521-135643-77193

Submission Number:

TPB/R/S/H10/22- S818

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 13:56:43

「申述人」全名

Full Name of "Representer":

女士 Ms. SCHROEDER, Julia Carolin

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Pok Fu Lam OZP NO. S/H10/22 "re-zone a Pokfulam area for Hong Kong University to develop a Global Innovation Centre."	反對 Oppose	<p>Strategic Considerations</p> <p>The location proposed by Hong Kong university ("HKU") has been adopted solely on the grounds of expediency: namely, that it is adjacent to the Queen Mary Hospital and existing teaching facilities. The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land.</p> <p>This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:</p> <ul style="list-style-type: none"> (i) a general presumption against development; (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds; (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. <p>The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even when the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.</p> <p>The proposed 220,000 square metres of non-residential development at 4.72 PR 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-r</p>

		<p>ise 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. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.</p> <p>In fact, HKU's self-serving proposal can be discarded because there is an infinitely more suitable proposition. Properly planned land is now being formed by Government in the Lok Ma Chau Loop, for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of Hong Kong. This is immediately adjacent and complimentary to the existing well-developed and thriving I&T hub in Shenzhen. The land is already zoned for the appropriate purposes: Research & Development, Education and Cultural & Creative Industries. Approximately 38.6 hectares will be available with a GFA of 1,143,000 square metres. The proposed HKU facility would fit perfectly in HSITP and could serve as the centrepiece for this phase of the Technopole.</p> <p>If one of the objectives of the "Global Innovation Centre" is to connect with researchers from other Universities and with talent from China and elsewhere, the HSITP location would triumph over Pokfulam. Government's commitment to identify a suitable site for the GIC would be fulfilled. It therefore simply cannot be argued that there is a need for the GIC to be located in Pokfulam.</p>
<p>Pok Fu Lam OZP NO. S/H10/22</p> <p>"re-zone a Pokfulam area for Hong Kong University to develop a Global Innovation Centre"</p>	<p>反對 Oppose</p>	<p>Transport and Traffic Considerations</p> <p>The Technopole is located in the Lok Ma Chau loop, the centroid of a major urban development, close to Shenzhen (Futian and Huanggang Port) and within walking distance of Lok Ma Chau MTR station. Nearby Kwu Tung MTR station will be completed in 2027.</p> <p>In contrast, Pokfulam is a relatively isolated ribbon development. Pokfulam Road is the only arterial road and its capacity is already strained, particularly at peak times. The HKU Traffic Impact Assessment submitted in February 2024 is superficial, partial and error-strewn. It fails to explain how the traffic impacts of major developments (including Wah Fu, Ka Wai Man Road and Cyberport, for example) have been taken into account.</p> <p>Fifteen thousand working people, together with all the necessary support services vehicles, would add an immense burden to the existing roads. Victoria Road, already constrained, offers no relief. Widening and improving Pokfulam Road has not been made a condition precedent for the proposed re-zoning and would anyway be a fantasy.</p>
<p>Pok Fu Lam OZP NO. S</p>	<p>反對 Oppose</p>	<p>Financial Considerations</p> <p>Although financial aspects may not fall within the purview of the TPB, it is important to recognise that no provision has been made in Government</p>

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's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land. Furthermore, the topography of the proposed site, being a precipitously steep slope, would add substantially to construction and maintenance costs.

The HSITP option represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal should be undertaken and the results assessed before the HKU proposal is given consideration.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-135834-96200

Submission Number:
TPB/R/S/H10/22- S819

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

提交日期及時間
Date and time of submission: 21/05/2024 13:58:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Fung Siu Man

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A 工程選址	反對 Oppose	選址不佳 (需砍伐大量樹木同埋移平座山)
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-145846-02754

Submission Number:
TPB/R/S/H10/22- S820

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

提交日期及時間
Date and time of submission: 21/05/2024 14:58:46

「申述人」全名
Full Name of "Representer": 女士 Ms. Li Huen yee vicky ivy

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Large scale and massive tree removal	反對 Oppose	The scale of the GIC is so vast that it is proposed to span around 500m from Sasso on Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.
Weaken slope stability	反對 Oppose	A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.
High cost	反對 Oppose	The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations.

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



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氬氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

現時此位置無異是採取一條更加艱難和漫長的道路來推進該項目，無助於香港科技事業的快速發展。

3. 規模龐大並大量砍伐樹木

國際创新中心規模龐大，擬從沙宣道至碧瑤灣跨距超過大約 500 米，需要砍伐約 2000 棵樹，這將嚴重降低這片優美土地的現有景觀和生態價值，亦令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府減碳的目標。

4. 施工期間嚴重擾民

在工程建設期間，此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外，建設工作將持續多久仍是未知數，在港大簡介會中，港大代表亦未能答覆何時完工的問題。

另外，鄰近地方亦會有多項建築工程，例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等，本區路面交通需求極大，預計交通擠塞將會日益惡化。如有緊急事故如水災、火警，緊急救援車輛將無法儘快到達。

5. 車流量大幅增加

預計域多利道及薄扶林道在施工期間，將會出現嚴重交通堵塞，而且必然會伸延至落成之後。此區域沒有任何港鐵設施，住戶及建築工人及將來落成後之科研及工作人員只能依賴駕車及公共交通工具進出，故薄扶林區再次面臨每天都交通嚴重阻塞的境況。

此外，根據香港大學估算，預計未來將有約 15,000 人使用國際创新中心。即使不是這些人全部都使用公共交通，但可以肯定的是，這將大大增加目前已呈現不足的交通負荷。

6. 缺乏事先適當的諮詢

港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。碧瑤灣的居民在諮詢截止日期前不到 10 天才經一位前任區議員通知事件，港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。

7. 削弱斜坡穩定性

多年前，碧瑤灣旁的斜坡曾發生致命山泥傾瀉事故。此大規模的施工可能會大大削弱邊坡的穩定性，恐怕或有危及居民的生命安全的危機。

結論

薄扶林區居民並不反對政府及國家大力推動創科及科研的計劃，但港大提出一個不適合作大型發展的綠化帶斜坡作為創新中心的選址，明顯是一個錯誤的選擇。

Submission Number:

TPB/R/S/H10/22- S821

姓名: WAN SHIU KONG (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21/5/2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22, 理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置, 包括: 碧瑤灣和附近的其他屋苑, 例如嘉林閣和沙宣道之住宅物業。完工後, 碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施, 如氮氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性, 國際创新中心應設在新田科技城, 以符合香港的最佳利益, 這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡, 如此大規模及艱巨的場地平整工程將耗資龐大, 由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

現時此位置無異是採取一條更加艱難和漫長的道路來推進該項目, 無助於香港科技事業的快速發展。

3. 規模龐大並大量砍伐樹木

國際创新中心規模龐大, 擬從沙宣道至碧瑤灣跨距超過大約 500 米, 需要砍伐約 2000 棵樹, 這將嚴重降低這片優美土地的現有景觀和生態價值, 亦令大量雀鳥、蝴蝶及其他生物失去棲息地, 嚴重破壞大自然生態, 亦不符合政府減炭的目標。

4. 施工期間嚴重擾民

在工程建設期間, 此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外, 建設工作將持續多久仍是未知數, 在港大簡介會中, 港大代表亦未能答覆何時完工的問題。

另外, 鄰近地方亦會有多項建築工程, 例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等, 本區路面交通需求極大, 預計交通擠塞將會日益惡化。如有緊急事故如水災、火警, 緊急救援車輛將無法儘快到達。

5. 車流量大幅增加

預計域多利道及薄扶林道在施工期間, 將會出現嚴重交通堵塞, 而且必然會伸延至落成之後。此區域沒有任何港鐵設施, 住戶及建築工人及將來落成後之科研及工作人員只能依賴駕車及公共交通工具進出, 故薄扶林區再次面臨每天都交通嚴重阻塞的境況。

此外, 根據香港大學估算, 預計未來將有約 15,000 人使用國際创新中心。即使不是這些人全部都會使用公共交通, 但可以肯定的是, 這將大大增加目前已呈現不足的交通負荷。

6. 缺乏事先適當的諮詢

港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。碧瑤灣的居民在諮詢截止日期前不到 10 天才經一位前任區議員通知這事件，港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。

7. 削弱斜坡穩定性

多年前，碧瑤灣旁的斜坡曾發生致命山泥傾瀉事故。此大規模的施工可能會大大削弱邊坡的穩定性，恐怕或有危及居民的生命安全的危機。

結論

薄扶林區居民並不反對政府及國家大力推動創科及科研的計劃，但港大提出一個不適合作大型發展的綠化帶斜坡作為創新中心的選址，明顯是一個錯誤的選擇。

Submission Number:

TPB/R/S/H10/22- S822

姓名: WONG LIN (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21/5/2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宜道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氮氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

現時此位置無異是採取一條更加艱難和漫長的道路來推進該項目，無助於香港科技事業的快速發展。

3. 規模龐大並大量砍伐樹木

國際创新中心規模龐大，擬從沙宜道至碧瑤灣跨距超過大約 500 米，需要砍伐約 2000 棵樹，這將嚴重降低這片優美土地的現有景觀和生態價值，亦令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府減炭的目標。

4. 施工期間嚴重擾民

在工程建設期間，此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外，建設工作將持續多久仍是未知數，在港大簡介會中，港大代表亦未能答覆何時完工的問題。

另外，鄰近地方亦會有多項建築工程，例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等，本區路面交通需求極大，預計交通擠塞將會日益惡化。如有緊急事故如水災、火警，緊急救援車輛將無法儘快到達。

5. 車流量大幅增加

預計域多利道及薄扶林道在施工期間，將會出現嚴重交通堵塞，而且必然會伸延至落成之後。此區域沒有任何港鐵設施，住戶及建築工人及將來落成後之科研及工作人員只能依賴駕車及公共交通工具進出，故薄扶林區再次面臨每天都交通嚴重阻塞的境況。

此外，根據香港大學估算，預計未來將有約 15,000 人使用國際创新中心。即使不是這些人全都都會使用公共交通，但可以肯定的是，這將大大增加目前已呈現不足的交通負荷。

6. 缺乏事先適當的諮詢

港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。碧瑤灣的居民在諮詢截止日期前不到 10 天才經一位前任區議員知道這事件，港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。

7. 削弱斜坡穩定性

多年前，碧瑤灣旁的斜坡曾發生致命山泥傾瀉事故。此大規模的施工可能會大大削弱邊坡的穩定性，恐怕或有危及居民的生命安全的危機。

結論

薄扶林區居民並不反對政府及國家大力推動創科及科研的計劃，但港大提出一個不適合作大型發展的綠化帶斜坡作為創新中心的選址，明顯是一個錯誤的選擇。

Submission Number:

TPB/R/S/H10/22- S823

姓名: Lau Yin Yu Lisa (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21 May 2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氮氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

現時此位置無異是採取一條更加艱難和漫長的道路來推進該項目，無助於香港科技事業的快速發展。

3. 規模龐大並大量砍伐樹木

國際创新中心規模龐大，擬從沙宣道至碧瑤灣跨距超過大約 500 米，需要砍伐約 2000 棵樹，這將嚴重降低這片優美土地的現有景觀和生態價值，亦令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府減炭的目標。

4. 施工期間嚴重擾民

在工程建設期間，此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外，建設工作將持續多久仍是未知數，在港大簡介會中，港大代表亦未能答覆何時完工的問題。

另外，鄰近地方亦會有多項建築工程，例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等，本區路面交通需求極大，預計交通擠塞將會日益惡化。如有緊急事故如水災、火警，緊急救援車輛將無法儘快到達。

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此外，根據香港大學估算，預計未來將有約 15,000 人使用國際创新中心。即使不是這些人全部都使用公共交通，但可以肯定的是，這將大大增加目前已呈現不足的交通負荷。

6. 缺乏事先適當的諮詢

港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。碧瑤灣的居民在諮詢截止日期前不到 10 天才經一位前任區議員通知這事件，港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。

7. 削弱斜坡穩定性

多年前，碧瑤灣旁的斜坡曾發生致命山泥傾瀉事故。此大規模的施工可能會大大削弱邊坡的穩定性，恐怕或有危及居民的生命安全的危機。

結論

薄扶林區居民並不反對政府及國家大力推動創科及科研的計劃，但港大提出一個不適合作大型發展的綠化帶斜坡作為創新中心的選址，明顯是一個錯誤的選擇。

Submission Number:
TPB/R/S/H10/22- S824

姓名: Leung Ka Fai (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21 May 2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氬氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

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國際创新中心規模龐大，擬從沙宣道至碧瑤灣跨距超過大約 500 米，需要砍伐約 2000 棵樹，這將嚴重降低這片優美土地的現有景觀和生態價值，亦令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府減炭的目標。

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結論

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Submission Number:
TPB/R/S/H10/22- S825

姓名: Leung Hei Yan Crystal (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21 May 2024

電郵地址: _____

通訊地址: _____



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

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

1. Inappropriate location

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas.

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

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

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

5. Huge increase in traffic flow

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

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

6. Lack of prior proper consultation

HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became aware of this issue after being notified by a former District Councilor, only less than 10 days before the deadline of consultation, HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on them.

7. Weakening Slope Stability

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

Conclusion

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

Submission Number:
TPB/R/S/H10/22- S826

Name: CHAN KA HAY (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 21 MAY 2024
Email address: _____
Correspondence address: _____



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

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

1. Inappropriate location

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

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

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

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Conclusion

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

Submission Number:
TPB/R/S/H10/22- S827

Name: Chan Hei (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 21 May 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氮氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2、成本極高

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反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

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結論

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Submission Number:
TPB/R/S/H10/22- S829

姓名: NG SUI KENZ (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21. 5. 2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

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Submission Number:
TPB/R/S/H10/22- S830

姓名: SO MEI FONG (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: (英文字母及首 3 個數字)

日期: 21-5-2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

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Submission Number:

TPB/R/S/H10/22- S831

姓名: LEE Pui Long (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21.5.2024

電郵地址: _____

通訊地址: _____



Urgent Return receipt Expand Group Restricted Prevent Copy

From: Shammin Azim <[REDACTED]>
Sent: 2024-05-21 星期二 12:48:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation regarding Pok Fu Lam OZP No. S/H10/22:
Global Innovation Centre

Date: 20 May 2024
From: Azim, Shammin
HKID: [REDACTED]
Email: [REDACTED]

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

Representation regarding Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre

Opposition to the construction of the Global Innovation Centre (GIC) in Pokfulam

I am writing to you as a concerned resident of Pokfulam residing in Baguio Villa since 1987. I **object** to the rezoning and development of the green belt area adjacent to Victoria Rd and Pokfulam Rd for the HKU GIC.

HKU assertion:

HKU repeatedly claims it has elected the location between Pokfulam Rd and Victoria Rd because of 'synergy' but it is essentially creating the exact opposite of that term. There is no synergy in placing a sprawling research center in the midst of a residential neighborhood. Synergy for the staff and management of HKU does NOT equate to synergy for the general Hong Kong community. Synergy would mean working in harmony with the existing locality, however this proposed project would only bring dysfunction and disruption to the residential synergy that Pokfulam - in particular Victoria Rd has enjoyed and thrived with.

Inappropriate location:

This initiative by HKU is well intentioned in concept, but heavily misguided in choice of location. It just does not make any sense for this type of laboratory and research facility to be placed within a quiet residential neighborhood. It appears that HKU has attempted a significant land grab just to add to their other acquisitions along Pokfulam Rd. This 'specific' location serves no other real beneficial or advantageous purpose for HKU itself and especially not for the neighborhood which would be forever altered if this is allowed.

There are several other locations in Hong Kong that would not require slope excavation, and other areas which are already better catered to technology and academia such as San Tin Technopole for example. Reusing and repurposing existing aging properties owned by HKU will also be a better option for location, as it would limit massive excavation issues, and lessen the surrounding community impact. Obtaining a new unrelated green belt location when there are several viable alternatives is irresponsible.

As a long term resident of Baguio Villa since 1987 I am well acquainted with Victoria Rd and I have seen the area blossom and change with the addition of schools and some commercial spaces in Cyberport. Us residents are not against change, however this GIC addition would not be in line with the sensibilities of this zone. Whereas other areas and communities in Hong Kong are already better suited for this endeavor without disrupting an entire community and neighborhood. Changing forever the peaceful residential nature of Victoria Rd.

Traffic concerns:

Traffic is of major concern especially to Lower Baguio Villa residents. When excavation works begin there will be significant lane closures as seen in neighboring constructions around Wah Fu. There is

only one road in and out to access Lower Baguio and with construction beginning at the mouth of 550 Victoria Rd, it will cause an immense bottleneck and traffic backlog. This is a huge disruption to the daily lives of thousands who need quick access to work, schools, airports and hospitals etc.

The HKU plans show the extension of Northcote Close as a major access point into GIC. As a long term resident of this area, I can unequivocally attest to the fact that Sassoon Road which feeds into Northcote Close cannot handle excessive vehicular traffic, as any slowdown in the flow of traffic directly impacts the roundabout where Sassoon meets Victoria Rd, creating backlog in several directions.

This is a major through-route for private vehicles and public transport to access Queen Mary Hospital and the central business districts, and blockages here would be profoundly felt.

There are no sufficient public transport solutions to handle the volume and bypass the problems bound to occur with major hill excavation and development. Current 8x and 28 minibuses running from Baguio Villa to central and causeway bay already fill up incredibly fast from the starting point. On Pokfulam Road the double decker buses are regularly filled to capacity at the Queen Mary Hospital bus stop. Once the GIC project is completed it would bring 15000+ people into the area which would only exacerbate existing traffic and public transportation problems.

Phase 1 of the GIC is projected at 10 years. With phase 2 and 3 most likely to adapt and change with the completion of the first phase we are looking at several decades of construction noise, dust and traffic disruption to the very near neighbours.

Failure to consult the community:

The late notice of the plans to the neighborhood proves HKU's attempts at steamrolling a head without giving heed to any opposition. In the last week I am witnessing a massive community effort by hundreds of Baguio Villa and surrounding Pokfulam residents coming together to express their shock at the complete overhaul of the surroundings. Environmentalists outside of Pokfulam have also expressed their surprise and concern. This proves the community has not been given a chance for proper consultation and a venue to voice their concerns in a timely manner.

Town Planning Board responsibility:

Taken directly from the Town Planning Board website: "Town Planning in Hong Kong aims to promote the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work."

As the Town Planning Board you hold the responsibility of creating spaces that make sense for Hong Kong. The GIC doesn't make sense for Pokfulam, it only seems to make sense for HKU - and that is not a good enough reason to kill 2000 trees, and remove the habitat of the yellow crested cockatoos who reside within the green belt area. Allowing the GIC to be built in this location along Victoria Road would go directly against the responsibilities that the Town Planning Board have vowed to enforce. This construction is of no health, safety and convenience to this community, and will definitely NOT make it a desirable place to live.

As a Town Planning board the onus is on YOU to protect and nurture the growth of our distinct districts and communities in Hong Kong. HKU already owns and has access to significant parcels of land all over Hong Kong that can much easier be redeveloped into the GIC, so I encourage you to consider the points listed above, and also the comments of other residents when deciding the future of Victoria Road.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S833

From: Eed Shen <[REDACTED]>
Sent: 2024-05-21 星期二 12:10:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pokfulam OZP No.S/H10/22
Attachment: Olivia Objection Representation.pdf

Please find attached.

Thank you,

Eed

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

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

1. Inappropriate location

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas.

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

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

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

5. Huge increase in traffic flow

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

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

6. Lack of prior proper consultation

HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became aware of this issue after being notified by a former District Councilor, only less than 10 days before the deadline of consultation, HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on them.

7. Weakening Slope Stability

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

Conclusion

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

Name: LAU, OLIVIA YUN (please fill in the full name in Hong Kong ID card/passport)

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

Date: May 21 2024

Email address: _____

Correspondence address: _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S834

From: Jeannine Curran <[REDACTED]>
Sent: 2024-05-21 星期二 12:11:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: POK FU LAM OZP NO. S/H10/22

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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)

Paul Curran

21 May 2024

Name

Date

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/H10/22- S835

From: Jeannine Curran <[REDACTED]>
Sent: 2024-05-21 星期二 12:07:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: POK FU LAM OZP NO. S/H10/22

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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

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Signature

Jeannine Curran

Name


HKID (First 4 characters)

21 May 2024

Date

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 12:33:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”, “The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will

Urgent Return receipt Expand Group Restricted Prevent Copy

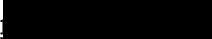
enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

The proposed GIC will act as a center for high-level scientific research in Hong Kong that can cut across disciplines, and deliver truly innovative breakthroughs than can directly benefit society in the medium term. It will act as a magnet, encouraging global researchers of the highest caliber to relocate to Hong Kong, to work collaboratively with local and national partners. Establishing the GIC will be a strong positive step forward for future scientific innovation in the Hong Kong-Greater Bay Area. The Pok Fu Lam location will be ideal for fostering positive synergies between HKU staff, Queen Mary Hospital clinical and medical experts, and tech businesses located at the Cyberport.

Best regards,
Watt, Rory Munro
Professor

HKID : 

Email : 

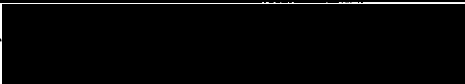
If you want to unsubscribe from these emails, please use this [form](#).

Submission Number:

TPB/R/S/H10/22- S837

Urgent Return receipt Expand Group Restricted Prevent Copy

From:



Sent:

2024-05-21 星期二 12:36:20

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Pok Fu Lam Zoning Plan

Attachment:

POK_FU_LAM_OUTLINE_ZONING_PLAN_NO_S-H10-22.pdf

Dear Sir/Madam

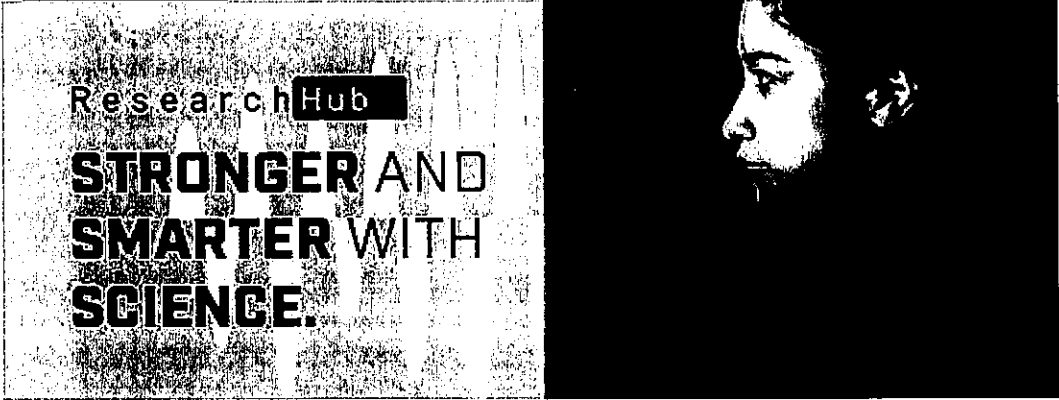
Please find enclosed letter for your immediate attention and feedback

Thank you
John Young

MATRIX

John P Young
Vice President Commercial Business, International

e: [Redacted]
m: [Redacted]
s: [Redacted]
w: [Redacted]



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

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



Signature

HKID [REDACTED]

Name

Date

John Patrick Young

May 21, 2024

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Bryan Carter <[REDACTED]>
Sent: 2024-05-21 星期二 12:45:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: HKU Global Innovation Center representation - see attached.
Attachment: img20240521_12442299.pdf

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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


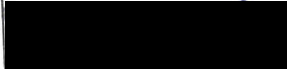

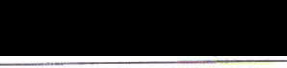
There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

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

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

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

Name	BRYAN CARTER	Signature	
Date	21-05-24	Submission Number:	
		TPB/R/S/H10/22- S838	
Name	Stella Carter	Signature	
Date	21-05-24	Submission Number:	
		TPB/R/S/H10/22- S839	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S840

From: Simon Ashworth <[REDACTED]>
Sent: 2024-05-21 星期二 12:49:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Planning objection
Attachment: processed-8CF8E3E5-F782-4C61-92A5-72CC31B82922.jpeg;
processed-782FEEBA-AE8E-4C88-8E16-13C406974988.jpeg

Please see attached my objection to OZP No. S/H10/22

Thank you

Simon ashworth

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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Name	SIMON HENRY CHARLES MCKLONAM	Signature	
Date	21/5/24	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Amanda Lam <[REDACTED]>
Sent: 2024-05-21 星期二 12:50:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22: HKU Global Innovation Centre (GIC)

I am writing to object to the proposed rezoning and the development of HKU Global Innovation Centre in the Pokfulam area for the following reasons:

1. Wrong Location Choice

The chosen area is on a steep slope in a greenbelt zone close to residential estates such as Baguio Villa, Woodbury Court as well as nearby schools and communities. Although there is no indication of the timeframe for completion of the project, based on the sheer scale and the fact it comprises multiple phases it could span over 10-15 years. This scale of construction would cause prolonged air and noise pollution to the nearby residential communities, Queen Mary Hospital and several schools which can increase health and anxiety issues.

One of the aims of HKU GIC laboratories will be to research disease and vaccination whereby infectious waste will need to be disposed of, and GIC will also house equipments such as nitrogen tanks, these all pose unnecessary health and safety risks to nearby residents, facilities with such hazardous substances should never be built close to residential areas. GIC is designed with the vision to connect with researchers and talent from other universities and China sharing knowledge and innovative ideas, clearly San Tin Technopole is a better alternative than Pokfulam which has no MTR access and transportation is limited to minibuses and a few buses.

2. Environmental Concerns

This project will require the removal of 2000 trees, destroying habitats of birds (many of the world's 10% of cockatoos reside here) and other species. This is harmful to nature and the environment, and will seriously degrade the landscape and ecological value of this area. Destroying this vast number of trees is contrary to the government's carbon reduction goals.

3. Slope Safety Concerns

A fatal landslide incident in 1992 claimed the lives of 4 people in Lower Baguio Villa during a heavy rainstorm. This huge structure built on a steep vegetated slope with an elevation of over 150mPD will weaken the slope's stability. With the increasingly frequent and heavier torrential rains and typhoons seen in recent years, this can cause huge landslides resulting in destruction and endangering lives of residents and the school community at the bottom of the slope.

4. Failure to Consult the Community

HKU failed to consult the residents and community of the affected area during the preparation of its plans, and proceeded to seek approval from the Southern District Council and Town Planning Board. It was not until recently that Baguio Villa residents were made aware of this issue by a former District Councillor, with only 10 days before the deadline for submissions of representations. The failure of HKU and Southern District Board to consult affected residents obviously was to avoid objection and resistance to allow for a silent and smooth approval.

5. Traffic Concerns

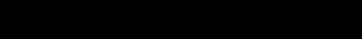
Pokfulam is a low density developed area due to its limited transport capacity, which is recognised by the 1972 Moratorium, an administrative tool that the government can use to control excessive developments. There will be heavy traffic on Pokfulam Road, Sassoon Road and Victoria Road during and after construction, these roads are already regularly subject to congestion and are not able to cope with additional traffic load. The critical emergency access to Queen Mary Hospital will also be compromised.

6. High Costs

Construction on a steep vegetated slope will incur much larger expense than if it was to be carried out on a more appropriate, isolated, flat location. This will cause unnecessary financial burden to taxpayers in this already difficult economy.

Name: LAM Wai Keen

HKID: 

Email: 

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S842

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 13:03:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

I am in support of the development of GIC, provided it will not only limit to medical related research. Small departments at HKU have limited space for research and will benefit with such resources.

Best regards,
Tang Kit Yan
Miss

Urgent Return receipt Expand Group Restricted Prevent Copy

HKID :

Email :

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

From: Katharine Wong <[REDACTED]>
Sent: 2024-05-21 星期二 13:04:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation regarding HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

This objection is prepared and sent by Wong Oi Yee Katharine (HKID: [REDACTED])

Dear Sir/Madam

I am writing to express my *objection* to the Town Planning Board's proposed Schedule of Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

1/ Traffic Concerns:

The proposed developments in the Draft Plan are expected to lead to a significant increase in the local population. However, it is crucial to consider the implications for the existing infrastructure, particularly in terms of transportation. The ongoing Wah Fu Redevelopment Project and Cyberport Expansion Project have already caused a surge in traffic demand, resulting in congestion on Pokfulam Road. Even without the expanded Wah Fu population, Pokfulam Road experiences congestion and vehicle accidents frequently.

As a resident of Bel Air, I have personally experienced the adverse effects of the ongoing redevelopment of Wah Fu Estate on traffic conditions. The journey from Victoria Road to Pokfulam Road now takes an additional 10-15 minutes, particularly during peak hours when my children are going to or returning from school, or when people are commuting to work in the morning. The presence of construction trucks has further exacerbated traffic congestion in the area. Considering that the proposed Draft Plan will coincide with the ongoing redevelopment of Wah Fu Estate, there are concerns about the compounded impact on traffic congestion. It is crucial to address the existing traffic issues and explore viable solutions to minimize disruptions caused by increased population and construction activities.

The junction of Sassoon Road and Pok Fu Lam Road is a critical access point for emergency vehicles reaching Queen Mary Hospital. Unfortunately, its capacity for expansion is limited. The proposed redevelopment outlined in the draft plan will likely exacerbate congestion issues in the area. Sassoon Road, already a narrow and steep access road serving the Pokfulam community, Cyberport, and various HKU facilities, is

already strained by current traffic demands. The anticipated increase in population and commercial activities resulting from the redevelopment will further burden the road infrastructure. This raises concerns about the ability of the road network to handle the additional traffic volume.

2/ High Financial Burden:

The proposed location for the development is situated on a vegetated steep slope site, requiring extensive and challenging site formation works. These works will undoubtedly result in exorbitant costs that will ultimately have to be borne by taxpayers. It is crucial to carefully consider the financial implications of such a project, particularly when there are more cost-effective alternatives available. Choosing alternative locations, such as the San Tin Technopole, would not only save taxpayers' money but also ensure the efficient allocation of resources.

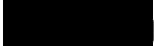
3/ Impeding Technological Advancement:

The current plan to pursue the project follows a significantly difficult and time-consuming path, which contradicts the objective of expediting Hong Kong's technology development. By selecting a location that necessitates extensive site formation works, valuable time and resources will be consumed, leading to delays in establishing the GIC and impeding technological innovation in Hong Kong. It is important to consider a streamlined and efficient approach to technology development to stay competitive in today's global landscape.

Given these significant concerns, I respectfully request that the Town Planning Board reconsider its approval of the amendment to the Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Thank you for your attention to this matter.

Yours sincerely,

Wong Oi Yee Katharine (HKID: )

Urgent Return receipt Expand Group Restricted Prevent Cop

From: Vanessa Lam [REDACTED]
Sent: 2024-05-21 星期二 13:43:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: (IMPORTANT) 反對薄扶林區 S/H10/22/項目- updated with HKID#
Attachment: Letter to TPB (碧瑤灣居民林藹君).pdf

Dear Secretary of Town Planning Board,

Greetings. This is Vanessa Lam 林藹君 (HKID# [REDACTED]), resident of Upper Baguio Villa, Pok Fu Lam.

Attached please find a letter from myself regarding the objection to the S/H10/22/ project (HKU's GIC) at Pok Fu Lam district.

I sincerely ask you to spend some time reading and understanding our concerns about the project, and we wish the project location can be reviewed and withdraw from the proposed area.

Should you have any questions, please don't hesitate to contact me at [REDACTED] or [REDACTED]
[REDACTED]

Thank you for your kind attention.

Yours Sincerely,

Vanessa Lam 林藹君
[REDACTED]

Representer 「申述人」	
Full Name of Representer's Representative (Only applicable to organization/group as a representer) 申述人代表全名(只適用於申述人為機構組織)	
Lam Oi Kun Vanessa	
(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) #	[REDACTED]
Postal Address 通訊地址@ [REDACTED]	
E-mail Address 電郵地址@ [REDACTED]	
Tel. No. 電話號碼 (Optional 可選擇提供)	[REDACTED]

「安」

「安」字有以下的詞語:

「安居樂業」、「安靜」、「安寧」、「安穩」、「安定」、
「安逸」、「安全」、「平安」、「安民」、「安身之地」。

薄扶林居民嚴重地、逼切地感
受到以上種種都受到威脅!!!

懇請重新審視項目計劃

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

20/5/2024

致委員會秘書處，

有關薄扶林區 S/H10/22/項目

本人林藹君是薄扶林上碧瑤灣的居民。就以上該項目，本人及家人想發表一些意見，希望貴處可以重新審視項目計劃。

本人與丈夫及 2 名年幼子女住在上碧瑤灣，父母、兄弟姐妹亦分別住在座。當初我們購下碧瑤灣單位，是欣賞這裡風景優美、空氣清新、窗外充滿綠悠悠的景色、樓宇密度低、及人口密度低，能夠給予我們及下一代們一個安靜舒適及安全的居住環境。我們在這裡住了 8 年，一直都很感恩有這安居樂業的地方。我們亦認識了區內很多鄰舍，大家親切有禮、守望相助，是一個非常優良的住宅區域。

最近得悉有關香港大學將會落實在距離我們屋苑窗外只有數十米外建設

【香港大學國際創新中心】，我們感到極度驚訝、憂心及傷心！我們多年來辛辛苦苦工作買下和努力經營的家園，窗外及周圍將會於未來十數年變成一個超級龐大的地盤，以及整個區域的環境、設備、生態亦將會受到嚴重破壞及傷害，甚至影響居民的身心健康、安危等等。



這是我們現在窗外的風景。



這是我們未來數十年窗外的風景(效果圖)。

當我的兩名分別 6 歲及 8 歲的**孩子們**得知這個消息後，都**傷心得哭了出來**。他們都知道香港政府正在**推行環保、減塑、綠化環境**，但卻選擇在他們出生以來最安穩的家外**大興土木，數千棵樹木將會被摧毀**。



這是現在綠帶的航拍圖片。



這是將會被璧山開路的綠帶的航拍圖片(效果圖)。

難得茂密叢林，卻要摧毀，香港不是要綠化，保護大自然嗎？！

發展高科技，不是要帶給人類幸福嗎？為甚麼開端就是摧殘市民多年辛勞賺取的幸福居住環境？！這是香港可持續發展的政策嗎？！

以下是我們對整區的憂慮，懇請貴處細心閱讀及理解：

1) 因砍樹劈山開路、施工建造而造成的嚴重嘈音、嚴重空氣污染，長期面對這樣的環境會對健康及心靈受到極大創傷。

2) 在斜坡上施工會引致山泥傾瀉

薄扶林區地域本身就是多山、多斜坡，都是靠興建擋土牆及大量樹木去支撐。大家記得1992年域多利道碧瑤灣對上一幅石牆及後面平台倒塌的事件嗎？山泥瀉下100多米，一個住宅內的一名七歲小童及一名政府工程師罹難。由於現場持續有山泥瀉下，警方需臨時封閉共10幢大廈，約1,500名居民需疏散。當年就是事故後，附近一帶起了大量擋土牆及樹木去解決這個潛在問題。

19-21座對出的斜坡，即建議的地盤，每次遇上黃雨或以上的雨量，都會因去水不夠順暢而短暫出現洪水，也是靠擋土牆及樹木將急流疏導。

近年，隨著地球氣候變化，香港每年雨季雨量倍增，下雨次數亦比以往頻密。這幾年下暴雨市面上都出現嚴重水浸，去年更有多區出現路面下陷、塌樹、山泥傾斜等嚴重事故。

我們非常擔憂施工會導致山泥傾瀉及更嚴重的洪水泛濫，令到附近居民的安危受到威脅，特別是孩子們上學的道路安全問題。一旦遇上類似事故，誰又會為居民們負上責任呢？



1992年5月8日，域多利道碧瑤灣對上一幅石牆及後面平台倒塌。山泥瀉下100多米，一個住宅內的一名七歲小童及一名政府工程師罹難。由於現場持續有山泥瀉下，警方需臨時封閉共10幢大廈，約1,500名居民需疏散

3) 多年來，欣賞優美的風景、花草樹木將會被移為平地，每天見到的小鳥將會失去棲息的地方，整個經歷多年孕育的生態環境會被滅亡。

4) 因為華富村的重建，附近的交通尤其在早上的繁忙時段，這兩年已經變得非常擠塞及困擾。我們每天接載小孩上學都需要繞路去薄扶林道，因為那邊交通順暢。可是一旦施工，每天將會出現大量重型車協助工程、甚至單線雙程等等，整個區域的雙向交通都受到施工嚴重影響。屋苑附近有多間學校、醫院、消防局，尤其通往數碼港那邊的學校天天都交通擠塞，真不敢想像如果主要道路例如域多利道出現大型工程，鄰近的交通環境會變得如何！

5) 將來中心落成後，人口數量將會倍增，單是可容納的研究團隊最高達到 1 萬 5 千人，包括中心其他營運，會達到接近 2 萬人，這住宅區根本不能承受因此而增加對交通及生活配套的需求及壓力，到時路面擠塞將會變得難以想像。

6) 擔心創科中心是否安全、會否有輻射、氣體或實驗室洩漏，特別是計畫書裡提及的Nitrogen Tank 就在 19 座的 30 多米距離。

作為一個父母，能夠給孩子們一個環境優美的地方下開心、平安地成長是我們大家所期盼的。但是現在我們因為以上的種種原因導致每天提心吊膽、每天失眠並感到非常難過、惶恐，而假設方案真的落實的話，這將會是我們整個社區每個家庭未來十數年會面對的處境。

身為香港市民，我們對港大在世界排名是感到十分驕傲的，亦非常同意及支持香港在創科方面的發展。可是，選擇在薄扶林這個本身是低密度住宅區域，一個有幾十年歷史、標誌的屋苑身旁，在交通配套有限的地區，用一個極度昂貴的方法去在斜坡上劈山開路，砍伐數千棵花草樹木，滅掉整個生態環境，並有潛在引致道路交通安全的危機，去興建這個中心，這是我們香港市民認為不合情合理、沒有同理心、太罔顧市民安危的決定及項目。在

沒有諮詢居民的情況下就落實改計劃，令到居民感到非常憤怒、無助。

懇請貴處三思，並另覓適合的地點，遠離這個社區，讓我們對港大重拾信心及支持。也懇請貴處體諒作為兒子、女兒、父母們對家庭環境保護的心情。我們整個社區的居民都會非常感恩。謝謝！

如有任何跟進，可以致電 [REDACTED] 或者電郵 [REDACTED] 與本人聯絡。

敬請

安好！



碧瑤灣居民

林藹君 敬上

From: Ted Chua <[REDACTED]>
Sent: 2024-05-21 星期二 13:56:22
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)

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

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

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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 CHUA Yuan Shiun Theodore (HKID: [REDACTED]), 21st May, 2024

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From: [REDACTED]
Sent: 2024-05-21 星期二 14:16:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Amy Sung <amy.sung@hinglin.com.hk>
Subject: Document
Attachment: Document.pdf

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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




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

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

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

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

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

Name	SUNG CHING YEE	Signature	
Date	May 20, 2024	Submission Number:	TPB/R/S/H10/22- S847
Name	Ho Yin Man	Signature	
Date	May 20, 2024	Submission Number:	TPB/R/S/H10/22- S848
Name	SUNG TAK CHI	Signature	
Date	May 20, 2024	Submission Number:	TPB/R/S/H10/22- S849
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

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From: Microsoft Power Apps and Power Automate
[Redacted]
Sent: 2024-05-21 星期二 14:16:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
HK needs to innovate. Having a dedicated space will enable talent to be based there.

Best regards,
Joseph Chi Hou HO
Program Director

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HKID :

Email :

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Submission Number:
TPB/R/S/H10/22- S851

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 14:27:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

As a clinician and researcher, I believe a global innovation centre will promote both basic and applied science.

Best regards,
SU Yuxiong
Clinical Professor

HKID : [REDACTED]
Email : [REDACTED]

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Submission Number:
TPB/R/S/H10/22- S852

From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 14:35:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

Suggest organizing more interdisciplinary research conferences, seminars, or even competitions that both researchers and students can participate in. Offering a few small funding sources would make these events more attractive.

Best regards,
Cui Guo
Assistant Professor

HKID : 
Email : 

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Submission Number:
TPB/R/S/H10/22- S854

From: Joey Lau [REDACTED]
Sent: 2024-05-21 星期二 14:47:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: Representation on Pok Fu Lam Outline Zoning Plan No. SH1022.docx

Please see the attached file as my Representation on the captioned. Kindly acknowledge receipt of this email, thx!

From
Lau Lai Sze [REDACTED]

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

I am writing to **strongly oppose** the Amendment Item A on Rezoning of a site between Pokfulam Road and Victoria Road from "Green Belt", "Residential (Group C)6" and area shown as "Road" to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") in the draft Pok Fu Lam OZP No. S/H10/22 with the following reasons:-

1. Huge Traffic Problem

- 1.1 There are numerous planned development and construction sites along Pokfulam Road and Victoria Road, such as the HKU High West Development, Wah Fu Estate Redevelopment, Cyberport Expansion Project, Queen Mary Hospital Redevelopment and Ebenezer School Redevelopment etc. The road traffic demand during the construction period and after the population in-take will be huge.
- 1.2 Traffic is already very busy on Victoria Road and Pokfulam Road and traffic jam there is not uncommon. Traffic congestion will unavoidably deteriorate severely after the commencement of this giant project. The largely increased numbers of road users (including construction workers, existing residents and all new users of the new buildings) during and after all those constructions will rely on road transport (by private car or public transports like buses and minibuses) as there is no MTR in Pokfulam. Residents in Pokfulam will suffer from severe traffic congestion every single day.
- 1.3 It is anticipated that the construction access would be in Victoria Road and one lane of the road has to be closed during the site formation and construction period. Given Victoria Road is with only one lane for each direction and is already very busy during peak hours, any road closures, even temporary, would be disastrous during long construction period.
- 1.4 Lack of public transportation support has been a long-standing unresolved problem in Pokfulam. The Global Innovation Centre ("GIC") development did not propose any additional public transport provision and no MTR would be available to alleviate the already

congested area.

- 1.5 According to HKU's estimation disclosed during the Briefing Session held by HKU on 13 May 2024, there will be around 15,000 users in the GIC after completion. This will no doubt substantially increase the load of existing insufficient public and road transportation.
- 1.6 There are fire stations, hospital and rehabilitation centres in Pokfulam. Any delay in the delivery of emergency services due to traffic congestion would be life threatening and unacceptable.
- 1.7 The Traffic Impact Assessment ("TIA") commissioned by HKU and submitted in February 2024 has the following errors and should NOT be valid:-
 - a. The GIC is a facility designed for a capacity of 15,000 people according to HKU's spokesperson. However, according to the Planning Report by HKU and the MPC Paper on 1.3.2024, the estimated population is only 7,340. There is a huge discrepancy on the tested population and the intended population and this would make the technical assessments and their conclusion not reliable.
 - b. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles. None of the proposed works submitted by HKU include any road network/ traffic improvement measures.
 - c. Moreover, it is clearly stated in the TIA that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved. The results of the junction capacity analysis have demonstrated that all 18 selected junctions (excluding J1, J8, J16 and J17) can operate satisfactorily with ample junction capacity in both 2032 reference and 2032 design scenarios. The as-built retaining walls and private land lot boundary etc. have restricted the road hinder for road widening proposal to achieve a higher reserve capacity for J16 junction. This junction can only be improved if there are large-scale re-

development of the adjacent lots to facilitate the provision of additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set-back of private land lot boundary. As J17 is far away from the proposed development site and insignificant amount of traffic generated/attracted from the development will have negligible effect on this junction capacity performance. No junction improvement proposal will be undertaken by HKU for this junction.

- d. For the GIC, two separate vehicular access points are proposed at Victoria Road for different usages: one for goods vehicles only; and one for private vehicles and goods vehicles. The vehicular access at Pokfulam Road is only for private car. There will be no internal vehicular connection between Victoria Road and Pokfulam Road due to the excessive level difference of over 80m. The TIA assumed that 65% of private vehicle traffic will use Pokfulam Road access; 20% will use No.5 Sassoon Road access and 15% will use the Victoria Road access. However, given the bulk of the GIC and that the carpark is located at the podium along Victoria Road, it is doubtful that only 15% of the trip generated would use the Victoria Road access. In reality, it is expected that majority of the vehicle trip would use Victoria Road as the main access which is completely different from the TIA findings.
- e. Vehicular/pedestrian count surveys and public transport occupancy surveys were carried out on a normal weekday in May/July/December 2022 during the morning (07:30 to 09:30) and afternoon (17:00-19:00) peak periods – Despite Transport Department's query on the survey period, no details were given by the traffic consultant on the exact date of survey. Apart from the pandemic effect on the form of teaching and work pattern in 2022, it is also common knowledge that May / July / December would well fall within school examination, summer holidays and Christmas / Winter break holidays (Mindful that many schools, especially international schools have a very long summer and winter breaks). The validity of the baseline traffic count in one of those days is undermined, and any traffic forecast built on that should not reflect the real traffic situation.

- f. The data does not account for the new developments in Wah Fu Estate, Cyberport, Pokfulam Road and Sassoon Road. Although an HKU representative verbally argued during the Briefing Session that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council Development Planning Committee.
- g. The design year 2032 was adopted for the TIA study. However, as stated in:
 - i. MPC Paper No. 3/24 discussed by Town Planning Board on 1 March 2024, the GIC will be developed by three phases and the first phase will be tentatively completed by 2028. The remaining phases will be developed thereafter. No information is given for the full completion year.
 - ii. HKU representatives at the Briefing Session on 13 and 14 May 2024 were unable to provide any information on when the whole development would be completed.
 - iii. As the full completion of the proposed GIC is uncertain, the design year of 2032 chosen for TIA is unable to give an accredited forecast to the traffic condition for Pokfulam area.
 - iv. In view of the above, the validity of the TIA result is not reliable and should be challenged.

2. Pokfulam Moratorium 1972

2.1 Pokfulam is currently governed by the Moratorium which prohibits any new intensive development in Pokfulam. The Moratorium is an administrative measure that the Government can and should use to control excessive development such as the massive GIC in order to protect Pokfulam from over developing which would result in serious overcapacity on an already strained road network. It is imposed on traffic grounds to prohibit excessive development of Pokfulam until there is an overall improvement in the transport network of Pokfulam.

2.2 Developments in Pokfulam shall be subject to, in the interim, the restrictions of the Moratorium while it is still in force. The transport network in Pokfulam has to be substantially improved (which apparently has not yet happened) before any rezoning is to be considered.

3. Green Belt Zone

3.1 The site of the proposed GIC is a heavily vegetated slope with about 2,250 trees between Pokfulam Road and Victoria Road at a level difference of about 80m. The major habitats within the Site are the mixed woodland and five watercourses running through the Site from Pokfulam Road to Victoria Road. Over 2,000 trees would be felled (including 22 large mature trees) for the GIC and only a total of 854 new/compensatory trees would be planted. The compensatory planting ratio is **less than 1:0.5** in terms of quantity, needless to say the size and maturity of the trees. The loss of the mature mixed woodland would severely affect the habitats and ecology well established at the site (including an amphibian, *Quasipaa exilispinosa* (蝌蚪 (小棘蛙)), with conservation interest recorded at watercourse W2. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) admitted that a significant change of the landscape character from a woodland to a building development would be involved.

3.2 The Green Belt (which is in fact narrow in shape) acts as a ventilation corridor between Blocks 19, 20 and 21 of Baguio Villa and Woodbury Court. It also acts as an important barrier against the noise and dust between Pokfulam Road and Victoria Road, especially the section near Upper Baguio Villa.

3.3 The removal of the Green Belt is entirely contrary to the idea **promoted** by HKU in its GIC website about Sustainability. It would be ridiculous to promote Sustainability by first destroying a massive Green Belt full of mature trees and biodiversity.

- 3.4 The large-scaled removal of trees will seriously degrade the existing ecological value and landscape of the land. Large number of wild animals, butterflies and birds will lose their natural habitat.
- 3.5 Hong Kong has 10% of the world's population of endangered cockatoos and many of them are residing along Victoria Road and at the Green Belt Zone in question. We can actually see the cockatoos living happily in the woodland from Blocks 19-21. These endangered birds will lose their habitat with the removal of the Green Belt.
- 3.6 The removal of the Green Belt is also not in line with the Government's carbon reduction goals.

4. Stability of Slope

- 4.1 A fatal landslide occurred from the slope next to Baguio Villa in 1992 in which 4 people were killed. The massive construction on the steep slope may seriously weaken the stability of the slope, which will endanger residents' lives. We cannot accept such kind of tragedy to be happened again at the slope here.
- 4.2 We cannot imagine what would be the result of a massive 220,000 sqm construction to be built on a steep slope causing massive soil erosion by cutting over 2,000 trees. Together with the effect of climate change, more frequent heavy torrential rains and typhoons will cause serious soil erosion, debris, trees, water and slush etc. to roll down as mud avalanche from a high elevated point at such high speed and ferocity that if it strikes Blocks 19, 20 and 21 of Baguio Villa, it may cause unimaginable death and destructions which is far more destructive than what happened in 1992. Who will be responsible for such disaster? Have we not learned any lesson from the tragedy in 1992?
- 4.3 The question of slope stability given the height differential between the top and the bottom of the proposed site is a matter of serious concern.

4.4 The Geotechnical Review Report submitted by HKU is only a desktop study without any support from ground geological investigation works carried out on site. The preliminary conclusion that the proposed development as presented in the preliminary Master Layout Plan is considered as a geotechnical feasible scheme is founded on no solid evidence.

5. Viability of the Project

- 5.1 The proposed site is located on a very steep vegetated slope with 80m level difference. The cost and time required for the extensive site formation work for this massive and difficult site will be extremely high and should be avoided. Apart from the high construction cost, the long-term management and maintenance cost for a huge retaining structure should be taken into account when considering the suitability of the site.
- 5.2 There is NO discussion on the viability of the project in the whole submission by HKU and no COST and ESTIMATE report available for the proposal. As a public funded university, almost 60% of the recurrent income of HKU is borne by the HKSAR Government, any of its proposal required massive funding should be scrutinised by the Government as taxpayers' money should be spent wisely.
- 5.3 In the current times of budget deficit and economic downturn, the Government should pay extra caution on financial viability and suitability to ensure that any new development and its support infrastructure (in this case the GIC) to be sited where it will best serve the whole future of Hong Kong and at the lowest cost.
- 5.4 Building the GIC in other flat land such as San Tin Technopole will save valuable tax revenue through much lower site formation and construction costs during a time of budget deficit. This will also cut out a massive recurrent cost on management and maintenance on extensive slope protection.

6. No prior Consultation

- 6.1 No public consultation to local residents was conducted for HKU's proposal, especially on the selection of site prior to the gazettal of the OZP amendments. Residents in Baguio Villa were shocked to know about the GIC project just about 10 days before the deadline (22 May 2024) of the representation to the Town Planning Board. Residents have NEVER been informed or consulted before that.
- 6.2 HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact/inform the Incorporated Owners, managers or residents of residential buildings in Pokfulam about the GIC.
- 6.3 Southern District Councillors also failed to inform and conduct any prior consultation with residents of Pokfulam, totally ignored resident's voice and opinions.
- 6.4 Two briefing sessions on the proposal were held on 13 and 14 May 2024. The meeting was time-limited and not all the queries could be answered or addressed. The spokesperson was unable to give response or information to the questions raised. With such limited time and information given to local residents to express their views and concerns, the so-called public consultation was actually just a tick-box exercise.

7. Extent and Design of the GIC

- 7.1 The maximum building height for the proposed buildings of the GIC is 158 mPD, which is 20M above Pokfulam Road level. An extensive elongated platform would be formed along Victoria Road, with the core B2 Tower (residence) located just next to Blocks 19, 20 and 21 of Baguio Villa at Victoria Road and Woodbury Court at Pokfulam Road. The scale and extent of the proposed site is excessive, and the proximity to Baguio Villa and Woodbury Court will create unacceptable visual impacts to the said blocks of Baguio Villa and Woodbury Court, most importantly, together with the feeling of claustrophobia.

- 7.2 The placing of the Nitrogen Tank near Blocks 19 and 20 is unreasonable and unacceptable.
- 7.3 The said residence building of the GIC which is unreasonably close to Blocks 19, 20 and 21 of Baguio Villa and Woodbury Court should not be built within the site in any event. HKU should better use its many residential properties around Pokfulam (including but not limited to Pine Court, Tam Villas, Middleton Towers, Rodrigues Court and the High West Development) as residence of GIC instead.
- 7.4 The GIC project will be split into 3 phases and that the land closest to Baguio Villa and Woodbury Court will be Phase 1. The remaining phases will be developed thereafter without solid plan for the time being. So why Phase 1 has to be the land which is closest to Baguio Villa and Woodbury Court and that will cause the biggest disturbance to residents? It is unreasonable and unacceptable.
- 7.5 The part of the Green Belt between Baguio Villa and Woodbury Court should NEVER be part of the GIC site.

8. Safety of Residents nearby

- 8.1 The proposed location for Nitrogen Tank, dangerous goods and laboratories will be just next to Blocks 19 and 20 of Baguio Villa. These facilities will pose potential danger and health hazard to nearby residents and should never be built close to residential area.
- 8.2 There is already a Petrol Station near Blocks 19 and 20 of Baguio Villa on Victoria Road which makes it even more dangerous for the residents. No risk assessment was conducted by HKU regarding their proposal.
- 8.3 One of the goals of the GIC is to research disease and vaccination. We can reasonably assume that the laboratories would be graded as BSL-3 (the second highest grading). Such laboratories are required to be inaccessible by general public and all infectious waste to be decontaminated before disposal. Such kind of laboratories should

entirely be kept away from residential area. The Government should give priority to health and safety of citizen whenever approving a development.

9. Wrong location and other alternatives available

- 9.1 The proposed location of the GIC is purely for HKU's own convenience being close to HKU campus to enlarge their kingdom. The representatives of HKU could not provide us with other reasons for such location during the Briefing Sessions which took place on 13 and 14 May 2024.
- 9.2 The GIC is not primarily a teaching facility and there is no need for a large number of students to travel there from the main campus, there is no absolute need for it to be close to HKU and in Pokfulam.
- 9.3 The proposed site is in a Green Belt Zone, very close to residential buildings such as Baguio Villa and Woodbury Court etc. Upon completion, Blocks 19, 20 and 21 of Baguio Villa will be directly facing the GIC structures from a stone-throw away, which is extremely unacceptable.
- 9.4 It is also close to many schools, safety of children is concerned especially when there is blocked road and big construction cars during construction.
- 9.5 The current plan is to take a significantly longer and difficult path to pursue the project. It is contrary to the objective to fast-track the technology development of Hong Kong.
- 9.6 The proposed GIC project may take 10 years for phase 1 to complete, then phases 2 and 3 will take another 10-15 years (HKU was unable to confirm during the Briefing Sessions). Altogether it would take 20-25 years for the GIC to be in full force to compete with the world. To take a significantly harder and longer path to pursue the GIC project is not helping the cause to fast-track Hong Kong technology development. We really don't have a better site in terms of readiness for this? Back in 2021, the idea of having an innovation centre in Hong

Kong was brilliant, but then our current Chief Executive has the vision to put all upstream and downstream technology together in the North, being geographically privileged to connect to our motherland and the rest of the world, which is clearly stated in his Policy Address.

- 9.7 It will be more cost effective to build the GIC in other flat, immediate available and isolated locations, suggestions as follow:-
- a. HKU is pursuing a site in Pokfulam based upon their own, in-principal proposals to our Government to provide land for deep technology research. As such, the former's Chief Executive's Policy Address 2021, para 60, made reference to "a 4-hectare site" in Pokfulam without actually providing details. However, subsequent to that, our current Chief Executive announced the development of the San Tin Technopole in his Policy Address 2022. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of The Greater Bay Area integration by facilitating upstream and downstream facilities in the San Tin Technopole.
 - b. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and globally. In comparison to the San Tin Technopole location, Pokfulam is isolated when considering this stated goal. The proposed Pokfulam site is not close to any MTR stations and limited to a small, selected number of buses and minibuses. The San Tin Technopole in contrast is located in the Lok Ma Chau loop, residing at the border close to Shenzhen and within walking distance to Lok Ma Chau MTR Station. Nearby Kwu Tung MTR Station is also set to complete in 2027.
 - c. The San Tin Technopole location will also provide flexibility with land for future expansion of the GIC by HKU.
 - d. The San Tin Technopole location is already zoned for the right purposes: Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 hectares land made available so it would be a perfect fit for GIC.

- e. It is stated in the San Tin Technopole website that it supports upstream Research and Development, so it perfectly matches with GIC's goal.
- f. The San Tin Technopole location can enable a better connection and integration with other HKU facilities in Qianhai (the newly opened HKU Techno-Entrepreneurship Academy) and Shenzhen (including but not limited to The University of Hong Kong-Shenzhen Hospital).
- g. With this GIC being a centerpiece at Hong Kong-Shenzhen Innovation and Technology Park, it will help attract middle and lower end research to the San Tin Technopole, thus increasing its overall value.
- h. Building the GIC in San Tin Technopole will save valuable tax revenue through much lower construction costs during a time of budget deficit.
- i. Apart from the San Tin Technopole location, HKU may also explore and consider other locations such as the land of the Ex-Lamma Quarry Area on Lamma Island or Lei Yue Mun Village Complex near Pamela Youde Nethersole Eastern Hospital and opposite to the Hong Kong Museum of Coastal Defence.

10. Nuisance/damage caused during construction period of 10-25 years

10.1 It is unknown how long the GIC construction work will take place. During the Briefing Sessions offered by HKU on 13 and 14 May 2024, the representatives of HKU were able to answer the question of when the GIC project would be completed.

10.2 However, given the scale of GIC and that the GIC project will comprise of multiple phases, it would normally be an extremely long-term project which would take about 10-25 years to complete. The nuisance, construction dust and noise caused by the construction

machine and traffic of this massive project will be unacceptable and will adversely affect the health and wellness of the residents, and will certainly cause anxiety. This is exactly contrary to what Mr. Xia Baolong (Director of Hong Kong and Macao Work Office) always said: Beijing Government always wants Hong Kong citizens living in a happy and harmonious environment.

11. Conclusion

11.1 Many questions being asked in the HKU Briefing Sessions on GIC on 13 and 14 May 2024 could not be answered by the representatives of HKU. It shows that the whole GIC project is not well planned and holistic consideration on site selection in wider area has not been carried out. The opinions and grave concerns from the residents of Pokfulam should be taken into account and the proposed rezoning for the site should not be proceeded.

11.2 I am not opposing to the development of the GIC project itself. I am opposing the development of the GIC of the proposed scale and at the proposed location.

Thanks and Regards,

Lau Lai Sze (

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Submission Number:
TPB/R/S/H10/22- S855

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 14:48:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

This development is vital for Hong Kong to remain at the forefront of international research and application of academic discovery.

Best regards,
Gareth Crewe
Mr

HKID : [REDACTED]
Email : [REDACTED]

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-05-21 星期二 14:49:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam Outline Zoning Plan No. S/H10/22

21st May 2024

To: Town Planning Board Secretariat

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

I am writing to express my concerns regarding the proposed OZP (S/H10/22) and share my opinions on the matter. I believe that scientific research and development play a crucial role in injecting new energy into Hong Kong's future. In this regard, the Global Innovation Centre (the Centre) serves as an important driving force in transforming Hong Kong into an international hub for innovation and technology.

However, I have concerns regarding the lack of a new plan for the South Island Line (West) and appropriate transportation support for the proposed Centre. Without adequate transportation infrastructure, an increase in traffic here in Pok Fu Lam will further burden the already strained transportation system in the Southern District. This will inevitably impact the daily commute of nearby residents and users of Queen Mary Hospital. As a result, I believe that this proposal poses hidden problems for the transportation network in the Southern District, and I respectfully differ with the proposal on this basis.

Additionally, it is important to consider the environmental risks associated with the proposed location. In the past, incidents of mudslides have occurred in the vicinity during extreme weather conditions. Therefore, it is essential to conduct a comprehensive risk assessment and address any concerns related to these risks. Neglecting these considerations may have long-term implications for the development of the Centre. In light of this, I suggest that a more forward-looking approach should be taken in selecting the site for the Centre. I recommend considering the Ex-Lamma Quarry Area as an alternative location. Not only does this site offer greater potential for the development of the Centre in terms of actual space and supporting facilities, it also mitigates the environmental risks associated with mudslides.

In conclusion, I urge you to carefully consider the above points I raised regarding the transportation infrastructure and environmental risks associated with the proposed OZP (S/H10/22). It is crucial to prioritize the well-being of residents and the long-term development of the Centre. By addressing these concerns and taking a more forward-looking approach, we can ensure a sustainable and successful future for the innovation and technology sector in Hong Kong.

Sincerely,

CHAN JUDY KAPUI

Representer's First 4 Alphanumeric Characters of HKID card: [REDACTED]

Postal Address: [REDACTED]

E-mail Address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S857

From: eva law [REDACTED]
Sent: 2024-05-21 星期二 15:09:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 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"

Please confirm if the email I sent in yesterday was received. Thanks.

----- Forwarded message -----

From: eva law <[REDACTED]>
Date: Mon, May 20, 2024 at 11:35 AM
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"
To: <tpbpd@pland.gov.hk>
Cc: eva law <[REDACTED]>

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

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

1. Impact on the Environment

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

2. Impact on Slope Stability

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

3. Impact on Traffic

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

4. Impact on Neighborhood Residents' Physical and Mental Wellbeing

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

5. Impact on Cost

The proposed site is on a vegetated steep slope with different gradients. To make the land suitable to erect concrete buildings, it is time consuming and expensive to lay a solid foundation. Would the money be much better spent if the location is on a piece of flat land??? The money saved then can be used on researches, technological development and alike to benefit students and Hong Kong people at large.

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

Yours Sincerely,
LAW Weng Yee Eva

HKID: 

Emai: 

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Submission Number:
TPB/R/S/H10/22- S858

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 15:40:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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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."]

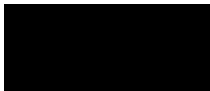
I would like to make further comments below:

The establishment of the Global Innovation Centre will benefit the HKU community and the society at large.

Best regards,
Chan Wai Yu

HKID :

Email :



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From: Customer Service <[REDACTED]>
Sent: 2024-05-21 星期二 15:44:39
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: 2B1.pdf; 2B2.pdf; 2B3.pdf; 2B4.pdf

致：城市規劃委員會

附上：本廈 4 位住戶的反對信，請查收。 謝

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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)條所指的圖則向城市規劃委員會提交

我強烈反對這項改劃建議，以及在薄扶林片區發展全球創新中心。

香港大學（HKU）宣布計劃在薄扶林建立國際創新中心，並打算在那裡進行「頂級」研究。選擇薄扶林純粹是為了方便，因為它靠近現有的香港大學設施和瑪麗醫院。然而，並沒有考慮解決這個國際創新中心將為該地區帶來的嚴重問題，而更合適的替代地點立即出現，使得薄扶林的建議變得過時。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。開發國際創新中心的土地目前是綠帶。

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姓名

黎環明

簽名

黎環明

日期

20/05/2024

香港身分證



Submission Number:
TPB/R/S/H10/22- S859

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)條所指的圖則向城市規劃委員會提交

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姓名

黎晴馨

簽名

黎晴馨

日期

20/05/2024

香港身分證



Submission Number:

TPB/R/S/H10/22- S860

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- 在預算赤字期間透過更便宜的建設節省寶貴的稅收收入

Submission Number:
TPB/R/S/H10/22- S861

姓名

張琮華

簽名

張琮華

日期

20/05/2024

香港身分證



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)條所指的圖則向城市規劃委員會提交

我強烈反對這項改劃建議，以及在薄扶林片區發展全球創新中心。

香港大學（HKU）宣布計劃在薄扶林建立國際創新中心，並打算在那裡進行「頂級」研究。選擇薄扶林純粹是為了方便，因為它靠近現有的香港大學設施和瑪麗醫院。然而，並沒有考慮解決這個國際創新中心將為該地區帶來的嚴重問題，而更合適的替代地點立即出現，使得薄扶林的建議變得過時。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。開發國際創新中心的土地目前是綠帶。

綠帶是城市地區之間的重要緩衝區。砍伐如此大量的樹木對我們的環境有害，並將降低我們社區的生態價值。香港大學提議最終種植 800 棵新樹，但這個數字只是一個提議，比目前的數量大幅減少。

2. 居民健康問題

2.1 香港大學並未表明該計畫需要多長時間才能完成。然而，鑑於它將由多個階段組成，我們預計這將是一個長期項目，可能需要 10 至 20 年才能完成。鑑於其靠近多棟住宅大樓、綜合體和學校（包括視障人士學校），擬議的開發案將對薄扶林居民的健康產生負面影響，噪音滋擾、建築灰塵/碎片會增加，從而增加焦慮。

2.2 擬建建築物的高度為 158 米，即高出薄扶林道平面 20 米，由域多利道開始，最靠近上碧瑤灣第 19、20 及 21 座及活普理閣。擬議的非住宅建築規模過大，會對許多毗鄰的住宅建築造成不可接受的視覺影響，並產生幽閉恐懼症的感覺。

2.3 國際創新中心的目標之一是研究疾病和疫苗接種。我們可以合理地假設實驗室將被評為 BSL-3（第二高等級）。此類實驗室要求民眾無法進入，所有傳染性廢棄物在處置前必須經過淨化。無法保證徹底淨化，因為可能會出現人為錯誤。

3. 交通問題（使用不準確的交通數據/鄰裡問題）

香港大學委託 2024 年 2 月提交的交通影響評估有以下錯誤：

3.1 該計畫的交通數據是在 2022 年 5 月、7 月和 12 月的工作日收集的。很普遍。此外，學校在七月暑假期間放假。數據並未考慮華富、數碼港、薄扶林道及沙宣道的新發展項目。儘管香港大學代表口頭辯稱他們預測了這種差異，但沒有支持證據證實這一點。地方檢察官也提出缺乏詳細的證據和研究

於 2024 年 1 月 17 日在南區區議會發展規劃委員會舉行。

3.2 在同一份報告中，填報加惠民路公營房屋發展項目的單位數目時發生錯誤。TIA 表示有 740 個單位，而根據香港房屋委員會的說法，應該有 2,340 個單位。

3.3 GIC 的設施設計可容納 15,000 人。域多利道是一條雙車道道路，其設計目的並不是為了容納大量車輛進出而不造成交通擁堵。香港大學提交的擬議工程均不包括任何道路網絡/交通充分改善措施。

3.4 此外，報告亦明確指出，部分路口的通行能力不足，並因場地限制而無法擴闊或改善。

4. 薄扶林暫停令 1972

暫停令是一種行政工具，政府可以而且應該使用它來控制此類過度開發，以保護該地區免遭過度開發，過度開發將導致本已緊張的道路網絡出現嚴重的產能過剩。

5. 香港納稅人的財務負擔

擬建的薄扶林綠帶用地坡度很大，極難進入。與在更合適、平坦和孤立的地點進行建設相比，在該地點進行的建設將帶來可觀的溢價。

還有更合適、更具成本效益且立即可用的替代方案：新田科技城（包括河套區的港深創新及科技園區）

1. 香港大學正在薄扶林尋求選址，其基礎是他們向政府提出的原則性建議，以提供陸地深度技術研究。因此，前行政長官《2021年施政報告》第60段提及薄扶林“佔地4公頃的用地”，但沒有提供細節。然而，繼前任行政長官發表2021年施政報告後，現任行政長官在2022年施政報告中宣布發展新田科技城。該措施旨在透過促進科技城的上下游設施，提供更好、更具成本效益和更全面的開發，服務中央政府和大湾区一體化的願望。

2. 香港大學明確表示，國際创新中心旨在連結其他大學的研究人員以及來自中國和國際的人才。考慮到這一既定目標，與科學園的位置相比，薄扶林是孤立的。擬議的PFL地點並不靠近主要地鐵站，並且僅限於少量選定的雙層巴士和小巴。相較之下，科學園位於落馬洲環線，靠近深圳邊境（福田和皇崗口岸），步行即可抵達落馬洲地鐵站。附近的觀東港鐵站也預計於2027年完工。

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- 在預算赤字期間透過更便宜的建設節省寶貴的稅收收入

Submission Number:

TPB/R/S/H10/22- S862

姓名

黎張小珠

簽名



日期

20/05/2024

香港身分證



Urgent Return receipt Expand.Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S863

From: Lynne Mulholland <[REDACTED]>
Sent: 2024-05-21 星期二 15:50:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)
Attachment: 20240521155104917.pdf

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)

SUBMISSION ATTACHED FROM LYNNE SARAH UL
HKID [REDACTED]

HONG KONG • SHANGHAI • BEIJING • TOKYO • NEW YORK • CHICAGO • BEVERLY HILLS
LONDON • PARIS • ISTANBUL • BANGKOK • MANILA

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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.

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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



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

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

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

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

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

Name	LYNNE SARAH UL	Signature	
Date	21/5/2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

Urgent Return receipt Expand Group Restricted Prevent Copy

From: grace wong [REDACTED]
Sent: 2024-05-21 星期二 15:51:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22 -submissionion
Attachment: CCF_000998.pdf

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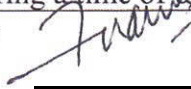

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Name	CHAN YUET MAY	Signature	
Date	21 May 2024	Submission Number:	TPB/R/S/H10/22- S864
Name	Kwok PING San	Signature	
Date	21 May 2024	Submission Number:	TPB/R/S/H10/22- S865
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S866

From: Cecilia Li <[REDACTED]>
Sent: 2024-05-21 星期二 15:54:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: form to oppose the location of the proposed global innovation centre by HKU
Attachment: 20240521 town planning board.pdf

Dear Sir,

Attached please find my signed form to oppose the location of the proposed global innovation centre by HKU.
Thank you.

Best,
Cecilia

HONG KONG • SHANGHAI • BEIJING • TOKYO • NEW YORK • CHICAGO • BEVERLY HILLS
LONDON • PARIS • ISTANBUL • BANGKOK • MANILA

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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



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

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

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

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

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

Name	Li Sue Sue	Signature	
Date	21 May 2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 15:59:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
Innovation and Technology will be the future of Hong kong

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Best regards,
Yeung Tse Tse Rosie Margaret
Professor

HKID :

Email :

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

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From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 16:00:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

In December 2022, our government introduced the Hong Kong Innovation and Technology Development Blueprint, which outlines the development directions and strategies to nurture Hong Kong as one of the most important I&T centers worldwide. This project matches the key development directions of the blueprint.

Best regards,
Ng Lai Han

HKID :
Email :



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

Submission Number:

TPB/R/S/H10/22- S869

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Vivian Tsang [REDACTED]
Sent: 2024-05-21 星期二 15:59:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22 Pok Fu Lam - Global innovation centre
Attachment: IMG_20240521_155825.jpg; IMG_20240521_155836.jpg;
IMG_20240521_155844.jpg; IMG_20240521_155849.jpg;
IMG_20240521_155831.jpg

Hi Town Planning Team

Pls refer to the attached form to oppose the subject matter of GIC construction.

Please confirm your receipt of this email and the attachment.

Thanks

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

3. Details of the Representation (use separate sheet if necessary)

申述詳情 (如有需要, 請另頁說明)

Name of plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

S/H 10 / 2 - Pok Fu Garden

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

Subject matters 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由*
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	worsen traffic condition along Victoria Road, propose to add MTR exit to Baguio Villa to compensate
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

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

• Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be referred to the Board in the opinion of the Board, that the reason for the representation is a reason concerning compensation or business interest arising from resumption/penetration/encroachment/vacant possession of any land by the Government. The Board may also refer the representation to the appropriate statutory provisions on compensation and/or promotion of business.

(This part will not be made available for public inspection)
(這部份不會公開予公眾查閱)
Particulars of "Representer" and Authorized Agent
「申述人」及獲授權代理人的詳細資料

Important Notice 重要告示

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

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

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

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

1. Representer 「申述人」

Full Name of Representer's Representative (Only applicable to organization/group as a representer)
申述人代表全名(只適用於申述人為機構組織)

Ting Hin Kevin Ngan

(Note: full name shown on HKID Card/Passport must be provided)
(注意: 須填上香港身份證／護照所載的全名)

Representer's First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66)*
申述人的香港身份證／護照首 4 位字母數字字符(例子: C668/CC66)*

Postal Address 通訊地址*

E-mail Address

Tel. No. (Optional) (可選擇提供)

*Representer (non-organization/group) must provide the information of the representative

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

Full Name of Representative 代表姓名

(Only applicable to organization/group as the authorized agent. 只適用於獲授權代理人(如適用))

(Mr./Ms./Mrs./Miss) (先生/女士)

(Note: full name shown on HKID Card/Passport must be provided)
(注意:須填上香港身份證/護照所載的全名)

First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66)
香港身份證/護照首 4 位字母數字字符(例子: C668/CC66)

Postal Address 通訊地址

E-mail Address 電郵地址

Tel. No. 電話號碼 (Optional 可選擇提供)

- * Delete as appropriate 請刪去不適用者
- † If the authorized agent is an organization/group, must provide information of the representative 如果代理人為機構組織, 須提供其代表的資料
- Please refer to point no. 5 of Important Notice 請查閱重要告示的第 5 點

Statement on Personal Data 個人資料的聲明

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:
 - (a) the verification of identity of the "representer" and the authorized agent;
 - (b) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
 - (c) facilitating communication between the "representer" and the Secretary of the Board/Government departments.

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

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

2. The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述各項用途。

3. The "representer" and the authorized agent have a right of access and correction with respect to their personal data under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be made to the Secretary of the Board at 1/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
「申述人」及獲授權代理人有權根據《個人資料(私隱)條例》(第 486 章)查閱及更正其個人資料。有關查閱及更正個人資料的申請, 應向委員會秘書處提出, 地址為: 香港北角, 北角政府辦事處 1 樓, 333 號 Java 道。

For Official Use Only 官方專用表格	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.
申請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請的文件（如有）須送交香港北角康華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。

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

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

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

Ting Hin Kevin Ngan

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

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

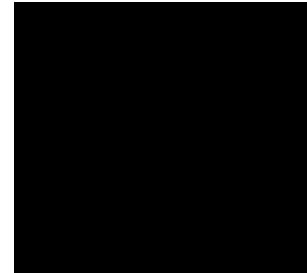
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

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

19 May 2024

Submission Number:
TPB/R/S/H10/22- S871

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



Dear Sir,

RE: Representation on Pok Fu Lam OZP NO.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap. 131

I am writing with regards of the above planned construction of a Global Innovation Centre in the green belt zone next of Baguio Villa.

I am a resident of Baguio Villa. I moved to Pokfulam 13 years ago just before retirement to enjoy a quiet and green neighbourhood and then found out about 2 weeks ago that HKU is proposing to build right on the green belt a huge project on it called the GIC. And in the process, it will be cutting down over 2000 trees and replanting with less than 1000 trees many of which are under the stilts of the building. This is not how a tree should be planted. Believe me, as I am a member of the Hong Kong Gardening society.

I am listing below a few reasons (this letter will be too long if I list out ALL the reasons) why I am opposing this project.

Wrong Location

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

High costs

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

Environmental impact and nuisance caused during construction

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

Pokfulam Moratorium 1972

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

Traffic Congestion

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

Harzardous Materials

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

Slope Instability

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

HKU has not tried alternative sites

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

Lack of Community consultation

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

Conclusion

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

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

Regards,

Sylvia Hoosen
Sylvia Hoosen
HKID: [REDACTED]



Urgent Return receipt Expand Group Restricted Prevent Copy

From: Ted Yeung, HK, SavillsGuardian
[REDACTED]
Sent: 2024-05-21 星期二 14:51:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No.S/H10/22
Attachment: draft objection to TPF re HKU's GIU 16.5.24.pdf

Please see attachment

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

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

1. Inappropriate location

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas.

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

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

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

5. Huge increase in traffic flow

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

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

6. Lack of prior proper consultation

HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became aware of this issue after being notified by a former District Councilor, only less than 10 days before the deadline of consultation, HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on them.

7. Weakening Slope Stability

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

Conclusion

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

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

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

Date: _____

Email address: _____

Correspondence address: _____

反對在薄扶林興建港大國際创新中心

本人反對城規會批准修改薄扶林分區計劃大綱核准圖編號: No. S/H10/22，理由如下:

1. 選址不當

位於靠近住宅區的綠化帶位置，包括：碧瑤灣和附近的其他屋苑，例如嘉林閣和沙宣道之住宅物業。完工後，碧瑤灣的許多居民將直接面對上層建築或一箭之遙的車輛通道。這些設施，如氮氣罐和實驗室在運作時可能對附近居民造成潛在危險。

鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

2. 成本極高

此位於陡峭的植被斜坡，如此大規模及艱巨的場地平整工程將耗資龐大，由納稅人承擔不必要支出。其他位置的價格可能會更具經濟效益。

現時此位置無異是採取一條更加艱難和漫長的道路來推進該項目，無助於香港科技事業的快速發展。

3. 規模龐大並大量砍伐樹木

國際创新中心規模龐大，擬從沙宣道至碧瑤灣跨距超過大約 500 米，需要砍伐約 2000 棵樹，這將嚴重降低這片優美土地的現有景觀和生態價值，亦令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府減炭的目標。

4. 施工期間嚴重擾民

在工程建設期間，此住宅區域之住戶將會面對嚴重噪音、灰塵滋擾、大型建築機器、泥頭車等大型車輛等或引至交通擠塞等難以忍受之情況。此外，建設工作將持續多久仍是未知數，在港大簡介會中，港大代表亦未能答覆何時完工的問題。

另外，鄰近地方亦會有多項建築工程，例如港大校園活化工程、華富村重建計劃、數碼港擴展計劃、瑪麗醫院重建工程等，本區路面交通需求極大，預計交通擠塞將會日益惡化。如有緊急事故如水災、火警，緊急救援車輛將無法儘快到達。

5. 車流量大幅增加

預計域多利道及薄扶林道在施工期間，將會出現嚴重交通堵塞，而且必然會伸延至落成之後。此區域沒有任何港鐵設施，住戶及建築工人及將來落成後之科研及工作人員只能依賴駕車及公共交通工具進出，故薄扶林區再次面臨每天都交通嚴重阻塞的境況。

此外，根據香港大學估算，預計未來將有約 15,000 人使用國際创新中心。即使不是這些人全部都使用公共交通，但可以肯定的是，這將大大增加目前已呈現不足的交通負荷。

6. 缺乏事先適當的諮詢

港大未有按照其向城規會之承諾，必須進行事前諮詢，並沒有直接接觸碧瑤灣及其他在薄扶林區住宅的業主立案法團及居民作諮詢，沒了解居民意見。碧瑤灣的居民在諮詢截止日期前不到 10 天才經一位前任區議員通知這事件，港大及南區區議會完全沒有進行事前諮詢，漠視民意及對居民的影響。

7. 削弱斜坡穩定性

多年前，碧瑤灣旁的斜坡曾發生致命山泥傾瀉事故。此大規模的施工可能會大大削弱邊坡的穩定性，恐怕或有危及居民的生命安全的危機。

結論

薄扶林區居民並不反對政府及國家大力推動創科及科研的計劃，但港大提出一個不適合作大型發展的綠化帶斜坡作為創新中心的選址，明顯是一個錯誤的選擇。

姓名: Tsang Tak-ming, Douglas (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 21/5/2024

電郵地址:

通訊地址:

Tsang Tak-ming

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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.

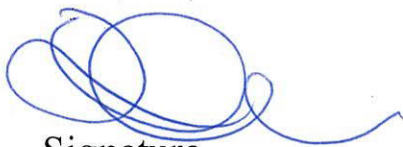
There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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



Signature

Submission Number:

TPB/R/S/H10/22- S873

HKID (First 4 characters)



ELIZABETH ISLER

Name

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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Signature



Submission Number:

TPB/R/S/H10/22- S874

HKID (First 4 characters)



Name

GRAANT JAMIESON

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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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:

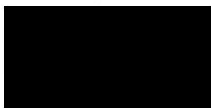
- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
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- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides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

Submission Number:

TPB/R/S/H10/22- S875

Signature

HKID (First 4 characters)



Name

IAN ROBERT WALKER

Date

MAY 19th 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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- 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.
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Signature

Elizabeth Gaxidu

HKID (First 4 characters)

████████

Submission Number:

TPB/R/S/H10/22- S876



Name

ELIZABETH GAXIDU

Date MAY 19, 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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

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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.

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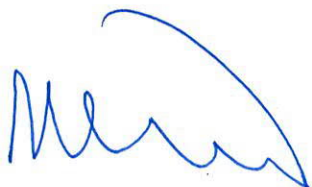
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature



Submission Number:

TPB/R/S/H10/22- S877

HKID (First 4 characters)



Name

RICHARD DAVID HUDJAN

Date

19/5/2024

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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Submission Number:

TPB/R/S/H10/22- S878

Signature

CL Hudson

HKID (First 4 characters)



Name

CLAIRE LOUISE
HUDSON

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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Submission Number:

TPB/R/S/H10/22- S879

Signature JRH

HKID (First 4 characters)



Name Jessica Rose Hudson

Date 18/05/24

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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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.

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.

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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

Signature



Name

A.W. Johnston

Submission Number:

TPB/R/S/H10/22- S880

HKID (First 4 characters)

[REDACTED]

Date

21 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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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.

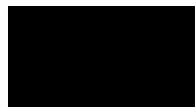
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- Save valuable tax revenue through cheaper construction during a time of budget deficit



Signature



HKID (First 4 characters)



Name CHRISTOPHER PETER
LAVENEX

Date

19/5/2024

Submission Number:

TPB/R/S/H10/22- S881

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood.

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

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

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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.

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

Griseida Anne Lavender

Signature



HKID (First 4 characters)



Name

GRISEIDA ANNE
LAVENDER

Date

19/5/2024

Submission Number:

TPB/R/S/H10/22- S882

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Submission Number:

TPB/R/S/H10/22- S883

Signature

HKID (First 4 characters)



Name

VIKRAM

WANDA

Date

19 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

Submission Number:

TPB/R/S/H10/22- S884



Signature

A handwritten signature in blue ink, appearing to read "Robert Humann".

HKID (First 4 characters)



Name

Robert Humann

Date

21 / 5 / 24

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

1. Environmental Concerns

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

The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood.

HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents

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

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

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

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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.

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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- Allow flexibility for expansion for HKU's GIC in the future.
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature



Name

KIM MELANIE
ARCULLI-WALKER

Submission Number:

TPB/R/S/H10/22- S885

HKID (First 4 characters)



Date

MAY 17th 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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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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2.2 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- S886

HKID (First 4 characters)

████████



Name

Christopher Pratt

Date

17th May 24.

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Submission Number:

TPB/R/S/H10/22- S887



Signature

Handwritten signature in blue ink, appearing to read "Connie Hau".

Name

Connie Hau

HKID (First 4 characters)



Date

May 17 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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Submission Number:

TPB/R/S/H10/22- S888

Signature



HKID (First 4 characters)



Name

MARGARET LUNN

Date

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)

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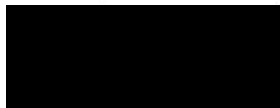
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- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:

TPB/R/S/H10/22- S889



HKID (First 4 characters)



Signature

Name

Date

BURNS, JOHN POND

16-5-2024

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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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.

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Submission Number:
TPB/R/S/H10/22- S890



Signature

HKID (First 4 characters)

Wilson



Name

Date

LAU Lap-Shun,
Wilson

May 16, 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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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

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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.

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

Submission Number:

TPB/R/S/H10/22- S891



Signature

A handwritten signature in blue ink, appearing to be "Ben Koh".

HKID (First 4 characters)



Name

BEN KOH

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Submission Number:
TPB/R/S/H10/22- S892



Signature

Darren

HKID (First 4 characters)



Name

DARREN KOH

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Submission Number:
TPB/R/S/H10/22- S893

Signature

HKID (First 4 characters)



Name

HO, KA WAI

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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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

Submission Number:
TPB/R/S/H10/22- S894



Signature

Radhika Byrn

HKID (First 4 characters)



Name

RADHIKA BYRN

Date

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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.

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Submission Number:

TPB/R/S/H10/22- S895

Signature



HKID (First 4 characters)



Name

ANDREW SARTON

Date

18/5/24



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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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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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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.

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Submission Number:
TPB/R/S/H10/22- S896



Signature

HKID (First 4 characters)



Name

WONG SEK MING PAUL

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Submission Number:

TPB/R/S/H10/22- S897

Signature



HKID (First 4 characters)



Name

KATHERINE ROSE WONG

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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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Signature



Name

Yip Kwok Mei

Submission Number:

TPB/R/S/H10/22- S898

HKID (First 4 characters)



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)

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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

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

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

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

Submission Number:
TPB/R/S/H10/22- S899



Signature

HKID (First 4 characters)



Name

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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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

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

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.

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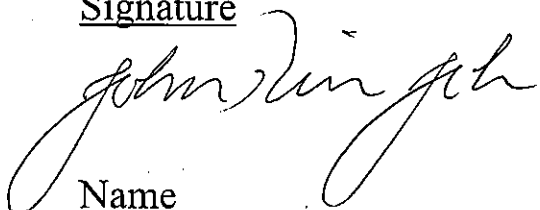
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Signature



Name

JOH KING

Submission Number:

TPB/R/S/H10/22- S900

HKID (First 4 characters)



Date

17/5/2024

