

## **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- S901**

HKID (First 4 characters)



Name

WOO SING LIN Charlene June

Date

2015/2024

## **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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*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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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- S902**

HKID (First 4 characters)



Name

HANS JOACHIM  
ISLER

Date

20.05.2024

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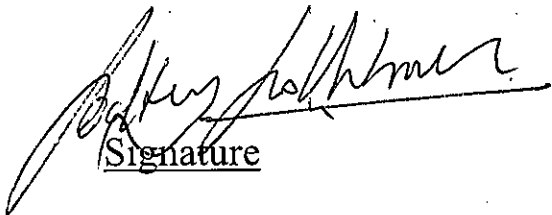
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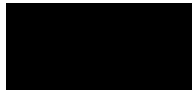
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Signature



HKID (First 4 characters)



GODFREY SCOTCHBROOK

Name

May 18, 2024

Date

**Submission Number:**  
TPB/R/S/H10/22- S903

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

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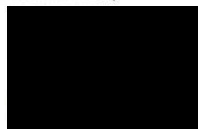
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Signature

*Velma Roberts*  
*Mark Roberts*

HKID (First 4 characters)



Name

VELMA ROBERTS  
MARK ROBERTS

Date

16/05/2024



Submission Number:  
TPB/R/S/H10/22- S904

Submission Number:  
TPB/R/S/H10/22- S905



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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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- 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- S906

Signature

HKID (First 4 characters)



Name

LO, JENG-YIN BRENDAN

Date

20 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.

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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.

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.

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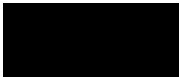
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Signature

  
HKID (First 4 characters)



Name Agnes T. SDA

Date May 20/2024

**Submission Number:**  
TPB/R/S/H10/22- S907

## **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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Signature



**Submission Number:**

**TPB/R/S/H10/22- S908**

HKID (First 4 characters)

[REDACTED]



Name

Chbe Cheung

Date

20/5/2024

## **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- S909

Signature



HKID (First 4 characters)





Name

John So Li-chuan

Date

20/5/24



## **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)”).*

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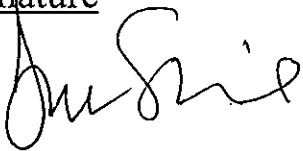
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Submission Number:

TPB/R/S/H10/22- S910

Signature



HKID (First 4 characters)

[Redacted]



Name

WILLIAM LENNOX  
DONALD ~~SKINNER~~ SKINNER

Date

20/5/24

## **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.

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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 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.

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

Submission Number:

TPB/R/S/H10/22- S911

Signature



HKID (First 4 characters)



Name

Date

20/05/24

~~KATHRYN WONG~~

WONG YUN SHAN KATHRYN

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

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**Submission Number:**

**TPB/R/S/H10/22- S912**

Signature

HKID (First 4 characters)



Name

Jeffrey So

Date

20/5/24



## **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.

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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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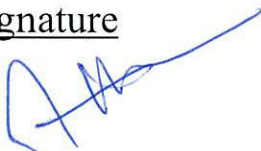
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**Submission Number:**

**TPB/R/S/H10/22- S913**

Signature



HKID (First 4 characters)



Name

Grace Ming Yee, So Yue

Date

5/20/24.



## **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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**Submission Number:**  
TPB/R/S/H10/22- S914



Signature

A handwritten signature in blue ink, appearing to read "Man Leong Winston Lam".

HKID (First 4 characters)



Name

Man Leong Winston Lam

Date

20/05/2024

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

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



**Submission Number:**

**TPB/R/S/H10/22- S915**

HKID (First 4 characters)



Name

ROLAND ROLFE

Date

20 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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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.

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

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

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

#### 4. Pokfulam Moratorium 1972

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

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

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

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

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

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the 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.

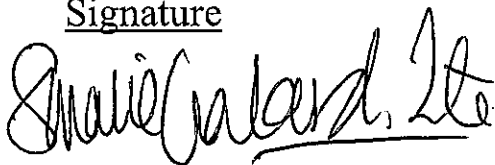
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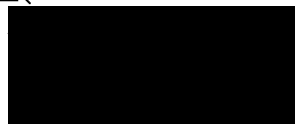
Submission Number:

TPB/R/S/H10/22- S916

Signature



HKID (First 4 characters)



Name

SONALIE GALARDI-  
ESTR

Date

20/5/24

## **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.

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

**Submission Number:**

**TPB/R/S/H10/22- S917**

Signature



HKID (First 4 characters)



Name

Pilar Chow

Date

20/05/2024



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

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

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

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

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Submission Number:

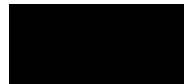
TPB/R/S/H10/22- S918



Signature

*Catriona A. Woodrow*

HKID (First 4 characters)



Name

CATRIONA ANNE WOODROW

Date

20<sup>th</sup> 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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**Submission Number:**  
TPB/R/S/H10/22- S922



Signature

*T.W. Mason*

HKID (First 4 characters)



Name

THOMAS WILLIAM MASON

Date

18.05.2024

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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area 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- S923

Signature

HKID (First 4 characters)

[Redacted]

Name

SUSAN MARGARET SIMS

Date

18.05.2024



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

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

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

**Submission Number:**

**TPB/R/S/H10/22- S924**



Signature

**EVI HANDAYANI**

Name

HKID (First 4 characters)



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**

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

### **2. Health Concerns to Residents**

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

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

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

### **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.

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

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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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- 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- S925**

Signature



Name

Pamy Yuen Susan Cristina

HKID (First 4 characters)



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)”).*

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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### **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.

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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

Signature

**Submission Number:**  
TPB/R/S/H10/22- S926

HKID (First 4 characters)



Name

CHAN KAR LUN K222874

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)”).*

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**

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### **2. Health Concerns to Residents**

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

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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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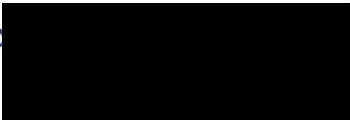
**Submission Number:**  
TPB/R/S/H10/22- S927



Signature

*Edman*

HKID (First 4 characters)



Name

CHIAN YIK MAN

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

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

**Submission Number:**

**TPB/R/S/H10/22- S928**

Signature



HKID (First 4 characters)



Name

Wong Wai Chu

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.

### **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- S929



Signature

*Paul*

HKID (First 4 characters)



Name

*PAUL KAI TUNG*

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.

### **1. Environmental Concerns**

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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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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- S930



Signature

HKID (First 4 characters)



Name

CHAN MING NAI

Date

19-5-2024

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 of any was given to address a lot of problems that this GIC will bring to the district ,far more suitable alternative locations are immediately available making the Pokfulam proposal obsolete.

#### 1. Environmental Concerns

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

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

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

#### 2. Health Concerns to Residents

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

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

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The Traffic Impact Assessment commissioned by HKU, submitted on 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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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 are inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved .

4. Legal Issues (1972 Moratorium)

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

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's 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- S931

Submission Number:

TPB/R/S/H10/22- S932

NAME

VELMA ROBERTS  
MARK J. ROBERTS

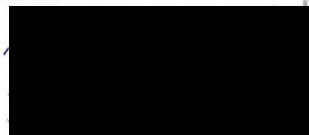
SIGNATURE

*Velma Roberts*  
*Mark J. Roberts*

DATE

16/05/2024

HKID



DETAILED LETTER TO BE SUBMITTED BY IO REPRESENTATIVES. THIS LETTER CAN CARRY ALL THE NAMES

## **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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### **1. Environmental Concerns**

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

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Submission Number:

TPB/R/S/H10/22- S933

Signature



HKID (First 4 characters)



Name

Katherine Li

Date

5/20/2024



## **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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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:

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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

**Submission Number:**

**TPB/R/S/H10/22- S934**

Signature

*Nihal*

HKID (First 4 characters)



Name

*Nihal Kishu*

Date

*20/05/24*



## **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.

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

**Submission Number:**

**TPB/R/S/H10/22- S935**

Signature

HKID (First 4 characters)



Name

Annie Hamilton

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.

### **1. Environmental Concerns**

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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.

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.

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

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

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

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

**Submission Number:**

**TPB/R/S/H10/22- S936**

Signature



HKID (First 4 characters)



Name

Hannah Bent

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**

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

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

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

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### **3. 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.

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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

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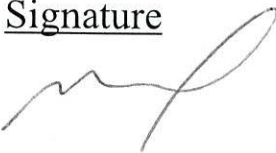
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**Submission Number:**

**TPB/R/S/H10/22- S937**

Signature



HKID (First 4 characters)



Name

Fung Wing

Date

2015124





## **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**

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**Submission Number:**

**TPB/R/S/H10/22- S938**

Signature



HKID (First 4 characters)



Name

Chris Man Tan

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)”).*

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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 Councillors on 17 January 2024 at the Southern District Council development planning committee.

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

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

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

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

#### 4. Pokfulam Moratorium 1972

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

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

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

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

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

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

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

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

**Submission Number:**

**TPB/R/S/H10/22- S939**

Signature



Name

Cherilyn Yan Ting Lan

HKID (First 4 characters)

[REDACTED]

Date

20/05/2024



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

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

**Submission Number:**

**TPB/R/S/H10/22- S940**

Signature



HKID (First 4 characters)



Name

SIMON T.M. CHURN

Date

20/5/2024



## **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**

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

**Submission Number:**

**TPB/R/S/H10/22- S941**

Signature



Name

DORA CHAN H.Y.

HKID (First 4 characters)



Date

20/6/2024





## **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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- 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- S942

Signature

HKID (First 4 characters)

Name

Mintira Sudngam

Date

20 May 2024



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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area which is Item A, 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)”).*

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

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

It would appear that HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land for research, including reserving (not allocating or granting) a 4 hectare site currently zoned “Green Belt” at Pokfulam for HKU to construct facilities for deep technology research. As such, the former CE's Policy Address 2021, para 60, made reference “a 4-hectare site” in Pokfulam without providing detail.

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

**Fortunately, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address.**

The “San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian.” The “San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone. Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living. The Planning Department and the Civil Engineering and Development Department jointly commissioned a study in October 2021 to formulate a Recommended Outline Development Plan proposing land uses for the area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop.”

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

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

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

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

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

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

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower

cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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

“This showcases the determination of the Government to promote I&T, as well as to develop the Northern Metropolis into a “new international I&T city”. We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land. Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

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

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

However, by any measure the proposed 220,000 sq.m of basically non-residential development at 4.72 PR in the heart of Pokfulam must be considered to be excessive particularly when compared with the adjoining Residential Group C sites where the “planning intention” is clearly stated as being a zone intended primarily for low to medium-rise and low to medium-density residential developments.

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

Fortunately, the “San Tin Town Centre (located to the south of San Tin

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

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

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

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

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

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

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**Submission Number:**  
**TPB/R/S/H10/22- S943**

NAME

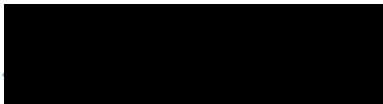
WONG SAL KIKELI

DATE

SIGNATURE



HKID



(Please provide the first 4 digits)







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

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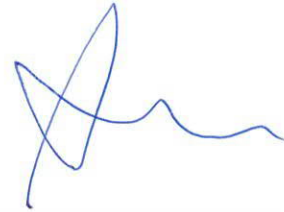
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NAME

Anna Park

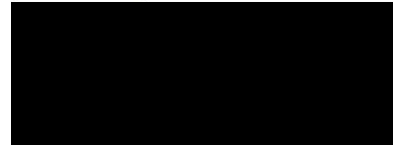
SIGNATURE



DATE

20 May 2024

HKID



**Submission Number:**  
TPB/R/S/H10/22- S944



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NAME *Marco Giubini*      SIGNATURE *Marco Giubini*

DATE *20 May 2024*      HKID 



**Submission Number:**  
TPB/R/S/H10/22- S945

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**Submission Number:**  
**TPB/R/S/H10/22- S946**

NAME

PANG  
JEROME PANG

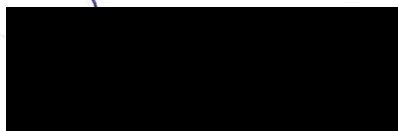
SIGNATURE



DATE

16/5/24

HKID





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

May 20<sup>th</sup> 2024



Dear Ms Ho,

**Rezoning proposal and the development of the Global Innovation Centre  
Draft Pokfulam outline Zoning Plan No. S/H10/22  
as gazette on March 22 2024 under section 5 of Town Planning Ordinance**

I am writing to you as Chairperson of Cape Mansions in Pok Fu Lam. I, together with the residents, strongly oppose the rezoning proposal and development of the Global Innovation Centre.

*This being Item A – rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt”, “Residential 6” and the area shown as “Road to” “Other Specific Uses” annotated “Global Innovation Centre”*

I have tried to inform and explain what is being proposed to residents in the short time frame that has been available. The first I heard about this massive project was on Tuesday, May 14<sup>th</sup> 2024, and that the deadline is May 22<sup>nd</sup> 2024. This is all very puzzling and worrying that a project so large and proposed by our esteemed HKU has been kept so quiet. When was the consultation period and how was it carried out?

We already have 2 large developments underway presently:

- Wah Fu plus the work on Victoria Road at the Pok Fu lam end and
- Work on Victoria Road at the Kennedy Town end.

With all the developments - increased residents and schools- that have taken place in the past 20 years, very little has been added in terms of public transport and we are bursting at the seams.

Traffic jams in the area, especially on Victoria Road, are not only affecting “casual traffic” but also ambulances and fire engines. I am not sure what this would mean to accessing Queen

Mary Hospital, one of our main hospitals in HK, especially in case of emergencies, but it cannot be positive.

It also seems impractical to build a 222,000 sq metre centre on a Green Belt SLOPE. Not only will the work involved require more time, but from what I know, the slope is a rock formation and attempting to level this will not only be ridiculously costly but it could easily take a lot more time than anticipated. And how is this all going to be funded?

Innovation is good and I/we are all for that. We would love Hong Kong to found a place on the Global stage. That said, wouldn't an area zoned for this make more sense? There are areas in Hong Kong earmarked for research and development and innovation - wouldn't it make sense to have a "core tenant" from Hong Kong to show our confidence and commitment to the area. The University of Hong Kong will be the perfect candidate for this. The Hong Kong Government together with the rest of the GBA is encouraging cooperation – let us practice what we preach. This would suggest that land, that is already zoned for R&D and which is close to the border, is ideal for HONG KONG'S GLOBAL INNOVATION CENTRE".

I thank you for your time and consideration and hope that the Town Planning Board will realise that a decision to rezone and develop the Green belt will have a significantly negative impact environmentally, socially, practically, financially and to the Pok Fu lam and also a wider negative impact to those who live elsewhere but who work, attend school and need to use Queen Mary Hospital and rely on ambulance or fire services based on Pok Fu Lam Road or Victoria Road.

Yours Sincerely,



Kim Melanie Arculli-Walker

HKID: [REDACTED]

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

Email: tpbpd@pland.gov.hk

21 May 2024

Proposed amendment to Approved Pok Fu Lam OZP (S/H10/22) and  
Re-Zoning from Green Belt to other Specified Uses

I object strongly to the amendments for re-zoning for a University of Hong Kong (HKU) development project named "Global Innovation Centre" (GIC) as they do not meet good planning objectives for the following reasons:

1. Environmental Impact

The land is currently classified as green belt. It is heavily wooded with thousands of mature indigenous trees, saplings and vegetation sustaining a broad bio diversity of insects, butterflies, small mammals, birds between the heavy traffic of Pokfulam Rd and Victoria Rd. This biodiversity can never be replicated by plant beds on concrete podiums and selected limited tree planting (often non-indigenous) between buildings. The recent very limited species planting by HKU outside 1 Sassoon Rd building shows what HKU considers "greening". There is no biodiversity there.

The impact of climate change throughout HK is already evident. Temperatures have increased, summers are longer & hotter and heavy rain storms cause chaos and heavy government expenditure to mitigate damage. Replacing a heavily wooded area green belt with massive concrete podiums, structures which cascade 30 storeys high up a steep hillside, and limited planting will not replace what is lost and the environment will be heavily impacted. Extensive research has shown that green areas reduce temperatures and mitigate negative environment impacts

2. Traffic impact

Currently road traffic is heavy on Pokfulam Rd and Victoria Rd and road junctions are highly congested in peak hours. Large new developments under construction at Wah Fu, Cyberport and Pokfulam Rd will bring more residents and traffic to the area. Further developments proposed on the existing Wah Fu site and Pokfulam Rd will further exacerbate the traffic congestion. The 15 -20 years of GIC construction will require large numbers of workers and heavy construction vehicles using these congested roads daily.



The addition of another 15,000 people on the GIC site will result in traffic grid lock at peak time. Any traffic accident, even minor, will cause chaos on four lane Pokfulam Rd and 2 lane Victoria. Rd. Neither road can be widened.

Public transport is limited to buses as there is no MTR or sea transport (despite the inappropriately named Cyberport!).

No proposed HKU works include any road improvements, transport alternatives or traffic improvement proposals.

3. Affect on resident' health during and after construction

HKU representatives at the 15 May public consultation stated that construction would be in three stages with first stage taking 4-5 years. Assuming each stage is equivalent in size and construction complexity, residents will be subject to at least 15 years of construction on a steep, unsuitable site with construction totaling 30 storeys of building from Victoria to Pofulam Rd.

Heavy large and small particle pollution and noise pollution will result from the construction, land clearing, transport of rubbish and materials and impact of a large number of staff required during construction. This will adversely affect the physical health, hearing and sight of all residents including children at nearby schools for over 15 years during construction and continue indefinitely because of the environment destruction and increased heavy road traffic.

Extensive research has shown that green areas reduce stress and anxiety and improve mental health. Hong Kong residents, of all ages, are suffering from deteriorating mental health. The GIC project, in this highly residential location, will negatively impact on the mental and physical health of all residents.

4. HKU has poorly used existing sites and could purchase nearby developed sites instead of destroying a green belt area.

The following existing HKU sites offer development potential for research buildings

- Patrick Manson Building, 7 Sassoon Rd is a 2 storey building
- Patrick Mansion Halls of Residence, 7 Sassoon Rd is a 3-4 storey building
- Dexter H C Man Building - 8 Sassoon Rd is a 4 storey building
- Pauline Chan Building – 10A Sassoon Rd is a 4 storey building
- School of Chinese Medicine – 10 Sassoon Rd a 2 storey

Amalgamating these sites into a high rise new development would provide extensive research facilities. Three nearby old buildings adjacent to HKU buildings could be purchased by HKU and developed concurrently with adjacent old HKU buildings.

- Northcote Close – two old residential 6 storey buildings with poorly maintained septic tank sewerage (which smell terrible) directly opposite HKU Medical Building & carpark.
- Caritas Wu Cheng-Chung School

This would be a far better use of land which is already compromised by development

5. HKU proposed plans are vague and will only be formulated if they are permitted to cover green belt land in concrete.

HKU has stated that their development plans for the site may change and therefore the final development could vary significantly from what is currently stated to residents during the consultation. HKU has already shown their disregard for local residents' opinions by the redevelopment of Middleton Towers, the design of which varies greatly in height and design from what was stated during the consultations with local residents.

6. GIC would be better sited in The San Tin Technopole

Hong Kong's Chief Executive, John Lee, in his 2022 Policy Address announced the development of the San Tin Technopole to provide a cost effective, integrated research and development centre facilitating innovative upstream and downstream research. This will serve Hong Kong and the Greater Bay Area (GBA) by creating a concentrated centre of excellence.

HKU representatives at the residents consultation implied said their professors would only be during pure research which would be unsuitable at the San Tin Technopole. This appears to be rather arrogant and I would like to point out that these professors and their research staff will not enjoy wasting hours daily stuck in heavy traffic trying to reach a Pokfulam sited GIC.

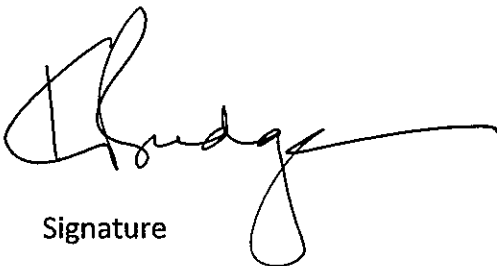
Siting the GIC in the San Tin Technopole in the Lok Ma Chau loop will allow these professors and research staff easy access to Lok Ma Chau MTR station & Kwu Tung MTR stations and to Shenzhen, Futian and Huanggang Port and the ability to live an travel anywhere in Hong Kong without traffic concerns

7. Advantages of placing HKU GIC in San Tin Technopole and not in Pokfulam.

- Financial
  - The San Tin Technopole site is flat land. Construction will be less expensive and substantially quicker thus allowing HKU to attract research expertise at an earlier stage rather than waiting during 10-15 years of construction.
  - Pokfulam green belt site is steep, construction will be costly and HKU does not currently have the funding. They will ask business to contribute but this is not assured in the current economic conditions. Will tax payers be asked to pay?
  -
- Environmental Impact
  - San Tin Technopole site is not green belt land and has already been subject to development. The environmental impact will be lower.
  - Pokfulam site is green belt with mature, developed ecosystems which would be destroyed by envelopment thus negatively impacting the entire community' health and environment.
- Future Expansion Opportunities
  - San Tin Technopole facility for HKU can expand to cater for future research expansion on the flat land
  - Pokfulam site is limited because of the steepness of the land and numerous adjacent residential building. No room for expansion

In conclusion, a University of Hong Kong “Global Innovation Centre” in the San Tin Technopole offers more extensive land availability, better transport links, less expensive construction, access to brilliant research and development in multi-disciplinary fields, and long term forward planning for the future betterment of Hong Kong University and Hong Kong.

A University of Hong Kong “Global Innovation Centre” on an unsuitable, steep limited site in Pokfulam is a poor decision financially, environmentally and will limit future expansion.



Signature

Budge Kathleen Ann

Date: 21 May 2024

HKID: 

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

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	FRIEDRICH UDO BUCK	Signature	
Date	19 May 2024	HKID	
Name		Signature	
Date		HKID	
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Date		HKID	
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Date		HKID	



**Submission Number:**  
TPB/R/S/H10/22- S949



## **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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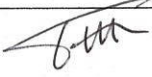


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Name JOYCE FU	Signature 	<b>Submission Number:</b> TPB/R/S/H10/22- S950
Date May 20, 2024	HKID 	
Name	Signature	
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Name	Bettina Buck	Signature		Submission Number: TPB/R/S/H10/22- S951
Date	21 May 2024	HKID		
Name		Signature		
Date		HKID		
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Name <i>LORNA WILSON</i>	Signature <i>[Signature]</i>	<b>Submission Number:</b> TPB/R/S/H10/22- S952
Date <i>21/05/2024</i>	HKID <span style="background-color: black; color: black;">[REDACTED]</span>	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	

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

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

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Name	<i>PRATHANT EUNWONGSPRANT</i>	Signature	<i>[Handwritten Signature]</i>	Submission Number: TPB/R/S/H10/22- S953
Date	<i>19 MAY 2024</i>	HKID	[Redacted]	
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		



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Name ERICA CHUNG	Signature 
Date 19 MAY 2024	HKID 
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
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Name	Signature
Date	HKID



**Submission Number:**  
TPB/R/S/H10/22- S954

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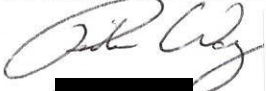


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Name	WONG PIN DAR	Signature		Submission Number: TPB/R/S/H10/22- S955
Date	19 MAY 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		

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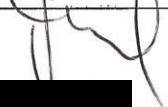


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Name	LAM CHI KUEN	Signature		Submission Number: TPB/R/S/H10/22- S956
Date	18 MAY 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
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The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations.

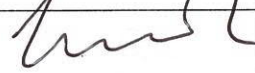


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Name	<i>Vivian Leigh</i>	Signature		Submission Number: TPB/R/S/H10/22- S957
Date	<i>20 - May 2024</i>	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		



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

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

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Name	LADASIRI PHILLIPS	Signature	<i>Ladasiri Phillips</i>
Date	May 20, 2024	HKID	[REDACTED]
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

**Submission Number:**  
TPB/R/S/H10/22- S958

RECEIVED  
22 MAY 2024  
Town Planning Board

## **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	J. DINGLEY	Signature	
Date	21-5-2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	



**Submission Number:**  
TPB/R/S/H10/22- S959

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Name <i>Lucy Pong</i>	Signature <i>Lucy Pong</i>	Submission Number: TPB/R/S/H10/22- S960
Date <i>21.5.24</i>	HKID [REDACTED]	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	
Name	Signature	
Name	Signature	
Date	HKID	

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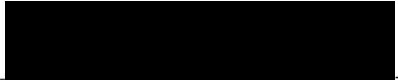
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Name <i>CHAU HEATH CATHERINE ANN</i>	Signature <i>C.A. Heath</i>
Date <i>19 MAY 2024</i>	HKID 
Name	Signature
Date	HKID
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Date	HKID
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**RECEIVED**  
22 MAY 2024  
Town Planning Board

**Submission Number:**  
TPB/R/S/H10/22- S961



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Name <i>Alanna Miles</i>	Signature <i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S962
Date <i>17 MAY 2024</i>	HKID <span style="background-color: black; color: black;">[REDACTED]</span>	
Name	Signature	
Date	HKID	
Name	Signature	
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Date	HKID	

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

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

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Name	E.J. Woods	Signature		Submission Number: TPB/R/S/H10/22- S963
Date	18 May 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		

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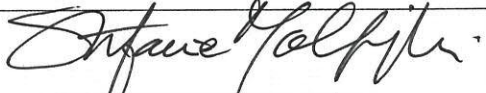
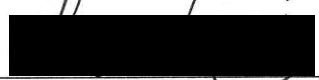
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Name	STEFANIA MALPIGHI	Signature	
Date	19/5/2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
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**Submission Number:**  
TPB/R/S/H10/22- S964

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Name	SHARON ANDREA SER	Signature	
Date	20-5-2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
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**Submission Number:**  
TPB/R/S/H10/22-S965





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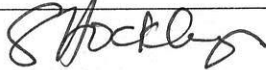

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Name	SHRUGH HOCKLEY	Signature	
Date	19 MAY 2024	HKID	
Name		Signature	
Date		HKID	
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**Submission Number:**  
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**RECEIVED**  
22 MAY 2024  
Town Planning Board

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Name	SIMON HENRY CHARLES ASHWORTH	Signature		Submission Number: TPB/R/S/H10/22- S967
Date	21/5/24	HKID		
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Name	LYNN CHAN	Signature	<i>LChan</i>	Submission Number: TPB/R/S/H10/22- S968
Date	20/5/24	HKID	[REDACTED]	
Name		Signature		
Date		HKID		
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Date		HKID		
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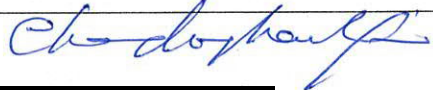
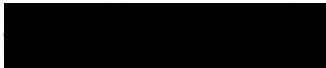
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Name	CHEUNG WONG WAN YIU ANGELA.	Signature	
Date	19 May 2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

**Submission Number:**  
TPB/R/S/H10/22- S969





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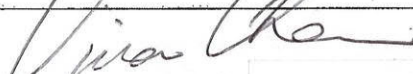

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Name	CHAU CHEUK YU VIVIAN	Signature	
Date	20 - 5 - 24	HKID	
Name		Signature	
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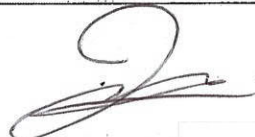

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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Name	WONG HOON FAI JEFFREY	Signature	
Date	18/05/2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	



**Submission Number:**  
TPB/R/S/H10/22- S971

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

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

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Name	LAM HO YAN	Signature		Submission Number: TPB/R/S/H10/22- S972
Date	19 May 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		

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Name	GARETH ROGER NAISBY	Signature		Submission Number: TPB/R/S/H10/22- S973
Date	20 May 2024	HKID		
Name	Jessica Veronica Jones	Signature		Submission Number: TPB/R/S/H10/22- S974
Date	20 May 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
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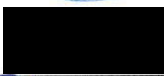



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Name <i>Mark Dickens</i>	Signature 	Submission Number: TPB/R/S/H10/22- S975
Date <i>21/5/2024</i>	HKID 	
Name <i>Barbara SHU</i>	Signature 	Submission Number: TPB/R/S/H10/22- S976
Date <i>21/5/2024</i>	HKID 	
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	
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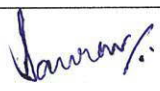

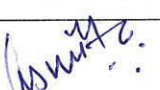

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Name SAURAV DAS	Signature 	Submission Number: TPB/R/S/H10/22- S977
Date 18/05/2024	HKID 	
Name ASMITA BHARADWAJ DAS	Signature 	Submission Number: TPB/R/S/H10/22- S978
Date 18/05/2024	HKID 	
Name	Signature	RECEIVED 22 MAY 2024 Town Planning Board
Date	HKID	
Name	Signature	
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Name	Jonathan Frolich	Signature		Submission Number: TPB/R/S/H10/22- S979
Date	19 May 24	HKID		
Name	Ka Shun Tiu	Signature		Submission Number: TPB/R/S/H10/22- S980
Date	19 May 24	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
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## **Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)**

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Name	<i>Andrian Copeland</i>	Signature	<i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S981
Date	<i>19<sup>th</sup> MAY 2024</i>	HKID	<i>[Redacted]</i>	
Name	<i>Julia Steffens</i>	Signature	<i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S982
Date	<i>19/05/2024</i>	HKID	<i>[Redacted]</i>	
Name		Signature		RECEIVED 22 MAY 2024 Town Planning Board
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		



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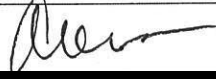


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Name	Johanna CHUA	Signature		Submission Number: TPB/R/S/H10/22- S983
Date	20-MAY 2024	HKID		
Name	AARON GOACH	Signature		Submission Number: TPB/R/S/H10/22- S984
Date	20 MAY 2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		

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Name <i>DE BUTHON Emmanuelle</i>	Signature <i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S985
Date <i>21 May 2024</i>	HKID [Redacted]	
Name <i>DE SAINT SEINE Hugues</i>	Signature <i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S986
Date <i>21 May 2024</i>	HKID [Redacted]	
Name	Signature	Submission Number: TPB/R/S/H10/22- S986
Date	HKID	
Name	Signature	Submission Number: TPB/R/S/H10/22- S986
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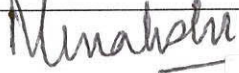

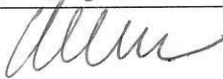


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Name	MINAKSHI GUJERIA	Signature		Submission Number: TPB/R/S/H10/22- S987
Date	21 MAY 2024	HKID		
Name	VISHAL KADIAN	Signature		Submission Number: TPB/R/S/H10/22- S988
Date	21 MAY 2024	HKID		
Name		Signature		
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The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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

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

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Name <i>BULLOCK, PETER CHARLES EDWARD</i>	Signature 	Submission Number: TPB/R/S/H10/22- S989
Date <i>17<sup>th</sup> MAY 2024</i>	HKID 	
Name <i>CHRISTIANNE BUAMIRE</i>	Signature 	Submission Number: TPB/R/S/H10/22- S990
Date <i>18 May 2024</i>	HKID 	
Name	Signature	Submission Number: TPB/R/S/H10/22- S990
Date	HKID	
Name	Signature	Submission Number: TPB/R/S/H10/22- S990
Date	HKID	
Name	Signature	Submission Number: TPB/R/S/H10/22- S990
Date	HKID	





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

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

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

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

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Name	ANoop CHAUDHRY	Signature		Submission Number: TPB/R/S/H10/22- S991
Date	18/5/24	HKID		
Name	CHAN WING TSZ	Signature		Submission Number: TPB/R/S/H10/22- S992
Date	18/5/24	HKID		
Name		Signature		RECEIVED 22 MAY 2024 Town Planning Board
Date		HKID		
Name		Signature		
Date		HKID		
Name		Signature		
Date		HKID		

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Name	MCGOWAN, ALEXANDER	Signature		Submission Number: TPB/R/S/H10/22- S993
Date	18 MAY, 2024	HKID		
Name	MCGOWAN, CONSTANCE	Signature		Submission Number: TPB/R/S/H10/22- S994
Date	18 MAY, 2024	HKID		
Name		Signature		Submission Number: TPB/R/S/H10/22- S994
Date		HKID		
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Name	<sup>PETER</sup> LAURENCE RUDGE	Signature		Submission Number: TPB/R/S/H10/22- S995
Date	20/5/2024	HKID		
Name	<sup>SARA HIPOLYTE</sup> KATHRYN LANGER	Signature	KS.	Submission Number: TPB/R/S/H10/22- S996
Date	20/5/2024	HKID		
Name		Signature		
Date		HKID		
Name		Signature		
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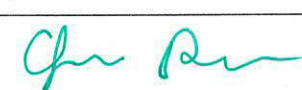


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Name	Jenna Potter	Signature	
Date	21/05/24	HKID	
Name	Simon Potter	Signature	
Date	21/05/24	HKID	
Name		Signature	
Date		HKID	
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Date		HKID	
Name		Signature	
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**Submission Number:**  
TPB/R/S/H10/22- S997

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

### **2. Health Concerns to Residents**

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

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

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

### **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

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