

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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

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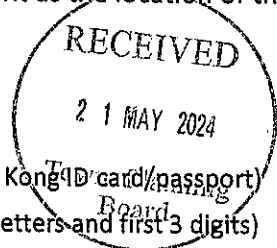
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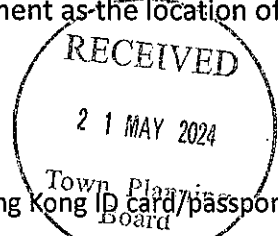
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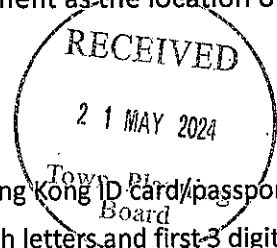
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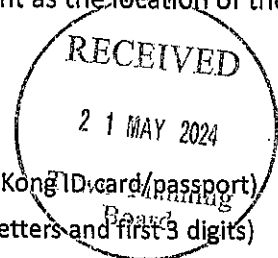
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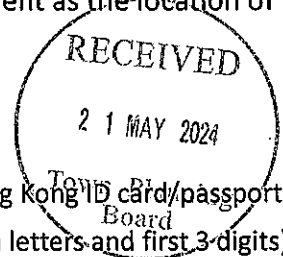
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0 1

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

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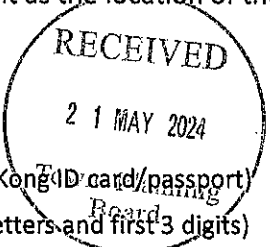
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: MAY 20, 2024

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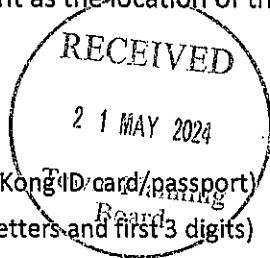
Name: ARNOLD PATRICK JOSEF (please fill in the full name in Hong Kong ID card/passport)

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Correspondence address: [REDACTED]

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

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

Date: 20/5/2024

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Correspondence address: [REDACTED]

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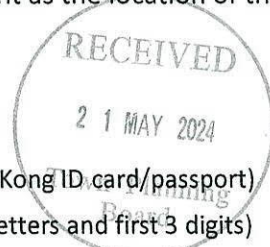
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Date: 21 May 2023
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Name: 吳秀霞 Berry Sau Har Natalie (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20/5/2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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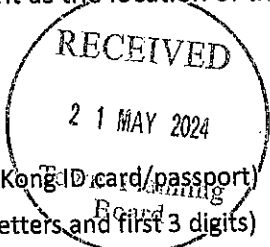
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Name: Fu Yan Kwai (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 21/5/2024
Email address: [REDACTED]
Correspondence address: [REDACTED]

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

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

Date: 5/21/24

Email address: [REDACTED]

Correspondence address: [REDACTED]

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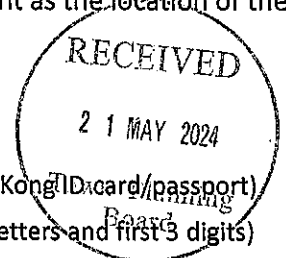
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
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Correspondence address: [REDACTED]

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

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

Date: May 19, 2024

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Correspondence address: [REDACTED]

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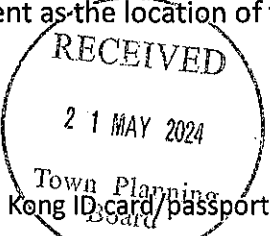
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Date: 20/05/24
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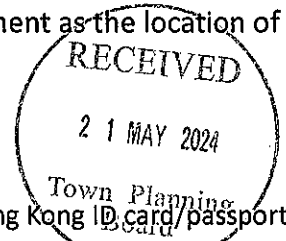
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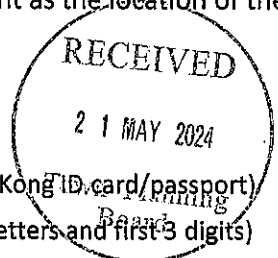
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20th May 2024
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Correspondence address: [REDACTED]



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Name: WAN OI YUE EUGENIA (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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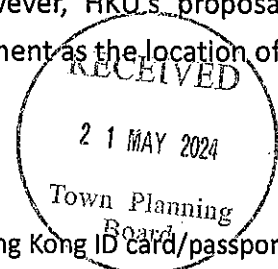
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Date: 20 May 2024

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Correspondence address: _____

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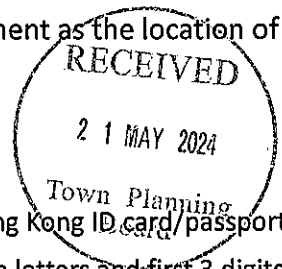
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Name: VIKRAM WOLLA (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
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Correspondence address: [REDACTED]

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

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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20 May 2024
Email address: [REDACTED]
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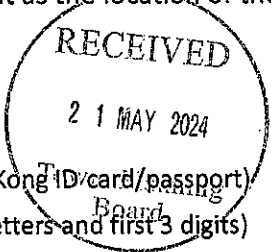
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20/5/2024
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Correspondence address: [REDACTED]



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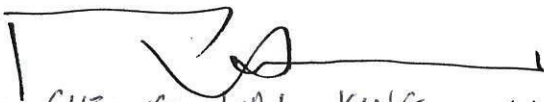
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Email address: [REDACTED]
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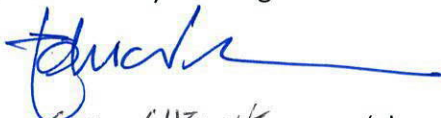
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Name: TSE SIU CHEUNG. (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20/5/2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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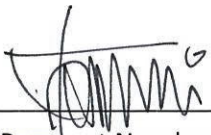


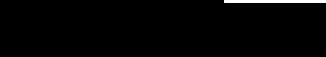
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Date: 20 May 24
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Correspondence address: [REDACTED]



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Date: 20-5-2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 20/05/2024
Email address: [REDACTED]
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: May 20, 2024
Email address: [REDACTED]
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Name: CHAN, DARRELL YUK LUN (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20 MAY 2024

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Correspondence address: [REDACTED]



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Name: CHAN, CHARMINE YUK KUN (please fill in the full name in Hong Kong ID card/passport)

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Date: 21 MAY, 2024

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Correspondence address: [REDACTED]



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Name: CHAN KWOK YIN ANDREW (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20 MAY 2024

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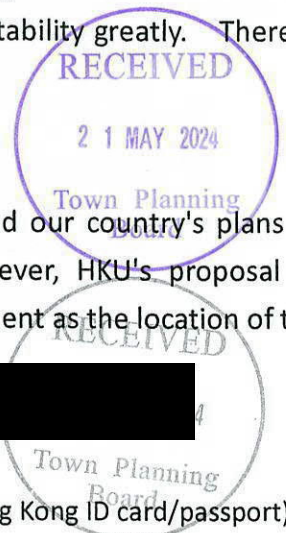
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Name: JAMES K. ALLAN (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
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Correspondence address: [REDACTED]



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Name: FELIX TILMAN GRIMM (please fill in the full name in Hong Kong ID card/passport)
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Correspondence address: [REDACTED]

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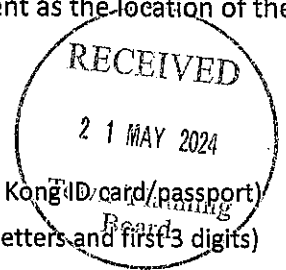
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Name: Lo Kam Kuen (please fill in the full name in Hong Kong ID card/passport)
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Correspondence address: [REDACTED]



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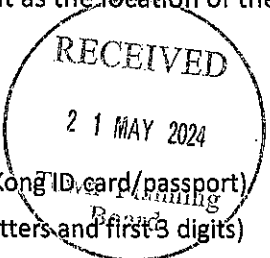
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Name: Stacey Yip Shi hi (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 19/5/2024
Email address: [REDACTED]
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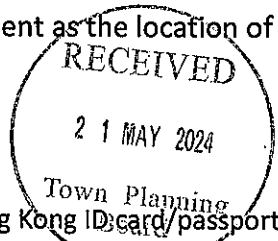
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Name: ABE, MERIAM TANUAKI (please fill in the full name in Hong Kong ID card/passport)

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Date: 18-05-24

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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Conclusion

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Name: Wai Sze Shui Yung Rebecca (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: May 19 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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Name: Luk Wing Chan (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: May 19, 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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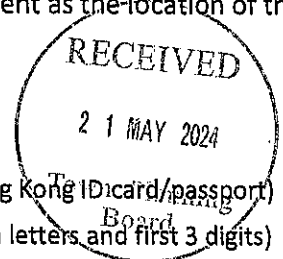
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Name: Marco von Siebenthal (please fill in the full name in Hong Kong ID card/passport)

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

Date: 5/19/2024

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Correspondence address: [REDACTED]

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Name: Claudia von Siebenthal (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 19/5/2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



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Name: Lau Yim Man DeKa (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: LUK, KAM CHUNG RICHARD (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: CHAN TAT TAN (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 17 May 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]



**Representation in respect of Pokfulam Outline Zoning Plan No. S/H10/22
(Constructing HKU Global Innovation Centre (HKU GIC))
under Section 6(1) of the Town Planning Ordinance (Cap.131)**

I object to the Town Planning Board's approval to amend the Pokfulam Outline Zoning Plan No. S/H10/22 for constructing HKU Global Innovation Centre (HKU GIC) with the following reasons:

(1) Inappropriate Location

The site for the HKU GIC Project (the Project) lies in a green belt (currently a vegetated steep slope) that is proposed to span around 500m from east side of Salon Road to west end of Upper Baguio Villas (a residential development comprising many high rise residential blocks).

Because of the proposed site's close proximity to residential community like Woodbury Court and Upper Baguio Villas, it poses a number of safety risks / threats and other problems.

(2) Safety risk to nearby residents

A fatal landslide incident took place from on the hill side above the residential block of Upper Baguio Villa in May 1993 causing the deaths of two persons. The construction work for the Project's superstructure shall adversely affect slope stability, resulting in a higher risk of landslides and endangering nearby residents' lives and property.

Besides, the Project shall house a number of facilities such as a Nitrogen Tank and various laboratories which might pose further risk to the safety of residents in close proximity.

(3) Pollution and Problems arising

During construction period of the Project, it is inevitable that the air and noise pollution caused by construction machines and travelling construction vehicles would have a negative impact to the tranquility and health of nearby residents, in addition to traffic congestion arising. Because of a number of on-going construction projects in nearby area such as the HKU campus redevelopment project, Queen Mary Hospital redevelopment project, Wah Fu Estate redevelopment project and Cyberport expansion

project, the prevailing traffic congestion problem is expected to deteriorate. HKU also has no idea how long it would take for the Project to complete. It is believed that the Project might take 10 to 20 years to finish. This would imply a long term sufferings of all construction and traffic problems to the local residents.

Upon completion of the Project, it is HKU's estimation that there shall be around 15,000 users. The huge increase in demand of public transportation would result in more serious road traffic congestions. In brief, the Project would overstrain the capacity of existing road network.

(4) The Pok Fu Lam Moratorium 1972

The Pok Fu Lam Moratorium which is still in force, is an administrative measures imposed on traffic grounds to prohibit excessive development of the Area. Due to the geographical conditions of the area surrounding the Project, it is unlikely that there would be an overall improvement in the already strained transport network.

(5) Damage to the Natural Environment

The proposed Project site is currently a green belt housing plants and trees growing along the slope. The design and layout of the Project would entail extensive clearance of the existing natural vegetation. It would damage the nature and local ecology with the removal of some 2,000 trees (which were described of low values), thereby destroying the habitats of numerous birds, insects and other animals. The scale and intensity of the Project in terms of coverage and building heights is not compatible with the character of the surrounding area. It would also cause an adverse visual impact on the surrounding environment. This is certainly not in line with the Government's vision of "Environmental Protection and Sustainable Development".

(6) Lack of Prior Proper Consultation

HKU has failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU has not apprised the Incorporated Owners and residents of the Baguio Villa and other residential properties in the nearby area about the Project. Baguio Villa residents were only aware of the Project less than 10 days before the deadline of the consultation. HKU has failed to secure feedback from Baguio Villa residents or appreciate opinions about any possible negative impacts from the latter.

Conclusion

In sum, HKU has failed to provide strong justifications or exceptional circumstances to support that the proposed HKU GIC Project should be constructed at the selected green belt. In addition, because of numerous pollution and problems to be caused to nearby residents and an overall adverse impact to the natural environment, the Project should not be pursued at the selected green belt site.



Name: LAM SAI KIT

HKID: [REDACTED]

Date: 19 May 2024

Email: [REDACTED]

Correspondence address: [REDACTED]



**Representation in respect of Pokfulam Outline Zoning Plan No. S/H10/22
(Constructing HKU Global Innovation Centre (HKU GIC))
under Section 6(1) of the Town Planning Ordinance (Cap.131)**

I object to the Town Planning Board's approval to amend the Pokfulam Outline Zoning Plan No. S/H10/22 for constructing HKU Global Innovation Centre (HKU GIC) with the following reasons:

(1) Inappropriate Location

The site for the HKU GIC Project (the Project) lies in a green belt (currently a vegetated steep slope) that is proposed to span around 500m from east side of Salon Road to west end of Upper Baguio Villas (a residential development comprising many high rise residential blocks).

Because of the proposed site's close proximity to residential community like Woodbury Court and Upper Baguio Villas, it poses a number of safety risks / threats and other problems.

(2) Safety risk to nearby residents

A fatal landslide incident took place from on the hill side above the residential block of Upper Baguio Villa in May 1993 causing the deaths of two persons. The construction work for the Project's superstructure shall adversely affect slope stability, resulting in a higher risk of landslides and endangering nearby residents' lives and property.

Besides, the Project shall house a number of facilities such as a Nitrogen Tank and various laboratories which might pose further risk to the safety of residents in close proximity.

(3) Pollution and Problems arising

During construction period of the Project, it is inevitable that the air and noise pollution caused by construction machines and travelling construction vehicles would have a negative impact to the tranquility and health of nearby residents, in addition to traffic congestion arising. Because of a number of on-going construction projects in nearby area such as the HKU campus redevelopment project, Queen Mary Hospital redevelopment project, Wah Fu Estate redevelopment project and Cyberport expansion

project, the prevailing traffic congestion problem is expected to deteriorate. HKU also has no idea how long it would take for the Project to complete. It is believed that the Project might take 10 to 20 years to finish. This would imply a long term sufferings of all construction and traffic problems to the local residents.

Upon completion of the Project, it is HKU's estimation that there shall be around 15,000 users. The huge increase in demand of public transportation would result in more serious road traffic congestions. In brief, the Project would overstrain the capacity of existing road network.

(4) The Pok Fu Lam Moratorium 1972

The Pok Fu Lam Moratorium which is still in force, is an administrative measures imposed on traffic grounds to prohibit excessive development of the Area. Due to the geographical conditions of the area surrounding the Project it is unlikely that there would be an overall improvement in the already strained transport network.

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Name: KAN KAM FONG

HKID: [REDACTED]

Date: 19 May 2024

Email: [REDACTED]

Correspondence address: [REDACTED]



反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

2. 成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5. 車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: SHU CHOI CHING TERRY (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 5/20/2024

電郵地址: [REDACTED]

通訊地址: [REDACTED]



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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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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.

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

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
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Name	SILVIA CARULS	Signature	
Date	20.05.2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	



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

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

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Name	<i>Kwok Lai Ping Nora</i>	Signature	<i>[Signature]</i>
Date	<i>19.5.2024</i>	HKID	[REDACTED]
Name		Signature	
Date		HKID	
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Name		Signature	
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

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

Name	Ho Mui Wah WEN	Signature	
Date	16-5-24	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	



Subject: Objection to HKU Global Innovation Center Rezoning Proposal in Pokfulam (OZP No. S/H10/22)



Dear Sir/Madam,

I am writing to formally express my strong opposition to the proposed rezoning of Green Belt (GB) land in Pokfulam (OZP No. S/H10/22) for the development of the Hong Kong University (HKU) Global Innovation Center. The proposed development raises several significant concerns as outlined below.

The proposed site for HKU's Global Innovation Center covers 4.72 hectares, of which 87% is currently zoned as Green Belt, reflecting its steep, vegetated nature with a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road. This area also contains five channelized watercourses. The extensive site formation work required would entail removing around 2,000 trees, which would severely diminish the landscape and ecological value of this buffer zone between urban areas.

HKU plans a gross floor area (GFA) of 220,000 square meters with a plot ratio (PR) of 4.72, intended for uses such as deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. For context, the Hong Kong Science and Technology Park at Pak Shek Kok, developed over two decades, has a GFA of 330,000 square meters. The scale of this proposed development is excessive and inappropriate for the site in question.

In reviewing this application, it is essential to consider the criteria set out by the Town Planning Board (TPB) in PG No.10 for development in GB zones under Section 16:

1. ****General presumption against development:**** There is a strong presumption against development in Green Belt zones.
2. ****Exceptional circumstances and strong planning grounds:**** New developments should only be considered in exceptional circumstances and justified by strong planning grounds.
3. ****Essential developments with no alternative sites:**** The proposal must demonstrate that the development is essential and that no alternative sites are available.
4. ****Slope stability concerns:**** The significant height differential between the top and bottom of the proposed site is a serious concern regarding slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a moratorium since 1972 on traffic grounds to prevent excessive development until there is an overall improvement in the transport network, which has yet to occur.

Furthermore, the proposed development's plot ratio of 4.72 is excessive compared to the adjoining Residential Group 3 sites, which have plot ratio controls ranging from 0.6 to a maximum of 3. The scale of this development would fundamentally and irreversibly alter the character of the locality.

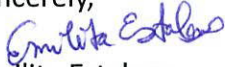
There is, however, a viable alternative. The government is currently developing the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP). This site is already zoned for research and development, education, and cultural and creative industries. With 38.6 hectares and a GFA of 1,143,000 square meters, it is an ideal location

for the HKU facility, which could serve as a centerpiece for the San Tin Technopole. This site is already planned and prepared for such purposes, ensuring optimal use of government resources and taxpayer money.

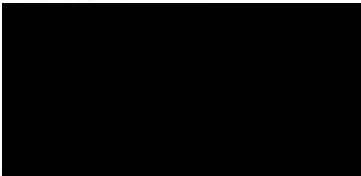
Given that HKU does not own the land in Pokfulam and considering the considerable environmental, ecological, and planning issues, I strongly oppose the rezoning proposal. The proposal does not meet several criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider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

Thank you for your attention to this matter.

Sincerely,



Emilita Estalane



Subject: Opposition to Rezoning for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)

Dear Sir/Madam,

I am writing to voice my strong opposition to the proposal to rezone Green Belt land in Pokfulam (OZP No. S/H10/22) for the construction of the Hong Kong University (HKU) Global Innovation Center. The proposed development poses several significant concerns that need to be addressed.



HKU's proposed project site encompasses 4.72 hectares, of which a substantial 87% is currently designated as Green Belt. This site, characterized by its vegetated slopes with an elevation change of around 80 meters between Pok Fu Lam Road and Victoria Road, also includes five channelized watercourses. The extensive site formation and construction required would necessitate the removal of approximately 2,000 trees, severely impacting the landscape and ecological integrity of this buffer zone.

The development plan includes a gross floor area (GFA) of 220,000 square meters with a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. For comparison, the Hong Kong Science and Technology Park at Pak Shek Kok, developed over two decades, has a GFA of 330,000 square meters. The scale of this proposed development is excessive and unsuitable for the current site.

When evaluating this application, it is crucial to consider the guidelines set forth by the Town Planning Board (TPB) in PG No.10 for development in Green Belt zones:

1. ****Presumption against development:**** There is a strong presumption against development in Green Belt zones.
2. ****Exceptional circumstances requirement:**** New developments should only be considered under exceptional circumstances supported by strong planning arguments.
3. ****Necessity and lack of alternative sites:**** The proposal must demonstrate that the development is essential and that no alternative sites are available.
4. ****Slope stability issues:**** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a development moratorium since 1972 due to traffic concerns and to prevent excessive development until there is an overall improvement in the transport network, which has yet to occur.

Moreover, the proposed development's plot ratio of 4.72 is disproportionately high compared to the surrounding Residential Group 3 sites, which have plot ratio controls ranging from 0.6 to 3. Such a high-density development would drastically and irreversibly change the character of the locality.

Fortunately, there is a more suitable alternative. The government is currently developing the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP). This site, already zoned for research and development, education, and cultural and creative industries, offers 38.6 hectares with a GFA of 1,143,000 square meters. This location is ideal

for the HKU facility, which could serve as a centerpiece for the San Tin Technopole, maximizing the benefits of government investment in innovation and technology.

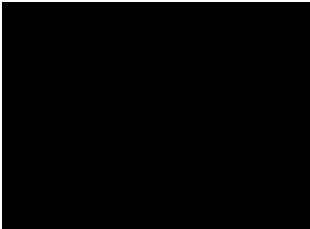
Considering that HKU does not own the land in Pokfulam and the significant environmental, ecological, and planning issues involved, I strongly oppose the rezoning proposal. The proposal fails to meet multiple criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to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

Thank you for your attention to this matter.

Yours sincerely,



Usha Jain



Dear Town Planning Board,

I am writing to express my strong opposition to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131. I have deep concerns regarding this plan, and I believe it should be reassessed due to the following reasons:

1. Environmental Impact and Loss of Green Space: The chosen site for HKU's Global Innovation Center consists of 4.72 hectares, with a significant portion (4.12 hectares or 87%) currently designated as Green Belt (GB) land. The existing GB zoning appropriately acknowledges the natural and vegetated nature of the steep sloping site, which is home to approximately 2,000 trees. Rezoning this area for development purposes would result in the removal of these trees, leading to a severe loss of greenery, ecological value, and biodiversity. Such an act would further exacerbate the ongoing environmental challenges faced by our city.

2. Incompatible Scale and Disproportionate Development: The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.

3. Ignoring Community and Public Interest: As concerned members of the community, we firmly believe that any development project should prioritize the public interest and community well-being. The proposed Global Innovation Center seems to primarily serve the convenience of HKU's main campus, rather than considering the broader needs of the residents and the surrounding neighborhoods. It is crucial for the Town Planning Board (TPB) to carefully assess the project's impact on the local community, including traffic congestion, noise pollution, and the overall livability of the area.

4. Neglecting Sustainable Alternatives: The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.

5. Financial Responsibility and Efficient Resource Allocation: Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs

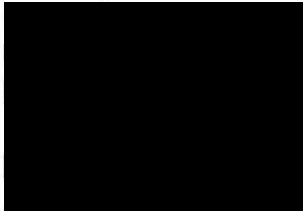
related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth and development of Hong Kong's innovation and technology sector.

In summary, I strongly urge the TPB to reconsider the proposed rezoning and reject the construction of the HKU Global Innovation Center in Pokfulam. I firmly believe that preserving the natural environment, safeguarding green spaces, and promoting sustainable development should be key priorities for our city. Redirecting the project to the Lok Ma Chau Loop at the HSITP would not only address these concerns but also align with the long-term goals of creating a thriving innovation and technology ecosystem in Hong Kong.

Thank you for your attention to this matter. I trust that you will carefully evaluate the valid points raised in this representation and make a decision that best serves the interests of the community and the future of our city.

Yours sincerely,


Pawanya Trakulmechokchai



Subject: Strong Objection to Rezoning Proposal for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)



Dear Sir/Madam,

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

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

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

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

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

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

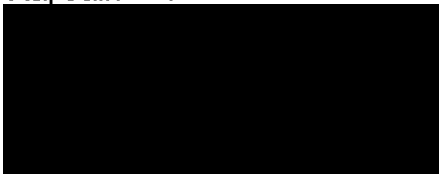
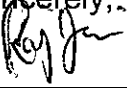
Fortunately, there is a suitable alternative. The government is currently forming land in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is ideally zoned for research and development, education, and cultural and creative industries. This site offers 38.6 hectares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

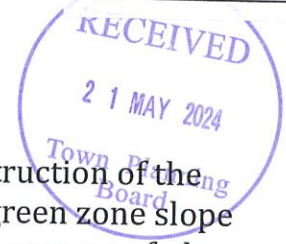
Given that HKU does not own the land in Pokfulam and considering the significant environmental, ecological, and planning concerns, I strongly oppose the rezoning proposal. The proposal fails to meet numerous criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider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

Thank you for considering my representation.

Yours sincerely,~

Raj Jain





Dear Members of the Town Planning Board,

I am writing to express my strong objection to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. "Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131"

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

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

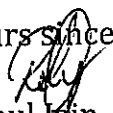
network in the area, which has not yet been achieved. The proposed 220,000 square meters of development, with a PR of 4.72, can be considered excessive given the current transport limitations and the need to preserve public views, amenity, and the character of the area.

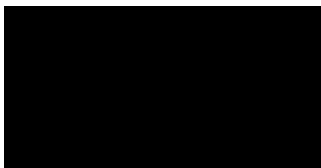
Considering the above reasons, I urge the Town Planning Board (TPB) to reevaluate the original decision and reject the rezoning proposal for the HKU Global Innovation Center. Instead, I strongly recommend directing this project to the more suitable location of the Hong Kong-Shenzhen Innovation & Technology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

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

Thank you for your attention to this matter.

Yours sincerely,


Rahul Jain



Subject: Strong opposition to **outline zoning plan number no. S/H10/22**



Dear Town Planning Board members,

I am writing to express my firm opposition to the proposed Global Innovation Center by Hong Kong University (HKU) in Pokfulam. I strongly believe that this plan is entirely unsuitable for the chosen location and fails to meet several crucial criteria outlined in TPB PG No.10. Allow me to outline my concerns based on the provided background information, along with three additional reasons for opposing this development.

1. **Environmental Impact:** The construction of the Global Innovation Center on the designated green zone slope in Pokfulam would cause significant ecological harm. The site formation works required for building erection would result in the removal of about 2000 trees, leading to a substantial loss of greenery and biodiversity. Such deforestation would disrupt the delicate ecological balance and have adverse effects on the local flora and fauna. Moreover, the proposed development's massive scale and scope would necessitate extensive resource consumption, contributing to heightened carbon emissions and exacerbating Hong Kong's already burdened environment. It is of utmost importance to prioritize sustainable development practices that minimize ecological damage, and the current proposal fails to align with this fundamental principle.

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

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

In addition to the aforementioned reasons, the concerns raised in my previous communication regarding the unsuitability of the location, the disregard of TPB PG No.10 criteria, and the availability of a more appropriate site in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) remain valid and further underscore the need to reconsider the proposed development.

I urge the TPB to carefully evaluate these concerns and give due consideration to the long-term implications on the environment, traffic congestion, and cultural heritage when making a decision regarding the rezoning proposal. It is crucial to prioritize sustainable and responsible development that serves the best interests of the community and safeguards Hong Kong's natural and cultural assets.

Thank you for your attention to this matter. I trust that you will thoughtfully consider the additional concerns raised and make a decision that upholds the principles of sustainable urban planning and the preservation of Hong Kong's unique character.

Yours sincerely,


Stephanie Leung



REPRESENTATION ON POKFULAM OZP NO. S/H10/22 TO THE TOWN PLANNING BOARD IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP.131)

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

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

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

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

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

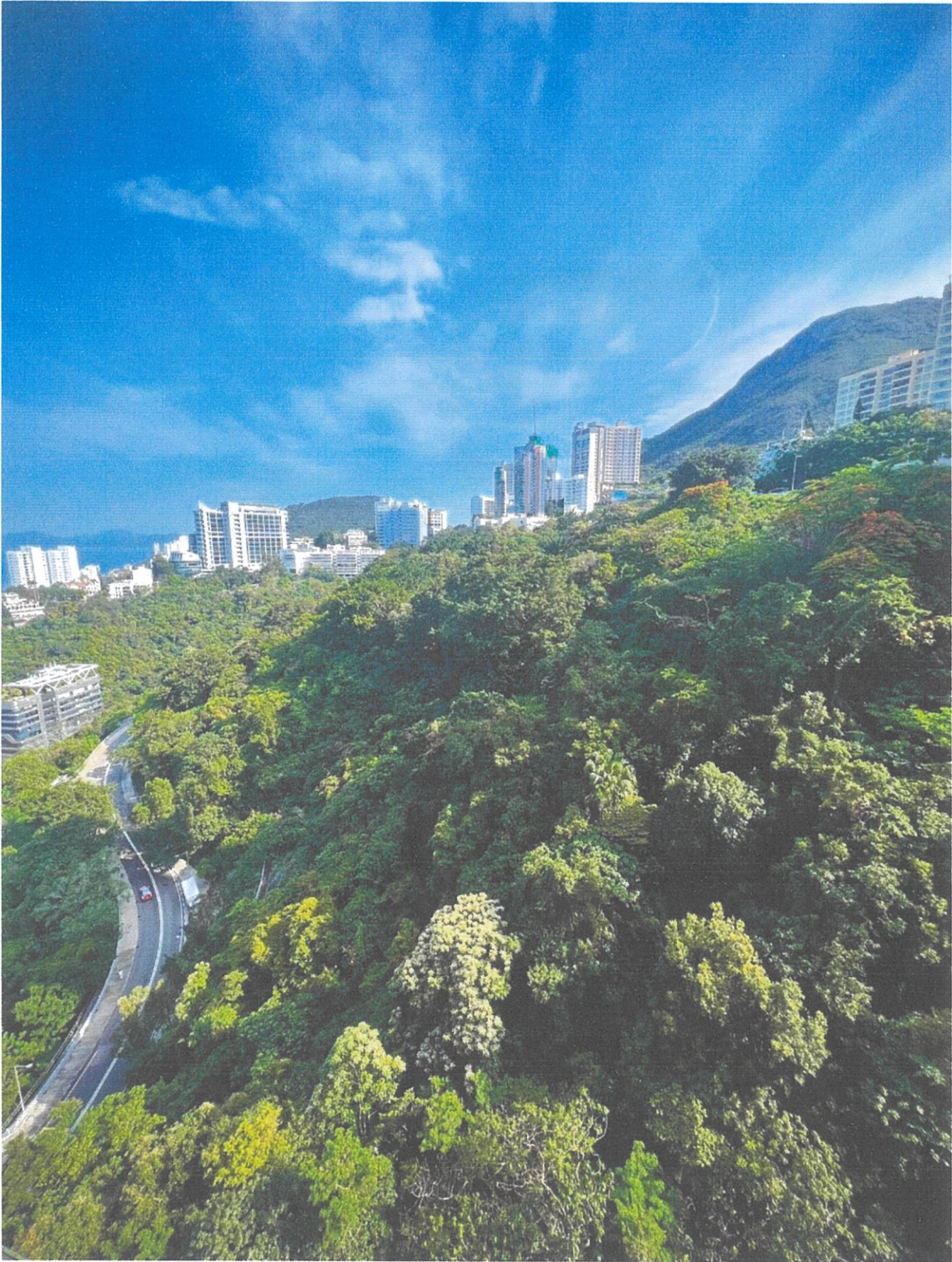


need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet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

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



Source: China Daily, April 7, 2024



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



Cyberport 5 Internet image. Source: HK01 media

Name: YEUNG Fung Lee Rebecca

Signature: *Rebecca*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

REPRESENTATION ON POKFULAM OZP NO. S/H10/22 TO THE TOWN PLANNING BOARD IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP.131)

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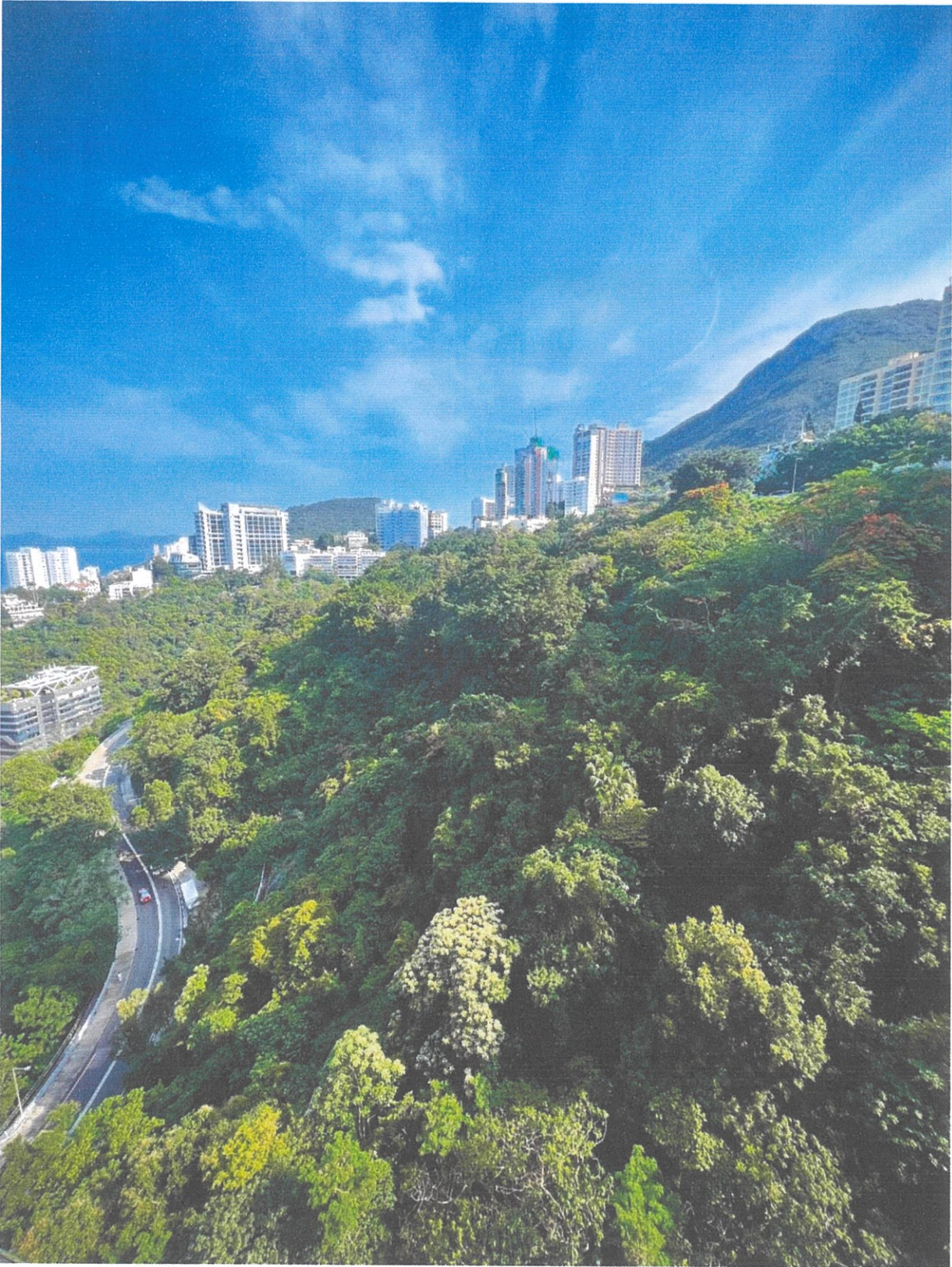


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Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the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



Source: China Daily, April 7, 2024



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



Cyberport 5 Internet image. Soucre: HK01 media

Name: HUI Chi Sang Anthony

Signature: *Acstt*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address [REDACTED]

REPRESENTATION ON POKFULAM OZP NO. S/H10/22 TO THE TOWN PLANNING BOARD IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP.131)

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

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

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

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

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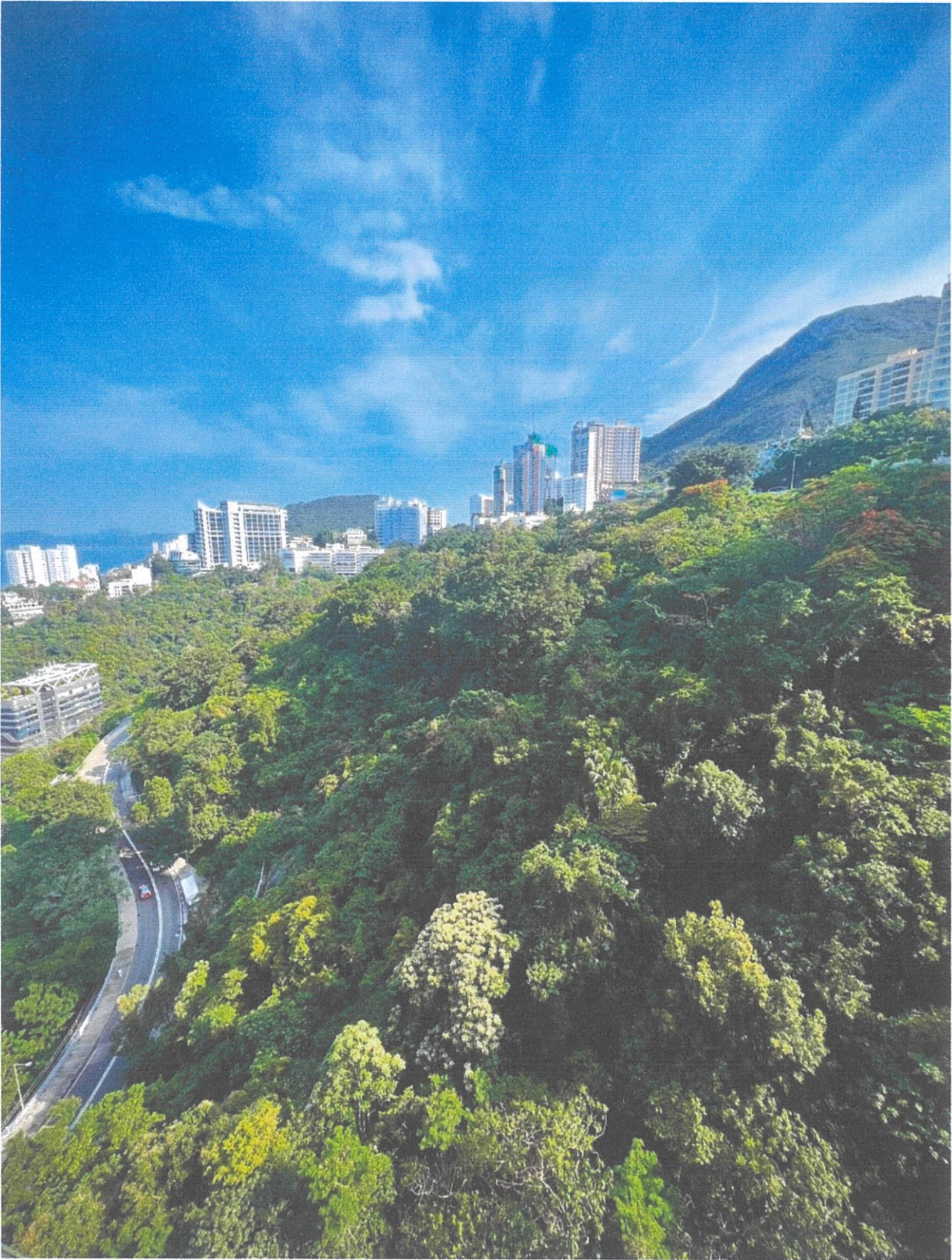


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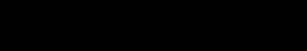
Cyberport 5 Internet image. Soucre: HK01 media

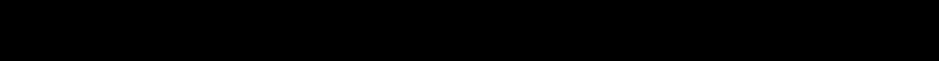
Name: Konan HUI

Signature: 

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

Date: May 20, 2024

Email address: 

Correspondence address: 

REPRESENTATION ON POKFULAM OZP NO. S/H10/22 TO THE TOWN PLANNING BOARD IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP.131)

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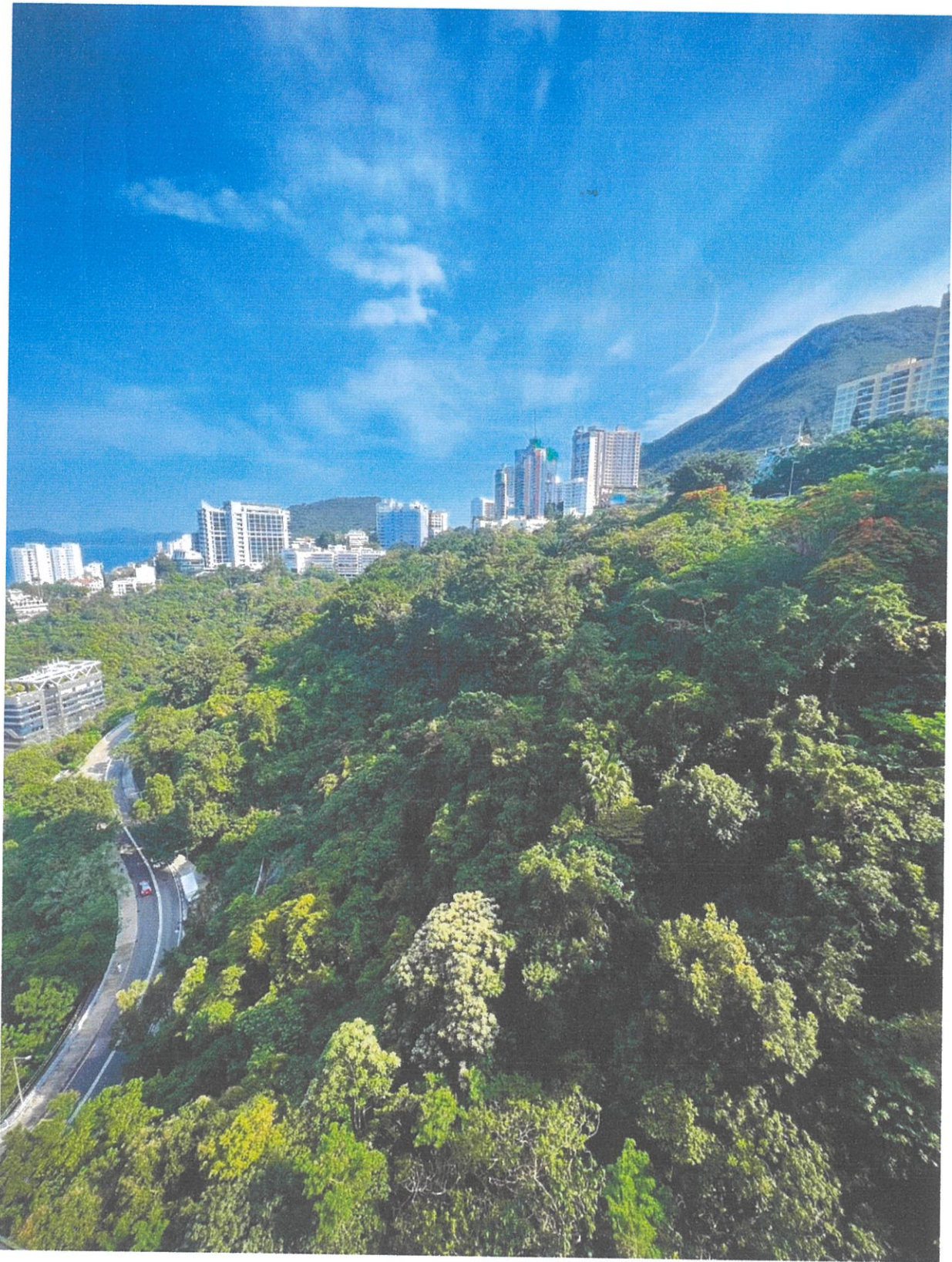


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The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Source: HK01 media

Name: Konrad HUI

Signature: *Konrad Hui*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

From: Chin Hock Lee [REDACTED]

Subject: Representation on Pok Fu Lam OZP No.S/
H10/22

Date: 19 May 2024 at 3:17:59 PM

To: tpbpd@pland.gov.hk



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

Dear Sir/Madam,

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

(1) Environmental Impact:

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

(2) Traffic Congestion:

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

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

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

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

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

4. Landslide Risks:

The memories of mudslide in Baguio Villa years ago resulting in tragedies still haunt the community.

The steep slopes and geological conditions make this area particularly susceptible to such hazards, especially during heavy rainfall.

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

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

5. Health Risks During Construction:

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

6. Safety Concerns with Laboratory and Nitrogen Tank Proximity:

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

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

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

8. Misalignment with Government Policy:

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

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

HKU.

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

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

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

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

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

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

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

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

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

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

Thank you and best regards,

Yours faithfully,

Lee Chin Hock

HKID: [REDACTED]

Date: 19th May, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

[REDACTED]

Objection to 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 would like to express my opposition to the rezoning proposal and the development of the Global Innovation Centre (GIC) in the greenbelt site in the Pokfulam Area (between Victoria Road and Pokfulam Road) for the following reasons:

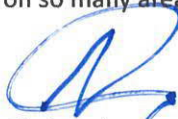
Everyday I make use of Victoria Road to go from my home to school and back. I also have many after school activities and the timing between these is very tight. I am very worried that the construction is going to cause huge traffic jams and make me late for everything.

The construction of this GIC is going to be so difficult because of the slope of the site. Builders will need to close the roads to move equipment and get access to the property and this will go on for many years. The impact to everyone living here will be terrible.

At school we learn about the importance of balancing the environment and progress. I don't understand why you would agree to destroy so many trees and nature ecology that is protecting the slopes and providing nature habitat for so many creatures. This green belt that separates many buildings provides a nature break to reduce soil erosion and flooding. Please protect it not destroy it.

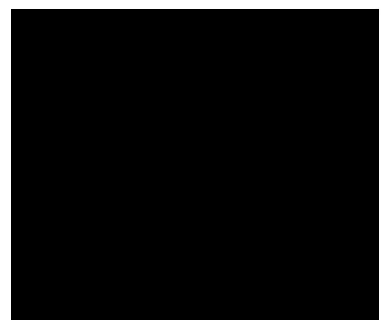
Please protect the environment of Hong Kong for my future and not just think that building an innovation centre is the only way to do this. If it needs to be built, do so in a location that has less of an impact on so many areas.

Thank you



Smart, Aidan Christopher

██████████



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

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre (GIC) at the designated site in the Pokfulam Area (between Victoria Road and Pokfulam Road) for the following reasons:

1. Safety concerns in building a biological research facility with nitrogen storage so close to a high-density residential area and multiple schools. The planned nitrogen storage is in close proximity to the Shell petrol station on Victoria Road. Any leakage would have catastrophic and deadly results.
2. Safety concerns pertaining to traffic congestion during the estimated construction period of 8 – 10 years as road lanes are shut down to facilitate access to the site. There are only two routes adjacent to the site being Pokfulam Road and Victoria Road both of which are main routes for Western Hong Kong. These disruptions will impact all traffic in the area blocking access to Queen Mary hospital, fire services, schools and residential properties.
3. Destruction of the existing green belt with the removal of the foliage and trees and, the birds, insects and animals that its supports.
4. Damage to the drainage water ways that run through this property removing water build up during heavy rainstorms from the High West peak.
5. Extreme high cost of construction given the topography challenges that the site presents with its nature gradient. The slope is on a steep gradient increasing the engineering challenges resulting in safety issues during construction and high construction costs compared to sites that are easier to access and require less engineering and design adjustments.
6. Adverse impact on the property values in the area during the contraction period resulting in lower taxes (property and stamp duties) and potential liquidity issues for home owners paying off mortgages.

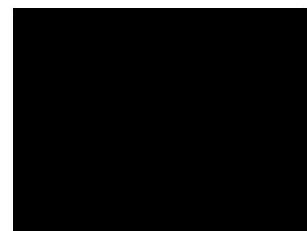
Given the above, there are little positive factors to be considered to outweigh the negative affects such development would bring to the Pokfulam community. I am supportive of building centres to advance Hong Kong's goals to be a globally recognised international city but I strongly believe that the chosen site for this GIC does not make sense on any level.


I would like to solicit the consideration by the Town Planning Board to not approve or retract the approval of the rezoning of this property for the purpose of construction of a GIC by the Hong Kong University.

Kind regards



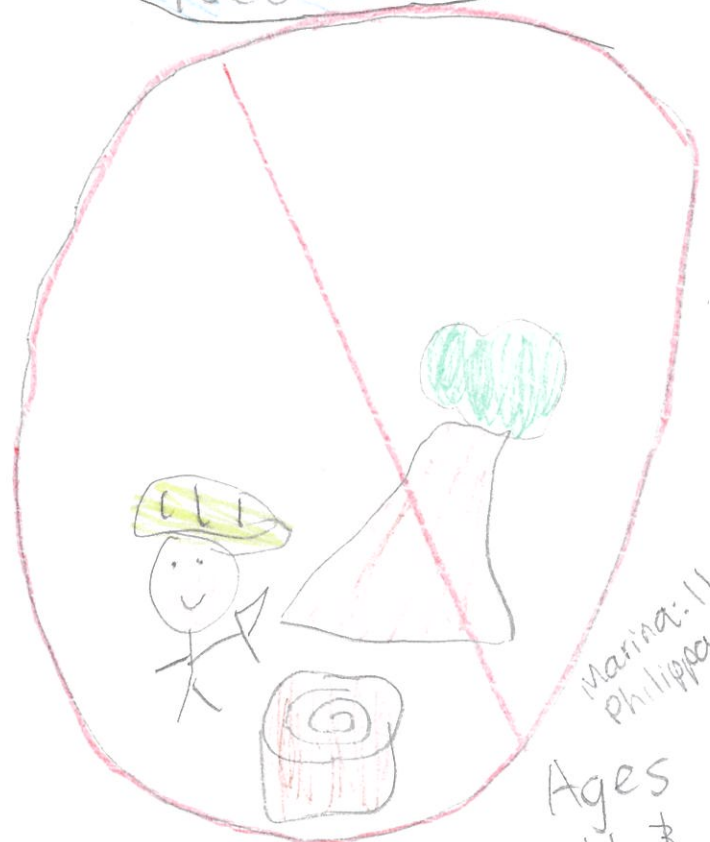
Smart, Stephen David



We  trees! Don't cut too many down! I already miss trees! My whole family does! Just build GIC! Somewhere else! Please-Please!



We hope you will change the location!



Marina: 11
Phillipa: 7

Ages
11
7



words By Marina Liu
Drawings by Phillipa Liu

Re: Proposed Amendments to the Approved Pokfulam Outline
zoning plan No. S/H10/22

Dear Hong Kong Government

We do not support the location of HKU's plan to
build GIC for these following reasons.



First and foremost, too many trees are being cut down.
2,000 trees are being cut down. That's 2,000 too many. If more
trees are cut down, there will be less oxygen production. Residents
living nearby won't be able to enjoy lush green around them.
Also, a lot of trees are being cut down because of the
construction next to Wah Fu Estate.

Secondly, the location is right on a slope as steep as a cliff.
It is extremely hazardous to residents living nearby. I recall the
devastating 1992 landslide that happened on the slope nearby
at Baguio Villa. It resulted in the loss of lives. That is not a
cost all residents should pay again.

Last but not least, if HKU builds the new GIC, the peace in
Pokfulam would be destroyed. If it happens, there would be a lot of loud
noises. Traffic on Victoria Road would be heavy due to all the
construction trucks coming in and out. There would also be a lot of
air pollution due to all the construction dust.

We hope you will consider relocating HKU's GIC at a more
appropriate location. Thank you for taking the time to read
this letter.

Submission Number:
TPB/R/S/H10/22- S2489

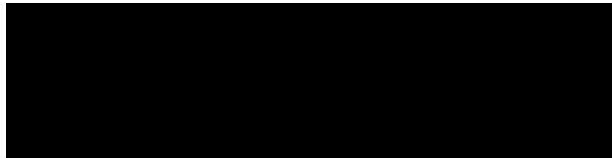
Submission Number:
TPB/R/S/H10/22- S2490

Name: Marina Liu
HKID: [REDACTED]
Name: Philippa Liu
HKID: [REDACTED]

Submission Number:
TPB/R/S/H10/22- S2491



TO:



**[URGENT: Proposed HKU Global Innovation Centre near Blocks 19,20
Town Planning Board representation period ending 22 May]**



Sample email format

Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)
To: Town Planning Board Secretariat (tpbpd@pland.gov.hk)

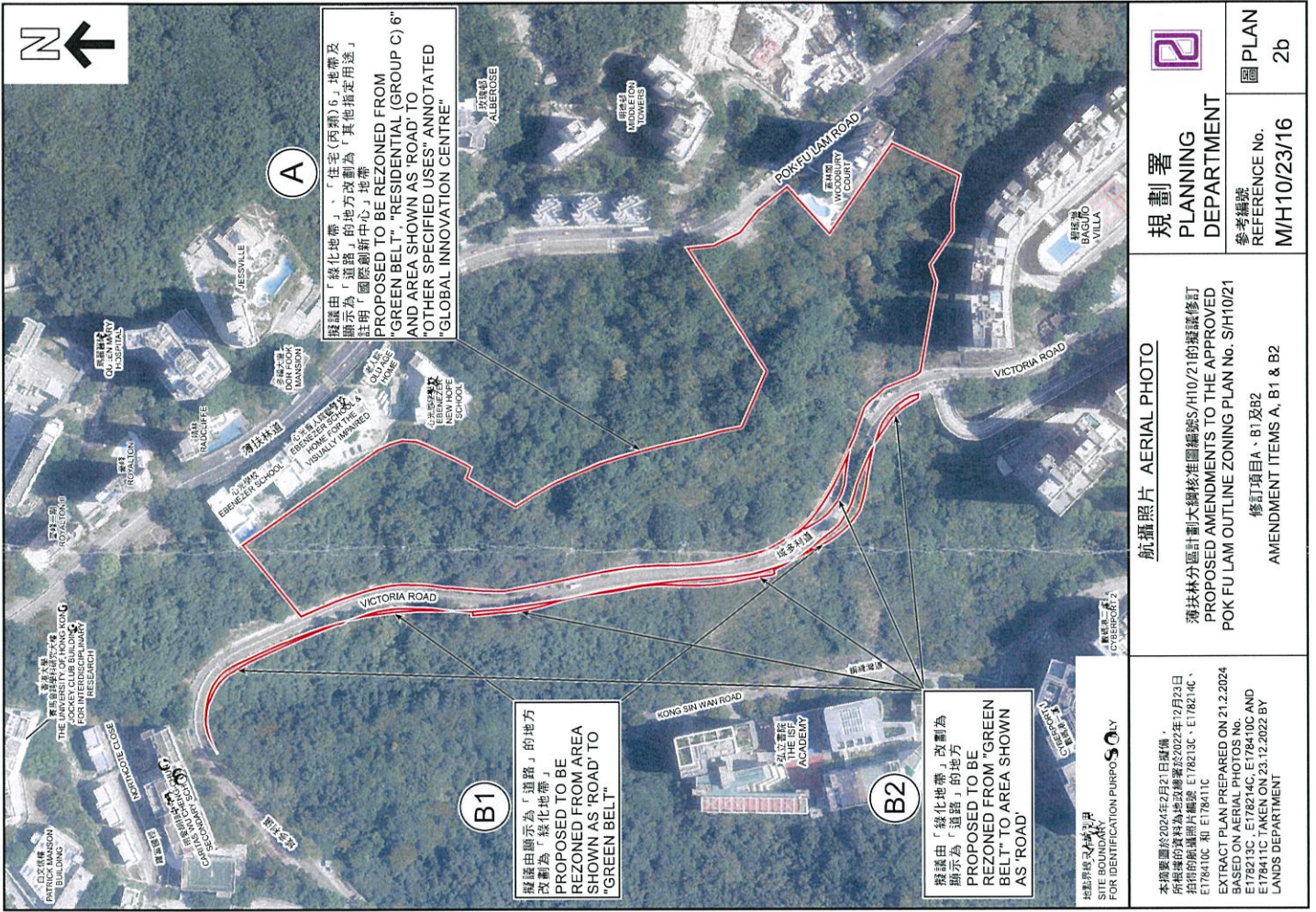
Representation Relating to Plan No. S/H10/22 (Oppose Item A)

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

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

My reasons are as follows: (INSERT YOUR REASONS)

Name: CHIANG, Alexander
HKID/Passport:



反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

2. 成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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結論

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姓名: Fu Chi Shen (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: May 17, 2024

電郵地址: [REDACTED]

通訊地址: [REDACTED]



反對在薄扶林興建港大國際创新中心

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

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

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姓名: 鍾文慧 (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 18/5/2024

電郵地址: [REDACTED]

通訊地址: [REDACTED]



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姓名: LAU KIT HONG (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 18/5/2024

電郵地址: [REDACTED]

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姓名: 廖家儀 (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 2024年5月18日

電郵地址: [REDACTED]

通訊地址: [REDACTED]



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

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姓名: Tam, Taylor Jyh Chern (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: May 18 2024

電郵地址: [REDACTED]

通訊地址: [REDACTED]



反對在薄扶林興建港大國際创新中心

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

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

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

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姓名: CHENG CHING YEE (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

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姓名: POON SHUN KWOK (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

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姓名: NG LAI YEE (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

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

5. 車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: SITI-MASRIFATUN (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 19/5/2024

電郵地址: _____

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