

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3301

From: Trisha Yeh <[REDACTED]>
Sent: 2024-05-22 星期三 17:34:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to re-zoning proposal for the Global Innovation Centre

To whom it may concern,

I am writing to express my strong opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam (PFL) area, the greenery in PFL is one of the most appealing features of the area. The land area marked for re-zoning is a green belt, which if re-zoned, would significantly alter the character of PFL, turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact will especially affect the air quality for residents who live in the area. The extensive site formation work required for the construction would entail the removal of approximately 2,000 trees. This would not only destroy the existing landscape but also diminish the ecological value of the area, resulting in irreparable damage to the local environment.

Furthermore, the capacity of the transport network in Pokfulam Road and Victoria Road to accommodate the increased traffic generated by this new development is highly questionable. As Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc., the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools and hospital facilities along Victoria Road.

Finally, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is obvious that Cyberport has failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

Considering these crucial issues, I firmly oppose the proposed rezoning for the Global Innovation Centre. I believe it is essential to preserve the unique character of Pokfulam and focus on sustainable development that respects the environment and addresses the existing infrastructure limitations.

Thank you for considering my concerns.

Sincerely,
Trisha Yeh Tsui
[REDACTED]

From: Timary Chui [REDACTED]
Sent: 2024-05-22 星期三 17:37:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Construction of an GLOBAL INNOVATION Center in Pokfulam

Dear Town Planning Board and Official of the Government Department,

Opposition to the Construction of an GLOBAL INNOVATION Center in Pokfulam
(Representation Relating to Plan No. S/H10/22 (Oppose Item A))

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

To begin with, I wish to express my profound admiration for the National 14th Five-Year Plan's progressive outlook and unwavering dedication to augmenting social welfare. The proposed GLOBAL INNOVATION Center in Pok Fu Lam, a prominent initiative for scientific research and education, undeniably has substantial ramifications for the progression of Hong Kong's technology industry. However, within this framework, as an individual belonging to the community, we must thoroughly assess the possible ramifications of this undertaking on the well-being of neighbouring inhabitants. Drawing from the subsequent primary considerations, I wish to convey my dissent towards its establishment at the present location:

- 1. Significant Environmental Repercussions of Construction:** Patients at Queen Mary Hospital and residents of adjacent housing complexes, including Woodbury Court and Baguio Villa, are expected to be adversely affected by the noise pollution and dust that is expected to accompany construction activities. This not only disturbs the tranquil lives of residents but also disrupts the learning rhythms of students. Although we recognize the practicality of environmental standards in the construction context, we maintain that these measures are inadequate to alleviate the enduring adverse impacts on the community completely.
- 2. Assessment of Transportation Infrastructure Strain:** The ongoing renovations at Wah Fu Estate and Yue Kwong Chuen have already significantly strained the local transportation network. The imminent establishment of the GLOBAL INNOVATION Center would further strain the precarious state of the current traffic system, resulting in profound congestion and commuting difficulties for local inhabitants.
- 3. Ongoing commotion Pollution:** The ongoing commercial operations of the GLOBAL INNOVATION Center will produce significant levels of commotion, which will negatively impact the quality of life for nearby inhabitants, especially students, hospitalized individuals, and those who depend on a tranquil setting.
- 4. Urban Heat Island Effect:** Substituting expansive concrete and glass surfaces for natural green spaces will intensify the urban heat island effect, resulting in regionalized temperature escalations, modifications to microclimates, heightened cooling requirements for adjacent dwellings, and consequent energy consumption.
- 5. Restricted Community Involvement:** Local inhabitants' existing obligations to adjust to the alterations resulting from the reconstruction of the Wah Fu Estate may impede their ability or availability to participate in the project's planning and consultation stages. This may lead to disregarding community opinions, which may adversely impact the project's social acceptability and long-term viability.
- 6. Obstacle to Medical Emergency Routes:** Queen Mary Hospital, serving as a regional medical centre, manages a substantial influx of emergency services on a daily basis, which necessitates prompt ambulance access. Amid the ongoing construction of the GLOBAL INNOVATION Center, the potential for traffic congestion

resulting from the increased presence of engineering vehicles could jeopardize the prompt provision of emergency medical assistance and obstruct ambulance routes, thus posing a threat to public safety.

7. Ecological Impact of Tree Cutting: The GLOBAL INNOVATION Center's development will require the removal of a large number of trees, which are essential to the surrounding ecology. As well as offering homes to a variety of bird, insect, and small animal species, trees help to produce oxygen and sequester carbon. Losing these trees throws off the ecology's equilibrium, lowers biodiversity, and can cause soil erosion, worse air quality, and changed water cycles.

8. Aesthetic and Psychological Benefits: By offering chances for relaxation and visual enjoyment, green areas—including trees—benefit mental health and general well-being. The community may suffer psychologically as well as have lower quality of life and higher stress levels as a result of the loss of these trees, which will also change the picturesque views that locals enjoy.

9. Impact on Wildlife Migration and Habitat Connectivity: By acting as pathways, trees allow animals to migrate safely and preserve genetic variety across populations. By cutting these ties, one might isolate animal populations and upset their regular migration patterns, which can result in a decrease in species diversity and more ecological imbalance.

10. Duplicity of Function with Cyberport: The planned Global Innovation Center appears to duplicate the goals and functions that Cyberport, which is located nearby, currently achieves. An established innovation and technology center, Cyberport now has a large number of tech startups, co-working spaces, and conference and event venues. Along with being operational, it is growing with its Phase 5 development, which will bring more workplaces centered on innovation to the Pokfulam neighborhood. This duplication makes one wonder if there really has to be another center of this kind, which might result in wasteful resource consumption and market saturation.

11. Overconcentration of Innovation Hubs and Its Consequences: Having several innovation centers in one area could unintentionally result in an excess of office space designed for the creative and technology sectors, which could cause underutilization and stiffer competition for tenants. This can worsen regional development disparities and discourage the natural development of a varied business environment in other areas of Hong Kong.

Given the significant obstacles at hand, we wholeheartedly support the government's vigorous advocacy for technological advancement. However, we maintain a firm conviction that the rationality and scientific method of site selection are of the utmost importance. We respectfully petition the government to reassess the placement of this undertaking, considering the possibility of locating the Global Innovation Center in industrial parks or specifically designated zones that restrict access to residential areas. This approach would effectively reduce the disruption to established communities while concurrently furnishing research institutions with a specialized, streamlined, and environmentally conscious setting.

We hold the sincere conviction that a future in which technological progress harmoniously coexists with the community can be imagined through more rational strategizing. Therefore, we cordially urge the government to elicit extensive public input, reassess the implementation strategy for this undertaking; and collaboratively devise a road map for Hong Kong in which technological progress thrives in tandem with the welfare of its inhabitants.

We extend our sincere gratitude for your consideration of community viewpoints and eagerly anticipate collaborating with the government to diligently pursue the ambitious objectives outlined in the National 14th Five-Year Plan, thereby jointly shaping a prosperous future for Hong Kong.

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With sincerity,

Chui Tim Wai
Community Devolvement Officer
New Peoples Party

HKID:

Email

From: Victor Wan [REDACTED]
Sent: 2024-05-22 星期三 17:53:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)

Dear Sirs,

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" (OUGlobal Innovation Centre)"

While I understand innovation and research are important to an education institution like HKU, my reasons for objection are as follows:

1. HKU has had many new development projects over the past many years on Sassoon Road. The traffic problems created during the construction and after completion are huge. The present proposed project is far bigger than those combined. As a resident living on Victoria Road for many years, I anticipate the traffic problems will be much more serious.
2. The present site and neighborhood is a "Green Zone" and residential area. Converting it to such a huge innovation centre will change the whole environmental condition.
3. On Victoria Road, the Housing Department already has the redevelopment of Wah Fu Housing Estate, and it will continue for a number of years. The traffic jams presently created due to road diversion are big. I am sure the situation will get worse when the project is complete due to no road expansion.
4. The proposed location is a vegetated steep slope site. The massive difficult site formation works will be hugely expensive. Since the project is basically financed by government funds, it's inappropriate to spend such costs while we are still in budget deficit.

In conclusion, the proposal of HKU in selecting a large green belt slope that is not suitable for large scale development is obviously a wrong choice, no matter how convenient it is to the education institution.

Name: WAN Kwok Kan

HKID: [REDACTED]

Date: May 22, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Submission Number:
TPB/R/S/H10/22- S3304

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 18:02:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:
It will continue to be helpful for scientific development in HK

Best regards,
Liu Man

HKID [REDACTED]
Email [REDACTED]

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

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 18:04:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

Great project for both HKU and HK

Best regards,
CHUNG KA LUNG
Mr

HKID :

Email :

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

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Submission Number:
TPB/R/S/H10/22- S3306

From: Michael Olesnicky [REDACTED]
Sent: 2024-05-22 星期三 18:09:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection - Proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre
Attachment: GIC objection.pdf

Please see the attached document.

Regards,

Michael Olesnicky
[REDACTED]

<<...>>

Michael Olesnicky

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

22 May 2022

Re: proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre

I oppose the proposed rezoning of the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre.

Inappropriate Site

Although the Centre is a good idea, the proposed site is inappropriate.

The proposed site is currently zoned as Green Belt. Planning guidelines state that there is a natural presumption against development of these areas. These guidelines require that applications for new development in such area to be considered only in exceptional circumstances and justified on strong planning grounds. There are no such circumstances or grounds in this case.

The guidelines also require that an application for use by "Government Institutional Community / Other Uses", as proposed, must demonstrate that the proposed development is essential and no alternative sites are available. In this case, alternative sites are available.

Green Belts are required to complement the zoning of wider general areas. The wider area of the site proposed for rezoning falls under the Residential Group C, as described in the Explanatory Notes to the Plan. Paragraph 7.4.2 of these notes states: "In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3". Residential Group C sites are sites where the "planning intention" is clearly stated as being a zone intended primarily for low to medium-rise and low to medium-density residential developments with plot ratios between 0.6 and 3.0.

The proposed development of 220,000 sq m for the proposed Centre for mainly non-residential uses, with a plot ratio in excess of 4.7, is clearly excessive and out of context when compared with adjoining developments. The buildings at Victoria Road will tower well above Pok Fu Lam Road, thus blocking the view to the west. The development would fundamentally, and irretrievably, change the existing character of the neighbourhood. It is inappropriate.

The topography of the area, which is not clearly apparent from a plan, has been zoned as Green Belt as it unsuitable for development. It has an 80 metre difference in level over 120 metres resulting in an average slope in excess of 30 degrees (50% steeper than a comfortable set of stairs). Any construction on such a slope will be difficult and expensive

when compared to other possible sites. No estimate for the cost of the project has been given, nor an estimate of the additional project cost due to its inappropriate site.

The Green Belt is green as a result of the many trees which grow in this area. An estimated 2000 trees including many mature trees would have to be cut down with an undertaking to plant a mere 800 as replacements. Experience is that only a very few of these will survive to maturity. Thus, many more than 2000 will need to be planted to effect suitable replacement.

The geotechnical review report gives an indication of some of the construction works required, such as bored pile retaining walls on the steep hillside, but no indication as to how this piling will be undertaken. A competent promoter for construction of the intended scale of development on this site would reasonably require a Construction Impact Assessment to assess construction viability, but it would appear that no such assessment has been undertaken. Such an assessment would also identify areas outside of the area to be developed which are necessary to enable the development to take place. The lack of such an assessment undermines any contention of the viability of construction on this difficult slope.

Pok Fu Lam Moratorium

The submission makes no reference to the Pok Fu Lam Moratorium which was imposed by Government as an interim administrative short term measure in 1972 to control the amount of traffic generated within the area by freezing the sale of Government sites, and the redevelopment of all sites for more intensive purposes until such time as the transport network had been improved sufficiently to carry the resulting increase in traffic. This Moratorium remains in force and is complemented in the notes to the Explanatory Statement of this OZP. "In view of the limited road capacity area this zoning is subject to site coverage and plot ratio controls of Residential Zone 3", namely, plot ratios up to a maximum of 3.

The traffic impact assessment notes that Pok Fu Lam Road is a Primary Distributor Road but ignores the design requirements for such roads. For example, the anti-clockwise routing of traffic entering into the site from the north requires traffic to cross both lanes of Pok Fu Lam Road at a priority junction. The exiting traffic to the south is required to take a circuitous route adding to the traffic and congestion at the Queen Mary Hospital / Sassoon Road junction. The "mega-width" signal controlled at grade pedestrian crossing of Pok Fu Lam Road is another feature which will add to congestion and accidents. The traffic planning manual requires that such junctions on a primary distributor road should be grade separated (as at Pok Fu Lam Gardens and Chi Fu). There are no insurmountable reasons why grade separation could not be provided at this location for both vehicles and pedestrians, thus removing a constraint to traffic on this primary distributor road and removing significant safety hazards.

The traffic impact assessment has some results and conclusions which are markedly different from other approved traffic assessments undertaken in recent years. This inconsistency is self-serving and undermines the credibility of the traffic assessment. In the time available, it has not been possible to identify the reasons, but it does suggest that the traffic assessment has underestimated some of the impacts on the existing highway network. It should not be relied upon to support this application.

More generally, the Pok Fu Lan Moratorium was imposed by Government as an interim administrative short term measure in 1972 to control the amount of traffic generated within the area by freezing the sale of Government sites, and the redevelopment of all sites for more intensive purposes until such time as the transport network had been improved sufficiently to carry the resulting increase in traffic.

A review by the Planning and Transport Department in 1999 recommended to fully uplift the Moratorium in one go. The then Secretary for Transport indicated that the Moratorium should have been uplifted well before Cyberport was up and running. This did not happen and the Moratorium therefore remains in force. The rule of law dictates that it should not be ignored.

That said, the Government has both before that time and subsequently disposed of a number of sites which were not envisaged for development when the Pok Fu Lam Moratorium was imposed in 1972, having determined that the increase in traffic would not result in adverse conditions. However, the Government has declined to abolish the Moratorium for the majority of private lots within the area where the nett total increase in traffic would be significantly less than that from the sites which have been exempted.

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

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

HKU's submission for the proposed Global Innovation Centre makes no reference to the Pok Fu Lam Moratorium and its restrictions on development. The submission does acknowledge that the development will increase road traffic, which is the reason why the Moratorium was imposed.

Government is maintaining the Moratorium on private landowners within the Moratorium area preventing them from redeveloping their properties to the extent permitted by the approved Outline Zoning Plans. It would be unreasonable for Government, at the same time, to partially lift the Moratorium for the Global Innovation Centre on currently unallocated land for which no development was previously envisaged and which will increase traffic to a greater extent than would be the case for such private lots.

The submission does not seek to explain why the Global Innovation Centre needs to be located where proposed and why other locations are not suitable, nor does it even suggest that other locations have been seriously considered. It does not address the fact that the Global Innovation Centre, within the heart of the Pok Fu Lam Moratorium area, is out of keeping with the surrounding planned developments and on a site topographically unsuitable for the type of development proposed. Other representations explain why there are other more suitable areas within Hong Kong for this development.


The Town Planning Board operates within parameters of reasonableness. It would be unreasonable for the Board to the proposed amendment to this Outline Zoning Plan which would require a partial lifting of the Moratorium. (The only rational and consistent solution would be to abolish the Pok Fu Lam Moratorium altogether.) On this basis alone, the Town Planning Board should reject the proposed amendment.

Summary

I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous criteria set out in the Town Planning Board Planning Guidelines but also runs contrary to the OZP's Planning Intention and Explanatory Statement.

An alternative site needs to be found to replace this problematic 'reserve' site. The Town Planning Board should give their support to directing this project to a more appropriate location, for example, one in the Hong Kong-Shenzhen Innovation and Technology Park, which would enable Government to meet its commitment of grant HKU a suitable site for its Centre.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael Olesnicky", with a long horizontal stroke extending to the right.

Michael Olesnicky



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Submission Number: TPB/R/S/H10/22- S3307
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From: 王天玲 Wong Tin Ling [REDACTED]
Sent: 2024-05-22 星期三 18:07:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Submission for Ebenezer New Hope School
Attachment: Wong_Tin_Ling_Letter.pdf

Dear Chair, Secretariat and Members of the Town Planning Board,

Representation to the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan, No. S/H10/21

I hereby submit the captioned Representation for your consideration. A letter is enclosed to express our views of disapproval and our concern over the level of development control as stipulated on the current draft OZP which has been submitted to the Town Planning Board by hand today in conjunction .

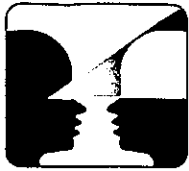
We sincerely request the Town Planning Board to re-consider revision of the Amendment Item A on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Yours faithfully,

Ms Tammy WONG Tin Ling

Principal

Ebenezer New Hope School



EBENEZER NEW HOPE SCHOOL

心光恩望學校

傲澤社群

Nurturing PRIDE
for a Better World

Founder 創辦機構
Hildesheimer Blindenmission,
Germany
德國喜迪堪協會

Patron 贊助人
Mrs Janet Lee
李林麗輝女士

Chairman 主席
Mr Timothy Lam Jr
林棟樑先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

Hon Secretary 義務秘書
Ms Grace Chen
陳鳳麟女士

Hon Treasurer 義務司庫
Mr Gareth Simpson
詹沛申先生

Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

**Mission Representative
喜迪堪會代表**
Prof Mak Ki Yan, BBS, JP
麥基恩教授

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Mr Leo Barretto
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Mr Sean Fong
方善衛先生

Ms Madeleine Green
湯明蘭女士

Ms Angelina Kwan
關慈女士

Mr Henry Lai
賴顯榮先生

Ms Rhonda Leung
梁麗琴校長

Ms Sandra Leung
梁承敬女士

Mr Roger Nissim
李森先生

Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
鄭德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君傑校長

The Secretary,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road, North Point,
Hong Kong.

24 April 2024

By Email and Hand

Representation to the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan, No. 2/H10/21

Dear Chair, Secretariat and Members of Town Planning Board,

The New Hope School ("the School") is one of the service units of the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The School is located in the buildings at 131 Pok Fu Lam owned by Ebenezer and is providing comprehensive educational and rehabilitation services for students with visual impairment cum intellectual and physical disabilities.

The School offers a comprehensive curriculum together with functional and rehabilitation trainings according to the needs and interests of the students in order to build knowledge, skills and attitudes and equip them with the abilities to face different challenges in daily life.

In addition, the School also operate a boarding section which provide 48 places of residential services, including 28 places for 7-day boarders. The boarding section provides home skills and nursing services with daily routine, including self-care skills, rehabilitation training and domestic skills.

Referring to the Amendment item A in S/H10/21 relates to the rezoning of a site between Victoria Road and Pok Fu Lam Road from "GB", "Residential (Group C)6" and 'Road' to "OU (Global Innovation Centre)", we would like to express our views of disapproval and our concern over the level of development control as stipulated on the current draft OZP.

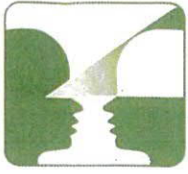
In the previous rezoning application by HKU to rezone a "GB" site immediate to the west of the School to "GIC" in 2022; we have expressed our major concern on the uncertainty regarding further expansion of HKU. Continual expansion of HKU along Sassoon Road has created significant adverse impacts on the visually impaired students and residents of Ebenezer. Therefore, we have requested the Town Planning Board to incorporate appropriate mechanisms to control the extent of HKU's future development in this area. However, this subject amendment is now further rezoning 1 more "GB" site in our proximity for HKU to develop the technology centre. This is undesirable and any planned developments in the vicinity should be appraised in a holistic approach when considering future applications or OZP amendments.

SERVICES 服務單位:

Ebenezer School 心光學校	Ebenezer New Hope School 心光恩望學校	Early Intervention Programme for Visually Impaired Children 視障幼兒教育支援服務	Ebenezer Child Care Centre 心光幼兒中心	Ebenezer Care & Attention Home 心光護理安老院	Christian Ministry 福音事工	Project WORKS 「有作為」計劃
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Incorporated as the Ebenezer School and Home for the Visually Impaired Limited



EBENEZER NEW HOPE SCHOOL

心光恩望學校

傲澤社群
Nurturing **PRIDE**
for a Better World

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The Secretary
Town Planning Board

24 April 2024

Throughout these years, we have been experiencing some on-going construction works in the area including the new HKU academic building at 3 Sassoon Road, the redevelopment of Queen Mary Hospital, the Faculty of Medicine Building Extension to be completed by 2025 and the redevelopment of other HKU buildings along Sassoon Road. The impact has been significant to our students, boarders and staff.

The students attend New Hope School are not only visually impaired but also have different degree of intellectual and physical disabilities. They may need longer time to focus and require more attention from teachers and therapists. Thus, a serene and safe environment is very important for them to learn and rehab. The nuisance related to the continual construction works including noise and vibration has created distraction to the students and make it difficult for them to concentrate in class, this would defer their learning and rehab progress in long term, also impact their emotional well-being, leading to feelings of anxiety and depression.

Moreover, the development and re-development along Sassoon Road have created additional traffic to the Pok Fu Lam Road. Our students and staff have to face the problems of traffic congestion and road safety in their daily travel to and from School.

Another concern is the construction of the Global Innovation Centre (GIC) along the slope especially with the proposed scale and building bulk would require extensive rock excavation that may create risk of landslide or other associated problems. In 2014, a widening crack was identified in the carpark ground of Ebenezer School, our adjacent building, which we suspected was due to the construction work of the surrounding development opposite to the Pok Fu Lam Road. Relevant gov't departments came for inspection and installed some devices to monitor the situation. In 2018, we completed the remedial work of our slope facing Victoria Road funded by the EDB; since after EDB sponsors us to carry out the Engineer Inspection (EI) every 5 years, and we also do the layman inspection following CEDD's guidelines every year. With the safety concern, we request the Town Planning Board to consider alternative site with less geotechnical challenge that would be more suitable for the proposed GIC.

The proposed development in the amendment item A means that we have to put up with additional construction related nuisance, losing fresh air and sunlight and increasing noise problem.



Page 3

The Secretary

24 April 2024

Town Planning Board

Based on the above concern, we would like to provide the following recommendations for the consideration of the Town Planning Board:

- **Alternative site for the proposed GIC:** In view of the potential nuisances and uncertainties being created which would affect our students and other locals; an alternative site which is farther from the School and residential developments shall be considered.
- **Non-building area between the proposed GIC and Ebenezer:** This could minimize the environmental nuisances created during the construction and the operation of GIC which bring adverse impact to Ebenezer and the nearby area.
- **Sub-zone of lower BHR/Stepping Building Height of the GIC:** This could ensure that the proposed GIC would not bring about insurmountable adverse impact to the School and residents in vicinity from air ventilation and visual perspectives.
- **Incorporating a requirement of a layout plan submission together with relevant technical assessments into the OZP:** The potential impacts and mitigation measures on air quality, noise (including traffic noise and operational noise from the fixed plant) and sewerage aspects should be identified and addressed via a S16 planning application mechanism. Further design and planning merits shall be proposed such that would minimize the impact to the students and surrounding residents. A S16 planning application would provide an opportunity for public to comment and the Town Planning Board members could consider and review based on the merits of the development scheme.

Yours faithfully,

Ms Tammy Wong

Principal

Ebenezer New Hope School

Urgent Return receipt Expand Group Restricted Prevent Copy

From: WONG, Suet Mei [REDACTED]
Sent: 2024-05-22 星期三 18:40:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: HKBWS's comments on the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 (S/H10/22)
Attachment: 20240522_PFLOZP_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 (S/H10/22) are attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
Senior Conservation Officer | 高級保育主任
The Hong Kong Bird Watching Society | 香港觀鳥會



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A charitable organization incorporated in Hong Kong with limited liability by guarantee

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

22 May 2024

Dear Sir/Madam,

**Comments on the Proposed Amendments to the Approved Pok Fu Lam Outline
Zoning Plan (OZP) No. S/H10/21 (S/H10/22)**

The Hong Kong Bird Watching Society (HKBWS) would like to express adverse comments on the Amendment Item A as the proposed rezoning would lead to a loss in woodlands, natural and semi-natural streams and the associated buffering functions.

The proposed amendment is **not in line with the planning intention of the “Green Belt” (GB) zoning**. According to the approved Pok Fu Lam Outline Zoning Plan (OZP), the site is located within GB zone, where is intended “to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general **presumption against development** within this zone.”

It is also reminded that the Town Planning Board (TPB) is empowered by the Town Planning Ordinance “to prepare town plans with statutory land use zones under clause 4(1)(g) for ‘country parks, coastal protection areas, sites of special scientific interest, green belts or other specified uses’ to promote conservation or protection of the environment”, as stated in Section 3.5.2 of Chapter 10 of Hong Kong Planning Standards and Guidelines. The rezoning of this GB site to development zonings would lead to a direct loss in natural habitats, and is not in line with the planning guideline to promote conservation of the environment.

Currently, the site consists of a variety of natural features including woodland, natural and semi-natural streams. We consider this GB site is well-performing the functions as a buffer to define the limit of the high-intensity town development and should be remained as GB zone.

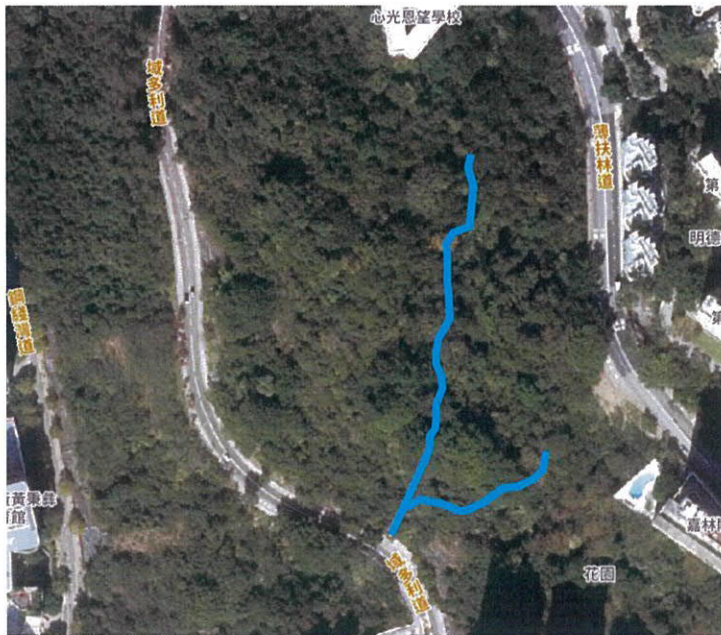


Figure 1.

The GeolInfo map shows that there are woodland and natural streams within the rezoning site.

However, the proposed Global Innovation Centre development which may involve extensive tree felling, site formation, river diversion works, and the necessary natural terrain mitigation works. These would cause a direct and permanent loss in natural features, which is not in line with the planning intention of GB zone to retain natural features.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the proposed Amendments. Thank you for your kind attention.

Yours faithfully,

The Hong Kong Bird Watching Society

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From: WONG, Suet Mei [REDACTED]
Sent: 2024-05-22 星期三 18:41:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: HKBWS's comments on the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 (S/H10/22)

Dear Sir/Madam,

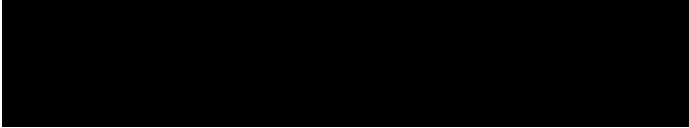
As requested under the planning guideline No. 29B, I would like to provide the following information:

Full name: Wong Suet Mei

First 4 alphanumeric digits of HKID: [REDACTED]

Best regards,

Wong Suet Mei | 黃雪媚
Senior Conservation Officer | 高級保育主任
The Hong Kong Bird Watching Society | 香港觀鳥會



香港註冊成立的法定慈善机构及无股本擔保有限公司
A charitable organization incorporated in Hong Kong with limited liability by guarantee

On Wed, May 22, 2024 at 6:40 PM WONG, Suet Mei [REDACTED] wrote:
Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 (S/H10/22) are attached.

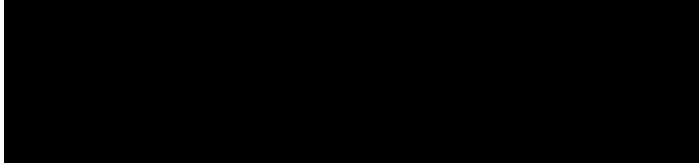
Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Senior Conservation Officer | 高級保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會



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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 19:10:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

Enhance local innovative technology, communicate with global scientists, researchers, and entrepreneurs, and create more development opportunities locally, thereby promoting new industrialization.

Best regards,
Lam yuet kwok

HKID :

Email :

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

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 19:13:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
It will better help Hong Kong to be a center of Asia again.

Best regards,
Peijian LIN
N/A

HKID : 
Email : 

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 19:13:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

The KPI for setting GIC's management team shall include how many cases(ratio) successfully commercialised from Research and development team, how many business will exist and/or go to IPO at the end. The key factor is that the management team/advisory team of GIC shall include professionals from legal, accounting, incubation services, investors and business-connectors, instead of including professors only. The mix of management team will drive the success of GIC, instead of setting a new research centre.

Best regards,
LAI TAT SHING
President

HKID : 
Email : 

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From: Saara Tam [REDACTED]
Sent: 2024-05-22 星期三 20:34:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.

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

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

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

Name

TAM, Jing Ping Saara

Date

May 22, 2024.

HKID (First 4 characters)



Sender notified by
Mailtrack



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Submission Number: TPB/R/S/H10/22- S3313
--

From: dk <[REDACTED]>
Sent: 2024-05-22 星期三 20:57:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: "Representation on Pok Fu Lam OZP No.S/H10/22"
Attachment: SSRN-id3979164.pdf; R623 Representation on Pokfulam OZP No S-H10-22.docx

32

Donald Edward Knapp
[REDACTED]

My representation is attached.
Along with a reference article mentioned in my representation.

--
Donald Edward Knapp

Top-Ten Behavioral Biases in Project Management: An Overview

By Bent Flyvbjerg

First BT Professor and Inaugural Chair of Major Programme Management
University of Oxford's Saïd Business School

Villum Kann Rasmussen Professor and Chair of Major Program Management
IT University of Copenhagen

Professorial Fellow, St Anne's College, University of Oxford

Project Management Journal, vol. 52, no. 6, 2021, pp. 531–546

Abstract

Behavioral science has witnessed an explosion in the number of biases identified by behavioral scientists, to more than 200 at present. The paper identifies the ten most important behavioral biases for project planning and management. First, we argue it is a mistake to equate behavioral bias with cognitive bias, as is common. Cognitive bias is only half the story; political bias is the other half. Second, we list the top-ten behavioral biases in project management: strategic misrepresentation; optimism and uniqueness bias; the planning fallacy; overconfidence, availability, and hindsight bias; the base-rate fallacy; anchoring; and escalation of commitment. Each bias is defined and its impacts on project management explained, with examples. Third, base-rate neglect is identified as a primary reason projects underperform. This is supported by presentation of the most comprehensive set of base rates that exists in project management scholarship, from 2,062 projects. Finally, recent findings of power-law outcomes in project performance are identified as a possible first stage in discovering a general theory of project management, with more fundamental and more scientific explanations of project outcomes than found in existing theory.

Keywords: Behavioral science, behavioral economics, project planning, project management, behavioral bias, cognitive bias, political bias, strategic misrepresentation, optimism bias, uniqueness bias, planning fallacy, overconfidence bias, hindsight bias, availability bias, base-rate fallacy, anchoring, escalation of commitment, preferential attachment, power laws.

Full reference: Flyvbjerg, Bent, 2021, "Top Ten Behavioral Biases in Project Management: An Overview," *Project Management Journal*, vol. 52, no. 6, pp. 531–546, DOI: 10.1177/87569728211049046

Introduction

Since the early work of Amos Tversky and Daniel Kahneman, the number of biases identified by behavioral scientists has exploded in what has been termed a behavioral revolution in economics, management, and across the social and human sciences. Today, Wikipedia's list of cognitive biases contains more than two hundred items (Wikipedia 2021). The present paper gives an overview of the most important behavioral biases in project planning and management, summarized in Table 1. They are the biases most likely to trip up project planning and management and negatively impact project outcomes, if the biases are not identified and dealt with up front and during delivery.

Many would agree with Kahneman (2011: 255) that optimism bias "may well be the most significant of the cognitive biases." However, behavioral biases are not limited to cognitive biases, though behavioral scientists, and especially behavioral economists, often seem to think so. For instance, Nobel laureate Richard Thaler (2017: 261), godparent of behavioral economics, defines what he calls "the real point of behavioral economics" as "to highlight behaviors that are in conflict with the standard rational model." But nothing in this definition limits the object of behavioral economics to cognitive bias. Thaler (2017: 357) speaks of "the unrealism of hyperrational models," and we agree. But behavioral economics itself suffers from such unrealism, because it ignores that many behavioral phenomena are better explained by political bias than by cognitive bias.

Behavioral economics in its present form suffer from an overfocus on cognitive psychology: Economic decisions get overaccounted for in psychological terms, when other perspectives – for instance political, sociological, and organizational – may be more pertinent. If all you have is a hammer, everything looks like a nail. Similarly, if all you have is psychology, everything gets diagnosed as a psychological problem, even when it is not. Behavioral economics suffer from a "psychology bias," in this sense. Cognitive bias is therefore only half the story in behavioral science. Political bias is the other half.

Political bias – understood as deliberate strategic distortions – arises from power relations, instead of from cognition, and has long been the object of study in political economy. Political bias is particularly important for big, consequential decisions and projects, which are often subject to high political-organizational pressures. In fact, for very large projects – so-called megaprojects – the most significant behavioral bias is arguably political bias, more specifically strategic misrepresentation (Flyvbjerg et al. 2002, Wachs 2013, Flyvbjerg et al. 2018). Cognitive bias may account well for outcomes in the simple lab experiments done by behavioral scientists. But for real-world decision-making – in big hierarchical organizations, involving office politics, salesmanship, jockeying for position and funds, including in the C-suite and ministerial offices, with millions and sometimes billions of dollars at stake – political bias is pervasive and must be taken into account. Or so I argue.

Table 1: Top-ten behavioral biases in project planning and management

Name of bias	Description
1. Strategic misrepresentation	The tendency to deliberately and systematically distort or misstate information for strategic purposes. A.k.a. political bias, strategic bias, or power bias.
2. Optimism bias	The tendency to be overly optimistic about the outcome of planned actions, including overestimation of the frequency and size of positive events and underestimation of the frequency and size of negative ones.
3. Uniqueness bias	The tendency to see one's project as more singular than it actually is.
4. Planning fallacy (writ large)	The tendency to underestimate costs, schedule, and risk and overestimate benefits and opportunities.
5. Overconfidence bias	The tendency to have excessive confidence in one's own answers to questions.
6. Hindsight bias	The tendency to see past events as being predictable at the time those events happened. Also known as the I-knew-it-all-along effect.
7. Availability bias	The tendency to overestimate the likelihood of events with greater ease of retrieval (availability) in memory.
8. Base-rate fallacy	The tendency to ignore generic base-rate information and focus on specific information pertaining to a certain case or small sample.
9. Anchoring	The tendency to rely too heavily, or "anchor," on one trait or piece of information when making decisions, typically the first piece of information acquired on the relevant subject.
10. Escalation of commitment	The tendency to justify increased investment in a decision, based on the cumulative prior investment, despite new evidence suggesting the decision may be wrong. Also known as the sunk-cost fallacy.

It should be emphasized again that many other behavioral biases exist than those mentioned in Table 1, which are relevant to project planning and management, e.g., illusion of control, conservatism bias, normalcy bias, recency bias, probability neglect, the ostrich effect, and more. But the ten mentioned here may be considered the most important, in the sense they are deemed to be the most common biases with the most direct impact on project outcomes.

Discussions with Kahneman

My first opportunity to reflect systematically on the relationship between political and cognitive bias was an invitation in 2003 from the editor of *Harvard Business Review* (*HBR*) to comment on an article by Dan Lovallo and Daniel Kahneman (2003). The year before, Kahneman had won the Nobel Prize in Economics for his pathbreaking work with Amos Tversky (who died in 1996) on heuristics and biases in decision-making, including optimism bias, which was the topic of the *HBR* article. The editor explained to me that he saw Kahneman and me as explaining the same phenomena – cost overruns, delays, and benefit shortfalls in investment decisions – but with fundamentally different theories. As a psychologist, Kahneman explained outcomes in terms of cognitive bias, especially optimism bias and

the planning fallacy. As an economic geographer, I explained the same phenomena in terms of political-economic bias, specifically strategic misrepresentation. So which of the two theories is right, asked the *HBR* editor?

The editor's question resulted in a spirited debate in the pages of *HBR*. I commented on Kahneman and Lovallo's article that they,

"underrate one source of bias in forecasting – the deliberate 'cooking' of forecasts to get ventures started. My colleagues and I call this the Machiavelli factor. The authors [Kahneman and Lovallo] mention the organizational pressures forecasters face to exaggerate potential business results. But adjusting forecasts because of such pressures can hardly be called optimism or a fallacy; deliberate deception is a more accurate term. Consequently, Lovallo and Kahneman's analysis of the planning fallacy seems valid mainly when political pressures are insignificant. When organizational pressures are significant, both the causes and cures for rosy forecasts will be different from those described by the authors" (Flyvbjerg 2003:121)

Kahneman and Lovallo (2003: 122) responded:

"Flyvbjerg and his colleagues reject optimism as a primary cause of cost overruns because of the consistency of the overruns over a significant time period. They assume that people, particularly experts, should learn not only from their mistakes but also from others' mistakes. This assumption can be challenged on a number of grounds."

Ultimately, the *HBR* debate did not so much resolve the question as clarify it and demonstrate its relevance. Kahneman and I therefore continued the discussion offline. Others have commented on Kahneman's generosity in academic interactions. He invited me to visit him at home, first in Paris and later New York, to develop the thinking on political and cognitive bias, and how they may be interrelated. He was more rigorous than anyone I'd discussed bias with before, and I found the discussions highly productive.

In addition to being generous, Kahneman is deeply curious and empirical. Based on our discussions, he decided he wanted to investigate political bias firsthand and asked if I could arrange for him to meet people exposed to such bias. I facilitated an interview with senior officials I knew at the Regional Plan Association of the New York-New Jersey-Connecticut metropolitan (tri-state) area, with offices near Kahneman's home in New York.¹ Their work includes forecasting and decision-making for major infrastructure investments in the tri-state region, which are among the largest and most complex

in the world and which are the type of project I studied to develop my theories of strategic misrepresentation. Decision-making on such projects are a far cry from the lab experiments used by Kahneman and other behavioral scientists to document classic cognitive biases like loss aversion, anchoring, optimism, and the planning fallacy.

When Kahneman and I compared notes again, we agreed the balanced position regarding real-world decision-making is that both cognitive and political bias influence outcomes. Sometimes one dominates, sometimes the other, depending on what the stakes are and the degree of political-organizational pressures on individuals. If the stakes are low and political-organizational pressures absent, which is typical for lab experiments in behavioral science, then cognitive bias will dominate and such bias will be what you find. But if the stakes and pressures are high – for instance, when deciding whether to spend billions of dollars on a new subway line in Manhattan – political bias and strategic misrepresentation are likely to dominate and will be what you uncover, together with cognitive bias, which is hardwired and therefore present in most, if not all, situations.

Imagine a scale for measuring political-organizational pressures, from weak to strong. At the lower end of the scale, one would expect optimism bias to have more explanatory power of outcomes relative to strategic misrepresentation. But with more political-organizational pressures, outcomes would increasingly be explained in terms of strategic misrepresentation. Optimism bias would not be absent when political-organizational pressures increase, but optimism bias would be supplemented and reinforced by bias caused by strategic misrepresentation. Finally, at the upper end of the scale, with strong political-organizational pressures – e.g., the situation where a CEO or minister *must* have a certain project – one would expect strategic misrepresentation to have more explanatory power relative to optimism bias, again without optimism bias being absent. Big projects, whether in business or government, are typically at the upper end of the scale, with high political-organizational pressures and strategic misrepresentation. The typical project in the typical organization is somewhere in the middle of the scale, exposed to a mix of strategic misrepresentation and optimism bias, where it is not always clear which one is stronger.

The discussions with Kahneman taught me that although I had fully acknowledged the existence of cognitive bias in my original work on bias (Flyvbjerg et al. 2002) I needed to emphasize cognition more to get the balance right between political and psychological bias in real-life decision making. This was the object of later publications (Flyvbjerg et al. 2004, Flyvbjerg 2006, Flyvbjerg et al. 2009, Flyvbjerg 2013, Flyvbjerg et al. 2016). More importantly, however, in our discussions and in a relatively obscure paper by Kahneman and Tversky (1979a) I found an idea for how to eliminate or reduce both cognitive and political bias in decision-making. I developed this into a practical tool called "reference class forecasting" (Flyvbjerg 2006) and in *Thinking, Fast and Slow* Kahneman (2011: 251) was

kind enough to endorse the method as an effective tool for bringing the outside view to bear on projects and decisions to de-bias them.

Finally, it has been encouraging to see Kahneman begin to mention political bias in his writings, including in his seminal book, *Thinking, Fast and Slow*, where he explicitly points out that,

"Errors in the initial budget are not always innocent. The authors of unrealistic plans are often driven by the desire to get the plan approved – whether by their superiors or by a client – supported by the knowledge that projects are rarely abandoned unfinished merely because of overruns in costs or completion times" (Kahneman 2011: 250-51).

That is clearly not a description of cognitive bias, which is innocent per definition, but of political bias, specifically strategic misrepresentation aimed at getting projects underway.

Most likely, none of the above would have happened without the *HBR* editor's simple question, "Strategic misrepresentation or optimism bias, which is it?" The discussions with Kahneman proved the answer to be: "Both."

Below we use this insight to describe the most important behavioral biases in project planning and management, starting with strategic misrepresentation, followed by optimism bias and eight other biases.

1. Strategic Misrepresentation

Strategic misrepresentation is the tendency to deliberately and systematically distort or misstate information for strategic purposes (Jones and Euske 1991, Steinel and De Dreu 2004). This bias is sometimes also called political bias, strategic bias, power bias, or the Machiavelli factor (Guinote and Vescio 2010). The bias is a rationalization where the ends justify the means. The strategy (e.g., achieve funding) dictates the bias (e.g., make projects look good on paper). Strategic misrepresentation can be traced to agency problems and political-organizational pressures, for instance competition for scarce funds or jockeying for position. Strategic misrepresentation is deliberate deception, and as such it is lying, per definition (Bok 1999, Carson 2006, Fallis 2009).

Here, a senior Big-Four consultant explains how strategic misrepresentation works in practice:

"In the early days of building my transport economics and policy group at [name of company omitted], I carried out a lot of feasibility studies in a subcontractor role to engineers. In virtually all cases it was clear that *the engineers simply wanted to justify the project and were looking to the traffic forecasts to help in the process ...* I once asked an engineer why their

cost estimates were invariably underestimated and he simply answered '*if we gave the true expected outcome costs nothing would be built*'" (personal communication, author's archives, italics added).

Signature architecture is notorious for large cost overruns. A leading signature architect, France's Jean Nouvel, winner of the Pritzker-Prize, explains how it works:

"I don't know of buildings that cost less when they were completed than they did at the outset. In France, there is often a theoretical budget that is given because it is the sum that politically has been released to do something. In three out of four cases this sum does not correspond to anything in technical terms. *This is a budget that was made because it could be accepted politically. The real price comes later.* The politicians make the real price public where they want and when they want" (Nouvel 2009: 4, italics added).

This is strategic misrepresentation. Following its playbook, a strategic cost or schedule estimate will be low, because it is more easily accepted, leading to cost and schedule overrun. Similarly, a strategic benefit estimate will be high, leading to benefit shortfalls. Strategic misrepresentation therefore produces a systematic bias in-outcomes: And this is precisely what the data show (see Table 2).² We see the theory of strategic misrepresentation fits the data. Explanations of project outcomes in terms of strategic misrepresentation have been set forth by Wachs (1989, 1990, 2013), Kain (1990), Pickrell (1992), and Flyvbjerg et al. (2002, 2004, 2005, 2009), among others.

Strategic misrepresentation will be particularly strong where political-organizational pressures are high, as argued above, and such pressures are especially high for big, strategic projects. The bigger and more expensive the project, the more strategic import it is likely to have with more attention from top management and with more opportunities for political-organizational pressures to develop, other things being equal. For project planning and management the following propositions apply:

Proposition 1: For small projects, with low strategic import and no attention from top management, bias, if present, is likely to originate mainly with cognitive bias, e.g., optimism bias.

Proposition 2: For big projects, with high strategic import and ample attention from top management, bias, if present, is likely to originate mainly with political bias, e.g., strategic misrepresentation, although cognitive bias is also likely to be present.

Strategic misrepresentation has proved especially important in explaining megaproject outcomes. For megaproject management, strategic misrepresentation may be expected to be the dominant bias (Flyvbjerg 2014).

Professor Martin Wachs of UC Berkeley and UCLA, who pioneered research on strategic misrepresentation in transportation infrastructure forecasting, recently looked back at more than 25 years of scholarship in the area. After carefully weighing the evidence for and against different types of explanations of forecasting inaccuracy, Wachs summarized his findings in the following manner:

"While some scholars believe this [misleading forecasting] is a simple technical matter involving the tools and techniques of cost estimation and patronage forecasting, there is growing evidence that the gaps between forecasts and outcomes are the results of deliberate misrepresentation and thus amount to a collective failure of professional ethics ... Often ... firms making the forecasts stand to benefit if a decision is made to proceed with the project" (Wachs 2013: 112).

Wachs found a general incentive to misrepresent forecasts for infrastructure projects and that this incentive drives forecasting outcomes. Wachs's review and the studies cited above falsify the notion that optimism and other cognitive biases may serve as a stand-alone explanation of cost underestimation and benefit overestimation, which has been the common view in behavioral science. Explanations in terms of cognitive bias are especially wanting in situations with high political and organizational pressures. In such situations forecasters, planners, and decision makers intentionally use the following Machiavellian formula to make their projects look good on paper, with a view to securing their approval and funding:

$$\text{Underestimated costs} + \text{Overestimated benefits} = \text{Funding}$$

Finally, recent research has found that not only do political and cognitive biases compound each other in the manner described above. Experimental psychologists have shown that political bias directly amplifies cognitive bias in the sense that people who are powerful are affected more strongly by various cognitive biases – e.g., availability bias and recency bias – than people who are not (Weick and Guinote 2008). A heightened sense of power also increases individuals' optimism in viewing risks and their propensity to engage in risky behavior (Anderson and Galinsky 2006: 529). This is because people in power tend to disregard the rigors of deliberate rationality, which are too slow and cumbersome for their purposes. They prefer – consciously or not – subjective experience and intuitive judgment as the basis for their decisions, as documented by Flyvbjerg (1998: 69 ff.), who found that people in power

will deliberately exclude experts from meetings when much is at stake, in order to avoid clashes in high-level negotiations between power's intuitive decisions and experts' deliberative rationality. Guinote and Vescio (2010) similarly found that people in power rely on ease of retrieval more than people without power. In consequence, total bias -- political plus cognitive -- escalates, but not in a simple linear manner where total bias equals the sum of political and cognitive biases, but instead in a complex, convex way where political bias amplifies cognitive bias, leading to convex risk. This, undoubtedly, is one reason we find strong convexities in the planning and management of big projects. Decisions about big projects are typically made by highly powerful people, and such individuals are convexity generators, with political bias driving their cognitive biases, which are larger for powerful individuals than for non-powerful ones.

2. Optimism Bias

Optimism bias is a cognitive bias and it is the tendency for individuals to be overly bullish about the outcomes of planned actions (Kahneman 2011: 255). Sharot (2011: xv) calls it "one of the greatest deceptions of which the human mind is capable." Where strategic misrepresentation is deliberate, optimism bias is non-deliberate. In the grip of optimism, people – including experts – are unaware they are optimistic. They make decisions based on an ideal vision of the future rather than on a rational weighting of gains, losses, and probabilities. They overestimate benefits and underestimate costs. They involuntarily spin scenarios of success and overlook the potential for mistakes and miscalculations. As a result, plans are unlikely to deliver as expected in terms of benefits and costs.

Almost a hundred years ago, when Geoffrey Faber founded what would become Faber & Faber, the renowned London publishing house, he was so certain of his project that he bet his mother's, his own, and a few friends' fortune on it, concluding, "everybody would benefit ... with a substantial income" (Faber 2019: 6, underline in the original). A year later, the new publishing house was in its first of several near-bankruptcies, and Faber wrote in his diary:

"I find it hard to justify my buoyant self-confidence of last year ... I ought, I think, to have foreseen trouble and gone more cautiously" (Faber 2019: 27-28).

That's optimism bias and what it does to individuals. Geoffrey Faber is not the only entrepreneur to have been tripped up like this. It's typical. What's less typical is that Faber & Faber survived to tell the story. Most companies fail and are forgotten.

Optimism bias can be traced to cognitive biases, i.e., systematic deviations from rationality in the way the mind processes information (Shepperd et al. 2002, Sharot et al. 2007, O'Sullivan 2015). These biases are thought to be ubiquitous. In project planning and management, an optimistic cost or

schedule estimate will be low, leading to cost and schedule overrun. An optimistic benefit estimate will be high, leading to benefit shortfalls. Optimism therefore produces a systematic bias in project outcomes, which is what the data show (see Table 2). The theory of optimism bias thus fits the data, which lends support to its validity.

Interestingly, however, when researchers ask forecasters about causes of inaccuracies in their forecasts, they do not mention optimism bias as a main cause, whereas they do mention strategic misrepresentation and the usual suspects: scope changes, complexity, price changes, unexpected underground conditions, bad weather, etc. (Flyvbjerg et al. 2005: 138-140). Psychologists would argue this is because optimism bias is a true cognitive bias. As such it is unreflected by forecasters, including when they participate in surveys about causes of forecasting inaccuracy. Psychologists would further argue there is a large body of experimental evidence for the existence of optimism bias (Buehler et al., 1994, 1997; Newby-Clark et al. 2000). However, the experimental data are mostly from simple laboratory experiments with students. This is a problem, because it's an open question to what extent the results apply outside the laboratory, in real-life situations like project planning and management.

Optimism bias can be both a blessing and a curse. Optimism and a "can-do" attitude are obviously necessary to get projects done. Kahneman (2011: 255) calls optimism "the engine of capitalism." I would go further and call it the engine of life. But optimism can seriously trip us up if we are unaware of its pitfalls and therefore take on risks we would have avoided had we known the real, non-optimistic, odds. This has been known and reflected since at least the ancient Greeks. More than two millennia ago, the Greek historian Thucydides (2009: 220) said about the Athenians that "they expected no reverses" to "their current good fortune" -- i.e., they were optimistic, specifically overconfident -- and this caused the fall of Athens in the Peloponnesian War, according to Thucydides.

No upside can compensate for the ultimate downside, death. This is a fundamental asymmetry between upside and downside in human existence and is probably why humans are predisposed for loss aversion, as documented by prospect theory (Kahneman and Tversky 1979b). Quite simply, it is rational in evolutionary terms to be more concerned about downside than upside. "Death" does not have to be of an individual, needless to say. It can be of a nation, a city, a business, or a project.

In my research I have found that successful leaders have a rare combination of hyper realism and can-do optimism (Flyvbjerg and Gardner, forthcoming). I call such individuals "realistic optimists." Risto Siilasmaa, chairman of Nokia during its recent successful turnaround, goes one step further in highlighting the two disparate dispositions, when he emphasizes "paranoid optimism" as the key to success in leading projects and businesses, always planning for the worst-case scenario: "The more paranoid we are, the harder we will continue to labor to shift the probability curve in our favor and the more optimistic we can afford to be" (Siilasmaa 2018: xvi). If you are looking for someone to successfully lead a project, this is the type of person you want: a realistic optimist, if not a paranoid

one. You would never get on a plane if you overheard the pilot say to the co-pilot, "I'm optimistic about the fuel-situation." Similarly, one should not trust a project leader who is optimistic about the budget or schedule, which is the fuel of projects.

During the Apollo program (1961–1972), the NASA administration criticized its cost engineers for being optimistic with a US\$10 billion estimate for the program (approximately US\$90 billion in 2021 dollars). The administration told the engineers that their assumption "that everything's going to work" was wrong (Bizony, 2006: 41). The engineers then increased their estimate to US\$13 billion, which the administration adjusted to US\$20 billion and got approved by Congress, to the shock of the engineers. Today, the NASA administration's US\$7 billion increase has a technical name: "optimism bias uplift." NASA jokingly called it the "administrator's discount." But they were serious when they advised that all senior executives in charge of large, complex projects must apply such a discount to make allowance for the unknown. Whatever the name, it is the single most important reason Apollo has gone down in history as that rare species of multi-billion-dollar project: one delivered on budget. The NASA administration "knew exactly what [it] was doing" with Apollo, as rightly observed by space historian Piers Bizony (*ibid.*).

Explanations of project outcomes in terms of optimism bias originate with Kahneman and Tversky (1979a) and have been further developed by Kahneman and Lovallo (1993), Lovallo and Kahneman (2003), Flyvbjerg (2009a), and Flyvbjerg et al. (2009).

Above we saw that strategic project planners and managers sometimes underestimate cost and overestimate benefit to achieve approval for their projects. Optimistic planners and managers also do this, albeit non-intentionally. The result is the same, however, namely cost overruns and benefit shortfalls. Thus optimism bias and strategic misrepresentation reinforce each other, when both are present in a project. An interviewee in our research described this strategy as "showing the project at its best" (Flyvbjerg et al. 2004: 50). It results in an inverted Darwinism, i.e., "survival of the unfittest" (Flyvbjerg 2009b). It is not the best projects that get implemented like this, but the projects that look best on paper. And the projects that look best on paper are the projects with the largest cost underestimates and benefit overestimates, other things being equal. But the larger the cost underestimate on paper, the greater the cost overrun in reality. And the larger the overestimate of benefits, the greater the benefit shortfall. Therefore, the projects that have been made to look best on paper become the worst, or unfittest, projects in reality.

3. Uniqueness Bias

Uniqueness bias was originally identified by psychologists as the tendency of individuals to see themselves as more singular than they actually are, e.g., singularly healthy, clever, or attractive (Suls and Wan 1987, Suls et al. 1988, Goethals et al. 1991). In project planning and management, the term

was first used by Flyvbjerg (2014: 9), who defined uniqueness bias as the tendency of planners and managers to see their projects as singular. It is a general bias, but it turns out to be particularly rewarding as an object of study in project management, because project planners and managers are systematically primed to see their projects as unique.

The standard definition of a project, according to the biggest professional organization in the field, the US-based Project Management Institute (PMI 2017: 4), directly emphasizes uniqueness as one of two defining features of what a project is: "A project is a temporary endeavor undertaken to create a *unique* product, service, or result" (italics added). Similarly, the UK-based Association for Project Management (APM 2012) stresses uniqueness as the very first characteristic of what a project is in their official definition: "A project is a *unique*, transient endeavour, undertaken to achieve planned objectives " (italics added). Academics, too, define projects in terms of uniqueness, here Turner and Müller (2003: 7, italics added): "A project is a temporary organization to which resources are assigned to undertake a *unique*, novel and transient endeavour managing the inherent uncertainty and need for integration in order to deliver beneficial objectives of change" (Turner and Müller 2003: 7, italics added). Similar views of uniqueness as key to the nature of projects may be found in Grün (2004: 3, 245), Fox and Miller (2006: 3, 109), and Merrow (2011: 161).

We maintain that the understanding of projects as unique is unfortunate, because it contributes to uniqueness bias with project planners and managers. In the grip of uniqueness bias, project managers see their projects as more singular than they actually are. This is reinforced by the fact that new projects often use non-standard technologies and designs.

Uniqueness bias tends to impede managers' learning, because they think they have little to learn from other projects as their own project is unique. Uniqueness bias may also feed overconfidence bias (see below) and optimism bias (see above), because planners subject to uniqueness bias tend to underestimate risks. This interpretation is supported by research on IT project management reported in Flyvbjerg and Budzier (2011), Budzier and Flyvbjerg (2013), and Budzier (2014). The research found that managers who see their projects as unique perform significantly worse than other managers. If you are a project leader and you overhear team members speak of your project as unique, you therefore need to react.

It is self-evidently true, of course, that a project may be unique in its own specific geography and time. For instance, California has never built a high-speed rail line before, so in this sense the California High-Speed Rail Authority is managing a unique project. But the project is only unique to California, and therefore not truly unique. Dozens of similar projects have been built around the world, with data and lessons learned that would be highly valuable to California. In that sense projects are no different from people. A quote, often ascribed to the anthropologist Margaret Mead, captures the point well: "Always remember that you are absolutely unique. Just like everyone else." Each person

is obviously unique, but also has a lot in common with other people. The uniqueness of people has not stopped the medical profession from making progress based on what humans have in common. The problem with project management is that uniqueness bias hinders such learning across projects, because project managers and scholars are prone to "localism bias," which we define as the tendency to see the local as global, due to availability bias for the local. Localism bias explains why local uniqueness is easily and often confused with global uniqueness. In many projects it does not even occur to project planners and managers to look outside their local project, because "our project is unique," which is a mantra one hears over and over in projects, and which it is surprisingly easy to get project managers to admit to.

Uniqueness bias feeds what Kahneman (2011: 247) calls the "inside view." Seeing things from this perspective, planners focus on the specific circumstances of the project they are planning and seek evidence in their own experience. Estimates of budget, schedule, etc. are based on this information, typically built "from the inside and out," or bottom-up, as in conventional cost engineering. The alternative is the "outside view," which consists in viewing the project you are planning from the perspective of similar projects that have already been completed, basing your estimates for the planned project on the actual outcomes of these projects. But if your project is truly unique then similar projects clearly do not exist, and the outside view becomes irrelevant and impossible. This leaves you with the inside view as the only option for planning your project. Even if a project is not truly unique, if the project team thinks it is then the outside view will be left by the wayside and the inside view will reign supreme, which is typical. "In the competition with the inside view, the outside view does not stand a chance," as pithily observed by Kahneman (2011: 249). The inside view is the perspective people spontaneously adopt when they plan, reinforced by uniqueness bias for project planners and managers. The inside view is therefore typical of project planning and management. The consequences are dire, because only the outside view effectively takes into account all risks, including the so-called "unknown unknowns." These are impossible to predict from the inside, because there are too many ways a project can go wrong. However, the unknown unknowns are included in the outside view, because anything that went wrong with the completed projects that constitute the outside view is included in their outcome data (Flyvbjerg 2006). Using these data for planning and managing a new project therefore leaves you with a measure of all risk, including unknown unknowns. Uniqueness bias makes you blind to unknown unknowns. The outside view is an antidote to uniqueness bias.

For project managers, in addition to being predisposed, like everyone else, for the inside view and uniqueness, they have been indoctrinated by their professional organizations to believe projects are unique, as we saw above. Thus it's no surprise it takes substantial experience to cut loose from the conventional view. Patrick O'Connell, an experienced megaproject manager and Practitioner Director of Oxford's BT Centre for Major Programme Management, told me, "The first 20 years as a

megaproject manager I saw uniqueness in each project; the next 20 years similarities." The NASA administration, mentioned above, balked when people insisted the Apollo program, with its aim of landing the first humans on the moon, was unique. How could it not be, as putting people on the moon had never been done before, people argued. The administration would have none of it. They deplored those who saw the program "as so special—as so exceptional," because such people did not understand the reality of the project. The administration insisted, in contrast, that "the basic knowledge and technology and the human and material resources necessary for the job already existed," so there was no reason to reinvent the wheel (Webb, 1969, p. 11, p. 61). The NASA-Apollo view of uniqueness bias saw this bias for what it is: a fallacy.

In sum, uniqueness bias feeds the inside view and optimism, which feeds underestimation of risk, which make project teams take on risks they would likely not have accepted had they known the real odds. Good project leaders do not let themselves be fooled like this. They know PMI and APM are wrong when they say projects are unique. Projects are often unique locally, yes. But to be locally unique is an oxymoron. This, however, is typically the meaning of the term "unique," when used in project management. It is a misnomer that undermines project performance and thus the project management profession. Truly unique projects are rare. We have lots to learn from other projects, always. And if we don't learn, we will not succeed with our projects.

4. The Planning Fallacy (Writ Large)

The planning fallacy is a subcategory of optimism bias that arises from individuals producing plans and estimates that are unrealistically close to best-case scenarios. The term was originally coined by Kahneman and Tversky (1979a: 315) to describe the tendency for people to underestimate task-completion times. Buehler et al. (1994, 1997) continued work following this definition. Later, the concept was broadened to cover the tendency for people to, on the one hand, underestimate costs, schedules, and risks for planned actions and, on the other, overestimate benefits and opportunities for those actions. Because the original narrow and later broader concepts are so fundamentally different in the scope they cover, Flyvbjerg and Sunstein (2017) suggested the term "planning fallacy writ large" for the broader concept, to avoid confusing the two.

Flyvbjerg et al. (2003: 80) call the tendency to plan according to best-case scenarios the "EGAP-principle," for Everything Goes According to Plan. The planning fallacy and the EGAP-principle are similar in the sense that both result in a lack of realism, because of their overreliance on best-case scenarios, as with the NASA cost engineers above. Both lead to base-rate neglect, illusion of control, and overconfidence. In this manner, both feed into optimism bias.

At the most fundamental level, Kahneman and Tversky identified the planning fallacy as arising from a tendency with people to neglect distributional information when they plan. People who

plan would adopt what Kahneman and Tversky (1979a: 315) first called an "internal approach to prediction," and later renamed the "inside view," under the influence of which people would focus on "the constituents of the specific problem rather than on the distribution of outcomes in similar cases." Kahneman and Tversky (*ibid.*) emphasized that, "The internal approach to the evaluation of plans is likely to produce underestimation [of schedules]." For the planning fallacy writ large, such underestimation applies to costs, schedules, and risk, whereas overestimation applies to benefits and opportunities.

Interestingly, Guinote (2017: 365-66) found in an experiment that subjects who had been made to feel in power were more likely to underestimate the time needed to complete a task than those not in power, demonstrating a higher degree of planning fallacy for people in power. Again, this is an example of how power bias and cognitive bias interact, resulting in amplification and convexity.

The planning fallacy's combination of underestimated costs and overestimated benefits generates risks to the second degree. Instead of cost risk and benefit risk cancelling out one another – as other theories predict, e.g., Hirschman's (2014) principle of the Hiding Hand – under the planning fallacy the two types of risk reinforce each other, creating convex (accelerated) risks for projects from the get-go. The planning fallacy goes a long way in explaining the Iron Law of project management: "Over budget, over time, under benefits, over and over again" (Flyvbjerg 2017). As a project leader, you want to avoid convex risks because such risks are particularly damaging. You want to avoid committing the planning fallacy, and especially for people in power.

5-7. Overconfidence Bias, Hindsight Bias, and Availability Bias

Overconfidence bias is the tendency to have excessive confidence in one's own answers to questions, and to not fully recognize the uncertainty of the world and one's ignorance of it. People have been shown to be prone to what is called the "illusion of certainty" in (a) overestimating how much they understand and (b) underestimating the role of chance events and lack of knowledge, in effect underestimating the variability of events they are exposed to in their lives (Pallier et al. 2002, Moore and Healy 2008, Proeger and Meub 2014). Overconfidence bias is found with both laypeople and experts, including project planners and managers (Fabricius and Büttgen 2015).

Overconfidence bias is fed by illusions of certainty, which are fed by hindsight bias, also known as the "I-knew-it-all-along effect." Availability bias – the tendency to overweigh whatever comes to mind – similarly feeds overconfidence bias. Availability is influenced by the recency of memories and by how unusual or emotionally charged they may be, with more recent, more unusual, and more emotional memories being more easily recalled. Overconfidence bias is a type of optimism and it feeds overall optimism bias.

A simple way to illustrate overconfidence bias is to ask people to estimate confidence intervals for statistical outcomes. In one experiment, the Chief Financial Officers (CFOs) of large US corporations were asked to estimate the return next year on shares in the relevant Standard & Poor's index (Kahneman 2011: 261). In addition, the CFOs were asked to give their best guess of the 80 percent confidence interval for the estimated returns by estimating a value for returns they were 90 percent sure would be too low (the lower decile, or P10) and a second value they were 90 percent sure would be too high (the upper decile, or P90), with 80 percent of returns estimated to fall between these two values (and 20 percent outside). Comparing actual returns with the estimated confidence interval, it was found that 67 percent of actual returns fell outside the estimated 80-percent confidence interval, or 3.35 times as many as estimated. The actual variance of outcomes was grossly underestimated by these financial experts, which is the same as saying they grossly underestimated risk. It is a typical finding. The human brain, including the brains of experts, spontaneously underestimates variance. For whatever reason, humans seem hardwired for this.

In project management, overconfidence bias is unfortunately built into the very tools experts use for quantitative risk management. The tools, which are typically based on computer models using so-called Monte-Carlo simulations, or similar, look scientific and objective, but are anything but. Again, this is easy to document. You simply compare assumed variance in a specific, planned project with actual, historic variance for its project type, and you find the same result as for the CFOs above (Batselier and Vanhoucke 2016). The bias is generated by experts assuming thin-tailed distributions of risk (normal or near-normal), when the real distributions are fat-tailed (lognormal, power law, or similar probability distribution) (Taleb 2004). The error is not with Monte-Carlo models as such, but with erroneous input into the models. Garbage in, garbage out, as always. To eliminate overconfidence bias you want a more objective method that takes all distributional information into account, not just the distributional information experts can think of, which is subject to availability bias. The method needs to run on historical data from projects that have actually been completed. Flyvbjerg (2006) describes such a method.

In the thrall of overconfidence bias, project planners and decision makers underestimate risk by overrating their level of knowledge and ignoring or underrating the role of chance events in deciding the fate of projects. Hiring experts will generally not help, because experts are just as susceptible to overconfidence bias as laypeople and therefore tend to underestimate risk, too. There is even evidence that the experts who are most in demand are the most overconfident. I.e., people are attracted to, and willing to pay for, confidence, more than expertise (Kahneman 2011: 263, Tetlock 2005). Risk underestimation feeds the Iron Law of project management and is the most common cause of project downfall. Good project leaders must know how to avoid this.

Individuals produce confidence by storytelling. The more coherent a story we can tell about what we see, the more confident we feel. But coherence does not necessarily equal validity. People tend to assume "what you see is all there is," called WYSIATI by Kahneman (2011: 87-88), who gives this concept pride of place in explaining a long list of biases, including overconfidence bias. People spin a story based on what they see. Under the influence of WYSIATI they spontaneously impose a coherent pattern on reality, while they suppress doubt and ambiguity and fail to allow for missing evidence, according to Kahneman. The human brain excels at inferring patterns and generating meaning based on skimpy, or even non-existent, evidence. But coherence based on faulty or insufficient data is not true coherence, needless to say. If we are not careful, our brains quickly settle for anything that looks like coherence and uses it as a proxy for validity. This may not be a big problem most of the time, and may even be effective, on average, in evolutionary terms, which may be why the brain works like this. But for big consequential decisions, typical of project planning and management, it is not an advisable strategy. Nevertheless, project leaders and their teams often have a very coherent – and very wrong – story about their project, for instance that the project is unique, as we saw above under uniqueness bias, or that the project may be completed faster and cheaper than the average project, or that everything will go according to plan. The antidote is better, more carefully curated stories, based on better data.

Gigerenzer (2018: 324) has rightly observed that overconfidence, presented by psychologists as a non-deliberate cognitive bias, is in fact often a deliberate strategic bias used to achieve predefined objectives, i.e., it is strategic misrepresentation. Financial analysts, for instance, "who earn their money by mostly incorrect predictions such as forecasting exchange rates or the stock market had better be overconfident; otherwise few would buy their advice," argues Gigerenzer, who further observes about this fundamental confusion of one type of bias for a completely different one that, "[c]onceptual clarity is desperately needed" (*ibid.*).

Finally, regarding the relationship between power bias and cognitive bias mentioned above, powerful individuals have been shown to be more susceptible to availability bias than individuals who are not powerful. The causal mechanism seems to be that powerful individuals are affected more strongly by ease of retrieval than by the content they retrieve, because they are more likely to "go with the flow" and trust their intuition than individuals who are not powerful (Weick and Guinote 2008). This finding has been largely ignored by behavioral economists, including by Thaler (2015) in his history of the field. This is unfortunate, because the finding documents convexity to the second degree for situations with power. By overlooking this, behavioral economists make the same mistake they criticize conventional economists for, namely overlooking and underestimating variance and risk. Conventional economists make the mistake by disregarding cognitive bias; behavioral economists by ignoring power bias and its effect on cognitive bias. Underestimating convexity is a very human

mistake, to be sure. We all do it. But it needs to be accounted for if we want to understand all relevant risks and protect ourselves against them in project planning and management.

8. The Base-Rate Fallacy

The base-rate fallacy – sometimes also called base-rate bias or base-rate neglect – is the tendency to ignore base-rate information (general data pertaining to a statistical population or a large sample, e.g., its average) and focus on specific information (data only pertaining to a certain case, or a small number of cases) (Bar-Hillel 1980, Tversky and Kahneman 1982). If you play poker and assume different odds than those that apply, you are subject to the base-rate fallacy, and likely to lose. The objective odds are the base rate.

People often think the information they have is more relevant than it actually is, or they are blind to all the relevant information they do not have. Both situations result in the base-rate fallacy. "Probability neglect" – a term coined by Sunstein (2002: 62-63) to denote the situation where people overfocus on bad outcomes with small likelihoods, for instance terrorist attacks – is a special case of the base-rate fallacy.

The base-rate fallacy is fed by other biases, for instance uniqueness bias, described above, which results in extreme base-rate neglect, because the case at hand is believed to be unique, wherefore information about other cases is deemed irrelevant. The inside view, hindsight bias, availability bias, recency bias, WYSIATI bias, overconfidence bias, and framing bias also feed the base-rate fallacy. Base-rate neglect is particularly pronounced when there is a good, strong story. Big, monumental projects typically have such a story, contributing to extra base-rate neglect for those. Finally, we saw above that people, including experts, underestimate variance. In the typical project, base-rate neglect therefore combines with variation neglect, along the following formula:

$$\text{Base-rate neglect} + \text{variation neglect} = \text{strong convexity}$$

Preliminary results from our research indicate that variation neglect receives less attention in project management than base-rate neglect, which is unfortunate, because the research also indicates that variation neglect is typically larger and has even more drastic impact on project outcomes than base-rate neglect.

The base-rate fallacy runs rampant in project planning and management, as documented by the Iron Law described earlier. Table 2 shows the most comprehensive overview that exists of base rates for costs and benefits in project management, based on data from 2,062 projects covering eight project types. Most projects do not get base rates right – not even close, as documented by averages that are different from one ($1.0 \approx$ correct base rate) at a level of statistical significance so high ($p <$

0.0001 ≈ "overwhelmingly high," in statisticians' language) it is rarely found in studies of human behavior. The base-rate fallacy is deeply entrenched in project management, the data show. Flyvbjerg and Bester (forthcoming) argue that base-rate neglect results in a new behavioral bias, which they call the "cost-benefit fallacy," which routinely derail cost-benefit analyses of projects to a degree where such analyses cannot be trusted.

Table 2: Base rates for cost and benefit overrun in 2,062 capital investment projects across eight types. Project planners and managers clearly do not get base rates right. The data show strong biases for (a) cost underestimation and overrun and (b) benefit overestimation and shortfall. Overrun is measured as actual divided by estimated costs and benefits (A/E), respectively, in real terms, baselined at the final investment decision.

Investment type	Cost overrun (A/E)			Benefit overrun (A/E)		
	N	Average	p*	N	Average	p*
Dams	243	1.96	< 0.0001	84	0.89	< 0.0001
BRT†	6	1.41	0.031	4	0.42	0.12
Rail	264	1.40	< 0.0001	74	0.66	< 0.0001
Tunnels	48	1.36	< 0.0001	23	0.81	0.03
Power plants	100	1.36	0.0076	23	0.94	0.11
Buildings	24	1.36	0.00087	20	0.99	0.77
Bridges	49	1.32	0.00012	26	0.96	0.099
Roads	869	1.24	< 0.0001	532	0.96	< 0.0001
Total	1603	1.39/1.43††	< 0.0001	786	0.94/0.83††	< 0.0001

*) The p-value of Wilcoxon test with null hypothesis that the distribution is symmetrically centered around one.

†) Bus rapid transit.

††) Weighted and unweighted average, respectively.

Note: See Flyvbjerg (2016: 181-182) for a description of the dataset used in the table.

As pointed out by Kahneman (2011: 150), "anyone who ignores base rates and the quality of evidence in probability assessments will certainly make mistakes." The cure to the base-rate fallacy, in and out of project management, is to get the base rate right by taking an outside view, for instance through reference class forecasting, carrying out premortems, or doing decision hygiene (Flyvbjerg 2006, Klein 2007, Kahneman et al. 2011, 2021: 312-324, 371-72).

If you're a project planner or manager, the easiest and most effective way to get started with curbing behavioral biases in your work is getting your base rates right, for the projects you're working on. Hopefully, most can see that if you don't understand the real odds of a game, you're unlikely to succeed at it. But that's the situation for most project planners and managers: they don't get the odds right for the game they are playing: project management. Table 2 documents this beyond reasonable doubt, and establishes realistic base rates for a number of important areas in project management that planners can use as a starting point for getting their projects right. Data for other project types were not included for reasons of space but show similar results.

9. Anchoring

Anchoring is the tendency to rely too heavily, or "anchor," on one piece of information when making decisions. Anchoring was originally demonstrated and theorized by Tversky and Kahneman (1974). In their perhaps most famous experiment, subjects were asked to estimate the percentage of African countries in the United Nations. First, a number between 0 and 100 was determined by spinning a wheel of fortune in the subjects' presence. Second, the subjects were instructed to indicate whether that number was higher or lower than the percentage of African countries in the United Nations. Third, the subjects were asked to estimate this percentage by moving upward or downward from the given number. The median estimate was 25 percent for subjects who received the number 10 from the wheel of fortune as their starting point, whereas it was 45 percent for subjects who started with 65. A random anchor significantly influenced the outcome.

Similar results have been found in other experiments for a wide variety of different subjects of estimation (Chapman and Johnson 1999, Fudenberg et al. 2012). Anchoring is pervasive. The human brain will anchor in most anything, whether random numbers, previous experience, or false information. It has proven difficult to avoid this (Wilson et al. 1996, Epley and Gilovich 2006, Simmons et al. 2010). The most effective way of dealing with anchoring therefore seems to be, not to avoid it, but to make sure the brain anchors in relevant information before making decisions, e.g., in base rates that are pertinent to the decision at hand, as proposed by Flyvbjerg (2006). This advice is similar to recommending gamblers must know the objective odds of each game they play, to increase their chances of winning and limit their losses. It is sound advice, but often goes unheeded.

Project planners and managers tend to err by anchoring their decisions in plans that are best-case, instead of most-likely, scenarios, as mentioned above. Planners and organizations also frequently anchor in their own limited experience, instead of seeking out a broader scope of histories, which would be more representative of the wider range of possible outcomes that actually apply to the project they are planning.

This happened to Hong Kong's MTR Corporation when they were tasked with building the first high-speed rail line in the territory. MTR anchored in its own experience with urban and conventional rail instead of throwing the net wider and looking at high-speed rail around the world. High-speed rail is significantly more difficult to build than urban and conventional rail and MTR had never built a high-speed rail line before. Despite – or perhaps because of – MTR's proven competence in building urban and conventional rail, the anchor for the high-speed rail line proved optimistic, resulting in significant cost and schedule overruns for the new venture (Flyvbjerg et al. 2014).

Ansar et al. (2014: 48) similarly found that planners of large dams around the world have generally anchored in the North-American experience with building dams, for no better reason than North America built their dams first. By choosing this anchor, planners ended up allowing insufficient

adjustments to fully reflect local risks, e.g., exchange rate risks, corruption, logistics, and the quality of local project management teams. This resulted in optimistic budgets and higher cost overruns for dams built outside North America.

Anchoring is fed by other biases, including availability bias and recency bias, which induce people to anchor in the most available or most recent information, respectively. Anchoring results in base-rate neglect, i.e., underestimation of the probabilities, and thus the risks, that face a project (see previous section). Smart project leaders avoid this by anchoring their project in the base rate for similar projects to the one they are planning, for instance by benchmarking their project against outcomes for a representative class of similar, completed projects. Kahneman (2011: 154) explicitly identifies anchoring in the base rate as the cure for the WYSIATI bias mentioned above. Anchoring in the base rate is similar to taking an outside view, and the outside view is "an anchor that is meaningful," as rightly observed by Tetlock and Gardner (2015: 117-120), whereas spontaneous anchors typically are less meaningful and lead to biased decisions with hidden risks.

10. Escalation of Commitment

Last, but not least, escalation of commitment (sometimes also called commitment bias) is the tendency to justify increased investment in a decision, based on the cumulative prior investment, despite new evidence suggesting the decision may be wrong and additional costs will not be offset by benefits. Consider the example of two friends with tickets for a professional basketball game a long drive from where they live. On the day of the game there is a big snowstorm. The higher the price the friends paid for the tickets, the more likely they are to brave the blizzard and attempt driving to the game, investing more time, money, and risk (Thaler 2015: 20). That's escalation of commitment. In contrast, the rational approach when deciding whether to invest further in a venture would be to disregard what you have already invested.

Escalation of commitment applies to individuals, groups, and whole organizations. It was first described by Staw (1976) with later work by Brockner (1992), Staw (1997), Slesman et al. (2012), and Drummond (2014, 2017). Economists use related terms like the "sunk-cost fallacy" (Arkes and Blumer 1985) and "lock-in" (Cantarelli et al. 2010b) to describe similar phenomena. Escalation of commitment is captured in popular proverbs such as, "Throwing good money after bad" and, "In for a penny, in for a pound."

In its original definition, escalation of commitment is unreflected and non-deliberate. People don't know they are subject to the bias, as with other cognitive biases. However, once you understand the mechanism it may be used deliberately. In his autobiography, Elia Kazan (1997: 412-13), a famous Hollywood director who discovered film star Marlon Brando, explains how he used sunk costs and escalation of commitment to get his projects going:

"Quickly I planned my position on costs ... My tactic was one familiar to directors who make films off the common path: to get the work rolling, involve actors contractually, build sets, collect props and costumes, expose negative, and so get the studio in deep. Once money in some significant amount had been spent, it would be difficult for Harry [Cohn, President and co-founder of Columbia Pictures] to do anything except scream and holler. If he suspended a film that had been shooting for a few weeks, he'd be in for an irretrievable loss, not only of money but of 'face.' The thing to do was get the film going."

Kazan here combines strategic misrepresentation with cognitive bias to achieve take-off for his projects. The misrepresentation consists in initially (a) being "economical with the truth" regarding the real cost of his projects, and (b) just "get the film going" to sink in sufficient cost to create a point of no return. After this, Kazan trusts the studio head to fall victim to cognitive bias, specifically sunk cost and escalation of commitment, in the grip of which he will allocate more money to the film instead of halting it, which might have been the rational decision. This is the studio head's version of Thaler's "driving into the blizzard," described above. As argued earlier, such interaction between cognitive and political bias is common in shaping project outcomes. Most project managers will know examples similar to Kazan's. It is too simple to think of outcomes as being generated solely by *either* cognitive bias *or* political bias. Such purity may be constructed in lab experiments. In real life, *both* are typically at play with complex interactions between the two.

A number of excellent case studies exist that demonstrate the pertinence of escalation of commitment to project planning and management, e.g., of Expo 86 (Ross and Staw 1986), the Shoreham nuclear power plant (Ross and Staw 1993), and Denver International Airport (Monteagre and Keil 2000), each of which present their own version of "driving into the blizzard."

Above we saw how optimism bias undermines project performance. Escalation of commitment amplifies this. Consider that once a forecast turns out to have been optimistic, often the wisest thing would be to give up the project. But escalation of commitment and the sunk-cost fallacy keep decision makers from doing the right thing. Instead they keep going, throwing good money after bad.

Escalation of commitment often co-exists with and is reinforced by what has been called "preferential attachment" or the "Yule process" (Barabási and Albert 1999, Gabaix 2009, Barabási 2014). Preferential attachment is a procedure in which some quantity, e.g., money or connections in a network, is distributed among a number of individuals or units according to how much they already have, so that those who have much receive more than those who have little, known also as the "Matthew effect."

In project planning and management, Flyvbjerg (2009) argued that the investments that look best on paper get funded, and that these are the investments with the largest cost underestimates and therefore the largest need for additional funding during delivery, resulting in preferential attachment of funds to these investments, once they have their initial funding. After an investment has been approved and funded, typically there is lock-in and a point of no return, after which escalation of commitment follows, with more and more funds allocated to the original investment to close the gap between the original cost underestimate and actual outturn cost (Drummond 2017, Cantarelli et al. 2010b).

Interestingly, preferential attachment has been identified as a causal mechanism that generates outcome distributions with a fat upper tail, specifically power-law distributions (Krapivsky and Krioukov 2008, Barabási 2014). In the case of cost, this would predict an overincidence (compared with the Gaussian) of extreme cost overruns. So far, we have tested the thesis of power-law outcomes for cost and cost overrun with the Olympic Games, where the thesis found strong support in the data (Flyvbjerg et al. 2021). Currently we are further testing the thesis for information technology projects, while tests of other project types are in the pipeline. Should the thesis hold across project types, we may be in the first stages of discovering a general theory of project management, with more fundamental and more scientific explanations of project outcomes than those found in conventional theory.

Discussion

Scientific revolutions rarely happen without friction. So, too, for the behavioral revolution. It has been met with skepticism, including from parts of the project management community (Flyvbjerg et al. 2018). Some members prefer to stick with conventional explanations of project underperformance in terms of errors of scope, complexity, labor and materials prices, archaeology, geology, bad weather, ramp-up problems, demand fluctuations, etc. (Cantarelli et al. 2010a).

Behavioral scientists would agree with the skeptics that scope changes, complexity, etc. are relevant for understanding what goes on in projects, but would not see them as root causes of outcomes. According to behavioral science, the root cause of, say, cost overrun, is the well-documented fact that project planners and managers keep underestimating scope changes, complexity, etc. in project after project.

From the point of view of behavioral science, the mechanisms of scope changes, complex interfaces, price changes, archaeology, geology, bad weather, business cycles, etc. are not unknown to project planners and managers, just as it is not unknown that such mechanisms may be mitigated. However, project planners and managers often underestimate these mechanisms and mitigation measures, due to optimism bias, overconfidence bias, the planning fallacy, strategic misrepresentation, etc. In behavioral terms, unaccounted for scope changes etc. are manifestations of such

underestimation on the part of project planners and managers, and it is in this sense bias and underestimation are *root causes* and scope changes etc. are just *causes*. But because scope changes etc. are more visible than the underlying root causes, they are often mistaken for the cause of outcomes, e.g., cost overrun.

In behavioral terms, the causal chain starts with human bias (political and cognitive) which leads to underestimation of scope during planning which leads to unaccounted for scope changes during delivery which lead to cost overrun. Scope changes are an intermediate stage in this causal chain through which the root causes manifest themselves. Behavioral science tells project planners and managers, "*Your biggest risk is you.*" It is not scope changes, complexity, etc. in themselves that are the main problem; it is how human beings misconceive and underestimate these phenomena, through optimism bias, overconfidence bias, strategic misrepresentation, etc. This is a profound and proven insight that behavioral science brings to project planning and management. You can disregard it, of course. But if you do, project performance would likely suffer. You would be the gambler not knowing the odds of their game.

Behavioral science is not perfect. We saw above how behavioral economics suffers from a "psychology bias," in the sense it tends to reduce behavioral biases to cognitive biases, ignoring political bias in the process, thus committing the very sin it accuses conventional economics of, namely theory-induced blindness resulting in limited rationality. Gigerenzer (2018) goes further and criticizes behavioral economics for "bias bias," and he is right when he calls for conceptual clarification. Not all behavioral biases are well defined, or even well delineated: many and large overlaps exist between different biases that need clarification, including for the ten above. Just as seriously, many biases have only been documented in simplified lab experiments, but are tacitly assumed to hold in real-life situations outside the lab, without sound demonstration that the assumption holds. Finally, the psychology used by behavioral economists is not considered cutting-edge by psychologists, a fact openly acknowledged by Thaler (2015: 180), who further admits it is often difficult to pin down which specific behavioral bias is causing outcomes in a given situation or to rule out alternative explanations (ibid. 295).

Nevertheless, the behavioral revolution seems to be here to stay and it entails an important change of perspective for project management: The problem with project cost overruns and benefit shortfalls is not error but bias, and as long as we try to solve the problem as something it is not (error), we will not succeed. Estimates and decisions need to be de-biased, which is fundamentally different from eliminating error. Furthermore, the problem is not even cost overruns or benefit shortfalls, it is cost underestimation and benefit overestimation. Overrun, for instance, is mainly a consequence of underestimation, with the latter happening upstream from overrun, for big projects often years before overruns manifest. Again, if we try to solve the problem as something it is not (cost overrun), we will

fail. We need to solve the problem of upstream cost underestimation in order to solve the problem of downstream cost overrun. Once we understand these straightforward insights, we understand that we and our projects are better off with an understanding of behavioral science and behavioral bias than without it.

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Endnotes

¹ Specifically, Kahneman met with and interviewed the Chair for Transportation at RPA, Jeff Zupan, and his team.

² Table 2 shows the results from the largest dataset of its kind. Other studies, based on smaller datasets, show similar results, e.g., Albalade and Bel (2014), Altshuler and Luberoff (2003), Bain (2009), Bain and Polakovic (2005) Bain and Wilkins (2002), Caro (1975), Delaney and Eckstein (2003), Feynman (2006: 397-407; 2007a,b), Flyvbjerg (2005), Flyvbjerg et al. (2002), Goldblatt (2016), Kain (1990), Pickrell (1992), Richmond (2005), Winch (2008), and Zimbalist (2015).

Dear Town Planning Board,

As the Long Title of the Town Planning ordinance states the Town Planning Board (TPB) is tasked to “promote the health, safety, convenience, and general welfare of the community...”

As I make my representation regarding **Pok Fu Lam OZP No. S/H10/22 Item A**, which involves rezoning a second area of Pokfulam green belt (GB) to that of a new category Global Innovative Center (OU), I look to an earlier decision made by the TPB approving OZP No. S/H10/21 Item A for an understanding of how Pokfulam GB is valued by the TPB.

I see this;

- 1) when HKU can provide a justification for rezoning to develop on Pokfulam GB and when
- 2) a development is funded (by the Government in this case) and when
- 3) the development would not induce insurmountable impacts in respect of development intensity, traffic, landscape, ecology, visual air ventilation, geotechnical, environmental, drainage and water supply aspects

that the TPB would approve HKU’s request to rezone.

In the case of S/H10/21 Item A, 1) the nearest community was being moved to a new and better location, 2) more land was being put toward residential development increasing the housing supply which is in line with the goals of Hong Kong, and 3) the development addressed a number of medical needs outlined by HKU which in turn is promoting the general welfare of the Hong Kong community.

Understanding that, one can view all Pokfulam GB as “HKU development in waiting” so long as HKU can justify, fund and not present insurmountable impacts the TPB will approve it.

We all want our universities to remain world class. Unfortunately, as a Pokfulam resident as much as I appreciate our GB, if HKU formulates a justification and has the money, it holds the high card. The TPB as ‘land dealer’ will award HKU the winner.

In time, I wouldn’t be surprised to see HKU make a play for more of the Pokfulam GB as it formulates justifications that support it remaining a world class institution. HKU hopefully never needs all the Pokfulam GB, but as S/H10/21 Item A and S/H10/22 Item A show they can’t be stopped. Pokfulam isn’t the first and won’t be the last neighborhood to be transformed.

When reviewing S/H10/22 Item A it seems a bit different.

First, where is the money coming from to fund the GIC? The first rezoning of Pokfulam GB in S/H10/21 Item A was funded.

I believe in research. While some of the details presented by HKU go over my head, I trust HKU that if a GIC makes them a better research university and Hong Kong more competitive in the world that it should proceed. But I also understand that land is at a premium. GB is valuable to Hong Kong in general and the Pokfulam community specifically. That is a big part of why we live here. If a zoning change is going to be made it shouldn’t be approved before assurances are made that the money is committed.

I haven't seen how much money the three phases of S/H10/22 Item A are going to cost but I assume they are somewhere in the details. I recall reading about a donation of \$200 million but suspect that is a drop in the bucket of the whole development cost. So, who is going to fund this undertaking? That should be clear before a zoning change is made. I am very concerned that whomever is paying for the GIC, will be paying too much for a location that isn't as attractive as it could be elsewhere in Hong Kong. I don't think would look good to move forward with this then come up short on the funds.

The separated designation of GIC (OU) is an indicator that this is a different kind of development from the one approved in S/H10/21 Item A a G(IC). This is a place where Upstream Transdisciplinary Research for Deep Technology will be done.

Collaboration is key, as research talent from both Hong Kong, the Mainland and overseas will come to do research. I understand it is going to be a world class facility much like Argonne National Laboratories outside of Chicago in the USA per notes from the minutes of the 737th meeting of the Metro Planning Committee on March 1st of this year.

There are some differences though. Argonne has a campus of 1,700 acres (6.9 km²). Take a look at it on a map. It is serviced by a major highway across the top, two major roads on the side, and a river on the bottom. To be fair, the useable campus space is smaller as there was a superfund pollution fund cleanup site that renders part of the eastside campus unusable (research, whoops). Pull back further on the map and you can see that Argonne is not reliant on an adjacent university to attract its top scientists. Argonne does have space on its campus for future development and the Chicago area is relatively flat.

The GIC in proposal S/H10/22 Item A is quite different. From what I have read, all the departments haven't raised any objections to it being built into the slope at the proposed Pokfulam GB site. HKU seems to have them all lined up. What I haven't seen are estimates of the cost to build the three phases of the GIC into the slope. I suspect building into the slope will add considerably to the cost of the project. There are no slopes at Argonne.

What I have seen are articles about major developments planned in the Northern Metropolis like the San Tin Technopole. Flat land, that is going to be developed for great things. There may even be more commercial space than is needed.

I listened during the community session held for Baguio Villa, as the hosts described the need for the Upstream Transdisciplinary Research to be separate from the downstream research which was already slated to be part of the San Tin Technopole or other land in the vicinity.

TPB should table the proposal until a comparison is produced that shows the costs to build the GIC at the San Tin Technopole or similar sites in the Northern Metropolis vs at the Pokfulam GB site in the proposal. HKU should expend effort to review developing the GIC at possible sites. There should be justification that cost to build on the Pokfulam GB is less than somewhere in the Northern Metropolis.

The GIC is also different from HKU development in that these facilities are intended to be attractive not only to HKU researchers but also mainland and rest of world researchers. To be the worldclass facility that is being described others must want to come and do research there. If I compare travel

convenience across the three groups, I would assume HKU researchers would prefer the Pokfulam GB location. But what about mainland researchers? And those from the rest of the world?

Compare a San Tin Technopole or similar site to the Pokfulam GB location.

How far from the airport?

which is closer to mainland China?

Which site will have MTR access sooner?

Accommodations? (HKU includes in the first phase of development a residential building, Core B2-1, as part of the first phase of development. I view this as acknowledgment that to attract collaborators the Pokfulam neighborhood cannot support housing them)

What if getting into and out of the facility prove to be more challenging than the forecasts you have seen?

Collaborators outside of HKU are likely to find the San Tin Technopole or similar site more convenient and more attractive than the Pokfulam green belt site. This should be considered a significant factor when comparing the two sites. If the site is very convenient for HKU researchers but not so for others, mainland China and other parts of the world researchers will do their research at other GICs (I think I saw mentioned in a presentation that there were 14 of these planned in the mainland China?). Then the HKU GIC becomes more or less a HKU research lab. I can't help but think land related to or around the future Northern Metropolis is much more flexible and easy to develop along with being more attractive to the collaborating researchers outside HKU and you don't have to give up Pokfulam green belt and be hemmed in by the residential neighborhood.

The GIC as currently proposed by HKU would be completed in phases, the first being an area closest to Baguio Villa and Woodbury Court, the second being northwest of that, and the third bordering the S/H10/21 development. HKU representatives indicated the first phase would take about 10 years and did not offer timelines on the 2nd and 3rd phases but indicated they would follow the first phase.

If after a comparison to sites in the San Tin Metropole or similar the Pokfulam green belt is selected the better site, I propose that S/H10/22 Part A be broken into the three phases mirroring the HKU 3 phases of development. Much can change in the 10 years building Phase 1. To have a review and approval for Phase 2 and 3 would be constructive for all parties as the needs of the GIC may change and the learnings from the first phase may benefit development of Phase 2 and 3. It could be easier to raise the money for the GIC doing it in stages as well. Until the justification and funds for the Pokfulam green belt are done, wait to rezone the land.

Regarding the exhibition of draft plans S/H10/22, I acknowledge section 5 of the Town Planning Ordinance was followed.

That said, community engagement has been inadequate.

From TOWN PLANNING BOARD Minutes of 737th Meeting of the Metro Planning Committee held at 9:00 a.m. on 1.3.2024

Local Consultation Item 27.

A few Members enquired on the consultation with the local community and the neighbouring users, including Ebenezer School, undertaken by HKU and how HKU would continue to maintain communication with them. In response, Mr Jeffrey Sy, HKU's representative, stated that due regards had been paid to the surrounding developments in formulating the development intensity and design of the proposed Centre, such as that the proposed building height of 158mPD was only about 20m above Pok Fu Lam Road and was considered compatible with the surrounding developments. HKU had been in close liaison with SDC to solicit their support and views, and would continue to work with them throughout the implementation of the project. Consultation meetings and regular meetups with the local residents would be conducted. For Ebenezer School to its immediate north, HKU had maintained a close dialogue with them continually.

Local Consultation Item 28.

A Member further appealed to HKU that they should not limit their consultation to DC members but should expand further to strenuously engage the general local community. In response, Mr Jeffrey Sy, HKU's representative, assured that HKU would maintain close and regular liaison with the local community and neighbouring users.

Comment: Regarding in point 27 the line "Consultation meetings and regular meetups with the local residents would be conducted." and in point 28 the line "strenuously engage the general local community"

If a member of the TPB (Town Planning Board) explicitly stated in Item 28 "strenuously engage", I think a reasonable person would find 2 community sessions in the 2.5 months prior to the approval negligent.

Since March 1st, one evening information session was held with Baguio Residents on 13/May. One evening information session was held for residents of South District Northwest (an unfamiliar term) on 14/May. HKU spent the bulk of its time explain 'what research was' rather than addressing questions on the draft plans of S/H10/22.

The TPB should know that the Incorporated Owners of Baguio Villa and Woodbury Court and some residents of Pokfulam were made aware of S/H10/22 by an email from a private party on May 7th 2024. That isn't much time for a community to respond to a proposal. I'm not interested in pointing fingers but think more should be done such as informing incorporated owners who border draft plans that come before the TPB.

I represent that while the process for the Exhibition of draft plans was followed, it would be in the TPB and HKU's interest to take more time to engage with the community and hear views. There are a number of items that concern the community that I have left to others to convey. Given it will take a decade to complete the first phase of the GIC, there are concerns that it may not be the best site for its intended

purpose, and there is no indication that S/H10/22 is funded. It would be wise to slow down and address the local communities' concerns

If otherwise approved, I would ask for:

Clarity on how people and vehicles will move around the GIC and buildings in the adjacent area.

It is not clear what street the vehicular traffic will exit the north end of the GIC after passing thru the New Academic Building on an Extension Site East of No. 3 Sassoon Road (Traffic impact in more than a decade).

It is not clear if a public person will be able to enter the GIC from the southern Victoria Road entrance and get to a public floor of the GIC and then walk to QMH. If it is, when will that be Phase 1 is ten years. To walk that route all three phases have to be done so is this something 25 or more years out? (livable neighborhood)

It is not clear if public vehicles will be able to traverse the GIC facility driveways entering from Pokfulam Road and exiting from the New Academic Building on an Extension Site East of No. 3 Sassoon Road or vice versa. (public access & security concern, understand that this is decades away but is it even realistic)

Synergy with Cyberport has been alluded to. How will people move between Cyberport and the GIC? (Transport planning)

The proposed ways vehicles enter and exit the facility from Pokfulam Road look frustrating for drivers. (Transport planning)

If the facility isn't attractive to researchers from mainland China and other parts of the world, they will go elsewhere and your collaboration won't happen.

-

Clarity on how greening plans will not be a net negative to the community

I am skeptic that with a green pencil, one can draw a jungle of trees on conceptual sketches. Yet, I sense this is not realistic. The statement "HKU would endeavour to maximise the greening provision as far as practicable." is no better than we will try our best.

Real world conditions such as building shading will limit healthy growth.

Greening promises made on numbers of trees on a plot of land lead to trees planted too close together to grow healthy. How are concerns of 2000 lost trees really going to be addressed?

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Clarity on self-generating power for facility

With the site West facing, there should be an opportunity to employ solar panels.

Roofs in sketches while green, do not appear to have solar panels, and there is no sign of facility battery storage. What green electrical commitments are there for this development?

-

I propose adding an amendment to limit the height of the structures to 158mPD. Though it is not particularly reassuring given that at the end of phase 1 in 10 years' time if HKU needs to revise upward the GIC capacity, there are few options on the plot of land other than going up.

Victoria Road is one of limited number of routes not on landfill that is near flat (gentle slope) for walkers, joggers and runners. I propose an amendment to commit to maintaining pleasant open running and walking lanes through any construction.

I propose an amendment to commit to design world class pedestrian crossings at the entrances on Victoria Road and the sidewalks for the walkers, joggers and runners using Victoria Road.

Victoria Road is also used by environmental management companies who visit the Island West Transfer Station. They can raise their own concerns if Victoria Road is limited due to construction.

I had heard that HKU estimated that eventually 15,000 people will be using the GIC.

I must oppose on the grounds that if that were true, there is no way I can see the numbers working. I really wish the consultative process with the community were better as it has done a disservice to those who have worked hard on developing this proposal.

As you make this decision take a look at this article attached from the Project Management Journal, Top-ten Behavioral Bias in Project Management.

This is a link to it. https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3979164

I fear a biases described in Table 1 of the article may be in play here.

Regards

Donald Edward Knapp



Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 21:13:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:


Given the lack of space available near HKU for research and development, HKU researchers have been severely constrained in growing their R&D activities in support of our governments goals to further enhance Hong Kong's work in technology development and basic research. The proposed Global Innovation Centre represents an ideal solution for Hong Kong. It meets our governments' goals and is in an ideal location - close to HKU. Many HKU faculty members live very close to the proposed site of the GIC and we all support this.

Best regards,

David Joseph SROLOVITZ

Chair of Materials Theory, Professor of Mechanical Engineering, Dean of Engineering, HKU

HKID : 

Email : 

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3315

From: Yuen's Family [REDACTED]
Sent: 2024-05-22 星期三 21:29:08
To: [REDACTED]
<tpbpd@pland.gov.hk>
Subject: Opposition on GIC site in Pokfulam

Pls refer to the attached.

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3316

From: Trust Consultant [REDACTED]
Sent: 2024-05-22 星期三 21:37:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition on GIA IN Pokfulam

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

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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

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.

*F. NOT WORTHY FOR MONEY - The building cost is VERY expensive to
Conclusion Cut trees, level the slope etc. USE SUN TIN landscape*

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

Name: YUEN, CHARMAINE GAREW (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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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.

8. Not value for money - the construction cost is more expensive than other landscape in Sun Tze.

Conclusion

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

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

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

Date: MAY 21, 2024

Email address: _____

Correspondence address: _____

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*Not value for money - the construction cost is far more
expense than other landscape in Sui tin.*

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

Name: YUEN, GABRIELLE GAYBOL (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2014

Email address: _____

Correspondence address: _____

Submission Number:

TPB/R/S/H10/22- S3317

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Yuen's Family [REDACTED]
Sent: 2024-05-22 星期三 21:40:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: Opposition on GIC site in Pokfulam

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

From: Yuen's Family [REDACTED]
Date: Wed, 22 May 2024 at 9:29 PM
Subject: Opposition on GIC site in Pokfulam
To: IO office of Baguio Villa, Hong Kong [REDACTED]
<tpbpd@pland.gov.hk>

Pls refer to the attached.

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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8. Not value for money. The construction cost is far more expensive to cut trees and level the slope

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

Name: YUER Kwok Ming ROGER (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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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

From: Julie <[REDACTED]>
Sent: 2024-05-22 星期三 21:50:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: The proposed location of the Global Innovation Centre in Pokfulam

To whom it may concern

I am writing to express my concern with regards to the proposed Global Innovation Centre in Pokfulam and to oppose it.

I have been a resident in Pokfulam for over 30 years. I have brought up three children here who have all benefited from the green spaces and the excellent schools in Pokfulam. There has been an enormous amount of construction and building work for Hong Kong University, the Cyberport technology centre, Queen Mary Hospital and many residential complexes. This has hugely impacted the amount of traffic, pressure on all sorts of services as well as affecting the peace and tranquility that the area is well known for. The cyberport complex seems to have never really become what it was meant to be and falls short in many ways of providing an innovation hub for IT and being a leader locally and internationally in information and technology. I am worried that this project will also suffer a similar fate as it is not in an area that would facilitate the growth and development of this centre of excellence as proposed by HKU.

There is an extraordinary amount of building going on in and around Wah Fu estate which has already hugely impacted the entire area and will continue to do so for a great many years to come. Once this has finished, there will be yet another huge increase in the number of residences in the area and therefore pressure on all services and road use and transport use will dramatically increase.

I often frequent the Science Park in the New Territories and feel that this, as well as other areas would be much more suitable for what is proposed.

The area proposed is one that is green belt and this project would significantly impact the environment. There are many excellent schools in the area: St Pauls, Kellet, Kennedy, West Island, GSIS, St Claires and ISF just in the immediate area. There are several Elderly Homes, Queen Mary Hospital, The Duchess of Kent Children's Hospital, John F Kennedy School for Children with disabilities just to name a few of the outstanding health and care facilities in the area. All need transport and an environment that cannot become increasingly degraded with poorer air quality, decreased green space and increased crowding, noise nuisance, dust, construction and loss of trees.

I strongly oppose the building of the proposed Global Innovation Centre by HKU

Thank you

JULIE CAROLINE FARRELL
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Oscar Chow <[REDACTED]>
Sent: 2024-05-22 星期三 21:59:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Writing in opposition to Global Innovation Centre

Dear Sir / Madam

My name is Oscar Chow and my HKID is [REDACTED].

I am writing to express my opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam area for over a decade, the greenery in PFL is one of, if not the most appealing features of the area. The land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of PFL turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact will especially affect the air quality for residents who live in the Baguio Villas area.

The proposed re-zoning will further negatively impact the flow of traffic on Victoria Road. In particular, as Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc, the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools and hospital facilities along Victoria Road.

Lastly, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is for all to see that Cyberport, despite its name, is anything but a successful and vibrant hub, having failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

For the reasons above, I strongly oppose the proposed rezoning for the Global Innovation Centre.

Yours faithfully,

Oscar Chow

From: Caro Far [REDACTED]
Sent: 2024-05-22 星期三 22:04:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: The proposed location of the Global Innovation Centre in Pokfulam

To whom it may concern

I am writing to express my concern with regards to the proposed Global Innovation Centre in Pokfulam and to oppose it.

I have been a resident in Pokfulam for over 30 years. I have brought up three children here who have all benefited from the green spaces and the excellent schools in Pokfulam.

There has been an enormous amount of construction and building work for Hong Kong University, the Cyberport technology centre, Queen Mary Hospital and many residential complexes. This has hugely impacted the amount of traffic, pressure on all sorts of services as well as affecting the peace and tranquility that the area is well known for. The cyberport complex seems to have never really become what it was meant to be and falls short in many ways of providing an innovation hub for IT and being a leader locally and internationally in information and technology. I am worried that this project will also suffer a similar fate as it is not in an area that would facilitate the growth and development of this centre of excellence as proposed by HKU.

There is an extraordinary amount of building going on in and around Wah Fu estate which has already hugely impacted the entire area and will continue to do so for a great many years to come.

Once this has finished, there will be yet another huge increase in the number of residences in the area and therefore pressure on all services and road use and transport use will dramatically increase.

I often frequent the Science Park in the New Territories and feel that this, as well as other areas would be much more suitable for what is proposed.

The area proposed is one that is green belt and this project would significantly impact the environment. There are many excellent schools in the area: St Pauls, Kellet, Kennedy, West Island, GSIS, St Claires and ISF just in the immediate area. There are several Elderly Homes, Queen Mary Hospital, The Duchess of Kent Children's Hospital, John F Kennedy School for Children with disabilities just to name a few of the outstanding health and care facilities in the area. All need transport and an environment that cannot become increasingly degraded with poorer air quality, decreased green space and increased crowding, noise nuisance, dust, construction and loss of trees.

I strongly oppose the building of the proposed Global Innovation Centre by HKU

Thank you

JULIE CAROLINE FARRELL
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Colin Farrell <[REDACTED]>
Sent: 2024-05-22 星期三 22:10:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Re proposed GIC

Correcting the email address mistake below, please find my comments below on the matter above.

Colin Farrell
HK ID card [REDACTED]

Sent from my iPhone

> On 22 May 2024, at 22:03, Colin Farrell <[REDACTED]> wrote:

- >
- > Dear Sirs,
- >
- > Re the above, I am writing to express opposition to the re-zoning proposal for the Global Innovation Centre.
- >
- > I have lived in the Pokfulam area for over thirty years.
- >
- > 1. The greenery in Pokfulam is one of the most appealing features of the area. This would be significantly impacted by the GIC. The significant land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of Pokfulam, turning it into another urban hub rather than its current tranquil residential area, for which it is famed. The environmental impact will also affect, for years at a minimum, the air quality for residents who live in the Baguio Villas area.
- >
- > 2. The traffic impact will also be significantly adverse (bearing in mind the Pokfulam main roads are already congested at peak times and more). The proposed re-zoning will significantly and adversely impact the flow of traffic on Victoria Road (which I note in particular is the main, and possibly only real, connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc.). The increased traffic stemming from the proposed Global Innovation Centre will obviously adversely affect a large number of residents and users of schools and hospital facilities along Victoria Road.
- >
- > 3. There is a real possibility of repeating prior mistakes. Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It has not proved to be, and has not really moved much from being a small incubator site for small tech start-ups, some funds (and HKU classrooms / outposts). This is particularly so, as it seems reasonably clear that there are several more obvious alternatives in existing successful technology and innovation sites and facilities around HK New Territories.
- >
- > 4. Given the nature of the proposed GIC research, it additionally seems extremely unwise to locate it in a family and educational residential area.
- >
- > 5. Lastly, the current existing initial impact data appears to have several major deficiencies, suggesting even the proposer's case is fundamentally flawed.

Urgent Return receipt Expand Group Restricted Prevent Copy

- >
- > For the reasons above (environmental, traffic, repeating prior mistakes, safety, unreliable/incorrect initial impact data) I very strongly oppose the proposed rezoning for the Global Innovation Centre.
- >
- > Yours faithfully,
- >
- > Colin Farrell
- > HK ID card [REDACTED]
- >
- > Sent from my iPhone

From: mm1947 <[REDACTED]>
Sent: 2024-05-22 星期三 22:16:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: AMENDMENTS TO THE APPROVED POK FU LAM OZP NO. S/H10/21

AMENDMENTS TO THE APPROVED POK FU LAM OZP NO. S/H10/21

Dear TPB Members,

STRONGEST OBJECTIONS

Item A – about 4.72ha “GB” (4.12ha Government Land – 90%), “R(C)6” (0.51ha – 10%) intended for low to medium-density residential developments and minor encroachment onto area shown as ‘Road’ (0.09 ha.)

Rezoning of a site of Government Land between Victoria Road and Pok Fu Lam Road from “GB”, “R(C)6” and area shown as ‘Road’ to “OU(Global Innovation Centre)”. 9 Blocks / 158mPD / 384 Vehicle Parking

The site is a vegetated slope between Pok Fu Lam Road and Victoria Road **with level difference of about 80m and five channelised watercourses running through. 2025 trees to be felled.**

The ink has just dried on the approval to trash 1.64ha of nearby Green Belt **with the loss of 800 mature trees** to cater for the HKU Med Campus. But not content with that plunder, plus the numerous other wall effect redevelopments of existing facilities in the district, HKU is back with an even more ambitious land grab that includes over 4ha of Green Belt and the felling of over 2,000 trees, and the elimination of a mature eco system. Not to mention the loss to the community of the verdant slopes that provide stress relief not only to road users, but also to ferry commuters.

While the Med Campus at least made the token gesture of going through the due process via a Sect 12A application, this plan has completely bypassed the town planning procedure, the legality of which is questionable as there is no mention in the ordinance that there can be deviations from the stipulated formula.

https://www.tpb.gov.hk/en/forms/Guidance_Notes/12A-guidancenotesxengx.pdf

Any person who wishes to propose amendments to a statutory plan (the Plan), i.e. an Outline Zoning Plan or a Development Permission Area Plan, may submit an application to the Town Planning Board (the Board) for amendment of the plan under section 12A of the Ordinance.

Participation on the part of the public was reduced under the amended ordinance last year when the Sect 12A was reduced to one round of public consultation. By introducing the development directly as an amendment to the OZP, the consultation process is effectively now one third of what it was previously.

In addition to bypassing due process, the subject site is very large, all public land for which HKU has expectations will be leased for a peppercorn rent and the development to be mostly

funded by the government. That the approval process is truncated to a mere two months is outrageous.

In addition, going down this route there is no mechanism for issues raised to be addressed. Under Sect 12A plans can be improved via deferments and the provision of additional information. Voicing out on issues at the meeting is a dead end for the community as the administration has control of the board and plans it supports are never rejected. This can be confirmed by checking the outcome of the numerous OZPs approved in recent years.

No doubt the response will be on the lines of ***“Given the project is in line with the government policy on development backed up by relevant policy support from and no adverse comment or objection from relevant government B/Ds on the proposal, it is appropriate to initiate the rezoning through proposed amendments to the OZP under section 5 of the Ordinance direct in lieu of section 12A application to streamline the statutory process.”***

TPB MEMBERS SHOULD CERTAINLY QUESTION ANY STATEMENT THAT EFFECTIVELY SIDELINES DUE PROCESS AS EVERY APPLICATION SUBMITTED PURPORTS TO BE IN LINE WITH GOVERNMENT POLICY.

THIS EFFECTIVELY RENDERS ALL SECT 12 APPLICATIONS REDUNDANT.

THERE IS NOTHING IN THE WORDING OF SECT 5 OF THE ORDINANCE THAT FACILITATES THE ELIMINATION OF FOLLOWING THE NECESSARY PROCEDURES.

THE OZP PROCESS IS INTENDED TO DEFINE THE PLANNING INTENTIONS FOR THE DISTRICT BUT NOT THE SPECIFIC DEVELOPMENTS THEREIN UNTIL THEY HAVE BEEN APPROVED UNDER SECT 12A.

It is now clear that “Do as I say, not as I do” is now the guiding principle.

It is ironic that the deadline for the OZP is the same week as the symposium hosted by the ICAC at which CE, John Lee pontificated that ***“Under the unique ‘One Country, Two Systems’ principle, Hong Kong maintains a robust regulatory regime in line with international standards, and is renowned globally for its clean and efficient government, level-playing field for doing business, sound rule of law, a judiciary with independent judicial power, and zero tolerance for corruption,”*** when an applicant is being allowed to sidestep the requirements of our planning process that are applicable to all entities proposing rezoning for their benefit.

TREES

As we begin to experience the impact of global warming, it is alarming that a plan to chop down more than 2,000 trees and excavate slopes is being considered.

“Among the about 2,250 trees surveyed, most of them are common species and no registered Old and Valuable Trees (OVTs) are identified. Two trees of rare or protected species and 26 mature/large sized trees (including eight mature/large sized trees with diameter at breast height (DBH) over 1,000mm and one tree with a crown spread of 27m) are identified”

This is the usual spiel. Of course there are no OVTs because those on the register are all to be found in the older urban districts. Then the report goes on to contradict itself by describing at least 29 trees that would qualify if the site has been subject to the OVT process. No doubt if a green group were to make an assessment they would find a much greater number of such trees.

"Approximately 223 trees would be retained (including three large mature trees with DBH over 1000mm and one other large mature tree), whilst the two trees of rare/protected species (常綠臭椿 and 金剛纂) would be transplanted within the Site." THESE TRANSPLANTATIONS ARE RARELY SUCCESSFUL

"Approximately 2,025 trees would be felled (including 22 large mature trees"

"A total of 854 new/compensatory trees of native and exotic species would be planted." THIS IS A MERE 40% OF THE NUMBER TO BE FELLED.

In addition, the new trees will be saplings and take years to mature. The ecosystem supported by the existing green belt would be wiped out and the remaining section of GB isolated.

WATERCOURSES:

The drainage impact assessment focuses only on the provision of water supply and sewerage generated by the development.

THERE IS NO MENTION OF THE IMPACT ON THE ROLE THE SLOPES PLAY WITH REGARD TO THE LOCAL ECOSYSTEM AND HOW THEY FUNCTION DURING TORRENTIAL RAINFALL.

The extensive excavation of slopes and the large differences in gradients indicate that formation work will be extensive and costly and could be subject to landslides. Compacting soil in a fill slope may reduce the risk of failures but cannot totally eliminate landslides. The development is in contradiction to:

POLICY ADDRESS 2023

Developing the rest of the "Green Belt" areas, which include many slopes, has been considered highly challenging. As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the "Green Belt" areas for large-scale development. Nonetheless, we will consider using some of the sites for recreational and tourism purposes.

In mitigation *"Building voids and skylights shall also be suitably placed above the five preserved watercourses with **5m preservation zones** offset from the watercourses to maintain sunlight penetration for ecological preservation"* and *"to serve as local habitats for existing flora and fauna"*

This is surreal. 5mts is nothing when there is heavy rain. As for "sunlight penetration for ecological preservation", who is buying that line. The drainage channels in urban alleyways would enjoy more sunlight.

“The design of the proposed development has tried as far as possible to avoid the loss of the mixed woodland and watercourses within the Site.”

More contradiction and green wash.

“According to the EcolA, the overall impact of the proposed development on floral and faunal species of conservation interest is ‘low to moderate’.

And “significant change of landscape character from a woodland to a building development would be involved”

YET MORE CONTRADICTION, SIGNIFICANT CHANGE CANNOT BE DESCRIBED AS LOW TO MODERATE IMPACT.

FAKE OPEN SPACE

“Not less than 12,000m² of communal open space for passive recreational uses will be provided at UG/F and 1/F levels of the proposed development”

THIS IS TO FACILITATE THE DEVELOPMENT AND IS OF NO COMMUNITY BENEFIT AS THE LOCATION IS NOT ACCESSIBLE TO URBAN CENTRES NOR PEDESTRIAN FRIENDLY.

PFLM

“Partial lifting of the PFLM is required for the proposed development. This will be dealt with separately at the land grant stage by LandsD and relevant policy bureau.”

THIS BEFORE THE EXTENSIONS TO MTR ARE EVEN IN THE PLANNING STAGES AND THERE WILL BE EVER INCREASING TRAFFIC DUE TO THE MANY PH AND PRIVATE DEVELOPMENTS CLOSE BY, THE INCREASE IN THE FACILITIES AT QUEEN MARY AND THE MANY HKU DEVELOPMENTS IN PROGRESS.

THE INTERESTS OF HKU ARE CLEARLY TAKING PRECEDENCE OVER THOSE OF THE COMMUNITY.

“The proposed Global Innovation Centre is planned to accommodate a maximum capacity of 1,500 world-class research teams with total employee of about 7,000 from Hong Kong and overseas. It will be supported by a large group of management staff, technicians, and in-house professors from various faculties/departments of HKU”

SO, IS THE PLAN TO ACCOMMODATE 7,000 OR THAT NUMBER PLUS AN UNDISCLOSED NUMBER OF SUPPORT STAFF? THE PROPOSED PARKING FACILITIES ARE CLEARLY INADEQUATE AS MOST HIGHER INCOME FOLK HAVE CARS. THIS INDICATES THAT THERE WOULD BE SUBSEQUENT APPLICATIONS TO HAVE THE PARKING FACILITIES INCREASED VIA ADDING MORE FLOORS TO THE DEVELOPMENT.

SUPPORTING REPRESENTERS

Note that the copy and paste supporting representations describe extensively the merits of developing the modestly named Global Innovation Centre. What is clear is that every one

indicates that the best location, apart from the convenience of staff who like to live in HK Island South, for this project would be at the planned Technopolis in NT. The vision for that development will incorporate a number of higher education establishments, hospitals, techno parks, etc.

In view of limited land resources, the need to consider the impact of global warming, and our now shrinking economy and reserves, it is essential that aspirational plans like this be subject to prudent and sensible consideration so that we do not end up with wasteful white elephant projects of which we already have more than a few examples.

Item B1: about 581m² Victoria Road. Rezone from 'Road' to "GB" to reflect the existing alignment of the Victoria Road and adjoining vegetated slopes.

Item B2: about 1,500m² Victoria Road. Rezone from "GB" to "Road" to reflect the as built conditions.

As usual these rezonings always increase the Road at the expensive of GB.

Item C: about 730m² Rezoning of a strip of land at Waterfall Bay Road to the south of Wah Mei House, Wah Fu Estate zoned "Open Space" to "Res (Group A)" to reflect the as-built condition.

OBJECT – WAH FU ESTATE IS BEING TORN DOWN AND REDEVELOPED. THERE ARE TREES ON THE SITE SO THE ZONING SHOULD BE RETAINED AS IT IS PART OF THE GREEN BUFFER ZONE BETWEEN THE ESTATE AND THE SHORELINE. NO DATA PROVIDED AS TO HOW MANY TREES ON THE SITE.

Mary Mulvihill



**APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A
OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

GUIDANCE NOTES

INTRODUCTION

- 1 The following notes give information and guidance on how to apply for amendment of plan under section 12A of the Town Planning Ordinance (the Ordinance). Please read them carefully. For submissions of planning applications via the electronic submission (e-submission) system, reference should also be made to the "Guidance Notes on Electronic Submission for Applications for Amendment of Plan, Permission, Amendment to Permission and Review under Sections 12A, 16, 16A(2) and 17 of the Ordinance (Cap.131) Respectively and the Submission of Further Information" ("Guidance Notes on e-submission") for specific requirements on e-submission, for example, the relevant form to be used and how to make e-submission.
- 2 If further information or assistance is required, please contact **the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).**

WHEN AN APPLICATION CAN BE MADE

- 3 Any person who wishes to propose amendments to a statutory plan (the Plan), i.e. an Outline Zoning Plan or a Development Permission Area Plan, may submit an application to the Town Planning Board (the Board) for amendment of the plan under section 12A of the Ordinance. An application can be made in respect of any matter shown on the Plan and the provisions in the Notes of the Plan, except for the following:
 - (a) any matter relating to a new draft plan exhibited under section 5 of the Ordinance which has not yet been approved by the Chief Executive in Council (CE in C) under section 9;
 - (b) any matter relating to the amendment(s) incorporated into a draft plan exhibited pursuant to section 12(3) of the Ordinance and the amendment(s) has not yet been approved by the CE in C; or
 - (c) any matter relating to the amendment(s) incorporated into a draft plan exhibited under section 7 of the Ordinance and the amendment(s) has not yet been approved by the CE in C.
- 4 The exceptions set out above are to ensure that there would not be an overlap of procedures in the plan-making process. When the Board makes a new draft plan or amendments to an approved or draft plan, section 6 of the Ordinance provides that any person may make representation to the new draft plan or the amendments so exhibited. Any proposal to amend a new draft plan or the amendments under exhibition should be submitted as part of the representation in accordance with section 6(2)(a)(iii) of the Ordinance.

- 5 The application for amendment of the plan would be considered by the Board within 3 months of receipt. If the Board agrees to the proposal, the proposed amendment will be incorporated into a draft plan for exhibition in the normal plan-making process.

WHAT CAN BE APPLIED

- 6 The Plan includes the following:
- (a) the covering Notes which set out the terms and general provisions of the Plan;
 - (b) a set of Notes which sets out for each land use zone the uses or developments that are always permitted (the "Column 1" uses) and those requiring permission from the Board (the "Column 2" uses); and
 - (c) additional restrictions, if any, on uses or developments within a particular land use zone specified under the "Remarks" in the Notes for that particular land use zone.
- 7 An application for amendment of plan may be submitted in respect of the land use zonings on the Plan, the provisions in the covering Notes, the Column 1 and 2 uses for a particular land use zone and/or the planning intentions and development restrictions stipulated in the Notes. If the application is related to a specific site, it may be supported by an indicative development proposal showing the intended development upon amendment of the Plan. The indicative development proposal should be for reference only and not be regarded as an approved development, even if the Board accepts the application in whole or in part.

PRE-SUBMISSION DISCUSSION

- 8 Prior to the submission of an application, advice could be sought from the respective District Planning Office (DPO) of the Planning Department. If it is considered necessary, pre-submission meeting with the participation of other relevant Government departments could be arranged.

Hong Kong DPO	14/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	(Tel: 2231 4957) (Fax: 2895 3957)
Kowloon DPO	14/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	(Tel: 2231 4979) (Fax: 2894 9502)
Tsuen Wan & West Kowloon DPO	27/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories	(Tel: 2417 6658) (Fax: 2412 5435)
Sha Tin, Tai Po & North DPO	13/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	(Tel: 2158 6274) (Fax: 2691 2806)
Tuen Mun & Yuen Long West DPO	14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	(Tel: 2158 6301) (Fax: 2489 9711)
Sai Kung & Islands DPO	15/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	(Tel: 2158 6177) (Fax: 2367 2976)

Fanling Sheung Shui & Yuen Long East DPO	13/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	(Tel.: 2158 6208) (Fax: 2691 2806)
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WHERE TO OBTAIN APPLICATION FORM

- 9 An application for amendment of plan should be made in a form, which can be obtained from the **Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000)** or downloaded from the **Board's Website (<http://www.info.gov.hk/tpb/>)**. For e-submission, the relevant e-form is available at the Board's website.

WHO CAN APPLY

- 10 Any person can submit an application for amendment of plan under section 12A of the Ordinance.
- 11 The applicant could appoint an agent to submit an application on his/her behalf. If the application is submitted by an agent, an authorization letter signed by the applicant should be submitted together with the application. It should be noted that it is not a mandatory requirement to engage qualified professionals in making a submission.

HOW TO COMPLETE THE APPLICATION FORM¹

- 12 The application form should be typed or completed in block letters, preferably in both English and Chinese. If the space provided on the form is insufficient, please give the details on a separate sheet of paper and make reference to this on the form. A sample of a completed application form is available for reference on the Board's Website.
- 13 **Annex A** lists out the particulars which must be included in an application. If any of these particulars is missing or inconsistent with one another, the Board may refuse to consider the application.

TOWN PLANNING BOARD GUIDELINES

- 14 A number of guidelines for planning applications have been promulgated by the Board. These guidelines set out the requirements of the Board and may therefore be of assistance to applicants in preparing their applications. The guidelines can be obtained from the **Secretariat of the Board and the Planning Enquiry Counters of the Planning Department**, or downloaded from the **Board's Website**.

¹ For e-submission, reference should be made to the "Guidance Notes of e-submission" for details.

CONSENT OF OR NOTIFICATION TO "CURRENT LAND OWNER"

- 15 Where an applicant is not the sole "current land owner" of the land/premises to which the application relates, he/she should indicate in the application whether he/she has within a reasonable period (normally 1 year) before making the application obtained the consent of or notified each and every other "current land owner" in respect of the application site/premises, or taken reasonable steps to do so. A "current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before an application is made. For detailed requirements, please refer to the Town Planning Board Guidelines on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance.
- 16 A sample format of statement of consent is attached to the said Town Planning Board Guidelines and can be obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department, or downloaded from the Board's Website. All consents should be signed by the concerned "current land owners".
- 17 Instead of obtaining the consent from a "current land owner", an applicant may notify such owner. The notification should be in the form of a written notification, and preferably sent by registered mail or local recorded delivery mail (e.g. courier service) to the postal address of individual "current land owner" as appeared in the record of the Land Registry (or the company's office address registered in the Companies Registry if the "current land owner" is a corporate entity), or the relevant postal address of the land/premises under application. A sample format of the notice is attached to the said Town Planning Board Guidelines for reference. The applicant should provide a full record of such notification at the same time when he/she submits the application.
- 18 Apart from obtaining owners' consent or giving notification, an applicant may demonstrate that reasonable steps as required by the Board have been taken to such effect. The applicant should provide a full record of the steps taken before the application is made at the same time when he/she submits the application.

WHAT DOCUMENTS ARE REQUIRED FOR THE SUBMISSION

- 19 A total of 5 signed original copies of the application form together with 5 copies each of clear and accurate location plans, site plans and other relevant plans/drawings with sufficient information (if applicable) should be submitted in support of the application. However, for coloured plans/drawings or plans/drawings larger than A3 size, 70 copies each should be provided.
- 20 For applications involving any particular use or development that may have implications on the environment, drainage, traffic, infrastructure, landscape and topography, etc., technical assessments on the impacts of the proposed use or development may also be required. Please refer to **Annex B** for further details.

- 21 For application with any supplementary information (SI) such as planning studies and reports on technical assessments, either 70 copies each or a combination of 35 hard copies and 35 soft copies² should be submitted. Each report should contain an Executive Summary of not more than 500 words in both English and Chinese. If considered necessary, additional copies of the documents may be required by the Board.
- 22 For each and every lot/premises to which the application relates, the applicant should provide the following documents, if applicable:
 - (a) copy of documentary proof of ownership (e.g. copy of record issued by the Land Registry) if the applicant is the sole or one of the "current land owner(s)";
 - (b) copy of consent signed by "current land owner";
 - (c) copy of notification given to "current land owner".
- 23 Where an application has made any reference to a document (including plans and drawings) of a previous application considered by the Board, sufficient copies of such document should also be submitted together with the application (please refer to paragraph 19 above).
- 24 A completed "Particulars of Applicant and Authorized Agent" and "Checklist of Documents" should be attached.
- 25 All reports and/or documents should preferably use environmentally friendly printing and binding materials such as re-cycled paper and printing should be on both sides.

SUBMISSION OF FURTHER INFORMATION

- 26 It is the duty of the applicant to submit all information of his/her application in time. Otherwise it may result in delay in consideration of the application. However, further information to supplement an application may be submitted to the Board after the application is made and before it is considered by the Board. Such further information should not result in a material change of the nature of the application. If such further information is accepted by the Board, the date of receipt of the application shall be regarded as the date when the further information is received by the Board unless it is considered unnecessary to publish such further information for public comments. Please refer to the Town Planning Board Guidelines on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review made under the Town Planning Ordinance.

² Soft copies refer to Compact Disc – Read Only Memory (CD-ROM)/Digital Versatile Disc – Read Only Memory (DVD-ROM). Documents in the disc should be in Adobe Portable Document Format (PDF) and a content page having hyperlinks to reports and chapters in the disc should be provided. Other means of digital storage of data will not be accepted.

HOW TO SUBMIT AN APPLICATION³

- 27** Submission should be made either by hand or by post to “**Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong**”.
- 28** After receiving an application, the Secretary of the Board will acknowledge receipt and inform the applicant the tentative date of meeting at which the application will be considered by the Board.
- 29** The Secretariat of the Board will check the submission and the Board may require the applicant to verify any matters or particulars set out or included in the application by statutory declaration or otherwise. In accordance with section 40(2)(c) of the Interpretation and General Clauses Ordinance (Cap. 1), the Board may withdraw its decision on an application if the applicant is found to have made any false declaration or statement on the application. Any person who knowingly or wilfully makes a false declaration or statement would be liable to prosecution under the Crimes Ordinance (Cap. 200), the Oaths and Declarations Ordinance (Cap. 11) and/or other relevant Ordinances.
- 30** Upon checking, if it is found that an applicant fails to provide the required particulars and/or sufficient copies of documents, the Board may refuse to process his/her application. The date of receipt of an application would be the date when all necessary information and documents are received and checked.

PUBLICATION OF APPLICATION FOR COMMENTS

- 31** The Secretary of the Board will make available SI submitted in an application for public inspection until the application is considered by the Board. The public may make photocopies of the documents upon payment of a fee as the Board determines. Any person may make comments to the Board on the application within the first three weeks of the period during which the application is available for public inspection. All information including the name of the applicant, but excluding other personal data, included in the application (i.e. the application form and any supplementary document) and the comments received by the Board shall be made available for public inspection. For details on publication of planning applications, please refer to the Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance.

WITHDRAWAL OF AN APPLICATION OR REQUEST FOR DEFERMENT OF DECISION ON AN APPLICATION

- 32** An applicant may withdraw the submitted application by writing to the Secretary of the Board at any time before the date on which the application is considered by the Board.
- 33** An applicant may also request for deferment of decision on his/her application. A

³ For e-submission, reference should be made to the “Guidance Notes of e-submission” for details.

request for deferment should be submitted in writing to the Secretary of the Board before the issue of agenda and the relevant paper (normally seven days before the scheduled date of the meeting). For details, please refer to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance.

RIGHT OF HEARING

- 34 An applicant and/or his/her authorized representative may attend the meeting at which the Board considers his/her application and be heard by the Board. The applicant will be notified of the date and time of the meeting and provided with a copy of the paper prepared by the Planning Department on the application seven days before the meeting.

HOW TO OBTAIN THE RESULT OF AN APPLICATION

- 35 In accordance with the Ordinance, all applications for amendment of plan will be considered by the Board within three months of their receipt. The applicant will be notified in writing of the Board's decision after confirmation at the next scheduled meeting of the minutes of the meeting at which the decision is made (normally 2 weeks after the meeting).
- 36 Pending written notification of the Board's decision, an applicant may seek verbal advice on the result of his/her application from the Secretary of the Board immediately after the meeting, or make reference to the Gist of Decisions on Planning Applications which is available on the Board's Website shortly after the meeting on the same day. An applicant may also request for an interim written reply on the Board's decision. Such request should be made in writing to the Secretary of the Board. Any interim reply should not be treated as a formal notification of the decision of the Board.

DECISION OF THE BOARD

- 37 The Board may accept the application in whole or in part or refuse the application. The applicant will be notified in writing of the Board's decision and the reasons of the decision to accept in part only or to refuse the application. There is no right of review or appeal under the Ordinance regarding the Board's decision on the application.
- 38 Should the Board accept in whole or in part an application, the Board will incorporate the accepted proposal into the relevant plan. The draft plan incorporating the amendment(s) shall be exhibited for public inspection in accordance with the provisions of the Ordinance, and the amendment(s) shall be subject to the statutory procedures under sections 6 and 6A to 6H of the Ordinance.

IMPORTANT POINTS TO NOTE

- 39 These Guidance Notes serve only as general guidelines for the preparation of an application. The guidelines are not meant in any way to restrict the content of each

application, nor to restrict the right of the Board to require further information. Each application will be considered on its individual merits.

- 40 The information in an application submitted to the Board and the Board's decision on the application would be disclosed to the public. The public may make photocopies of the application which is made available for public inspection upon payment of a fee as the Board determines.
- 41 Applicants are advised that offering any advantage to a Civil Servant and Members of the Board in connection with the application is an offence under the Prevention of Bribery Ordinance.

Secretary, Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
(Tel: 2231 4810 or 2231 4835).

Town Planning Board's Website

<http://www.info.gov.hk/tpb/>

Planning Enquiry Counters of the Planning Department

17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories
(Hotline: 2231 5000).

**Town Planning Board
December 2015**

Particulars which Must be Included in an Application

The following particulars must be included in an application. If any of these particulars is missing or inconsistent with one another, the Board may refuse to consider the application.

- (a) Particulars of the applicant and/or agent
(Parts 1 and 2 of the application form and “Particulars of Applicant and Authorized Agent”)
- (i) *for an application without an authorized agent*
- name of the applicant and name of contact person (if the applicant is a company or an organization)
 - address, telephone number, fax number and e-mail address (if any)
- (ii) *for an application with an authorized agent*
- name of the applicant
 - name of the agent and name of contact person (if the agent is a company)
 - address, telephone number, fax number and e-mail address (if any) of the agent
 - authorization letter signed by the applicant
- (b) Location of the application site (if the application is site-specific)
(Part 3 of the application form)

An applicant or his/her agent must clearly describe the location of the application site. A full address, if available, should be provided. Otherwise, the details of the relevant Demarcation District and Lot number(s) should be specified.

- (c) Consent of or notification to each “current land owner”
(Parts 4, 5 and 6 of the application form)
- If the applicant is the sole or one of the “current land owner(s)”, copy of the documentary proof of ownership (e.g. copy of record issued by the Land Registry) should be provided.
 - If the applicant has obtained the consent of any “current land owner”, copy of such signed consent should be provided.
 - If the applicant has notified any “current land owner”, a full record of such notification should be provided.
 - In the circumstances that an applicant has not obtained the consent of or notified each and every “current land owner”, a full record of all the steps taken by him/her in order to obtain the consent of or give notification to the “current land owner” should be provided.

(d) Details of the Plan to which the application relates
(Part 7 of the application form)

- Both the name and full number of the plan must be provided. The full number can be found at the bottom right-hand corner of the Plan.
- All zonings of the Plan to which the application relates must be specified.

Applications to be Supported by Technical Assessments

Environment

For applications involving any use or development that:

- may cause environmental impacts (either due to the nature of the proposed use or development and/or its location(s));
- is sensitive to pollution; or
- is major/large-scale,

applicants may be required to submit, together with their applications, information on environmental impacts and associated measures for their abatement. These may include the following –

- information on and an assessment of any possible activities such as reclamation works and industrial operations, that may produce aerial emissions, noise, wastes and effluents, or that may cause ecological impact, disruption to water circulation, or that are hazardous;
- information on pollution sources, if any, which may affect the proposed use or development;
- information on sensitive uses or areas, if any, which may be affected by the proposed use or development;
- information on the possible magnitude, duration and distribution of environmental effects, both beneficial and adverse, if possible;
- measure(s) to minimize environmental impacts or enhance the environment, including design and layout of the developments, pollution control measures and operational controls; and
- information on the environmental sensitivity of the application's location and the surrounding areas, if any.

For applications which may involve major/large-scale developments, applicants are advised to consult the Environmental Protection Department (EPD) (Tel: 2835 1018) prior to submitting their applications.

Drainage

For applications involving any use or development that may cause drainage impact, applicants may be required to submit, together with their applications, a drainage impact assessment including a plan and calculations showing the impact on the drainage within the catchment area, and the proposed mitigation measures. For guidance and advice, please refer to Advice Note No. 1 "Application of the Drainage Impact Assessment Process to Private Sector Projects" prepared by the Drainage Services Department (DSD) or contact the DSD (Tel : 2594 7018) for details.

Traffic

For applications involving any use or development that may cause traffic impacts, applicants may be required to submit, together with their applications, information on traffic impact assessment and associated measures for their abatement. The report should contain the following information:

- name(s) of the traffic consultants (if any);
- details of the indicative development proposal (including gross floor areas of different uses, provision and layout of parking and loading/unloading facilities, location and layout of run-in and if applicable, number of residential flats, provision and layout of pedestrian and other transport facilities, and turntable/car lift installation);
- a plan showing the existing transport facilities;
- a plan showing the Assessment Area and existing critical road junctions/sections;
- date of completion of the indicative development proposal and design year for the traffic forecast;
- calculation of additional traffic generated by the indicative development proposal together with the trip generation rates used;
- detailed description of the methodology and findings of the traffic counts, surveys, forecast and analysis conducted;
- detailed plans and description of the proposed road improvement and traffic management measures including preliminary feasibility assessment;
- proposed implementation programme of the improvement measures which should as far as possible tie in with the completion of the proposal; and
- supporting calculations.

For enquiry, please contact the following offices of the Transport Department:

- Urban Regional Office (Hong Kong) – Tel: 2829 5815
- Urban Regional Office (Kowloon) – Tel: 2399 2471
- New Territories Regional Office – Tel: 2399 2472

Man-made Slope, Retaining Wall or Natural Terrain

For applications involving any use or development that may affect or be affected by man-made slopes, retaining walls or natural terrain, applicants should make reference to the “GEO Advice Note for Planning Applications”. The Advice Note explains the criteria for submission of a Geotechnical Planning Review Report which is required to support applications for use or development that will affect or be affected by man-made slopes, retaining walls or natural terrain. Applicants are also recommended to refer to GEO Publication No. 1/2000 “Technical Guidelines on Landscape Treatment and Bio-Engineering for Man-made Slopes and Retaining Walls” which provides useful guidelines on landscaping of man-made slopes and retaining walls.

Copies of the said Advice Note and further advice can be obtained from the Geotechnical Engineering Office of the Civil Engineering and Development Department (Tel: 2762 5401).

Landscape and Visual

For applications involving any use or development that may cause landscape and/or visual impacts, applicants may be required to submit, together with their applications, information on landscape and visual impacts. On landscape impact, the information may include survey on tree and landscape resources (with site photos showing the existing conditions) and quantification of changes. Illustrations on proposed mitigation measures including compensatory planting and other landscape treatment may be necessary to suit the circumstances of each case. On visual impact, the information may include identification of visual resources and visually sensitive receivers, and illustrations to show visual compatibility or obstruction and proposal of mitigation measures.

For presentation purpose in general, photomontages would be a useful tool in demonstrating the visual and landscape impacts of the proposed development. The viewpoints for the photomontages to be selected should be agreed by the Planning Department before the submission as far as possible. Where necessary, use of computer generated and/or physical models to further demonstrate the visual impact and mitigation measures may be required. For details, please contact the respective District Planning Office of the Planning Department.

Water Gathering Grounds

For applications involving any use or development within the water gathering grounds, applicants may be required to submit, together with their applications, information on the potential impacts on water quality and loss of yield in the water gathering grounds arising from the proposed use or development. Moreover, applicants should demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum. The proposed development should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. in case of Small House development, the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development).

Water Supply

For applications involving any use or development that may cause water supply impacts, applicants may be required to submit, together with their applications, a water supply impact assessment (WSIA). The requirements of the WSIA should be agreed with the Water Supplies Department and contain the following information:

- a detailed demand assessment for potable water and flushing water;
- an estimated annual water demand build-up trend covering the period from initial completion to full development;
- proposal of connection points to the existing water main network and new mains to be laid from the connection points to the development. The preliminary feasibility of the alignment of any new water mains should be established;

- assessment of the impacts of the additional water demand generated by the proposed development on the existing/planned waterworks infrastructure; and
- proposed measures to improve the water supply system in case it is found that the proposed development will lead to deficiency in the existing/planned waterworks infrastructure.

The applicants may be required to provide detailed calculations and hydraulic assessment if appropriate to support the WSIA.

For enquiry, please contact the Planning Section of the Water Supplies Department (Tel: 2829 4412).

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Submission Number:
TPB/R/S/H10/22- S3323

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 22:18:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “The Global Innovation Centre’s location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU’s existing campuses, forming an “Island Innovation Corridor” that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.”]

I would like to make further comments below:
Enhance Hong Kong as research centre in Asia Pacific

Best regards,
Lee Wai Man Lawrence
Mr

HKID : [REDACTED]
Email : [REDACTED]

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Submission Number:
TPB/R/S/H10/22- S3324

From: Sarah Lau <[REDACTED]>
Sent: 2024-05-22 星期三 22:25:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Opposition on GIC site in Pokfulam

On Wed, 22 May 2024 at 10:08 PM, Sarah Lau <[REDACTED]> wrote:

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

From: Sarah Lau <[REDACTED]>
Date: Wed, 22 May 2024 at 9:42 PM
Subject: Opposition on GIC site in Pokfulam
To: <tpbpd@pland.gov.hk>

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.

8. NOT WORTH FOR MONEY - the construction cost is far more expensive than Sui Tin landscape

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

Name: LAU, Oi Ping SARAH (please fill in the full name in Hong Kong ID card/passport)

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

Date: May 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/H10/22- S3325

From: Yuen's Family <[REDACTED]>
Sent: 2024-05-22 星期三 22:26:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Opposition on GIC site in Pokfulam

On Wed, 22 May 2024 at 9:40 PM, Yuen's Family <[REDACTED]> wrote:

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

From: Yuen's Family <[REDACTED]>
Date: Wed, 22 May 2024 at 9:29 PM
Subject: Opposition on GIC site in Pokfulam
To: IO office of Baguio Villa, Hong Kong ([REDACTED])
<tpbpd@pland.gov.hk>

Pls refer to the attached.

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.

8. Not value for money. The construction cost is far more expensive
Conclusion to cut trees and level the slope

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

Name: YUER Kwok Ming ROGER (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: _____

Correspondence address: _____

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

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

1. Inappropriate location

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

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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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Submission Number:
TPB/R/S/H10/22- S3326

From: Steve Sau [REDACTED]
Sent: 2024-05-22 星期三 22:37:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam

Dear Sir/Madam,

Please see attached two pages Representation: Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam.

Yours faithfully,

Sau Chi Ching

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

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

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

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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.

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

Name: Sau Chi Ching (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 22, 2024

Email address: [REDACTED]

Correspondence address: _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3327

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 22:52:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

Global Innovation Centre will provide HK as a cornerstone in innovation development for positioning HK to a high technology hub supported by a rich research asset city

Best regards,

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Lui Wai Leung
Mr

HKID :

Email :

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 22:53:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

It will bring needed scientific and innovation energy to spur further globalization and economic development for the city.

Best regards,
Wong Michael Bo Lin

HKID :

Email :

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Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 22:54:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

The Global Innovation Centre is an important part to realise the Government's ambition in I&T development. It is also imperative in retaining local talents and attracting outside talents in the STEM fields to support Hong Kong's steady I&T development.

Best regards,
Wong Yue Chim Richard

HKID :

Email :

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

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 22:57:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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My reasons are as follows:

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

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can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

I am a doctor working in QMH. The GIC help QMH become one of the leading medical centers in the world. I am excited for new technology and research opportunities.

Best regards,
Wong Jin Ning Clarabel
Dr

HKID :

Email :

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Ming Wen <[REDACTED]>
Sent: 2024-05-22 星期三 22:57:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

Name: Ming Wen

Dean of the Faculty of Social Sciences

HKID/Passport : [REDACTED]

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

My reasons are as follows:

First conceived in the 2021 Policy Address, the Global Innovation Centre (GIC) supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the GIC will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.

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

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

As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

Sent from my iPhone

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 22:58:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

Hong Kong is to build itself into an innovation and technology hub. Enhancement of research through the Global Innovation Centre will support the City's strategy

Best regards,
Lau Chak-sing
Dr

HKID :

Email :

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

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 23:02:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."}]

I would like to make further comments below:

HK is falling behind and losing talents, especially compared with Singapore. GIC could be a major step towards reviving HK's excellence in scientific research, which lays a foundation for a new economic growth model and for attracting business and talents.

Best regards,
Pingyang Gao
Prof

HKID :

Email :

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

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 23:03:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

I would like to make further comments below:

Promotes innovation, the key ingredient to Hong Kong's future

Best regards,
Kwok Kwok Chuen
Mr

HKID :

Email :

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Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 23:04:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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I would like to make further comments below:
Conducive to HKSARG's policy direction of Innovation and Tech development

Best regards,
Ho Wing Ying

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HKID :

Email :

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From: chan-sung Pauline <[REDACTED]>
Sent: 2024-05-22 星期三 23:06:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

Name: Chan Po Lin [Your Full Name on HKID/Passport - required by Town Planning Board]

[Your Title (optional)] Dr.

HKID/Passport : [REDACTED] [First 4 digits - required by Town Planning Board]

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

My reasons are as follows:

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As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

Regards
Paulinr

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Submission Number:
TPB/R/S/H10/22- S3337

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 23:16:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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I would like to make further comments below:

We must have concrete measures and specific institutions in realizing HK innovation and technology development

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Best regards,
Fung Ho Keung
Mr

HKID : 
Email : 

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Submission Number:
TPB/R/S/H10/22- S3338

From: Paul SK Chan [REDACTED]
Sent: 2024-05-22 星期三 23:18:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

Name: [Your Full Name on HKID/Passport - required by Town Planning Board]

[Your Title (optional)]

HKID/Passport : [REDACTED] [required by Town Planning Board]

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

My reasons are as follows:

First conceived in the 2021 Policy Address, the Global Innovation Centre (GIC) supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the GIC will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.

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As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

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From: Microsoft Power Apps and Power Automate
Sent: 2024-05-22 星期三 23:21:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.\" ,\"As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.\" ,\"The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.\" ,\"First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.\""]

I would like to make further comments below:

This will be a game changer for the future development of Hong Kong. As innovation and technology has become synonymous with growth, such initiative will provide the right impetus for Hong Kong to become a hub to nurture and shape the next leap forward.

Best regards,
TIPNIS SACHIN ARVIND

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HKID :



Email :

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

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Submission Number:
TPB/R/S/H10/22- S3340

From: Charmaine Wong [REDACTED]
Sent: 2024-05-22 星期三 23:28:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

Name: [Wong, Hoi Wan Amy]

[Your Title (optional)]

HKID/Passport : [REDACTED]

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

My reasons are as follows:

First conceived in the 2021 Policy Address, the Global Innovation Centre (GIC) supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the GIC will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.

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

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

As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

Sent from my iPhone

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 23:38:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A).

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

The Global Innovation Centre is an timely initiative that makes Hong Kong advance ahead of other Asian countries in Innovation and technology.

Best regards,
Wong Kit Pong
Professor

HKID : 

Email : 

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3342

From: Celeste Luk <[REDACTED]>
Sent: 2024-05-22 星期三 23:46:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re. HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM
OUTLINE ZONING PLAN NO. S/H10/22

Dear Sirs,

I am writing to express my opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam area for over a decade, the greenery in PFL is one of, if not the most appealing features of the area. The land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of PFL turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact including but not limited to poor air quality and excessive noise levels, as well as the loss of trees and wildlife that currently inhabit that area, will especially affect the residents of Baguio Villas.

The proposed re-zoning will further negatively impact the flow of traffic on Victoria Road. In particular, as Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc, the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools, sports and hospital facilities along Victoria Road.

Lastly, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is for all to see that Cyberport is anything but a successful and vibrant hub, having failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

For the reasons above, I strongly oppose the proposed rezoning for the Global Innovation Centre.

Yours faithfully,

Celeste Chi Ching LUK
[REDACTED]

Sent from Gmail Mobile

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3343

From: Francis K C Tsui <[REDACTED]>
Sent: 2024-05-22 星期三 23:59:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

Name: TSUI Francis King Chung

Your Title: Dr.

HKID/Passport : [REDACTED]

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

My reasons are as follows:

First conceived in the 2021 Policy Address, the Global Innovation Centre (GIC) supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the GIC will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.

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

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

As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

Sent from my iPhone

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3344

From: enquire1/PLAND <[REDACTED]>
Sent: 2024-05-23 星期四 13:31:52
To: [REDACTED]
tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fw: Opposition on GIC site in Pokfulam

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email: tspd@pland.gov.hk.

Based on the information available, we noted that you are making representations to the plan no. S/H10/22 which is being processed by the Town Planning Board (TPB) Secretariat. We now forward your email to the TPB for follow-up actions.

Regards,
(Ms. W. P. CHAN)
Planning Department

From: Trust Consultant [REDACTED]
Sent: Wednesday, May 22, 2024 10:14 PM
To: tspd/PLAND <tspd@pland.gov.hk>
Subject: Opposition on GIC site in Pokfulam

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.

Not value for money - the construction cost is far more expensive than other landscape in Saw Tin.

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

Name: YUEN, GABRIELLE GAYBEL (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: _____

Correspondence address: _____

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

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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.

8. *Not value for money - the construction cost is more expensive than other landscape in Sun Tia.*

Conclusion

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

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

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

Date: MAY 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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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.

f. NOT VALUE FOR MONEY - The Building cost is VERY expensive to
Conclusion Cut trees, level the slope etc. USE SUN TIN landscape

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

Name: YUEN, CHARMAINE (AREW) (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: enquire1/PLAND [REDACTED]
Sent: 2024-05-23 星期四 13:33:07
To: [REDACTED] tpbpd/PLAND
<tpbpd@pland.gov.hk>
Subject: Fw: Opposition on GIC site in Pokfulam

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email: tspd@pland.gov.hk.

Based on the information available, we noted that you are making representations to the plan no. S/H10/22 which is being processed by the Town Planning Board (TPB) Secretariat. We now forward your email to the TPB for follow-up actions.

Regards,
(Ms. W. P. CHAN)
Planning Department

From: Yuen's Family [REDACTED]
Sent: Wednesday, May 22, 2024 10:10 PM
To: tspd/PLAND <tspd@pland.gov.hk>
Subject: Re: Opposition on GIC site in Pokfulam

On Wed, 22 May 2024 at 9:40 PM, Yuen's Family [REDACTED] wrote:

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

From: Yuen's Family [REDACTED]
Date: Wed, 22 May 2024 at 9:29 PM
Subject: Opposition on GIC site in Pokfulam
To: IO office of Baguio Villa, Hong Kong [REDACTED]
<tpbpd@pland.gov.hk>

Pls refer to the attached.

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.

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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.

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8. *Not value for money. The construction cost is far more expensive to cut trees and level the slope*

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

Name: YUEN Kwok Ming ROGER (please fill in the full name in Hong Kong ID card/passport)

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

Date: MAY 21, 2024

Email address: _____

Correspondence address: _____

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

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

1. Inappropriate location

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.

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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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: enquire1/PLAND <enquire@pland.gov.hk>
Sent: 2024-05-23 星期四 13:34:17
To: [REDACTED]
Subject: tpbpd/PLAND <tpbpd@pland.gov.hk>
Fw: Opposition on GIC site in Pokfulam

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email: tspd@pland.gov.hk.

Based on the information available, we noted that you are making representations to the plan no. S/H10/22 which is being processed by the Town Planning Board (TPB) Secretariat. We now forward your email to the TPB for follow-up actions.

Regards,
(Ms. W. P. CHAN)
Planning Department

From: Sarah Lau [REDACTED]
Sent: Wednesday, May 22, 2024 10:08 PM
To: tspd/PLAND <tspd@pland.gov.hk>
Subject: Fwd: Opposition on GIC site in Pokfulam

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

From: Sarah Lau <[REDACTED]>
Date: Wed, 22 May 2024 at 9:42 PM
Subject: Opposition on GIC site in Pokfulam
To: <tpbpd@pland.gov.hk>

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.

8. *NOT VALUE FOR MONEY - The construction cost is far more expensive than Sme Tin landscape*

Conclusion

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

Name: LAU, Oi Ping SARAH (please fill in the full name in Hong Kong ID card/passport)

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

Date: May 21, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: tsz chuen cheung [REDACTED]
Sent: 2024-05-21 星期二 16:16:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation for the construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam
Attachment: Opposition to the Construction of HKU Global Innovation Centre.pdf

Dear sir/madam,

I am writing to submit representation for the construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam. Attached please find the details. Thank you.

Regards,
Edwina Yeung

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3348

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 16:22:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

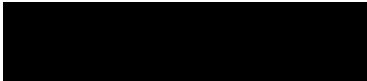
Urgent Return receipt Expand Group Restricted Prevent Copy

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

I would like to make further comments below:
develop innovation

Best regards,
Olivia Hu
student

HKID
Email



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Urgent Return receipt Expand Group Restricted Prevent

Submission Number: TPB/R/S/H10/22- S3349
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From: Peggy Yan [REDACTED]
Sent: 2024-05-21 星期二 16:24:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22 Ref: 240520-201308-10265 (representation in respect of plan under section 6(1) of The Town Planning Ordinance (CAP.131)
Attachment: PEMS Representation Submission.pdf

Dear Sir,

Pls kindly send me email confirmation of acceptance of my subject representation submitted on May 20 at 20:13:08 hr. Copy attached.

Thankyou
Ms YAN, Oi Wah Peggy

就圖則作出申述
Representation Relating to Plan

多謝你的提交。
Thank you for your submission.

參考編號
Reference Number 240520-201308-10265

提交日期及時間
Date and Time of Submission 20/05/2024 20:13:08

圖則編號
Plan No. S/H10/22

「申述人」全名
Full Name of "Representer" 女士 Ms. YAN Oi Wah Peggy

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

申述性質及理由
Nature of and Reasons for Representation

有關事項 Subject Matter	性質 Nature	理由 Reasons #
Pok Fu Lam OZP No. S/H10/22 in respect of plan under section 6(1) of The Town Planning Ordinance (cap.131) Constructing HKU Global Innovation Center in Pok Fu Lam (PFK)	反對 Oppose	Inappropriate location with uplifting of a massive green belt with extension to resident areas affecting not only direct livability of many residents at Baguio Villa, Woodbury Court, Sassoon Road communities' but also worsen the whole of Pokfulam's air pollution, the already adverse traffic congestion during peak work and school hours beyond bearable conditions in next 10-30 years.
Over 500 meter-long development from future laboratory to behind Baguio Villa	反對 Oppose	Direct adverse impact to Baguio Villa residents 1) Physical and medical health I am already experiencing tremendous stress caused by GIC's potential construction to me, my children and grandchildren's livelihood. I am stressed as my hard earned peace was disrupted and is getting worse day by day by the thought of GIC's structure being right behind or apartments Block 19, 21, 22. Eg, At HKU Q&A session held at Cyberport on May 13 & 14, many questions on the GIC project were unanswered. HKU representative said GIC was driven by TPB, while some media indicated HKU. No TPB member was present at Q&A session, nor any minutes were taken. When the floor audience were asked if anyone was ever consulted by GIC, all attendees say no, and Bella Fan from HKU ignored the question and did not give an answer. I came out of the meeting truly disappointed and depressed by how a prestigious organization like HKU/TPB treated the anxious attendees . I came away from the meeting with more questions than answers on the feasibility of building GIC in Pokfulam. 2. Nature's life threatening disaster Did HKU/HK government forget 1992 huge landslide originating from Baguio Villa Block 26- caused by

collapse of a masonry retaining wall and part of the fill platform. Debris from collapse travelled from Pokfulam temporary housing area (THA) at an elevation of about 149MPD down a natural gully, then crossed the Victoria Road and continued down to Block 44, 43, 42 and 41 with high speed that damaged 5 floors and killed 2 people (aged 7 and an adult) resting inside their apartment.

Instead of reinforcing hillside safety for Upper Baguio Villa's residents from future nature disaster (along with many parts of HK now due to severe rainfall past few years), why would former and current government overlook and aim at building a 220,000 sqm construction right on a steep slope right across block 19-21? By cutting 2250 trees the project will destabilize the slope. With increasingly frequent unpredictable heavy torrential rain and typhoons, can HKU/government guarantee all Baguio Villa residents 100% that the 1992 landslide or any landslide won't be repeated? Accidents do happen and they can be caused by nature or manmade mistakes during GIC construction period. How can that be guaranteed not to happen again? I won't accept any consultancy's feasibility study as many manmade mistakes at numerous constructions sites around HK recently have indeed caused fatal deaths and property damages around HK. And I can still clearly remember our government's emergency support service were crippled during the torrential rainstorms and typhoons last year. There were mistakes at many constructions sites that occurred frequently in the past few years. The authorities have reminded us that it's not safe standing next to any construction site, let alone living right next to it!
 All Upper Baguio Villa's carpark spaces on ground floor, LG1 and LG2 are right on same slope that GIC is planning to build on. Any landslide will destroy life and properties in a flash.

Massive green belt disappearance, air pollution, traffic congestion

反對 Oppose

1. Worsen air pollution

<https://www.usda.gov/media/blog/2015/03/17/power-one-tree-very-air-we-breathe>

According to the Arbor Day Foundation, in one year a mature tree will absorb more than 48 pounds of carbon dioxide from the atmosphere and release oxygen in exchange. The proposed green belt is part of a dense jungle, helping fresher air livelihood in the Pokfulam neighbourhood. PKF residents and visitors enjoy running, walking with families, exercising along the Sassoon Road/Victoria Road path.

And I'm sad about an senior citizen years who I've been seeing fast walking from Wah Fu to Victoria Road daily, and often time, stopped and greeted by passersby... Where can he/we take leisure walk in future? Nobody would come by PFL for leisure anymore.

2. Bid farewell forever to ingenious endangered species cockatoos out of HK

<https://www.localiiz.com/post/living-nature-history-wild-cockatoos-hong-kong>

Pls read the above article published in localiz March 31, 2021. There are only about 2000 yellow-crested cockatoos left in wild in the world (Indonesia exported 78K alone between 1970-1990 and its population has been diminishing drastically in the world), about 10% of them live in HK, many residing in HK Pokfulam, nested at the proposed green belt and bushes right behind Upper Baguio Villa. In the same article, it said a poacher made off 2 cockatoos near Upper Baguio Villa in 2015, and prices for these cockatoos were purportedly at \$6000 each .With demolishment of the proposed green belt, what's left for them? What's left for HK government say about preserving liveability for our people and wildlife. How different HK government is from the poacher? Why is government letting go these already limited priceless privilege away from HK people and killing such rare species of the world.

I just read the bio of this author and how delighted to know a young person who spent her formative years in Singapore and UK and returned home town HK only recently. How odd it would be if she finds out what our government is doing to cockatoos in PKF.

More report on Cockatoos in HK by HKU researchers reported by CNN 2023
<https://edition.cnn.com/2023/06/26/world/yellow-crested-cockatoos-hong-kong-c2e-hnk-spc-intl-scn/index.html>
Once cockatoos nests are interrupted, they would never return. Is this what HKU/HK Government like to do?

Is the green belt the only option site for GIC? Why can't HKU/Government select another area without having to cut trees with higher traffic capacity and less costly?

難得茂密叢林，卻要摧毀，香港不是要綠化，保護大自然嗎？！

發展高科技，不是要帶給人類幸福嗎？為甚麼開端就是摧殘市民多年辛勞賺取的幸福居住環境？！

這是香港可持續發展的政策嗎？！

Isn't the development of high technology is to bring happiness to mankind? Why did HKU/government destroy the living environment hard earned by citizens who have worked hard for their lifetime to possess what we deserve? Isn't this HK's sustainable development policy? Is GIC development more cost effective to be built on a green belt, on a steep slope than from ground level?

對草圖的建議修訂 (如有的話)

Proposed Amendments to Plan (if any)

HKU and HK government and local communities fully support the National 14th five-year plan to affirm HK's role as a bridge between the Mainland and the world. GIC is a deep technology hub fits for HK and motherland with goal to sharing top notch knowledges with worldclass professional for the better world. Physical location should not be bounded by a small urban area and should allow more room to grow in future. May I suggest:

- 1) Explore to choose an alternative better location closer to motherland, HK's northern border, San Tin technopole, new airport neighbourhood, to build GIC. This provide ideal location, most cost effective, most convenient for all parties and more potential expansion spaces.
- 2) If no option but PFL is the only option of HKU and HK government (is that so?????An unanswered question). Pls utilize existing HKU Stanley Ho Sports Center complex, tennis courts, 3 soccer Cyberport, Sandy Bay beach path extension.
- 3) Pls don't destroy hard found green belt, pls don't build any structure on steep slope right next to residential complex at Baguio Villa, threatening thousands of life, causing unbearable air pollution, noses, heavy traffic and unaffordable life threatening events what GIC construction may bring and trigger.

4) Renting/restructuring Cyberport's existing and new buildings usage to keep GIC development cost low with equal efficiency HKU claimed needing.

5) Scale down green belt zone from 4.72 HA to 2HA, farther from Baguio Villa, break out the proposed research areas to other universities, build sensitive technology labs (Atomic, Nitrogen tank, biosafety related) closer to Norther border, more effective use of Cyberport's existing and new building.

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

申述人代表全名
Full Name of
Representer's
Representative

香港身份證/護照號碼
HKID Card/Passport No.

通訊地址
Postal Address

電郵地址
E-mail Address

電話號碼
Tel. No.

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

獲授權代理人代表全名
Full Name of
Representative of
Authorised Agent

香港身份證/護照號碼
HKID Card/Passport No.

通訊地址
Postal Address

電郵地址
E-mail Address

電話號碼
Tel. No.

上傳授權書 (PDF or JPG)
Upload Authorization Letter (PDF or JPG)

From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 16:47:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

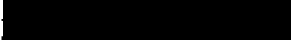
Urgent Return receipt Expand Group Restricted Prevent Copy

I would like to make further comments below:

I am writing to support the development of GIC because I believe this platform would be great for driving the development of deep tech innovation in Hong Kong through international collaboration.

Best regards,
Pierre Wang

HKID : 

Email : 

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

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 16:55:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

I am supporting the development of the Global Innovation Centre (GIC) due to its immense potential to drive transformative change and foster innovation on a global scale. The GIC aims to create a collaborative ecosystem that brings together academics, researchers, entrepreneurs, and industry leaders from around the world. This convergence of diverse minds and expertise will not only facilitate groundbreaking research but also enable the development of innovative solutions to address pressing global challenges.

Best regards,
Jieqiong Sun

HKID : [REDACTED]
Email : [REDACTED]

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Gregory De Eb <[REDACTED]>
Sent: 2024-05-21 星期二 16:59:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board
Attachment: Gregory DE ' EB Submission 21 May 2024.pdf

I herewith request a confirmation of receipt to be sent to this email address upon receiving this submission.

Dear Sir/Madam,

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

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

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

Problematic Original HKU Proposal:

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

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

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

More suitable, cost efficient, and immediately available location:

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

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

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

HKU's Expressed Support for the National 14th Five-Year Plan:

Given that HKU has publicly stated that the construction of the GIC is to support the National 14th Five-Year Plan through its "3 Strategic Values" namely:

- **"Gaining a leading position in the global race of innovation and scientific breakthroughs";**

- **“Spurring economic growth and attracting global talents”;**
- **“Growing a vibrant I&T ecosystem”;**

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.** As opposed to the strictly limited proposed site in Pokfulam, any anticipated future expansion of the GIC can be conveniently facilitated if it is located in the Technopole.

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

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

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

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

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

HKU Convenience should not Supersede National Interest:

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

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

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

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

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

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

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

HKU Convenience should not Supersede National Fiscal Responsibility

The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access between the only two roadways connecting Southside to Western districts. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

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

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

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

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

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

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

Pokfulam Moratorium 1972:

The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area, which has clearly not happened let alone been proposed. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

Environmental Concerns

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land and categorized as Woodland. Conservatively, more than 2,000 trees (including 22 mature trees) will have to be removed.

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 permanently degrade the ecological value of Pokfulam as a whole. HKU have proposed to ultimately plant "800 new trees", but this number is simply a proposal and the quality of these "new trees" is not defined.

No detailed environmental impact studies have been undertaken and no consideration has been given to the potential impact on rare wildlife species and birdlife such as the endangered the yellow-crested cockatoo. Moreover, to date no heritage impact study has been completely despite alerting HKU that the relevant site was originally a village in the 1930s.

In conclusion:

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No approval for Pok Fu Lam OZP NO. S/H10/22!

Yours faithfully,

Mr Gregory Laurence DE ' EB

[REDACTED]

Tel: [REDACTED]



20th May 2024

Dear Sir/Madam,

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

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

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

Problematic Original HKU Proposal:

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

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

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

More suitable, cost efficient, and immediately available location:

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

The "San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian." The "San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone.

Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living.

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

HKU’s Expressed Support for the National 14th Five-Year Plan:

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

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

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.** As opposed to the strictly limited proposed site in Pokfulam, any anticipated future expansion of the GIC can be conveniently facilitated if it is located in the Technopole.

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

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

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

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

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

HKU Convenience should not Supersede National Interest:

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

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

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

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

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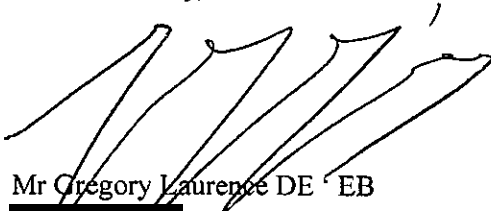
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Mr Gregory Laurence DE EB

Tel: [REDACTED]

Submission Number:
TPB/R/S/H10/22- S3353

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From: grace wong <[REDACTED]>
Sent: 2024-05-21 星期二 17:08:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22
Attachment: CCF_000999.pdf; CCF_001000.pdf

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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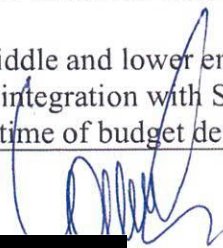



There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

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

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

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

Name	LOUIE SHUM	Signature	
Date	21 MAY 2024	HKID	
Name	ADELINE CHIU	Signature	
Date	21 MAY 2024	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

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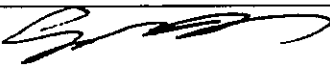

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

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

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

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

Name	TSUI PUI WING	Signature	
Date	18-05-24	HKID	
Name	YUAN ZHENGTI	Signature	
Date	18-05-24	HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	
Name		Signature	
Date		HKID	

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 17:19:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.", "The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong."]

I would like to make further comments below:

I believe this initiative can cultivate interdisciplinary research collaborations and nurture interdisciplinary talents.

Best regards,
XU JINJIE

HKID : [REDACTED]
Email : [REDACTED]

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

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 17:26:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

As an exciting project, it would further enhance the global impacts of HKU and Hong Kong SAR China.

Best regards,
Jin Lijian

HKID :

Email :

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

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Submission Number:
TPB/R/S/H10/22- S3356

From: EAP KFBG [REDACTED]
Sent: 2024-05-21 星期二 17:34:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's representation relating to draft plan S/H10/22
Attachment: 240521 KFBG's representation relating to draft plan S_H10_22.pdf

Dear Sir/ Madam,

Attached please see KFBG's submission regarding the draft plan S/H10/22 .

Representer: Kadoorie Farm and Botanic Garden
Representer's representative: Mr. NIP Hin Ming
HKID: [REDACTED]

Please do NOT disclose the above personal particulars to parties not related to the administration of the process.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st May, 2024.

By email only

Dear Sir/ Madam,

KFBG's representation relating to draft plan S/H10/22
Amendment Item no. A

1. We refer to the captioned.
2. We urge the Board to look at an aerial photo showing the site of amendment item no. A in **Figure 1** (extracted from Town Planning Board Statutory Planning Portal 3 website).
3. We urge the Board to seriously consider why we need to rezone such a relatively small-sized (ca. 4.7 ha) but well-wooded area into a zone entitled "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"). The San Tin Technopole will be constructed in the near future, and the Lok Ma Chau Loop area is also designated for developing an I&T Park. Both are huge in size as compared to item no. A. We urge the Board to seriously consider whether there is strong justification to rezone this well-wooded area for the aforementioned purpose.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

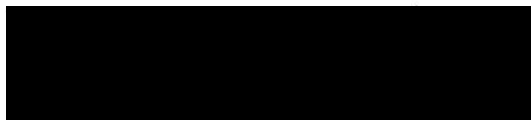
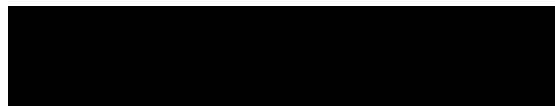
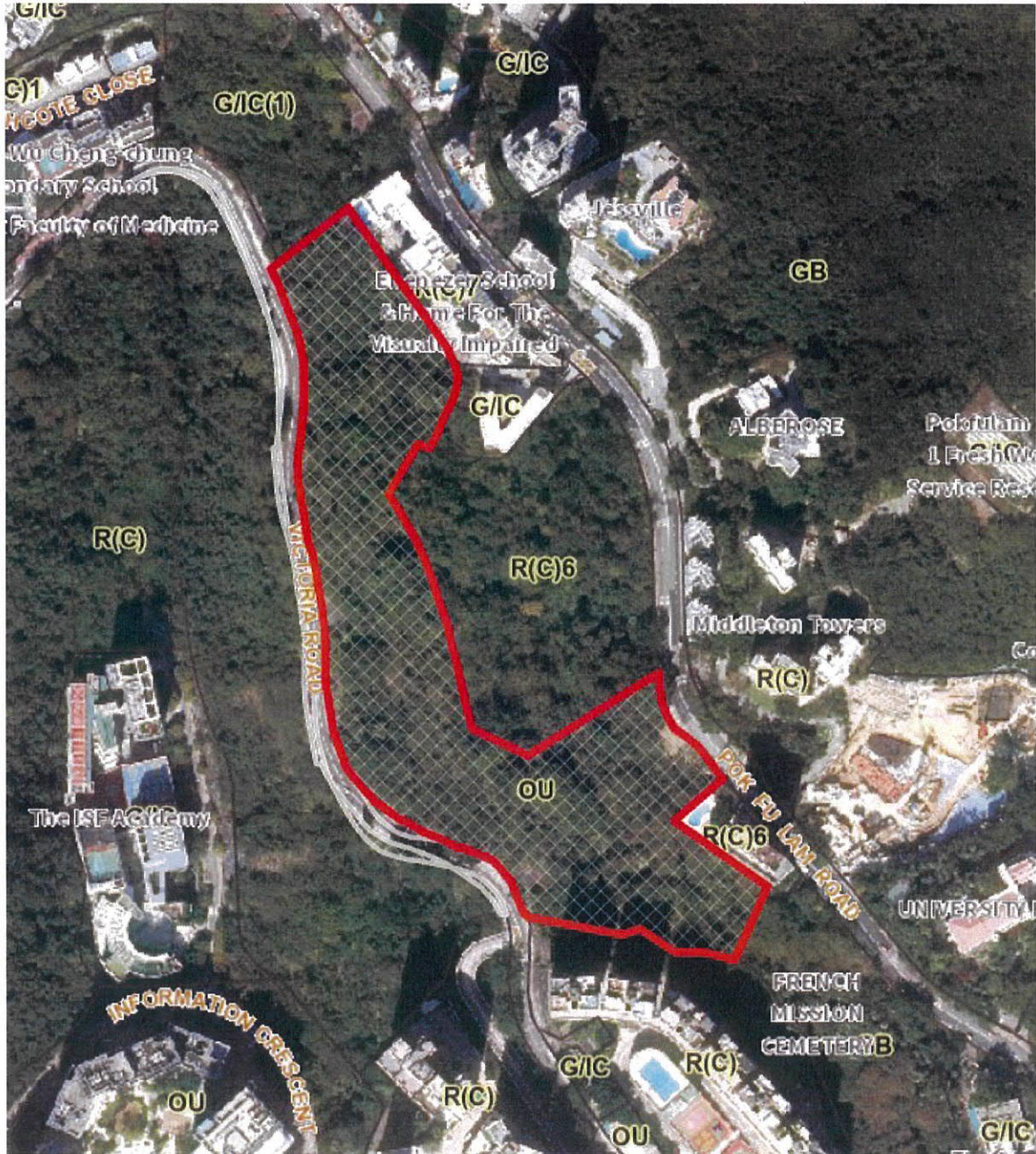


Figure 1. Site of amendment item no. A (shaded area bounded by red line).



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From: 288 [REDACTED]
Sent: 2024-05-21 星期二 17:37:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Plan No. S/H10/22 opposing item A

Support GIC in general BUT opposing Item A for the following reasons:

- to and from Central traffic between Pok Fu Lam Road & Victoria Road via Sassoon Road is already congested

[need to add new public roads between]

- Pok Fu Lam Road is already at full capacity carrying people from Aberdeen, QM Hospital, HKU medical schools & etc.

[need to lobby for the construction of MTR in parallel to reduce reliance on road traffic]

Chan Joy Long Ronald
HKID: [REDACTED]

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From: Iris Chio [REDACTED]
Sent: 2024-05-21 星期二 17:42:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Representation in Respect of Plan Under Section 6(1) of The Town Planning Ordinance (Cap. 131)
Attachment: S6x1x_new_JL.pdf; S6x1x_new_LSY.pdf

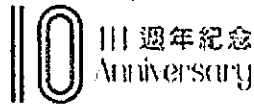
Dear Sir/Madam

Attached please find the submission of the of plan under section 6(1) of the Town Planning Ordinance (cap. 131). Thank you.

Regards,
Iris

Iris Chio

Officer, Secretariat | Our Hong Kong Foundation Limited
[REDACTED]



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This email (including attachments) is addressed to the intended recipient only and may contain information that is privileged and confidential. If you are not the intended recipient, you must not use, retain, disclose, copy, print, disseminate or distribute any part of this email. If you have received this email in error, please delete this email (including attachments) from your system and notify the sender immediately by replying to this email. Email transmission cannot be guaranteed to be timely, secure, error or virus-free. The sender accepts no liability for any loss, error, omissions or damage arising as a result of email transmission.

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

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

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr. <input checked="" type="checkbox"/> Ms./Company/Organization* 先生/女士/公司/機構*)
Lee Ching yee Jane
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)#		
申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pokulam OZP (No. S/H10/22) in respect of plan under section 6(1) of the Town Planning Ordinance Cap. 131	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Scale of Development	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of development is unreasonably huge that causes problems to the environment particularly the need to trim 2000 plants / trees. The proposed site which is a green belt should remain as it is.
The location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proportion of the development will cause unmanageable traffic jam. It will inevitably use the narrow roads at Sha Suen Road and Victoria Road, leading to blockages. Construction at the Wah Fu Estate has already caused huge problems at Victoria Road.
Slope Safety	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proposed redevelopment will focus on opening the green belt area at the slope above Victoria Road. It will cause huge risks to Baguio Villa residential blocks as it is physically above and very close to the blocks in upper Baguio. Frequent extreme weathers will create more risks for the slope that are under construction
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
The plan should be given spaces that are not near residential blocks.		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

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

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

Important Notice 重要告示

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

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

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

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

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

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

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

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

Full Name of Representative 代表全名

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

(Mr./ Ms. * 先生/女士*)

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

(注意:須填上香港身份證/護照所載的全名)

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

香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

* Delete as appropriate 請刪去不適用者

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

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

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

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

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

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

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

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

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

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

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

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Li Sau Yee (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*) (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)***申述詳情(如有需要，請另頁說明)***

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pokulam OZP (No. S/H10/22) in respect of plan under section 6(1) of the Town Planning Ordinance Cap. 131
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
發展範圍	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	此建議發展範圍太大，不合理。 而且要砍2000棵樹，會對斜坡造成極大風險，而且太近碧瑤灣19及20座住宅，也會造成噪音。
交通運輸	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	發展地段祇能用沙宣道及域多利道狹窄道路運輸工程物料；會造成嚴重交通阻塞。
斜坡風險	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	發展用地是綠化地帶，原本的樹用以保護斜坡。此等工程進行會對斜坡造成嚴重風險，現時環評應包括極端天氣的影響。
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂？如有的話，請註明詳情。		
不應在此段發展		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

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

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

Important Notice 重要告示

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

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

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

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

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

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

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

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

Full Name of Representative 代表全名

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

(Mr./ Ms. * 先生/女士*)

(Note: full name shown on HKID Card/Passport must be provided)
(注意:須填上香港身份證/護照所載的全名)First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) #
香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

* Delete as appropriate 請刪去不適用者

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

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

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

- 核實「申述人」及獲授權代理人的身份;
 - 處理這宗申述, 包括在公布這宗申述供公眾查閱時, 公布「申述人」的姓名供公眾查閱; 以及
 - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。
 - The "representer" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定, 「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 17:53:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk> ✓
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:

Development of Global Innovation Centre can further strengthen the leading role of HKU in academic research and future ongoing development locally, Asia-wide and internationally.

Best regards,
CHANG Wing Chung
Professor

HKID :

Email :

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

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From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 17:55:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

The center could be a new hub for innovation and research in Hong Kong.

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Best regards,
Ken Wong

HKID

Email :

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Jay Alphonse Man [REDACTED]
Sent: 2024-05-21 星期二 18:01:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam
Attachment: 21052024175829-0001.pdf

Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam By email to – tpbpd@pland.gov.hk

Fax: [REDACTED]

We 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

- a. 90% of the site is within a green belt zone. TPB PG-no. 10 states “the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments”. This project is in direct violation to this TPB planning intention.
- b. TPB PG-no. 10 also states “to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses.” This project is not a compatible use to the permitted use in Green Belt zones.
- c. TPB PG-no. 10 also states: “There is a general presumption against development ... “. “An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds.” There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
- d. This project is not a compatible use to Green Gelt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
- e. This project is in direct violation of the planning intention of TPB.

2 Setting a bad precedent for Green Belt Zone protection

- a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.

3 Very high cost

a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.

4 Large Scale and massive tree removal

a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Name: Man Pak Him

HKID: [REDACTED]

Date; 21/5/2024

Email Address: [REDACTED]

Address: [REDACTED]

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

We 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
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
 - c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 Setting a bad precedent for Green Belt Zone protection
 - a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 Very high cost
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.
- 4 Large Scale and massive tree removal
 - a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Name: MAN PAK HIM (please fill in full name per HKID)

HKID: [REDACTED] (English letter plus first 3 numbers)

Date: 21/5/2024

Email: [REDACTED]

Address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 18:19:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

The development of global innovation centre in HK is the policy of the 14th 5 year planning of our country

Best regards,
Lui Ka Luen
Dr

HKID :

Email :

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Submission Number:
TPB/R/S/H10/22- S3363

From: HP Family [REDACTED]
Sent: 2024-05-21 星期二 18:19:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

To The Town Planning Board,

Can I confirm that you have received my representation? Appreciate your acknowledgement.

Kind regards,
Han

On Sat, 18 May 2024 at 22:11, HP Family [REDACTED] wrote:

To
The Secretary, Town Planning Board,

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

I am writing **in strong objection** of this rezoning proposal and the development of the Global Innovation Centre ("GIC") at the Pok Fu Lam area.

Firstly, I would like to express that I have no objection to the mission and purpose of the Global Innovation Centre, and how the proposed GIC would be a major driving force in developing Hong Kong into an international I&T hub. My opposition stems solely on the choice of location and its corresponding adverse effects: irreversible long-term destructive impact to the environment, detrimental health and economic consequences to thousands of residents, severe disruptions to existing infrastructure and potentially higher cost of construction to build on difficult terrain leading to misuse of taxpayers' money.

As such, I appeal to the Town Planning Board to strongly consider other more appropriate alternatives (e.g. the substantially cheaper and more suitable 87ha **Hong Kong-Shenzhen Innovation and Technology Park ("HSITP")**) or a substantial scale-back / redesign of the GIC to significantly increase the distance from its surrounding residential neighbours or a much lower built height so that it will co-exist in harmony with its surroundings. Below are details of my objection, grouped by subject matter.

Environmental and Sustainability Concerns

With over 2,000 trees (including a large number of mature trees) to be removed under this proposal, the irreversible harm to the environment is undeniable (no matter what is said to new trees that will be re-planted as trees takes decades to mature). This destruction of precious green lung in Pok Fu Lam will unbalance the precarious ecological equilibrium and contribute to an already worsening global warming issue and climate change which Hong Kong has its share of experiencing lately, not to mention the variety of pollutants, such as dust, particles, and hazardous materials, which can contaminate the air, soil, and water, that will be caused by the construction of this project.

Lastly, with a height difference of some 80m between Pok Fu Lam Road and Victoria Road, a massive, difficult and expensive site formation work will be required before any buildings can be built. This represents a significant amount of wastage both financially and in terms of building materials when compared to building on a flatter site (such as the available and zoned HSITP site). By simply moving the GIC to another flatter location, such as the HSITP location, thousands of trees can be saved not to mention more efficient use of building materials and funding.

Health, Safety and Economic Impact to Residents**1. Potential Bio-hazard Threats**

With an objective to advance research in medical and bio sciences, it is likely that biohazardous materials will need to be handled and stored for effective research. While stringent safety protocols can be put in place, the possibility of human error cannot be entirely eliminated. Given such high risks, placing the development within such close proximity to the local community, when alternative safer and more suitable sites are available, is totally irresponsible and shows total disregard for the safety of the community. Placing such a research facility away from residential area would be a win-win arrangement, ensuring resident safety while also not restricting any GIC research that requires handling dangerous bio-hazard materials.

2. Adverse Health Effects to the Community

Considering the magnitude of the proposed construction project, it is anticipated that extensive excavation work involving heavy machinery will be utilised with the completion timeline spanning 10 to 20 years, if not more. Throughout this arduous period, the community will be subjected to undesirable noise, air and water pollution which will culminate to irreversible negative effects to the physical and mental health of surrounding residents – both young and old.

3. Other Unfavourable Impact

The preliminary design indicates an UNNECESSARY close proximity to Blocks 19, 20, and 21 of Upper Baguio Villa and Woodbury Court. On completion, the mammoth development will create an unwanted obstruction to an otherwise open view and limiting air flow. Coupled with years of construction, a significant depreciation in property value is anticipated which will exacerbate the already weak sentiment of the HK property market (which does not help HK's cause) and causing financial stress for affected owners.

These negative consequences can be eliminated by selecting an alternative site, or at the very least, mitigated with a substantial scale-back / redesign of the GIC to significantly increase the distance from its surrounding residential neighbours or a much lower built height so that it will co-exist in harmony with its surroundings.

Disruptions to Traffic and Infrastructure

The redevelopment of Wah Fu, Cyberport, and Sassoon Road, combined with the projected influx of several thousand new residents due to the GIC, will strain the existing infrastructure. The current transport infrastructure in Pok Fu Lam, with narrow hilly roads and lack of MTR, cannot handle the increased traffic and will cause severe congestion which will affect residents as well as impede GIC's operational efficacy.

A Mutually Beneficial Solution

While I support the construction of the Global Innovation Centre (GIC) for advancing Hong Kong's innovation and technology (I&T) ecosystem, I propose two alternatives. Firstly, relocating the GIC to the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) offers a more aligned solution, cost savings, and enhanced sustainability. This alternative would preserve 4.72 hectares of Green Belt land, allow future expansion on the larger 87-hectare HSITP site, maintain access to talent from the Greater Bay Area (GBA), and reduce construction costs amidst global challenges and Hong Kong's budget deficit.

If relocation is not feasible, I urge decision makers to seriously consider scaling back or modifying the GIC design to prioritize the well-being of nearby residents, especially in Baguio Villa and Woodbury Court. The current design disregards their concerns, demonstrating a lack of empathy. With ample space available, architects and designers can create a mutually beneficial design that meets GIC's needs while ensuring a sufficient distance from the mentioned residential areas. This approach would minimize negative impacts on residents' health and economic welfare, and failure to do so would reflect unfavourably on the authorities.

Yours Sincerely,
Han

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HKID Details : [REDACTED] Name : Loke Han Pin.

Submission Number:
TPB/R/S/H10/22- S3364

Urgent Return receipt Expand Group Restricted Prevent Co

From: Jasmine Poon [REDACTED]
Sent: 2024-05-21 星期二 18:38:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131" + SZE CHAI POON Y907
Attachment: SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 copy.docx

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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

Signature

HKID (First 4 characters)

JASMINEPOON.



Name

Date 20/05/2024

SZE CHAI POON

From: Kara Young <[REDACTED]>
Sent: 2024-05-21 星期二 18:47:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap. 131

Dear Sir or Madam,

I wish to submit a record of my strong objection to the proposed construction of HKU's Global Innovation Centre (GIC) at Pok Fu Lam.

In its present plan of execution, the project is ill-considered and hazardous in several aspects.

1. Situating the GIC at the present site means the destruction of 2000 trees. Surely the planners of this project are aware that the last ten years (2014-2023) have been the world's hottest since record-keeping started 174 years ago. Progressive global cities have forbidden the cutting of their trees and are busily planting new trees. How can Hong Kong and its premier University support the destruction of 2000 carbon neutralising trees and loss of habitat for birds, butterflies and small animals?
2. The removal of so many trees and subsequent building on a steep slope will increase both the risk of flooding and the incidences of landslips. With the increasingly erratic and fierce storms that strike HK it is unwise and dangerous to further concretize open land and prevent natural drainage and absorption of water.
3. This project will cause even worse traffic problems than currently exist. The site proposed for the GIC is already a traffic black spot owing to the Queen Mary Hospital redevelopment and the Cyberport expansion. If the GIC goes ahead and if as claimed 15,000 guests will use the Centre, Pok Fu Lam and Victoria Roads will be blocked everyday as there is no MTR stop. This will also further worsen air pollution in the area.
4. The GIC is a terribly expensive project which is being funded by tax-payers who were not properly informed about the project. The period of public consultation was suspiciously short for considering the implications of such a huge project. The public at large and also residents of neighbouring estates had less than two weeks to educate themselves and consult each other on the desirability of this Centre.

The GIC is not objectionable in itself, but rather because of the very poor choice of location. I hope the Town Planning Board will help the residents of Pok Fu Lam and HK taxpayers by situating the GIC at a more suitable location.

Yours gratefully,

YOUNG, Kara Louise
21/05/2024

HKID [REDACTED]

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 18:56:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

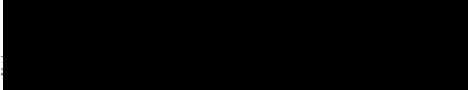
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also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district."]

I would like to make further comments below:
INNOVATION IS OUR HK FUTURE

Best regards,
MARTIN KK CHEUNG
Ir

HKID :
Email :



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Submission Number:
TPB/R/S/H10/22- S3367

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 19:07:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

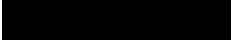
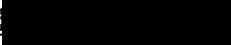
["As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

To drive long-term innovation, economic growth and support national strategy in science and technology, Hong Kong must prioritize cross-disciplinary research that fosters groundbreaking scientific discoveries. The GIC will serve as a collaborative platform, open to both local and international researchers, fostering breakthroughs that can address global challenges in areas such as human health, environmental sustainability, and energy solutions. By attracting top talent from around the world, the GIC will position Hong Kong at the forefront of transformative research, paving the way for a future marked by innovation and progress. The GIC development will feature a comprehensive research laboratory complex, state-of-the-art facilities, academic buildings, exhibition and conference venues, short-term accommodation, offices, and support facilities. The GIC aims to enhance Hong Kong's competitiveness and establish the city as an international innovation and technology hub, fostering high-quality economic growth by spawning new industries.

Best regards,
LEUNG King Tai

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HKID : 
Email : 

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

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-21 星期二 19:19:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”]

I would like to make further comments below:

It is a good idea, but the wrong location. Putting in in PokFuLam will degrade the already congested area. A full traffic assessment has not been done and right now with the proposed plan the access will lead to further congestion along Pok Fu Lam Road. Right now staff at QMH have to wait for 15 to 20 minutes at rush hour. Putting in 15,000 people will need 150 buses and Pok Fu Lam Road does not have the infrastructure to support this. Northern Metropolis is a better location

Best regards,
John Nicholls

HKID : [REDACTED]
Email : [REDACTED]

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From: Yeeman Lee <[REDACTED]>
Sent: 2024-05-21 星期二 19:48:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat

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

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

My reasons are as follows:

The Global Innovation Centre is expected to provide a transdisciplinary hub for deep technology and basic research that will enable scientists to tackle some of the world's most pressing challenges. This will, in turn, strengthen Hong Kong's edge in upstream research as well as fuel Hong Kong's future economic growth and our global reputation.

Development of the Global Innovation Centre will need dedicated space to accommodate various upstream research activities. The proposed location for the Global Innovation Centre in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with The University of Hong Kong's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing.

By adopting a terraced building design that blends with the topography, the proposed development will be compatible with the surrounding area, while also creating an accessible environment by enhancing pedestrian facilities, attracting talent and foster the growth of economic activities in the southern district of Hong Kong.

In view of the vast potential and aims of the Global Innovation Centre, I believe that the benefits of realising the Global Innovation Centre in Pokfulam are immense, not only to the future of Hong Kong's development into an international innovation and technology (I&T) hub, but to Hong Kong as a whole.

Best regards,

Lee Yee Man (HKID: [REDACTED])

Manager, HR Team
LKS Faculty of Medicine, The University of Hong Kong

E: [REDACTED]
T: [REDACTED]

From: Keng Tiong Tan [REDACTED]
Sent: 2024-05-21 星期二 20:11:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

Dear Town Planning Board Secretariat,

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

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

My reasons are as follows:

As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.

First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.

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

I would like to make further comments below:

The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents, and providing new impetus to economic activities in the southern district.

The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.

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


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Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.

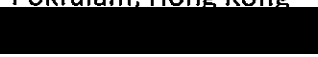
Best regards,
Tan Keng Tiong

Deputy Director of Technology Transfer Office

HKID : 

Email : 

With best regards,

Ir Dr Alfred Tan
Deputy Director
Technology Transfer Office
The University of Hong Kong
Pokfulam, Hong Kong


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Submission Number:
TPB/R/S/H10/22- S3372

From: shuet ling venus chung [REDACTED]
Sent: 2024-05-21 星期二 21:16:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC project

Sent from my iPhone

[REDACTED]

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

By email: tpbpd@pland.gov.hk

21 May 2024

To whom it may concern

Objection to the HKU Global Innovation Centre project at Victoria Road, Pokfulam

I strongly object to the abovementioned project and the TPB's amendment of the Pokfulam Outline Zoning Plan No. S/H10/22 on the following grounds:

1. Inappropriate location chosen for the GIC

The GIC will be constructed within a green belt purely for residential use in Pokfulam, and all residents, including Baguio Villa, Woodbury Court and Sassoon Road, will be affected by the sudden increase of superstructures and vehicular access roads. Most importantly, the laboratories, nitrogen tank and many other unknown equipment of the GIC will endanger the residence in this area. In term of land use, there is no reason to mix residential areas with chemical-related or laboratory. The emission just happened in Hong Kong Petrolchemical Co. Ltd in Yuen Long Industrial Estate today clearly reveals such a risk as it is located in vicinity of residential areas.

2. Disturbance to the natural and living environment

The GIC is a huge project that spans around 500m from Sassoon Road to Baguio Villa and it is estimated that over 2,000 trees will be removed. Unavoidably, the ecological system of the area will be interrupted. Whilst the plants are destroyed, a large amount of wild life will be deprived of a rest place. The abrupt change at Victoria Road brought by the GIC project will upset the natural life but also the residential environment. Natural environment will be sacrificed for the GIC buildings and residence in the area will suffer.

3. Traffic generation and endangerment to road safety

One can expect serious traffic jam in Victoria Road or nearby areas will occur once the construction of the GIC begins, and such traffic issue will worsen after its

completion. It is clear that Victoria Road is a small road that can only afford a limited amount of traffic, yet once the GIC is built there will be a huge increase of road users, possibly employees of the GIC (said to be 15,000!), not to mention the existing residences and users in Pokfulam. It won't be difficult to imagine that the traffic will be heavily overloaded and will endanger the road safety in the area.

4. Slope safety

Victoria Road is built along hillsides with plenty of steep slopes, and slope stability is always a key issue in Baguio Villa. Landslides of different scales occurred in Victoria Road or even Baguio Villa from time to time and regular slope maintenance is essential. Any large scale construction in Victoria Road will likely weaken the slope stability, so it is advisable to avoid any tremendous alteration of land use in this area. Apparently, GIC is a huge scale project that will alter the slope structure in Victoria Road, hence my strong disapproval.

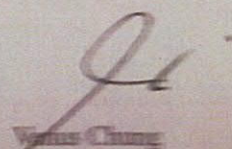
I have to point out that the University of Hong Kong failed to comply with its commitment to the TPB for prior consultation to the public. HKU did not contact the Incorporated Owners and residents of Baguio Villa as well as other residential properties in Pokfulam. Residents in Baguio Villa are only informed by a former District Councillor less than ten days before the deadline of consultation. Such a ridiculous black box operation and lack of transparency is totally unacceptable, in particular it is a project initiated by a university and the government, and I strongly urge HKU and TPB for an explanation on this.

I trust my objections will be put before the TPB in due course prior to a decision being made on this application.

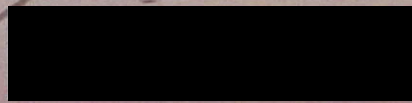
I should be grateful if you would keep me informed of the progress of the planning application.

Thank you for your kind attention.

Cordially,



Yuen Chung



From: Microsoft Power Apps and Power Automate
Sent: 2024-05-21 星期二 21:25:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

The development of the Global Innovation Centre will further shape Hong Kong towards a leading innovation and talent hub, sustaining future economic growth.

Best regards,
CHOW, Shing Fung
Assistant Professor

HKID :

Email :

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Submission Number:
TPB/R/S/H10/22- S3374

From: Caroline Pang [REDACTED]
Sent: 2024-05-21 星期二 21:46:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to the proposed amendments to the Pok Fu Lam
OZP No. S/H10/22
Attachment: Opposition to the Construction of HKU Global Innovation
Centre.docx

To:

The Secretary of the Town Planning Board

Please find attached the representation document regarding the subject proposed amendments to the **Pok Fu Lam Outline Zoning Plan No. S/H10/22** for your further process.

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

We 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
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
 - c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 Setting a bad precedent for Green Belt Zone protection
 - a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 Very high cost
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.
- 4 Large Scale and massive tree removal
 - a. It requires the removal of over 2000 trees and will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of a large number of birds, butterflies and urban wildlife thus detrimentally destroying the existing urban ecology permanently.

Name: Caroline Y Pang

HKID: [REDACTED]

Date: May 21, 2024

Email address: [REDACTED]

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 22:06:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

As an Assistant Professor in Microbiology from the Faculty of Dentistry, I am dedicated to advancing our understanding of oral and gut microbial communities and their impact on human well-being using advanced techniques. My commitment to innovation and research is exemplified by my role as the Principal Investigator leading the establishment and development of the inaugural and exclusive Raman Single-cell core facility in Hong Kong, supported by the HKU large research equipment fund. This core facility represents a significant milestone for the University of Hong Kong, introducing a state-of-the-art technology that offers label-free, non-destructive, in situ single-cell sorting from human samples for the discovery of effective probiotics and many under-explored cellular resources modulating human health in a high-throughput manner. The technical distinction of this facility not only enhances our capabilities in microbiome research but also positions the University at the forefront of technological innovation. The Raman Single-cell core facility is poised to become a hub for academic collaboration and knowledge-sharing within the local scientific research community, fostering interdisciplinary partnerships and driving forward scientific discovery. The development of the Global Innovation Centre is a strategic and scientifically significant initiative that aligns perfectly with our goals. The acquisition of essential peripheral facilities and space for the Raman single-cell laboratory within the Centre will provide the necessary infrastructure to support cutting-edge research and innovation. By creating a conducive environment for scientific inquiry and collaboration, the Global Innovation Centre will enable us to leverage advanced technologies, expand our research capabilities, and make impactful contributions to the global scientific community. In summary, the establishment of the Global Innovation Centre is essential for advancing technological innovation, fostering academic collaboration, and enhancing our research infrastructure. It will not only support the ongoing development of the Raman Single-cell core facility but also serve as a catalyst for scientific breakthroughs and interdisciplinary research, ultimately contributing to the advancement of knowledge and the betterment of human health.

Best regards,
Shi Huang
Professor

HKID : 
Email : 

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From: E Lam [REDACTED]
Sent: 2024-05-21 星期二 22:26:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22 - Form No. S6 submission
Attachment: S6x1x_new (1).pdf

Hi please find my representation for your further action. Thanks.

Best regards,
Eliza Lam

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

根據《城市規劃條例》(第 131 章)
第 6(1) 條就圖則作出申述

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

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) LAM YUK LIN ELIZA
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Pok Fu Lam Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Lack of prior consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	HKU and Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on us.
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This GIC should should never be built close to residential areas because facilities like nitrogen tank and laboratories may have potential danger to the residents nearby.
Damage to the environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of the GIC is so big that it will require to remove over 2000 trees. It will seriously damage the nature and ecology of this green belt and it's totally inconsistent with the government's carbon reduction goals.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

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

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

Important Notice 重要告示

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

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

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

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

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

- # Necessary information. If representer is an organization/group, must provide the information of the representative
必須資料。如果申述人為機構組織, 須提供其代表的資料
- @ Please refer to point no. 5 of Important Notice
請查閱重要告示的第 5 點

2. Authorized Agent (if applicable) 獲授權代理人(如適用)				
Full Name of Representative 代表全名 (Only applicable to organization/group as the authorized agent 只適用於獲授權代理人為機構組織) (Mr./ Ms. * 先生/女士*) (Note: full name shown on HKID Card/Passport must be provided) (注意:須填上香港身份證/護照所載的全名)				
First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) # 香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #				
Postal Address 通訊地址@				
E-mail Address 電郵地址@				
Tel. No. 電話號碼 (Optional 可選擇提供)				

* Delete as appropriate 請刪去不適用者

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

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

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

- 核實「申述人」及獲授權代理人的身份;
 - 處理這宗申述, 包括在公布這宗申述供公眾查閱時, 公布「申述人」的姓名供公眾查閱; 以及
 - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。
 - The "representer" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定, 「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: E Lam [REDACTED]
Sent: 2024-05-21 星期二 22:33:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Pok Fu Lam OZP no. S/H10/22 - Form S6 submission
Attachment: S6x1x_new (2).pdf; S6x1x_new (1).pdf

Hi, please find our completed Form S6 regarding Pok Fu Lam OZP no. S/H10/22 for your further action. Thanks.

Best regards,
Eliza Lam

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

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

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) CHUI TONY KA TUNG
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Pok Fu Lam Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Lack of prior consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	HKU and Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on us.
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This GIC should should never be built close to residential areas because facilities like nitrogen tank and laboratories may have potential danger to the residents nearby.
Damage to the environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of the GIC is so big that it will require to remove over 2000 trees. It will seriously damage the nature and ecology of this green belt and it's totally inconsistent with the government's carbon reduction goals.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

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

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

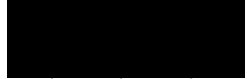

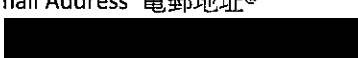
Important Notice 重要告示

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

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

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

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

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

- # Necessary information. If representer is an organization/group, must provide the information of the representative
必須資料。如果申述人為機構組織, 須提供其代表的資料
- @ Please refer to point no. 5 of Important Notice
請查閱重要告示的第 5 點

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

Full Name of Representative 代表全名

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

(Mr./ Ms. * 先生/女士*)

(Note: full name shown on HKID Card/Passport must be provided)
(注意:須填上香港身份證/護照所載的全名)First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) #
香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

* Delete as appropriate 請刪去不適用者

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

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

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

- 核實「申述人」及獲授權代理人的身份;
 - 處理這宗申述, 包括在公布這宗申述供公眾查閱時, 公布「申述人」的姓名供公眾查閱; 以及
 - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。
 - The "representer" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定, 「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

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

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)
LAM YUK LIN ELIZA
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Pok Fu Lam Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Lack of prior consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	HKU and Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on us.
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This GIC should should never be built close to residential areas because facilities like nitrogen tank and laboratories may have potential danger to the residents nearby.
Damage to the environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of the GIC is so big that it will require to remove over 2000 trees. It will seriously damage the nature and ecology of this green belt and it's totally inconsistent with the government's carbon reduction goals.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

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

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

Important Notice 重要告示

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

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

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

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

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

- # Necessary information. If representer is an organization/group, must provide the information of the representative
必須資料。如果申述人為機構組織，須提供其代表的資料
- @ Please refer to point no. 5 of Important Notice
請查閱重要告示的第 5 點

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

Full Name of Representative 代表全名

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

(Mr./ Ms. * 先生/女士*)

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

(注意:須填上香港身份證/護照所載的全名)

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

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

* Delete as appropriate 請刪去不適用者

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

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

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

- 核實「申述人」及獲授權代理人的身份;
 - 處理這宗申述, 包括在公布這宗申述供公眾查閱時, 公布「申述人」的姓名供公眾查閱; 以及
 - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" and the authorized agent in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」及獲授權代理人就這宗申述提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。
 - The "representer" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定, 「申述人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3378

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-21 星期二 22:45:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

This Centre will be a great opportunity for Hong Kong to advance research and development that expands our knowledge in basic science and also creates potential for commercial applications that benefit our health and economy. The location is convenient to the HKU medical campus, and not too far from the HKU main campus.

Best regards,
BAUM, Lawrence William

HKID : [REDACTED]
Email : [REDACTED]

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3379

From: Cecilia The [REDACTED]
Sent: 2024-05-21 星期二 23:09:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board
Attachment: Cecilia Xiu Ying The Submission 21 May 2024 FINAL.pdf

[REDACTED]

21 May 2024

Dear Sir, Madam,

I herewith request a confirmation of receipt to be sent to this email address upon receiving this submission.

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

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

Strategic Considerations

The location proposed by Hong Kong university (“HKU”) has been selected chosen purely out of convenience: namely, that it is close to other HKU facilities and will form part of a self-proclaimed, mythical “Island Innovation Corridor”.

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt woodland government land.

This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:

- (i) a general presumption against development;
- (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds;
- (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available.

Moreover, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations for the proposed GIC have subsequently become immediately available making the Pokfulam proposal obsolete.

Total absence of community/public consultation: Timeline

- Government announced on 6 October 2021 in the Policy Address that it had accepted proposals from HKU to construct facilities for deep technology research at a 4-hectare site currently zoned "Green Belt" at Pokfulam. (Para 60 on page 33 <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>)

- Paul Zimmerman informed Pokfulam residents of the response on his request for details on 22 November 2021. (<https://www.paulzimmerman.hk/planning/hku-plans-to-take-another-large-green-belt-area-in-pokfulam>)

Inter alia:

"The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for the Visually Impaired, but the exact boundary, development parameters and timeline are subject to further study."

- Paul Zimmerman received a response on 10 January 2022 from the Innovation and Technology Bureau on his request for further information dated 22 November 2021.

Inter alia:

"Please rest assured that the Government continues to pay due regard to local sentiments, and would consider consulting the local community via various appropriate channels in a timely manner."

- Paul Zimmerman wrote to Professor Xiang Zhang, President and Vice-Chancellor of The University of Hong Kong on 8 April 2022.

Inter alia:

"Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans." "First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site." "Secondly, residents wish to understand what consultation HKU is planning to undertake for this project. Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road."

- Paul Zimmerman was invited for a lunch on 27 May 2022 with Jeffrey Sy, Director of Estates, HKU; Prof. Y.C. Richard WONG, SBS, JP, Provost and Deputy Vice-Chancellor, Chair of Economics, HKU; and Bernard Lim, AD+RG Architects, to discuss the project. Paul reported on the outcome of the meeting and the site boundary to Pokfulam residents <https://www.paulzimmerman.hk/planning/new-hku-technology-research-centre-in-pokfulam>.

Inter alia:

"We recently met with HKU to learn more about the plans. They are in the process of acquiring consultants to assist with planning for the development site identified by government (below).

The target development plot ratio is set at 5." "In response to our request for early consultation,

HKU agreed to reach out to the Pokfulam community after the summer to receive input before developing detailed plans." "In line with comments received, we have expressed concerns over traffic impacts, the loss of sightlines for residents nearby and the further loss of green space in

Pokfulam following the approved medical laboratory building east of 3 Sassoon Road."

- Without prior publicity, HKU Annual Report 2022 first reported on the "Global Innovation Centre" in mid-2023 including a visual https://www4.hku.hk/pubunit/annualreport/ebook_AR2022/12-13Extended/

- The University of Hong Kong raised an item under the heading 'Global Innovation Centre' at the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027).

Inter alia:

“In conclusion, the Chairman said that most members supported the proposed project” and “hoped that the University of Hong Kong will be able to cooperate and strengthen communication with stakeholders.”

Agenda (English):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_agenda/PC/DPC_2024_Agenda_01_EN.pdf

Agenda (Chinese):

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Discussion papers (Chinese only):

https://districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC.pdf

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC_Annex.pdf

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Audio (Chinese only):

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District council representatives raised inter alia, the following issues:

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No such supplementary material has been provided to the public.

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This is a blatantly untrue statement as no such public consultation has taken place.

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“However, during the construction period of the proposed project, many large-scale engineering projects are also being carried out in the Southern District, including the Wah Fu Estate redevelopment project, the Cyberport expansion project, the Queen Mary Hospital reconstruction project, and the upgrade project of the Faculty of Medicine of the University of Hong Kong, etc., which will inevitably affect the daily life of residents.” “Finally, according to the document, the **relevant site was originally a village in the 1930s, so HKU should study whether a heritage impact assessment is needed.**”

No such study has been completed.

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The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant "800 new trees", but this number is simply a proposal and the quality of these "new trees" is not defined.

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

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The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

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Financial burden on Hong Kong taxpayers

The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

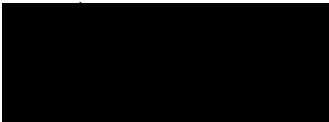
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By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

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

Yours faithfully,

Cecilia Xiu Ying The





20th May 2024

Dear Sir/Madam,

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

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

Strategic Considerations

The location proposed by Hong Kong university (“HKU”) has been selected chosen purely out of convenience: namely, that it is close to other HKU facilities and will form part of a self-proclaimed, mythical “Island Innovation Corridor”.

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt woodland government land.

This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:

- (i) a general presumption against development;
- (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds;
- (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available.

Moreover, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations for the proposed GIC have subsequently become immediately available making the Pokfulam proposal obsolete.

Total absence of community/public consultation: Timeline

- Government announced on 6 October 2021 in the Policy Address that it had accepted proposals from HKU to construct facilities for deep technology research at a 4-hectare site currently zoned “Green Belt” at Pokfulam. (Para 60 on page 33 <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>)
- Paul Zimmerman informed Pokfulam residents of the response on his request for details on 22 November 2021. (<https://www.paulzimmerman.hk/planning/hku-plans-to-take-another-large-green-belt-area-in-pokfulam>)

Inter alia:

“The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for the Visually Impaired, but the exact boundary, development parameters and timeline are subject to further study.”



- Paul Zimmerman received a response on 10 January 2022 from the Innovation and Technology Bureau on his request for further information dated 22 November 2021.

Inter alia:

“Please rest assured that the Government continues to pay due regard to local sentiments, and would **consider consulting the local community via various appropriate channels in a timely manner.**”

- Paul Zimmerman wrote to Professor Xiang Zhang, President and Vice-Chancellor of The University of Hong Kong on 8 April 2022.

Inter alia:

“Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans.” “First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site.” **“Secondly, residents wish to understand what consultation HKU is planning to undertake for this project.** Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road.”

- Paul Zimmerman was invited for a lunch on 27 May 2022 with Jeffrey Sy, Director of Estates, HKU; Prof. Y.C. Richard WONG, SBS, JP, Provost and Deputy Vice-Chancellor, Chair of Economics, HKU; and Bernard Lim, AD+RG Architects, to discuss the project. Paul reported on the outcome of the meeting and the site boundary to Pokfulam residents <https://www.paulzimmerman.hk/planning/new-hku-technology-research-centre-in-pokfulam>.

Inter alia:

“We recently met with HKU to learn more about the plans. They are in the process of acquiring consultants to assist with planning for the development site identified by government (below). The target development plot ratio is set at 5.” **“In response to our request for early consultation, HKU agreed to reach out to the Pokfulam community after the summer to receive input before developing detailed plans.”** “In line with comments received, we have expressed concerns over traffic impacts, the loss of sightlines for residents nearby and the further loss of green space in Pokfulam following the approved medical laboratory building east of 3 Sassoon Road.”

- Without prior publicity, HKU Annual Report 2022 first reported on the “Global Innovation Centre” in mid-2023 including a visual https://www4.hku.hk/pubunit/annualreport/ebook_AR2022/12-13Extended/
- The University of Hong Kong raised an item under the heading ‘Global Innovation Centre’ at the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027).

Inter alia:

“In conclusion, the Chairman said that most members supported the proposed project” and “hoped that the University of Hong Kong will be able to cooperate and strengthen communication with stakeholders.”

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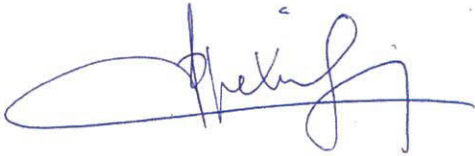
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Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Cecilia Xiu Ying The', with a large, sweeping flourish extending to the left.

Ms Cecilia Xiu Ying The



Urgent Return receipt Expand Group Restricted Prevent Copy

From: Andrew Wong <[REDACTED]>
Sent: 2024-05-21 星期二 23:13:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation regarding HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

This objection is prepared and sent by Wong Yue Kit Andrew (HKID: [REDACTED])

Dear Sir/Madam

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

1/ Traffic Concerns:

The proposed developments in the Draft Plan are expected to significantly increase the local population. This raises concerns about the capacity of the existing transportation infrastructure, particularly Pokfulam Road, which already experiences congestion and accidents. The ongoing Wah Fu Redevelopment and Cyberport Expansion projects have already increased traffic demand, further straining the road network. As a resident of Bel Air, I have personally experienced the adverse effects, with longer commute times, especially during peak hours. The proposed redevelopment coinciding with the Wah Fu project is expected to compound the traffic issues. The junction of Sassoon Road and Pok Fu Lam Road, a critical access point for emergency vehicles to Queen Mary Hospital, also has limited capacity for expansion. Sassoon Road, already a narrow and steep access road serving the Pokfulam community, Cyberport, and various HKU facilities, is likely to be further burdened by the anticipated increase in population and commercial activities. This raises concerns about the ability of the road network to handle the additional traffic volume.

2/ High Financial Burden:

The proposed development site is located on a vegetated steep slope, requiring extensive and challenging site

formation works that will result in exorbitant costs to be borne by taxpayers. It is crucial to carefully consider the financial implications of such a project, especially when more cost-effective alternatives, such as the San Tin Technopole, are available. Choosing alternative locations would not only save taxpayers' money but also ensure the efficient allocation of resources.

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

Thank you for your attention to this matter.

Yours sincerely,
Wong Yue Kit Andrew



Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 00:54:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

Many previous studies have shown that the development of innovation network requires the support of necessary physical and social infrastructure, involving creating spaces that foster collaboration, creativity, and technological advancement. Therefore, locate the GIC in the Pok Fu Lam area, providing sufficient space for global talents, and forming an "industry-university-research" collaboration & innovation chain with the University of Hong Kong and Cyberport is the inevitable path for Hong Kong to develop into a global innovation center.

Best regards,
Si Qiao

HKID : [REDACTED]
Email : [REDACTED]

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Alexander Wong <[REDACTED]>
Sent: 2024-05-22 星期三 00:55:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: Representation submitted to the TPB on 21 May 2024.pdf

Dear Sir/Madam,

Attached please find my representation in response to the proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22 for consideration by the Town Planning Board.

Regards,
Alexander Wong

--

Alexander T.S. Wong

Mob: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]



21 May 2024

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
By email: tpbpd@pland.gov.hk

Dear Chairman, Secretariat and Members of Town Planning Board,

Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22

I strongly object to the application for rezoning a site between Pok Fu Lam Road and Victoria Road from "Green Belt", "Residential (Group C)6" and area shown as "Road" to "Other Specified Uses" annotated "Global Innovation Centre" for the following reasons:

1. The mentioned Green Belt site is currently serving as an important buffer between the various buildings in Pok Fu Lam. By removal of some 2,000 trees from the Green Belt site and the subsequent construction of so many buildings of the proposed Global Innovation Centre on the site, the existing landscape and ecological value of the Green Belt site will be entirely spoiled and the living environment of the locality around the Green Belt site will be substantially downgraded. This is totally unfair to all the existing residents living in the vicinity of the Green Belt site!
2. Referring to s.16 of TPB PG No.10, applications for development on Green Belt zones should only be considered in exceptional circumstances and justified on strong planning grounds, on the condition that the proposed development is essential and no alternative site is available. Alternative sites for the proposed Global Innovation Centre are obviously available. For instance, it can be accommodated on the land now being formed by the government in the Lok Ma Chau Loop, for the creation of the Hong Kong- Shenzhen Innovation and Technology Park.
3. Moreover, the plot ratio (PR) of 4.72 for achieving the total proposed GFA of 220,000 sq. m. is considered to be too excessive when compared with the adjoining Residential Group 3 sites which are only with PR ranging from 0.6 to 3.
4. The proposed height of 158 mPD for most of the buildings of the proposed Global Innovation Centre is also considered to be far too excessive. Ebenezer School has already been proposed to be re-developed into several luxurious residential blocks but all these residential blocks will be controlled to be of the same height as the existing Ebenezer School buildings i.e. 151 mPD. Site 1 (i.e. the Green Belt site between the Ebenezer School and Jockey Club Building for Interdisciplinary Research at 5 Sassoon Road) has been granted to the HKU Faculty of Medicine for development of its proposed Academic Building but the majority of the blocks of this Academic Building will be controlled to a maximum height of only 148 mPD. In the worst scenario that there is really no alternative but to build the proposed Global Innovation Centre in Site 2 (i.e. the mentioned Green

Belt site), all the buildings of the proposed Global Innovation Centre should also be controlled for their heights to be not more than 151 mPD to maintain consistency with the building heights of the adjacent sites along Pok Fu Lam Road.

Yours faithfully,

WONG Teck Sun

HKID No.:



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3383

From: Hinson Li [REDACTED]
Sent: 2024-05-22 星期三 01:03:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO.S/H10/22
Attachment: SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22.doc

To whom it may concern,

Attached is my objection to HKU's proposal regarding the building of GIC

Regards
H Li

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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

Signature



HKID (First 4 characters)

██████

Name

LI HIN SON HINSON

Date

21/5/2024

Urgent Return receipt Expand Group Restricted Prevent Copy

From: 潘雋 钱 [REDACTED]
Sent: 2024-05-22 星期三 01:15:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No.S/H10?22(Oppose Item A)

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

I am writing in objection of 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:

1. Inappropriate location

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas. For the importance of interacting upstream, midstream and downstream innovative concepts and ideas, this GIC should be located in San Tin Technopole for the best interest of Hong Kong. It is clearly a better alternative.

2. Very high cost

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole. The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

3. Large scale and massive tree removal

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

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

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed. In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen Mary Hospital redevelopment project, etc. The road traffic demand in this area will be

huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

Name: Qian Xiaojun

Hong Kong Identity Card: [REDACTED]

Date: 22 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: David Clayton [REDACTED]
Sent: 2024-05-22 星期三 03:12:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation regarding Pok Fu Lam OZP No. S/H10/22:
Global Innovation Centre.

Name: David Robert CLAYTON
HKID: [REDACTED]

I write to object to the proposed rezoning of the green belt land between Pok Fu Lam Road and Victoria Road for the Global Innovation Centre (GIC) for following reasons:

1. Failure to properly consult the community

The project proponent Hong Kong University has failed to consult the community as a whole of their plans. It was only through two meetings that were held last week that residents became aware of the developments. Many of our questions were not answered by the panel.

2. Failure to thoroughly consider alternative locations

The University of Hong Kong are dismissive in consideration of alternative sites that provide more cost effective and efficient alternatives. In particular, the San Tin Technopole development that was announced after the original Pokfulam site and the Hong Kong -Shenzhen Innovation and Technology Park (HSITP). Both of these sites are being developed to promote close cooperation with the Greater Bay Area. To quote from their booklet:

"The Health Bureau (HHB) and the Hospital Authority (HA) will collaborate with the ITIB and relevant government departments to examine how to support universities and the I&T industry to conduct research on life and health technology and to develop Hong Kong into an international healthcare innovation hub. For this, the Government will establish the "Greater Bay Area International Clinical Trial Institute" in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone to coordinate and enhance the work on and development of clinical trials, to coordinate the development with the Shenzhen Park, and to promote cooperation with the Mainland (especially the GBA) on clinical trials. These measures will help attract more top-notch talents of the healthcare sector and top-class pharmaceutical enterprises in the world to set up their businesses in Hong Kong and promote local development of scientific research."

There is significant overlap in the stated objectives for the development of the GIC in Pokfulam and the objectives of the Innovation and Technology Zone of the Northern Metropolis which is openly supporting local universities. Are HKU in communication with HHB & HA to discuss what they could bring to HSITP?

Construction in HSITP is well underway with the first Biosafe Level 3 laboratories scheduled for completion 2024-25. This is well ahead of anything that can be constructed in Pok Fu Lam.

3. Failure to take a holistic view of environmental concerns of residents, these include:

i. The proposed site is on steep natural terrain that will inevitably require substantial temporary construction works and rock excavation for the foundations leading to noise, dust & air pollution to local residents. This will be significantly more than for the equivalent construction on the brown/green field sites of the Northern Metropolis.

ii Destruction of green belt habitat & ecosystem. The baseline ecological survey was carried out over a very limited time period, it is noticeable that the number of avifauna, herpetofauna &

mammal species identified are less than a local naturalist would see during regular walks. Planting trees on a building's podium does not replicate habitats & ecosystems for the diverse fauna.

iii Construction noise does not appear to be adequately addressed for residents of Baguio Villa. The monitoring of noise close to ground level and providing 2.5m tall site barriers does not mitigate noise for highrise residents overlooking the site.

iv Fabrication and transportation of construction materials to the site has not been adequately explained. What volume of trucks should be expected and the routing they will take to the site. Heavy trucks are a concern with the number of schools in the area. would an alternative location reduce construction carbon footprint for the benefit of the whole of Hong Kong?

4. The proposal does not appear to recognise that the area is subject to the Pokfulam development moratorium due to the limited transport infrastructure, this was not mentioned in the HKU commissioned traffic impact assessment. Furthermore data was collected in May, July & December; with July & December being peak vacation periods due to international school holidays and most residents will notice a drop in traffic flows. The data used in this report therefore may not be accurate.

5. Impact on Sassoon, Victoria & Pokfulam Roads

It has not been made clear to the residents (in simpler terms) what the real impact will be during the construction and operation of the GIC. This should include:

- Heavy traffic forecast and route used to site i.e delivery of concrete etc
- Roadworks forecast during construction - do new utilities need to be laid to service the GIC ie water, drainage, gas electricity
- Road traffic access routes & forecast once the GIC is in operation

With the ongoing construction at Wah Fu estate there is already significant construction activity in Pok Fu Lam neighbourhood / Victoria road forecast for many years

6. Programme concerns.

No programme of works has been provided. Residents are being kept in the dark of the anticipated construction duration. With several phases construction could last for over 10 years causing great inconvenience & frustration to residents. Furthermore, has such planning been consolidated with the concurrent construction activities at Wah Fu Estate.

Concluding remarks:

Being supportive of Hong Kong's development and integration into the GBA, there are many positive reasons to support the construction of a GIC outside of PokFulam.

Yours sincerely

David Clayton

Submission Number:
TPB/R/S/H10/22- S3386

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Silica Fung [REDACTED]
Sent: 2024-05-22 星期三 06:47:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: 202405220645.pdf

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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

Name: NG WAI FONG CORA (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: [REDACTED]

Email address: [REDACTED]

Correspondence address: _____

Submission Number:
TPB/R/S/H10/22- S3387

Urgent Return receipt Expand Group Restricted Prevent Copy

From: meefung2 <[REDACTED]>
Sent: 2024-05-22 星期三 06:53:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:
Attachment: 202405211536.pdf

從 iPhone 版的 Yahoo Mail 傳送

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.

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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

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: meefung2 [REDACTED]
Sent: 2024-05-22 星期三 07:00:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: HKU GIC in Pok Fu Lam
Attachment: 202405211536.pdf

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

從 iPhone 版的 Yahoo Mail 傳送

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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Jake McCallum [REDACTED]
Sent: 2024-05-22 星期三 07:41:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition Letter to Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: Opposition to the Construction of HKU Global Innovation Centre_signed.pdf

To whom it may concern,

Please find attached my strong opposition to Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Thank you,
Jake McCallum

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

We 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

- a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
- b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones, and **we strongly object to re-zoning the proposed site for the purposes of circumventing Town Planning Board Guidelines.**
- c. There are no exceptional reasons for permitting this project to be located at this location. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
- d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
- e. This project is in direct violation of the planning intention of TPB.

2 Setting a bad precedent for Green Belt Zone protection.

- a. This project will give developers a signal that all Green Belt zones can be developed, or rezoned to be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.

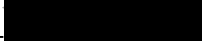
3 Very high cost

- a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive, adding significant expenses to taxpayers during construction and for an unforeseeable amount of time into the future. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.


4 **Large Scale and massive tree removal**


- a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals, as well as severely affecting the scenic environment for surrounding residents and possibly even negatively affecting real estate valuations in the long-term.

Name: Jake McCallum  (please fill in full name per HKID)

HKID:  (English letter plus first 3 numbers)

Date: 21st of May, 2024

Email address: 

Correspondence address:


From: Microsoft Power Apps and Power Automate
Sent: 2024-05-22 星期三 07:50:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

Representation Relating to Plan No. S/H10/22 (Support Item A) I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance. Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”). Best regards, Professor Ian Holliday Vice-President (Teaching and Learning) The University of Hong Kong

Best regards,
Ian Holliday
Professor

HKID : 
Email : 

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

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 08:03:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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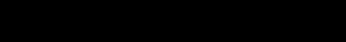
enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

The development Global Innovation Centre enhances the connectivity and integration of entire resources and infrastructures for nurturing and attracting talents, generating synergies across stakeholders, and creating high skill jobs for the development of Hong Kong's economy.

Best regards,
Lee Ka Lun

HKID : 

Email : 

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Submission Number:
TPB/R/S/H10/22- S3393

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From: dsims [REDACTED]
Sent: 2024-05-22 星期三 08:08:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Submission - Pokfulam HKU
Attachment: SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 (2).pdf

Best regards,
Deborah Sims

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

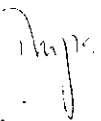
There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

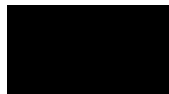
2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and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

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

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



Signature



HKID (First 4 characters)

Name

Date

22 May 2024

Deborah Sims

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 09:33:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:

Great support to the GIC establishment for futuristic innovation and technology development of Hong Kong to pioneering in the world.

Best regards,
Jiang Liu
Dr

HKID : 
Email : 

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

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Submission Number:
TPB/R/S/H10/22- S3395

From: Danielle Fitzgerald <[REDACTED]>
Sent: 2024-05-22 星期三 09:50:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to TPF re HKU's GIU
Attachment: Objection to TPF re HKU's GIU 16.5.24.pdf

To whom it may concern,
Please see attached.

Sincerely,
Danielle Fitzgerald
Director of Education



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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

Conclusion

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

Name: Danielle Florence Louise Fitzgerald (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 22, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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From: Microsoft Power Apps and Power Automate
Sent: 2024-05-22 星期三 09:57:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an “Island Innovation Corridor” that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”]

I would like to make further comments below:
Good for Hong Kong stability and growth.

Best regards,
Sze Ling Yee

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Email : [REDACTED]

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Sent: 2024-05-22 星期三 10:01:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

[“The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an “Island Innovation Corridor” that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.”]

I would like to make further comments below:

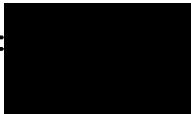
Hong Kong is the world's ONLY city that hosts 5 of the World's Top 100 universities (QS 2025). Investing a small piece of land into this very sharp competitiveness edge, I believe, will further enhance Hong Kong's leading position worldwide and also the strategic role in higher education in Greater China. Furthermore, the transformation of basic research into innovation well echoes the recent innovation development plan in Policy Address.

Best regards,

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Prof. Frank Xue
PhD MACM MIEEE SMC GS MASC MHKGISA MISDE

HKID :
Email :



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Sent: 2024-05-22 星期三 10:01:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:

I like the "Island Innovation Corridor" concept which provide infrastructures and advanced facilities for research activities in close proximity to HKUMed Campus on Sassoon Road, Queen Mary Hospital and Cyberport.

Best regards,
Siu Wing Sze Wanda

HKID : [REDACTED]
Email : [REDACTED]

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From: Wayne Yum [REDACTED]
Sent: 2024-05-22 星期三 10:08:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Support for HKU Global Innovation Centre Project - TPB Rezoning Process (S/H10/22)
Attachment: 數碼港就香港大學國際创新中心之申述.pdf

Dear Sir/ Madam,

I am writing on behalf of Ir Eric Chan, our Chief Public Mission Officer, to express our support for the University of Hong Kong's Global Innovation Centre project in the Town Planning Board (TPB) rezoning process (No. S/H10/22). Enclosed kindly find the letter from Ir Eric Chan for your kind consideration. Should you require any further assistance or have any questions, please do not hesitate to contact us.

Thank you.

Regards,
Wayne Yum
Manager Public Affairs
Corporate Development
[REDACTED]



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電郵

致城市規劃委員會主席：

有關香港大學「國際创新中心」的申述

數碼港為香港數碼科技旗艦及創業培育基地，一直透過培育科技人才，致力創造蓬勃的創科生態圈，並藉著與香港及國際策略夥伴合作，促進科技產業發展。為香港締造嶄新經濟動力，以及配合國家《十四五規劃綱要》支持香港成為國際創新科技中心，數碼港支持發展香港大學「國際创新中心」。

創科是推動香港經濟向更高速、優質多元增長的重要引擎，而當創新科技不斷被視為全球主要經濟增長的核心動力，同時面對日益激烈的競爭，進一步鞏固香港國際科技樞紐的地位可謂刻不容緩。數碼港認同「國際创新中心」以上游深科技研發設施的定位，及致力於源頭創新及前沿科學發現的方針，將支持國家發展「新質生產力」和加強基礎研究。此研究設施亦透過創造新知識，為中游技術轉移和下游應用科技互補優勢，為創科生態圈注入動力，並鞏固香港在上游基礎研究的優勢，為香港在全球創科競爭中爭取領先地位。

「國際创新中心」設有先進基礎建設、頂尖科研實驗室、辦公室、教學及會議設施等全面配套設施，加上香港大學的雄厚科研基礎與優秀的科研人員，數碼港期盼「國際创新中心」能夠進一步匯聚人才和知識，為香港創造更多高技術職位，壯大香港創新科技生態圈，加強經濟高質量發展和競爭力。

數碼港期待「國際创新中心」的發展，並相信香港大學將持續透過不同渠道與相關持份者保持緊密溝通，向社會解說此研究設施的實際效益和需要。

香港數碼港管理有限公司首席公眾使命官

陳思源 謹啟

2024 年 5 月 22 日

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From: Iris Hoi [REDACTED]
Sent: 2024-05-22 星期三 10:42:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam

I write to 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

- a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
- b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
- c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
- d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
- e. This project is in direct violation of the planning intention of TPB.

2 Setting a bad precedent for Green Belt Zone protection

- a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.

3 Very high cost

- a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.

4 Large Scale and massive tree removal

It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Iris Hoi
Landscape Architect

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HKID
