

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3401

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 10:57:53
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:

["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."]

I would like to make further comments below:
NIL

Best regards,
LI Letian

HKID
Email [REDACTED]

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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 11:03:36
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 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.", "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.", "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,

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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:

It's imperative for Hong Kong to be at the forefront of global innovation in order to maintain its competitive edge. The world is rapidly changing, and the pace of technological advancement shows no signs of slowing down. If Hong Kong wants to continue attracting the best talent and remain relevant on the international stage, it needs facilities like the Global Innovation Centre that can foster groundbreaking research, development, and collaboration. AND WHATS EVEN BETTER IS THAT, We should consider renting the office in Kowloon Bay area or CBD Area with the low office rent now.

Best regards,
YEN Horace
Mr.

HKID : 
Email : 

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Submission Number:
TPB/R/S/H10/22- S3403

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From: Alexander Schrantz [REDACTED]
Sent: 2024-05-22 星期三 11:16:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation to the TPB on the proposed amendments to the Pok Fu Lam OZP No. S/H10/22 to include the Global Innovation Centre
Attachment: Representation to TPB on Pok Fu Lam OZP SH1022 (SCHRANTZ Alexander).pdf

Please see attached.

Representation from Alexander Schrantz to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre

May 2024

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

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

The guidelines also require that an application for use by "Government Institutional Community / Other Uses", as proposed, must demonstrate that the proposed development is essential and no alternative sites are available. While the proposed development could be regarded as essential, alternative (and better) sites are available.

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

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

The submission makes no reference to the Pok Fu Lam Moratorium which was imposed by Government as an interim administrative 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.

Government is maintaining the moratorium on the private landowners within the PFLM preventing them from redevelopment to the extent permitted by the approved OZPs. It would therefore be

unreasonable for Government, at the same time, to partially lift the moratorium for this development on currently unallocated land for which no development was previously envisaged and will increase traffic to a greater extent than would be the case for the private lots.

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

As HKU has not been allocated or granted this land and has not secured funding for this venture, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous criteria set out in the Town Planning Board Planning Guidelines but also runs contrary to the OZP's Planning Intention and Explanatory Statement. The TPB should give their support to directing this project to a more appropriate location, for example one in the Hong Kong-Shenzhen Innovation and Technology Park, which would enable Government to meet its commitment of grant HKU a suitable site for its GIC.

Alexander Schrantz

HKID: SCHRANTZ, Alexander – 

By e-mail to tpbpd@pland.gov.hk

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 11:24:40
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)

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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:

I think it's a good idea.

Best regards,
Cheung Ho Yeung

HKID :

Email :

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

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From: Ark Eden [REDACTED]
Sent: 2024-05-22 星期三 11:25:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to ozp(s/h/10/22)
Attachment: draft objection to TPF re HKU's GIU 16.5.24.pdf

Dear Sir/Madam
Pls see objection below

Sent from my iPhone

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: Suzanne M. GENDRON (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

2. 成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5. 車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: _____ (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: _____ (英文字母及首 3 個數字)

日期: _____

電郵地址: _____

通訊地址: _____

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Submission Number:
TPB/R/S/H10/22- S3406

From: della kwong [REDACTED]
Sent: 2024-05-22 星期三 11:28:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to Constructing HKU Global Innovation Centre (Plan no. S/H10/22)
Attachment: objection to TPF re HKU's GIU plan in pok fu lam.pdf

Dear Sirs

Please find attached of my opinion for the captioned plan in Pok Fu Lam. Please reconsider your planning to find a more suitable location.

Regards
Della Kwong
resident of Pok Fu Lam

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

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

1. Inappropriate location

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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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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.

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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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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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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: Kwong Oi Kwan (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: 22 May 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 11:39:59
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 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 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.", "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

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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:
to support HK to become an international innovation hub

Best regards,
Shen Ya Hsin

HKID :
Email :



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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 11:53:28
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:

["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.", "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.", "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:
The GIC will bring synergies and stimulate collaboration.

Best regards,
Poon Ka Lai

HKID : 
Email : 

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From: Bella Choi
[REDACTED]

Sent: 2024-05-22 星期三 11:55:24

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

Cc: [REDACTED]

Subject: Opposition to the Constructing
HKU Global Innovation Centre
(GIC) in Pok Lu Lam

Attachment: Objection_to_TPF_re_HKU's_GIU
_16.5.24 PokFuLam_240522.pdf

Dear Sir/Madam,

As an ordinary Hong Kong resident, born and grown up here, I love my homeland. I honestly believe the need of HKU to grow but the key point is whether destroying the green belt is the only choice. Witness all the changes in Hong Kong in the past 50 years, attachment has gradually been accumulated and I see the need to protect this small place, to avoid changes which are irrevocable. For any changes which are irrecoverable, there is a need to think carefully and thoroughly before leap. In referring to the future worldwide economic situation, there is also a great doubt of sufficient capital to complete such a big scale project. It looks that no thorough consultation has been made. To me, it is not a single project, this attitude could apply to the other green belts and destroyed my homeland. It does not simply relate to Pok Fu Lam but the Hong Kong general public. I object it.

Best Regards,
Annabella CHOI

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.

CHOI KIT LING ANNABELLA

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

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

Date: 22nd May 2024

Email address: _____

Correspondence address: _____

As an ordinary Hong Kong resident, born and grown up here, I love my homeland. I honestly believe the need of HKU to grow but the key point is whether destroying the green belt is the only choice. Witness all the changes in Hong Kong in the past 50 years, attachment has gradually been accumulated and I see the need to protect this small place, to avoid changes which are irrevocable. For any changes which are irrecoverable, there is a need to think carefully and thoroughly before leap. In referring to the future worldwide economic situation, there is also a great doubt of sufficient capital to complete such a big scale project. It looks that no thorough consultation has been made. To me, it is not a single project, this attitude could apply to the other green belts and destroyed my homeland. It does not simply relate to Pok Fu Lam but the Hong Kong general public. I object it.

反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

2. 成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5. 車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: _____ (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: _____ (英文字母及首 3 個數字)

日期: _____

電郵地址: _____

通訊地址: _____

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From: Kristin Hartono [REDACTED]
Sent: 2024-05-22 星期三 12:00:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Draft amendments to Pok Fu Lam Outline Zoning Plan NO. S/H10/22

Dear Sir/ Madam,

I strongly oppose this rezoning proposal for the following reasons.

1. Building a separate facility in Pokfulam would be an unnecessary duplicate effort. Hong Kong could do well to focus its effort together in making the San Tin Technopole project succeed.

To quote [a letter to the SCMP](#), "a properly planned site now being formed by the government in the Lok Ma Chau Loop for the first phase of the San Tin Technopole, which is to be the future information and technology centre of Hong Kong, immediately adjacent and complementary to the existing thriving I&T hub in Shenzhen. The land is already zoned for research and development, education and cultural and creative industries. There will be about 38.6 hectares made available with a GFA of 1,143,000 sq m so the HKU facility would be a perfect fit and could serve as the centrepiece of this phase of the technopole."

2. This project will have a great environmental impact.

Quoting from the same letter to SCMP, "The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality."

3. It is questionable whether the transport network in the Pokfulam Road and Victoria Road can support the increased traffic from this new development.

Quoting from the same letter, to SCMP, "There has been a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972 on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area."

Thank you.

Sincerely,

Hartono Kristin Yuliana (HKID No. [REDACTED])



Opinion / Letters

Letters | University of Hong Kong's innovation centre: great idea, wrong place

- Readers discuss the plan to build a university facility in Pok Fu Lam, the HK\$2 transport fare scheme, and sales in the second-hand property market

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The University of Hong Kong's proposed site for its Global Innovation Centre comprises 4.72 hectares, of which 4.12 hectares (87 per cent) are currently zoned "green belt", being government land. Hence, the rezoning exercise.

The total gross floor area (GFA) proposed is 220,000 sq m to be used for facilities for deep technical research, conferences and exhibitions as well as offices and staff residential quarters. To get a proper sense of scale, the Hong Kong Science and Technology Parks' site at Pak Shek Kok has a GFA of 330,000 sq m.

The site for the Global Innovation Centre has been chosen purely for the convenience of it being close to HKU's main campus. The current green belt zoning 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. The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality.

Further, there has been a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972 on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area. By any measure the proposed 220,000 sq m of development must be considered excessive.

[READ FULL ARTICLE](#)

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Submission Number:
TPB/R/S/H10/22- S3411

From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 12:04:49
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:

The development of Global Innovation Centre will play as a sustainable and high quality foundation of nurturing local talents to strive the development of Hong Kong.

Best regards,
WONG POK HIM

HKID : [REDACTED]
Email : [REDACTED]

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From: Ark Eden [REDACTED]
Sent: 2024-05-22 星期三 12:10:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Jenny Quinton objection to OZP (s/h/10/22)
Attachment: Jenny Quinton bjection to HKU development proposal.pdf

Dear TPB
Please see my objection to the proposal below
Many thanks
Jenny

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: Jennifer Ann Quinton (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 22nd, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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From: Helen Hui <[REDACTED]>
Sent: 2024-05-22 星期三 12:33:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 修改薄扶林分區計劃大綱核准圖編號：No. S/H10/22

敬啟者：

本人 就城規會批准修改薄扶林分區計劃大綱核准圖編號：No. S/H10/22，香港大學興建港大國際创新中心作出反對，理由如下：

1. 大量砍伐樹木

國際创新中心規模龐大，從沙宣道至碧瑤灣橫跨超過 500 米，其中需要摧毀超過 2000 棵樹，令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府一直以來推行綠色生活和香港生物多樣性策略及行動計劃。

2. 交通負荷

港大興建國際创新中心，再加上鄰近地方有多項大型建築工程，例如港大校園活化工程、華富村重建、瑪麗醫院重建工程等，屆時沙宣道、域多利道和薄扶林道一定會出現嚴重交通堵塞。再加上香港大學估算，未來將有約 15000 人使用國際创新中心，這將大大超出目前已呈現不足的交通問題。

3. 缺乏諮詢

香港大學及南區區議會事前完全沒有進行任何諮詢，碧瑤灣及附近居民在諮詢截止日期前 10 多天才經一位前任區議員通知，可見香港大學漠視對城規會的承諾和民意，以及對當區居民帶來的重大影響。

本人並不反對香港大學，政府及國家推動創科計劃，但香港大學選址在綠化帶斜坡和民居中間興建创新中心並不恰當。

本人 現懇請城規會重新審視此計劃。謝謝。

許蓉

身份證號碼：[REDACTED]

電郵地址：[REDACTED]

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From: Microsoft Power Apps and Power Automate
Sent: 2024-05-22 星期三 13:27:20
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 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.”]

I would like to make further comments below:

Global digitalization is imperative, and becoming one of the best innovation centers in the world is another way forward for Hong Kong.

Best regards,
Ma Ming Chi
MSc IPD | BSc | Senior Technical Designer

HKID :
Email :

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From: Roy Ng [REDACTED]
Sent: 2024-05-22 星期三 13:30:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation relating to Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: TPB20240522(H10).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

To comply with the requirement of TPB, here are the full name and first four alphanumeric characters of HKID card number.

Full name: NG HEI MAN

First four alphanumeric characters of HKIA card number: [REDACTED]

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
[REDACTED]

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社 Since 1968

The Conservancy Association

22nd May 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

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

The Conservancy Association (CA) DOES NOT SUPPORT the proposed amendment Item A, B1 and B2.

1. Loss of Green Belt (GB) function

According to the Approved Pok Fu Lam Outline Zoning Plan (No. S/H10/22), the planning intention of the GB zone is “*primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development...*” and there is “*a general presumption against development within this zone*”. The proposed GB site is still performing its function to prevent further urban encroachment to green space. More importantly, after the adjacent GB was rezoned to G/IC zone (approved by Metro Planning Committee of Town Planning Board in 26th November 2021), this GB is the only remaining one in the region. The entire GB would be fully developed and no further buffer function can be provided.

2. Adverse impact on trees and woodland

From our observation, the proposed GB site is still well-wooded (Figure 1). The proposed amendment would lead to a loss of approximately 4.12 hectares of GB and its corresponding functions performed. Large-scale loss of woodland would be anticipated. While it is estimated that 2,025 trees would be removed, this estimation did not include some young trees with less than 95 mm in diameter at breast height (DBH) and they would not be reflected in the current document. While no detailed vegetation survey and tree survey are currently available for public inspection, we worry that if adverse impact on woodland would be still under-estimated.

Despite provision of tree compensatory plan, similar to GB rezoning case in other districts, we have grave concern that existing mechanism for tree compensation might not re-create an equivalent ecological value and integrity of a habitat. we note the following concerns:

- i. The tree compensatory ratio within GB and rezoning site are 1:0.53 and 1:0.48 respectively. 854 trees would be proposed to be compensated. Numbers of compensatory trees within the development site are extremely limited.



長春社 Since1968

The Conservancy Association

- ii. 22 out of 26 identified mature trees would be felled. That means only 4 mature trees would be preserved.
- iii. 70 trees along watercourses would be counted “felled trees” even though Landscape Proposal mentioned that they “will be preserved in future”. While the Landscape Proposal also mentioned that “*adequacy sunlight and other environmental factors favored future tree growth may not be guaranteed through design innovations*”, we see no efforts from the project proponent to preserve those 70 trees.
- iv. Viewing the steep and undulating terrain in the site, trees could only be planted in a piecemeal manner and we worry that there are no attempts to an equivalent ecological value and integrity of woodland habitat.
- v. It seems that off-site compensatory tree planting has not been fully explored. What we can see is merely areas within HKU’s campus have been explored¹.
- vi. Despite provision of voids and skylight, in general the vegetated slope would end up in being under-covered by the proposed building blocks. We assume that while headroom of the slope would be greatly reduced, trees located away from the voids and skylight may also receive less sunlight.
- vii. The sunlight projection in Appendix C – Landscape Sections is very preliminary, and no additional sun-path analysis is conducted to assess shading impact upon the application site. Similar analysis has been conducted by Hong Kong Golf Club² to provide more information for evaluation. Clarification is still needed to critically assess shading impact on woodland and adequacy of sunlight through current building design.

Yours faithfully,
The Conservancy Association

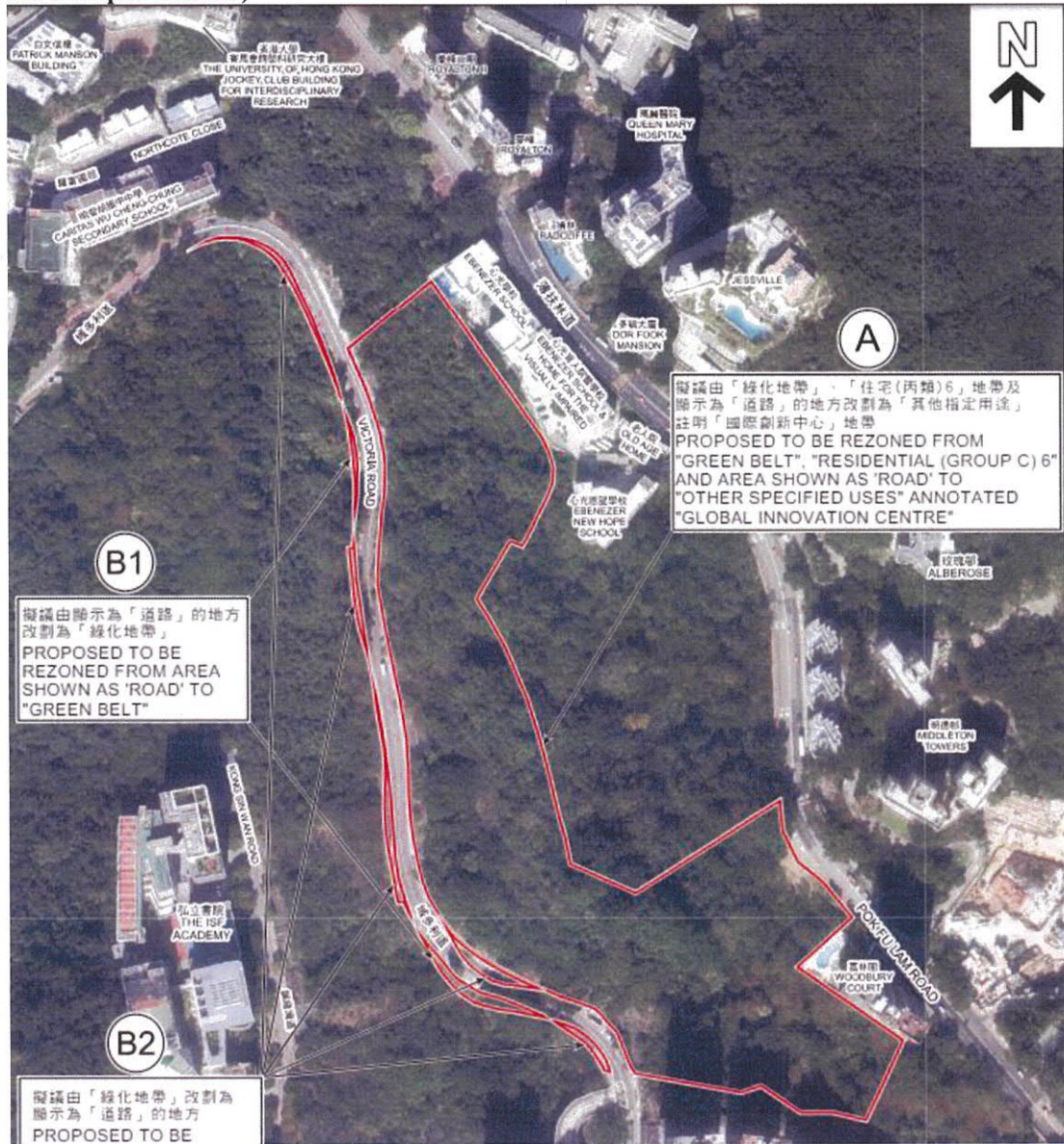
¹ Please refer to Consolidated Responses to Comments Table

https://plandcss2-my.sharepoint.com/personal/tpsubmission_pland_gov_hk/Documents/Meeting%20Folder/MPC/MPC-20240301/HK/S_H10_21A/Attachments/Attachment%20V/13%20Consolidated%20RtC.pdf?CT=1716179335718&OR=ItemsView

² Hong Kong Golf Club's responses on CEDD's shading impact to the trees

https://hkgolfclub.org/documents/20124/857986/20230501_EIA+Supplementary+Material+Review+Report_Rev2b.pdf/32290683-803a-3765-52ee-fae9d460df47?t=1683175602334

Figure 1 The proposed GB site is still well-wooded (marked in red) (extracted from MPC Paper No.3/24)



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[REDACTED]
Sent: 2024-05-22 星期三 13:50:12
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:

["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 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 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

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

I would like to make further comments below:

The establishment of the Global Innovation Centre will benefit HKU and Hong Kong community.

Best regards,
Xin Jiayi

HKID :

Email :

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 14:10:00
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:

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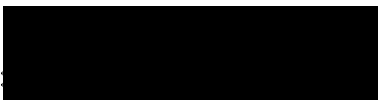
of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:

AI related to medical, astronomy is essential AI movie making is the future too

Best regards,
Kong chung to
Mr

HKID
Email



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From: Peggy Chan <[REDACTED]>
Sent: 2024-05-22 星期三 14:26:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Peggy Chan <peggypiggy@gmail.com>
Subject: 薄扶林分區計劃大綱草圖編號 S/H10/22
Attachment: 薄扶林分區計劃大綱草圖_20240522_TPB.pdf

敬啟者：

隨函附上立法會陳學鋒議員對薄扶林分區計劃大綱草圖編號 S/H10/22 修訂的建議。若有任何問題，歡迎與陳學鋒議員助理陳艷萍（Peggy Chan） [REDACTED] 聯絡。謝謝。

Peggy Chan
Assistant to Hon Chan Hok Fung
Tel: [REDACTED]



立法會 LEGISLATIVE COUNCIL
陳學鋒議員 Hon. CHAN Hok-fung, MH, JP

何珮玲主席
城市規劃委員會
城市規劃委員會秘書處
北角政府合署 15 樓
香港北角渣華道 333 號

何主席：

薄扶林分區計劃大綱草圖編號 S/H10/22

近日，本人接到不少居民對國際创新中心(GIC)的意見，肯定該項目對香港的經濟及科技發展有長遠裨益，但期望在規劃過程中能優化方案，特別關注到區內居民帶來的影響，締造和諧社區、達到雙贏的局面。

1. 由於構思中的**氬氣儲槽位置**較接近民居，希望設施能遠離民居，即規劃佈局與碧瑤灣 19 至 21 座存有一段距離；建議相關設施置於香港大學明德邨附近位置；
2. 留意到項目會砍伐超過 2000 棵樹，建議在適當的位置重新種植一大片相同品種的樹木或其他觀賞花卉，打造為香港矽谷旅遊打卡的花海熱點；
3. 據悉「國際创新中心」項目會採用階梯式設計，無疑可降低屏風式樓宇的壓迫感，但由於該區現有的交通配套未能配合現有的發展，項目完成後將有超過 15,000 人使用，強烈要求城規會考慮到該區的地理位置，**優化現有公共交通基建，落實以基建先行的理念**；
4. 行政機關於七十年代實施一項名為「**薄扶林延期履行權**」的行政措施，限制在薄扶林區內出售新土地或修訂契約，以免加深該區的交通造成負荷。要求城規會在批出是項修訂時，需考慮相關的交通因素。
5. 區內正進行華富邨重建、數碼港第五期擴建計劃，以及「國際创新中心」項目，惟域多利道已面臨經常塞車的狀況，**南港島線西段未能如期配合華富邨重建計劃**，



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



立法會 LEGISLATIVE COUNCIL
陳學鋒議員 Hon. CHAN Hok-fung, MH, JP

要求南港島線西段盡快落實，不會因塞車而令區內的創科項目蒙上陰影，真正成為宜居宜工作的理想地方。

本人期望在規劃過程中，充分考慮到居民的關注點，以及與各個持份者有著互動的溝通，讓整個社區充滿和諧和生機。若有任何查詢，請隨時與我聯絡（6099-3800）。

陳學鋒

二零二四年五月二十二日

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From: Lilian Kok [REDACTED]
Sent: 2024-05-22 星期三 14:33:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No S/H10/22

I am writing to strongly oppose the rezoning as proposed in the captioned Outline Zoning Plan to develop a Global Innovation Centre at the Pokfulam Area on the following grounds :

1. Pokfulam Moratorium 1972

The Pokfulam Moratorium is in place to prohibit excessive development until there is an overall improvement in the transport network in the area. The GIC with a proposed gross floor area of 220,000 sq m is in fact excessive development and the TIA report has not provided evidence of significant improvement in the transport network in the area . There seems to be a complete disregard of the Pokfulam Moratorium with no justification .

2. Inadequate capacity and unacceptable traffic congestion during and after the development

The Traffic Impact Assessment report (TIA) has a major missing piece of information . There is No construction traffic impact assessment done (refer to 4.4.8) . Due to the scale of the site 47,000 sq m and it is a steep slope covered with 2000 trees (a woodland or one can say is a forest) , the site formation will require the removal of 2000 trees and excavating the rock slope . Big machines and large trucks are required to remove all the debris to form the site . It is quoted in the TIA report " in view of the considerable long time frame for the development , a review on the traffic impact assessment shall be conducted at a later stage". How can the TPB make a rezoning decision without essential information on traffic impact . This is putting the cart before the horse .

The results of the junction capacity analysis show that all 18 junctions (excluding J1 , J8 , J16 and J17) can operate satisfactorily . It is obvious that there are 4 key junctions that have inadequate capacity for the increased traffic even though there is suspicious that the traffic projection is being underestimated .

J1 is the junction Pokfulam Road / Sasson Road/ Access to Queen Mary Hospital . This is the main artery road in the area and there are physical constraints hindering any improvement to this junction . Refer to 5.1.16 . This junction can only be improved by increasing cycle time from 100s to 120s to mitigate the inadequacy junction capacity . The increase in cycle time is not a real improvement to the road network and is only an academic exercise.

J8 is the junction at Victoria Road/ Sandy Bay Road . The improvement proposed to mitigate the inadequate capacity is to provide a stagger crossing to alleviate the traffic impact . Alleviate is less pain but still pain . Another inadequate capacity with no real improvement .

J16 is the junction at the signalised junction outside the Belchers' . There are physical constraints hindering any improvement which is stated in 5.1.22 . This junction can ONLY be improved if there are large-scale re-development of the adjacent lots to facilitate the provision additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set back of private land lot boundary . All of the conditions to allow improvements DO NOT exists now and in foreseeable future .

J17 is the junction at Victoria Road / Cadogan Street / Belcher's street . This junction will be the main access route to the construction site and the Only improvement is rely on a verbal promise by HKU that all servicing vehicles can be limited to access the site during off peak hours . A promise who is to monitor ?

In view that all the proposed improvements to address the inadequate capacity of the four main road junctions are not physical improvements , there is big concern if anyone accept the conclusion of the report that "The proposed GIC site is therefore considered feasible from the traffic engineering point of view." . It will be very irresponsible for the TPB to rely on such a conclusion to allow the rezoning .

3 Environmental

When Climate change and Biodiversity are the top two concerns globally and also nationally, it is insane for any Government to consider damaging a 4.7 Ha (505,000 sq ft) of Woodland in one of the few green belts in the urban area .

In the assessment report attached to the Town Planning paper , the mitigation is not practical and most importantly there is NO Woodland compensation proposed which is required under normal circumstances for such a big loss . The assessment that the ecological value of this site is low-medium value is subject to challenge due to this Woodland's maturity , scale and is home to some protected species .

4 Major disturbance to the neighbourhood

No one can deny noise , dust and disturbance where there is a construction site in the vicinity and this proposed one will have more than 2 million sq ft gross floor area on a site of more than half a million sq ft . It is considered enormous in any context and due to the topography and access constraints , it will take extra long period to develop . If the TPB allows this to go ahead , the Government is putting a lot of citizens under health and safety threat . 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 .

Just by anticipation of the disturbance that this monster is going to bring about, some residents in the neighbourhood have developed stress and anxiety .

5. Funding

According to the briefing session by HKU on 13th and 14th May , there is no detail programme and budget estimate and they are going to raise fund. The development of this site will be very costly a rough guesstimate will easily be in the region 15-20 billion . It is likely that tax payers money will be needed . The investment in this site is not cost effective .

6. Better Alternative site available

There is far more suitable , cost effective ,and immediately available alternative : The San Tin Technopole . An innovation & technology hub promoted by both the National Govt and the HKSAR . This initiative aims to provide better , more cost efficient and more integrated developments that serve the Central Government and aspirations of the Greater Bay Area integration by facilitating upstream and downstream facilities in the Technopole .

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 because the Technopole is a much bigger site
- 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 provide easier integration with Shenzhen and a bigger market in the doorstep .
- any investor be it donor , sponsor and tax payer will be getting more value for a dollar investment.

I sincerely hope that the TPB would make a sensible decision not to allow the rezoning which will result in all of us embarking on an irreversible journey that we will all regret .

Please acknowledge receipt.

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Yours sincerely

Kok E-Ling Lilian



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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 14:33:58
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:

["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'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

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

I would like to make further comments below:

HKU has embarked on this development of the Global Innovation Centre (GIC), a deep technology research facility to be located in Pokfulam area, The GIC is envisioned as a state-of-the-art facility that features most advanced laboratories and user facilities, research and teaching space, residences for visiting scholars, as well as supporting amenities. This will bring tremendous benefit both to HKU and to the community at large.

Best regards,
Philip Lo

HKID : 
Email : 

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 15:20:30
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)

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 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 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.", "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

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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 GIC is a visionary and critical development of Hong Kong, not only of the Hong Kong academia but also the overall city/ region's overall competitiveness at the international and world-leading level. I provide my strongest support for it.

Best regards,
Chan Yap Hang
Prof.

HKID
Email



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From: Nicole Wong <[REDACTED]>
Sent: 2024-05-22 星期三 15:24:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關《薄扶林分區計劃大綱草圖編號 S/H10/22》申述
Attachment: 申述書.pdf

城市規劃委員會秘書處:

您好，本人黃雨程就有關《薄扶林分區計劃大綱草圖編號 S/H10/22》遞交申述書。

附件為申述書內容，請查閱。

謝謝！

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處

有關《薄扶林分區計劃大綱草圖編號S/H10/22》申述

請求聆聽及諮詢更多持分者意見關於薄扶林興建國際創科中心


南區區議員黃雨程辦事處近日收到來自居民有關南區薄扶林擬議興建國際創科中心事宜的關注及意見反饋。據瞭解，政府計劃在薄扶林地區興建國際創科中心，此舉無疑對香港的科技創新發展具有深遠意義，國際創科中心的建立是實現國家「十四五規劃」中將香港發展成國際創新科技中心的重要一環。然而，鑒於項目規模之大及對社區具有潛在影響，許多當區居民表示對此非常關注及感到擔憂，希望貴會能夠細心聆聽更多持份者的聲音，以確保項目的順利推進，兼顧社區共識與可持續發展。我們綜合了居民意見如下：

首先，在生活質量影響方面，居民們深切關注工程對周邊住宅、教育機構及醫療設施帶來的可能干擾，包括但不限於噪音污染、空氣品質下降及生態破壞等。這些因素直接關乎居民的身心健康及生活質量。

其次，在交通問題方面，隨著施工進程的展開，預計將有大量工程車輛出入，勢必對現有交通網絡構成壓力，加劇交通擁堵，進而影響學生上學、病患就醫，甚至乎給居民日常出行的便捷與安全造成不便。

最後，在信息透明度及公眾參與方面，居民普遍表達了對項目透明度及公眾參與度的高期望。為了確保項目的公正性與合理性，希望能夠更充分地獲得項目信息並參與到決策過程中來。這不僅有助於增強項目的社區接受度，也是推動公眾政策的健康發展的基礎。

綜合以上居民的擔憂和意見，我們希望貴會在推進項目的同時，能夠加強與居民之間的溝通和諮詢，確保所有持分者的聲音都能被聽見並在決策中得到充分考慮。我們期待與政府及相關部門合作，找到妥善的解決方案，以減少對居民日常生活的影響，並共同推動香港科技創新的發展。

申述人：黃雨程（香港身份證號碼：

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 15:25:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.", "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 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.", "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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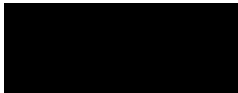
researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:

The GIC will create a collaborative research environment, welcoming researchers from Hong Kong and beyond. It will facilitate interdisciplinary exchange and offer shared facilities, fostering an unparalleled research ecosystem. By providing cutting-edge laboratory facilities, it will support the recruitment of exceptional STEM academics and drive the continuous advancement of upstream research in Hong Kong.

Best regards,
PENG, SIMIN
Prof.

HKID
Email



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From: Yonghai DU - [REDACTED]
Sent: 2024-05-22 星期三 15:33:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat

Dear Sir/Madam,

I am writing on behalf of the Hong Kong Productivity Council (HKPC) to express support for Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Zoning Plan) as gazetted on March 22, 2024 under section 5 of the Town Planning Ordinance.

HKPC drives technology applications and new industrialisation to enhance the productivity of Hong Kong enterprises, with a view to bolstering Hong Kong as the international innovation and technology (I&T) hub. HKPC supports the establishment of the Global Innovation Centre (GIC) as proposed in the Zoning Plan for the below reasons.

GIC, housing state-of-the-art laboratories and experimental equipment, including Atomic Imaging Centre, Energy Technology Facility, Genome and Protein Centre, etc., will facilitate interdisciplinary research and further strengthen Hong Kong's R&D capability. This will advantageously position Hong Kong to pursue innovation of strategic values for sustainable development.

The strategic location of GIC, being in the proximity of Cyberport, Queen Mary Hospital and The University of Hong Kong (HKU) campus including the HKU Tech Landmark which are some key players in the I&T ecosystem in Hong Kong, is conducive to synergy in accelerating technology transfer and commercialisation of research and development outcomes. This will support unleashing the potential of emerging industries to provide new growth momentum for Hong Kong. In addition, in promoting applications of research outcomes, GIC will boost the development of "new productive forces" and "new industrialisation" as promulgated by the national 14th Five-Year Plan and Hong Kong Policy Address.

The world-class facilities in GIC, coupled with HKU's reputation, will stand to attract Mainland and overseas skilled talents to GIC, and inspire local talents to pursue a career in I&T. This will provide tremendous support to the drive to expand the talent pool to underpin I&T development in Hong Kong.

GIC stands to bring together leading researchers, entrepreneurs and industry experts in and outside Hong Kong to coalesce efforts towards knowledge exchange, technology advancement and innovation breakthrough. This will contribute to Hong Kong's development into an international I&T centre, as envisioned by the national 14th Five-Year Plan.

Thank you for your attention.

Best regards,

Yonghai DU 都永海

HKID Card No: [REDACTED]

General Manager, Hong Kong Automotive Platform & Application R&D Center /APAS

General Manager, Green Living and Innovation Division, HKPC

Tel : [REDACTED]

Fax : [REDACTED]

Mobile : [REDACTED]

Email : [REDACTED]

Websit : [REDACTED]



Coming Up @ HKPC

[Training]

12 Jun 2024

CPBA & CPDFA (DISC & Driving Forces) Certification Programme

Generative AI for Business Optimisation [NITTP]

13 Jun 2024

Effective Presentation Skills through Storytelling

17 June 2024

Designing Presentation in Canva

18 June 2024

Certified Ethical Hacker (C|EH) & Practical

21 June 2024

Workplace Mindfulness Workshop

LEGO® SERIOUS PLAY® Workshop: Self-Coaching

For more information, please visit our website: <https://www.hkpc.org>

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From: John Gunning [REDACTED]
Sent: 2024-05-22 星期三 15:41:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: GIC - Pok GUI Lam - s/H10/22 - Objection Letter
Attachment: HKU rejection.pdf

Dear all,
Please find enclosed my opposition letter

Thank you
John Gunning

Best Regards,

John Gunning
Mobile [REDACTED]
Email: [REDACTED]

From: John Gunning [REDACTED] >
Sent: Wednesday, May 22, 2024 3:37 PM
To: [REDACTED]
Subject: zz

John Gunning
Project Director

 Currie & Brown

[REDACTED]

www.curriebrown.com
Americas | Asia Pacific | Europe | India | Middle East

This email is privileged information and confidential to john@hathwaycapital.com. However, the employer/company reserves the right to monitor the content of the message and any reply sent back. Should you receive it in error, it must not be copied, distributed or used in any way but should be immediately destroyed. I would appreciate you notifying me should you have received it in error. Any personal data shared in correspondence with us will be managed in accordance with our privacy policy as published on our web site.

[REDACTED]

Form No. S6
表格第 S6 號

**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。

<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>Mr John Joseph Gunning</p> <p>(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)</p>
--

<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>(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)</p>

* 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)	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^
All Plans and section in the Town Planning Board planning submission S/H10/22	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>This development is nothing more than a vanity project for the HKU.</p> <p>The way that the planning submission has been put together with highly dubious and barely accurate imagery, lacks reality and clarity and is arguably drafted to deliberately conceal what will actually be required to construct this monstrosity. Local residents, particularly those that live at Baguio Villa, Sassoon Road and the Cyberport will face years of disruptive and dangerous temporary road works and will suffer enormous traffic congestion for many years to come. This ignores the ripping out of 2000+ trees and the complete desecration of natural habit of much flora and fauna native to HK. HKUs own sustainability policy is reported as such to'Reducing the use of non-renewable energy sources through energy conservation measures and through the increased use of renewable energy sources. Basing the development, design and construction of buildings and the surrounding landscape on <u>sound environmentally conscious principles</u>. The above HKU policy statement pays merely lip service to the concept of sustainable design especially when you consider the extent of other new buildings currently under construction in the Pokfulam area initiated by the HKU, supposedly in the interests of 'progress'</p>
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>You only have to see the effect of what is happening at the neighboring govt housing projects further along Victoria Road, to see how slow underground utility service works and poor Temporary Traffic Management will affect traffic flows in and out of Victoria Road in the future. This not only calls into question the traffic flow but free and uninterrupted access for emergency services will no doubt be compromised.</p>
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>The design drawings that have been issued by the TPB/HKU belie the true nature of the works to be carried out at the grade level on Victoria Road. To provide a design that shows the main body of the building starting at 3 storeys above Victoria Road and maintaining the natural slope below it is an insult to our intelligence.</p> <p>We support the growth of Hong Kong and the GIC building is welcome in an appropriate location. This is not an appropriate location. The proposed building</p>

		<p>should be located in a more suitable location where is does less environmental damage, is more appropriate in the land location vis a vis taxpayers value for money, and is situated not for the convenience of the few, at the expense of the many. Please stop this planning proposal NOW.</p>
<p>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。</p> <p>No amendments only outright rejection</p>		

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/濟理/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)			
John Joseph Gunning (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) [Redacted]			

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: [REDACTED]
Sent: 2024-05-22 星期三 15:43:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the development of proposed amendments to the Pok Fu Lam zoning plan (S/H10/22)

Dear Sir/ Madam,

Regarding to the proposed amendments to the Pok Fu Lam zoning plan (S/H10/22), I strongly oppose the proposal for the following reasons.

1. Building a separate facility in Pokfulam would be an unnecessary duplicate effort. Hong Kong could do well to focus its effort together in making the San Tin Technopole project succeed.

To quote a letter to the SCMP, "a properly planned site now being formed by the government in the Lok Ma Chau Loop for the first phase of the San Tin Technopole, which is to be the future information and technology centre of Hong Kong, immediately adjacent and complementary to the existing thriving I&T hub in Shenzhen. The land is already zoned for research and development, education and cultural and creative industries. There will be about 38.6 hectares made available with a GFA of 1,143,000 sq m so the HKU facility would be a perfect fit and could serve as the centrepiece of this phase of the technopole."

2. This project will have a great environmental impact.

Quoting from the same letter to SCMP, "The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality."

3. It is questionable whether the transport network in the Pokfulam Road and Victoria Road can support the increased traffic from this new development.

Quoting from the same letter to SCMP, "There has been a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972 on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area."

Thank you.

Yours faithfully,

Leung Wai Ying/ HKID No. [REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-05-22 星期三 16:13:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Cover letter for lodged objection to Proposed amendment to Approved Pok Fu Lam OZP S H 10 22
Attachment: 2024.05,22 Cover lette for lodged Objection to Proposed amendment Proposed amendment to OZP S H 10 22.pdf

Dear Sirs,

Today I submitted the attached objection letter at your office, shown above, regarding:
Proposed amendment to Approved Pok Fu Lam OZP (S/H10/22) and Re-Zoning from Green Belt to other Specified Uses

The attached letter contained my full name, my HK ID card [REDACTED] my signature and the date. However I omitted to include my email address [REDACTED] or my Hong Kong phone number [REDACTED]. They are noted at the top of this cover letter.

Please attach this cover letter to my objection letter lodged this morning. A copy of my dated stamped objection letter is attached for your reference.

Thank you for your assistance.

Budge Kathleen Ann

HKID: [REDACTED]

Email: [REDACTED]

BUDGE KATHLEEN ANN

[REDACTED]

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

Email: tpbpd@pland.gov.hk

22 May 2024

Dear Sirs,

Today I submitted the attached objection letter at your office, shown above, regarding:

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

The attached letter contained my full name, my HK ID card ([REDACTED]), my signature and the date.

However I omitted to include my email address ([REDACTED]) or my Hong Kong phone number ([REDACTED]). They are noted at the top of this cover letter.

Please attach this cover letter to my objection letter lodged this morning. A copy of my dated stamped objection letter is attached for your reference.

Thank you for your assistance.

Yours sincerely,



Budge Kathleen Ann

[REDACTED]

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



Email: tpbpd@pland.gov.hk

21 May 2024

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

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

1. Environmental Impact

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

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

2. Traffic impact

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

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

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

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

3. Affect on resident' health during and after construction

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

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

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

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

The following existing HKU sites offer development potential for research buildings

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

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

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

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

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

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

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

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

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

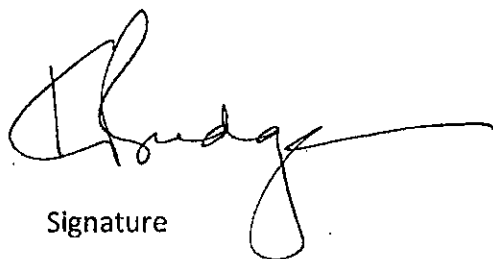
Siting the GIC in the San Tin Technopole in the Lok Ma Chau loop will allow these professors and research staff easy access to Lok Ma Chau MTR station & Kwu Tung MTR stations and to Shenzhen, Futian and Huanggang Port and the ability to live and travel anywhere in Hong Kong without traffic concerns

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

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

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

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



Signature

Budge Kathleen Ann

Date: 21 May 2024

HKID: 

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Celeste Luk <[REDACTED]>
Sent: 2024-05-22 星期三 16:16:27
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 rezoning 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 significant land area marked for rezoning, 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 especially for residents who live in the Baguio Villas area.

The proposed rezoning will further significantly and negatively the flow of traffic on Victoria Road. In particular, as Victoria Road is the single and 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, Bisey 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 or 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 most cost-effective and impactful to focus resources on revamping 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 Luk
[REDACTED]

Sent from Gmail Mobile

Submission Number:

TPB/R/S/H10/22- S3429

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Elizabeth Kok <[REDACTED]>
Sent: 2024-05-22 星期三 16:27:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: Representation on Pok Fu Lam OZP No.S/H10/22
Attachment: 20240522162322.pdf

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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



Signature



HKID (First 4 characters)

ROBERT DENIS LEVETT

Name

21/05/2024

Date

From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:45:34
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.

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 proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.", "The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.", "As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.", "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


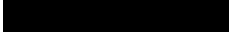
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and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

I fully support this innovative project which should not be only beneficial to Hong Kong high-end technology development, but also contribute to the Country future development.

Best regards,
Chu Yiu Leung Louis

HKID : 
Email : 

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:48:02
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:

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I would like to make further comments below:

HK requires research facilities to attract world class scientists to station in HK and enhance competitiveness.

Best regards,
Luk chi sau jason

HKID : [REDACTED]
Email : [REDACTED]

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From: Microsoft Power Apps and Power Automate
[REDACTED]
Sent: 2024-05-22 星期三 16:48:45
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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:
For future of HK

Best regards,
Monica Wong

HKID :
Email :



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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:53:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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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:
benefit the local community

Best regards,
Chan I Ki

HKID :
Email :



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From: Vera Ho <[REDACTED]>
Sent: 2024-05-22 星期三 16:53:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 《薄扶林分區計劃大綱草圖編號 S/H10/22》申述

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處

有關《薄扶林分區計劃大綱草圖編號 S/H10/22》申述

請求聆聽及諮詢更多持分者意見關於薄扶林興建國際創科中心

南區區議員何沅蔚辦事處近日收到居民有關南區薄扶林興建國際創科中心事宜的關注及意見反饋。我們了解到政府計劃在薄扶林地區興建國際創科中心，此舉無疑對香港的科技創新發展具有深遠長遠意義，國際創科中心的建立是實現國家「十四五規劃」中將香港發展成國際創新科技中心的重要一環。然而，鑒於項目規模之大及對社區潛在深遠的影響，部分當區居民表示對此非常關注及提出不一樣的聲音，希望 貴署能夠細緻聆聽更多持份者的意願，以確保項目的順利推進兼顧社區共識與可持續發展。懇請 貴署在做最後決策之時考慮以下幾點：

首先，在生活質量影響方面，居民們深切關注工程對周邊住宅、教育機構及醫療設施帶來的可能干擾，包括但不限於噪音污染、空氣品質下降及生態破壞等。這些因素直接關乎居民的身心健康及生活質量，因此令居民感到有所顧慮。

其次，在交通運輸問題方面，居民認為隨著施工進程的展開，預計將有大量工程車輛出入，勢必對現有交通網絡構成一定壓力，加劇交通擁堵，進而影響學生上學、病患就醫及居民日常出行的便捷與安全。

最後，在信息透明度及公眾參與方面，居民對此感到失望。居民們認為相關部門可以運用更對時間，更廣泛諮詢不同持分者的意見，聆聽居民聲音，了解居民擔心及顧慮。為此項目推動的同時亦關注居民生活質量帶來的潛在及長遠影響為考慮因素。

綜合以上居民就該項目執行的意見，我們希望 貴署在推進項目的同時，能夠再強化與居民之間的溝通和諮詢，確保有關持分者的聲音於決策前聆聽得到並獲得充分考慮。我們繼續期待與政府及相關部門合作，找到更合適的解決方案，從中減少對居民日常生活的影響，並共同推動香港科技創新的發展。

From
南區區議員
何沅蔚 Vera Ho

From Coremail

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:54:29
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 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.”, “The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.”, “Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.”, “As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.”, “First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world’s most pressing challenges, which is also an important impetus for Hong Kong’s future economic growth.”, “The Global Innovation Centre’s interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large

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

I would like to make further comments below:
Needs demand and a great development of the University

Best regards,
Jasmine Yau

HKID : 
Email : 

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:55:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:

The proposed Global Innovation Centre can bring together researchers from various fields and create more development opportunities and also promote the I&T development.

Best regards,
Li Yui Yan Jenny

HKID : [REDACTED]
Email : [REDACTED]

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From: Microsoft Power Apps and Power Automate
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Sent: 2024-05-22 星期三 16:58:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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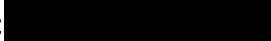
I would like to make further comments below:

Enhance synergy effect of science and technology policies on innovation and technology to China, HKSAR and HKU.

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Best regards,
NG CHUN WAI

HKID : 

Email : 

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Submission Number:
TPB/R/S/H10/22- S3438

From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:59:28
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)

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I would like to make further comments below:
Nil

Best regards,
Cheung Ning Tai Nicholas

HKID [REDACTED]
Email [REDACTED]

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 16:59:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
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I would like to make further comments below:
Hong Kong needs more investment in innovation in order to move forward.

Best regards,
Leung Wing Yee Ada
Support for the Global Innovation Centre (GIC)

HKID : [REDACTED]
Email : [REDACTED]

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Sent: 2024-05-22 星期三 17:03:01
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:

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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:

Best regards,
Cheung Kin Ngai Canice

HKID :

Email :

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:04:26
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)

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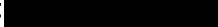
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technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:

Promote young generations to be innovative and connect the world as a global innovation hub.

Best regards,
Lee Chun Man John

HKID : 
Email : 

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:05:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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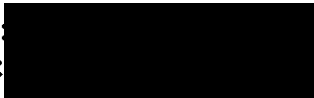
and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

Stable and Continual employment with HKU can be sustained by colleagues.

Best regards,
Siu Yum Tong
Technical Manager

HKID :
Email :



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<[REDACTED]>
Sent: 2024-05-22 星期三 17:08:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:

It is important to have such Centre to create development opportunities on different areas.

Best regards,
Pang Ming Chi Cecilia

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HKID :

Email :

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:09:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
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talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."}]

I would like to make further comments below:

This will truly benefit not just the development of HKU but transform Hong Kong to become a global innovation hub.

Best regards,
Loi Joey Sin U

HKID :

Email :

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:13:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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I would like to make further comments below:
Development brings benefits to the society

Best regards,
LO TSZ CHEUNG STEVEN

HKID : [REDACTED]
Email : [REDACTED]

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:14:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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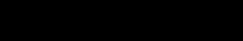
enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:

More job opportunities and a new sightseeing location for tourists

Best regards,
Wong Wai Chu

HKID : 

Email : 

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From: Microsoft Power Apps and Power Automate
<[REDACTED]>
Sent: 2024-05-22 星期三 17:14:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
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I would like to make further comments below:
Future development

Best regards,
Simon hui

HKID :

Email :

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Submission Number:
TPB/R/S/H10/22- S3448

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From: Donald Knapp <[REDACTED]>
Sent: 2024-05-22 星期三 17:16:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No.S/H10/22`
Attachment: Pokfulam OZP No S-H10-22 R623.pdf

Misi Tang
[REDACTED]

Representation see attachment

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: MISI TANG (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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

I would like to make further comments below:

As a graduate student specializing in digital building asset management and a professional with two years of experience in the digital transformation industry, I strongly support the establishment of GIC. Hong Kong is an international city with high-quality educational resources, but it has historically lacked robust support for technological innovation. The University of Hong Kong, as the city's top academic institution, is well-positioned to effectively combine educational resources with those from technology and policy sectors, providing a comprehensive platform for talent. Creating a multidisciplinary innovation center will bring the most advanced technologies from various faculties at the University of Hong Kong together, fostering and inspiring more innovative thinking and ideas. For example, in our Faculty of Architecture, which encompasses many traditional disciplines, we have recently integrated new technologies such as artificial intelligence, digital twins, and web3. The combination of these advanced technologies with traditional disciplines has led to more advanced applications in industry. This process also requires the participation of various other disciplines, such as civil engineering, computer science, and machine learning. GIC will enhance the feasibility of such interdisciplinary collaborations, resulting in more practical and academic innovations.

Best regards,
ZENG Jialin
Ms

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 17:19:29
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.", "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 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

Urgent Return receipt Expand Group Restricted Prevent Copy

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:

Strongly support

Best regards,
Wong Wing San Daniel
Ir

HKID
Email



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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Fiona woodhouse [REDACTED]
Sent: 2024-05-22 星期三 17:23:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No S/H10/22

Dear TPB,

I object to the re-zoning from "green belt" to GIC and the extensive development that HKU are proposing.

The development will remove a large expanse of green belt that is well forested and provides a vital habitat for native wild animals - mammals (including bats) and birds. It is also vital habitat for the highly endangered Yellow-crested cockatoo - providing resources for foraging, roosting and also nesting.

2000 trees will be removed including 22 mature trees (mature trees are vital for supporting bio-diversity). Such a loss will be inadequately compensated by replanting only 854 trees in and around the development and the development itself and related human activity will further deplete and degrade the ecological value of the slope and negatively impact other green spaces in the vicinity.

The proposal is out alignment with the intent the Pokfulam moratorium as it will bring a large increase in traffic into the area.

In addition there will be impact on nearby residents both during the construction phase but also in the long term in terms of liveability and mental wellbeing with many residents choosing to live in the Pok Fu Lam area due to its more relaxed and green atmosphere.

I support the further development of Hong Kong as a global innovation hub and recognise that HKU as an institution has a role to play but I believe that there are other alternative locations that would be more suitable for development or re-development (if space is under-utilised) which could accommodate the different proposed elements either individually, in clusters or possibly as a whole and that this should be possible without further depleting Hong Kong's green spaces.

Fiona Margaret Woodhouse [REDACTED]

Sent from [Outlook for Android](#)

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/H10/22- S3452-S3457

From: Suki Zhang [REDACTED]
Sent: 2024-05-22 星期三 16:57:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: RE: Representation on Pok Fu Lam OZP NO.S/H10/22"
Attachment: Representation on Pok Fu Lam OZP NO.S-H10-22 -Mia Konn, Ana Konn, Almera Middimbang, Tiffany Lau, Jenny Lai, Winnin Son.pdf

Dear Town Planning Board staff,

Good afternoon.

Enclosed please find the other letters for owners to strongly oppose this rezoning and the development of the Global Innovation Centre at the Pokfulam Area. Please follow up the case, thanks so much.

Best Regards,

Suki Zhang

Assistant Property Asset Manager
Urban Property Management Limited

PMC Licence Number: [REDACTED]

(T): [REDACTED]

From: Suki Zhang <[REDACTED]>
Sent: Wednesday, May 22, 2024 4:54 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO.S/H10/22"

Dear Town Planning Board staff,

Good afternoon.

I am Suki on behalf of Urban Property Management Limited, which are responsible for property management of Aegean Terrace. Enclosed please find the letters for the owners to strongly oppose this rezoning and the development of the Global Innovation Centre at the Pokfulam Area. Please follow up the case, thanks so much.

Best Regards,

Suki Zhang

Assistant Property Asset Manager
Urban Property Management Limited

PMC Licence Number: [REDACTED]

(T): [REDACTED]

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

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's CE's Policy Address 2021, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.

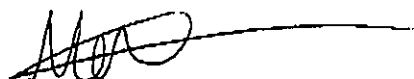
2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and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

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

- Save 472 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:
TPB/R/S/H10/22- S3452

Signature



HKID (First 4 characters)



Name

Mia Kohn

Date

22/05/2024

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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-2 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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3.4 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 burr on Hong Kong taxpayers

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

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

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

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

Submission Number:
TPB/R/S/H10/22- S3453

Signature

HKID (First 4 characters)

Name

Ana Kohn

Date

22/05/2024

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

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

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1. Environmental Concerns

2000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.

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2. Health Concerns to Residents

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

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

4. Pokfulam Moratorium 1972

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5. Financial harm on Hong Kong taxpayers

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1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the former CE's Policy Address 2011, para 60, made reference to a "4-hectare site" in Pokfulam, without providing detail. However, subsequent to the former CE's 2011 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 Kun Tung MTR station is also set to complete in 2027.

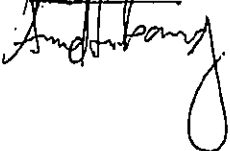
By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

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

Submission Number:

TPB/R/S/H10/22- S3454

Signature



HKID (First 4 characters)



Name

Almeta Midtimbang

Date

22/05/2024

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. S/H10/22 作出申述

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

香港大學(HKU)宣佈了在薄扶林發展全球創新中心(GIC)的計劃，打算利用該設施進行頂級「深」科技研究。薄扶林被選中純粹是出於地理方便，因為它毗鄰有香港大學和瑪麗醫院，但並沒有考慮這計劃對薄扶林區的深遠影響。其實在選址上，有更佳更合適的選擇，所以這副改建議是不需要的。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。以上提及 GIC 於薄扶林將開發的選址目前是綠化帶。綠化帶是城市地區之間的重要緩衝區，去除大量樹木對我們的環境有害，會破壞生態，並影響我們社區的價值。香港大學提議種植 800 棵新樹，但這數量比目前存在的數量明顯地有很大的差距，並不能彌補所損失的。

2. 居民健康問題

2.1 香港大學並未表明該計劃需要多長時間才能完成，而鑑於它將由多個階段組成，我們預計它將是一個長達 10-20 年的發展項目。發展項目靠近幾棟民居住宅，擬議的開發將對薄扶林附近居民的健康產生負面影響，帶來噪音滋擾、建築灰塵/碎片會增加對環境的威脅。

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Tiffany Lau

簽名

Tiffany Lau

姓名

Submission Number:
TPB/R/S/H10/22- S3455

香港身份證號碼(首 4 位數字或字母)

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簽名


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姓名

香港身份證號碼(首 4 位數字或字母)

日期

L. HINSON

22/5/2024

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Suki Zhang <[REDACTED]>
Sent: 2024-05-22 星期三 16:53:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO.S/H10/22"
Attachment: Representation on Pok Fu Lam OZP NO.S-H10-22 --Susie Cheung.pdf; Representation on Pok Fu Lam OZP NO.S-H10-22 -Chiu Wai Mui Euza.pdf; Representation on Pok Fu Lam OZP NO.S-H10-22 –Kang Yong Mi, Nial Gooding, Tiffany Lam, Jenny Lau, Winin Son, Chan Lai Han, Chui Fat Lim, Chong Chun Kwok,.pdf; Representation on Pok Fu Lam OZP NO.S-H10-22 –Queenie Longuepee, Franeis Longuepee, Tong Ming for, Irene Yam Ya Lin, 沈燕芬, Patricia Krieaer, 呂邦偉, Sonia Lui, Joanne Clare Macer, Nobijane N.pdf

Dear Town Planning Board staff,

Good afternoon.

I am Suki on behalf of Urban Property Management Limited, which are responsible for property management of Aegean Terrace. Enclosed please find the letters for the owners to strongly oppose this rezoning and the development of the Global Innovation Centre at the Pokfulam Area. Please follow up the case, thanks so much.

Best Regards,
Suki Zhang
Assistant Property Asset Manager
Urban Property Management Limited
PMC Licence Number: [REDACTED]
(T): [REDACTED]

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

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

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

1. Environmental Concerns

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

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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4. Pokfulam Moratorium 1972

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

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

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

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

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- Allow flexibility for expansion for HKU's GIC in the future.
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Submission Number:
TPB/R/S/H10/22- S3458


Signature



Name

CHEUNG Sau Fun Susie

HKID (First 4 characters)



Date

21 May 2024

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. SH10/22 作出申述

我堅決反對更改土地用途作為興建全球创新中心於薄扶林

香港大學(HKU)宣佈了在薄扶林發展全球创新中心(GIC)的計劃，打算利用該設施進行頂級「深」科技研究。薄扶林被選中純粹是出於地理方便，因為它毗鄰有香港大學和瑪麗醫院，但並沒有考慮這計劃對薄扶林區的深遠影響。其實在選址上，有更佳更合適的選擇，所以這劃改建議是不需要的。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。以上提及 GIC 於薄扶林將開發的選址目前是綠化帶，綠化帶是城市地區之間的重要緩衝區，去除大量樹木對我們的環境有害，會破壞生態，並影響我們社區的價值。香港大學提議種植 800 棵新樹，但這數量比目前存在的數量明顯地有很大的差距，並不能彌補所損失的。

2. 居民健康問題

2.1 香港大學並未表明該計劃需要多長時間才能完成，而鑑於它將由多個階段組成，我們預計它將是一個長達 10-20 年的發展項目。發展項目靠近幾棟民居住宅，擬議的開發將對薄扶林附近居民的健康產生負面影響，帶來噪音滋擾，建築灰塵/碎片會增加對環境的危害。

2.2 擬建的建築物高度為 158mPD，較薄扶林道水平高出 20 米，從域多利道起，距離上碧瑤灣 19、20 和 21 座，以及葛林閣最近，擬建建築物的規模過大，對整體景觀造成不可接受的影響及造成極大壓迫感。

2.3 GIC 的目標之一是研究疾病和疫苗。我們可以合理地假設該實驗室將被評為 BSL-3 級（第二高等級），這種等級的實驗室必不能對一般公眾開放，而所有感染性廢物在處理前必須進行除污，但無人能排除人為錯誤的可能性，亦不能保證感染性廢物將百分之百徹底除污。

3. 交通問題（採納的交通數據並非準確鄰近地區問題）

由香港大學委託，於 2024 年 2 月提交的交通影響評估，存在以下錯誤：

3.1 該計劃的交通數據是在 2022 年 5 月、7 月和 12 月的工作日收集的，儘管它表示所有政府服務和兩校學校已恢復正常，但該數據是在疫情期間在家工作盛行的時期收集的，此外，學校在七月暑假期間放假。此數據並未考慮華富、數碼港及沙宣道的新發展。儘管香港大學口頭代表他們預測了這種差異，但沒有證據確實支持論點。

3.2 在同一份報告中，報告位於加惠民道路公營房屋的數量出現了錯誤。報告內表示有 740 個單位，根據香港房屋委員會，則有 2,340 個單位。

3.3 GIC 的設施預計可容納 15,000 人，域多利道是一條雙線單向車路，其設計目的並不是為了容納大量車輛進出而不造成交通負荷。香港大學提交的擬議工程均不包括任何道路網絡/充分交通改善措施。

3.4 其實在其交通影響評估中也提及在一些道路交匯點中是會構成超出負荷，但因受地形限制而不能被擴闊的。

4. 薄扶林 Moratorium 1972

一路以來，薄扶林區的發展是受到 1972 年的暫停令所保護，以防止在主要交通基礎設施改善之前發生任何過度的開發，而此 GIC 發展一個近 220,000 平方米的超巨型發展，理應被限制。

5. 香港納稅人的財務負擔

薄扶林綠化地並不平坦，而且坡度很大，其建設將花費大量資金，這個項目應該考慮在一個更合適、更平坦、和更適宜居住的環境中發展，這樣會更具成本效益。


有更好的選擇：香港深灣 創新科技合作區 港方園區 (HSITP) 即報紙上提到的河套創新科技園區。

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC，但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全滿的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
2. 香港大學明確表示，GIC 旨在連結其他大學的研究人員和中國的人才，薄扶林距內陸 1,790 公里。擬議的薄扶林地點並不靠近主要港鐵車站，交通僅限於少數服務附近居民的雙層巴士和小巴。相較之下，創新科技園位於落馬洲環線，靠近深圳（福田和皇崗口岸）邊境，步行即可到達落馬洲地鐵站。附近的古洞港鐵站也預計於 2027 年完工。

透過共同反對在薄扶林發展全球创新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性。薄扶林土地有限，而 HSITP 佔地 87 公頃
- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S3459


姓名

 
香港身份證號碼(首 4 位數字或字母)

CHIU WAI MUI EUSA
姓名

22/5/24
日期

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

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Submission Number:
TPB/R/S/H10/22- S3460


Signature


HKID (First 4 characters)

Name
Kang Yong Mi

Date
May 22, 2024

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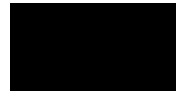
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Submission Number:
TPB/R/S/H10/22- S3461

Signature

HKID (First 4 characters)



Name

NIAL GOODING

Date

22/5/2024

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Submission Number:
TPB/R/S/H10/22- S3462


簽名


香港身份證號碼(首 4 位數字或字母)

Tiffany Lau
姓名

22 May 2024
日期

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. S/H10/22 作出申述

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Submission Number:
TPB/R/S/H10/22- S3463

Jenny Lau
簽名

[Redacted]
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姓名

22 May 2024
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Submission Number:
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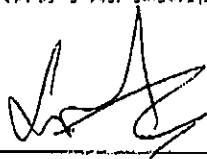
Submission Number:
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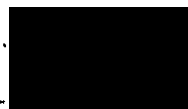
香港身份證號碼(首 4 位數字或字母)

姓名

日期



Chan Lei Han



22/5/2024

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Submission Number:
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CHUI FAT LAM

姓名

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透過共同反對在薄扶林發展全球创新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性，薄扶林土地有限，而 HSITP 佔地 87 公頃
- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S3467


簽名


香港身份證號碼(首 4 位數字或字母)

CHONG CHUN Kwai
姓名

22/5/2024
日期

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 69, made reference to 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 talents from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFI 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 centerpiece at HSITP it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature



HKID (First 4 characters)

Submission Number:
TPB/R/S/H10/22- S3468

QUEENIE LONGTUEPEE

Name

22 MAY 2024

Date

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- Save 4-72 hectares of Greenbelt that provides a valuable ecosystem within an urban area
- Allow flexibility for expansion for HKU's GIC in the future
- With the GIC being a centerpiece at HSIC, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:
TPB/R/S/H10/22- S3469

Signature

HKID (First 4 characters)

Name
Francis Longueville

Date 29 MAY 2024

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. SH10/22 作出申述

我堅決反對更改土地用途作為興建全球创新中心於薄扶林

香港大學(HKU)宣佈了在薄扶林發展全球创新中心(GIC)的計劃，打算利用該設施進行頂級「深」科技研究。薄扶林被選中純粹是出於地理方便，因為它毗鄰有香港大學和瑪麗醫院，但並沒有考慮這計劃對薄扶林區的深遠影響。其實在選址上，有更佳更合適的選擇，所以這劃改建議是不需要的。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。以上提及 GIC 於薄扶林將開發的選址目前是綠化帶。綠化帶是城市地區之間的重要緩衝區，去除大量樹木對我們的環境有害，會破壞生態，並影響我們社區的價值。香港大學提議種植 800 棵新樹，但這數量比目前存在的數量明顯地有很大的差距，並不能彌補所損失的。

2. 居民健康問題

2.1 香港大學並未表明該計劃需要多長時間才能完成，而鑑於它將由多個階段組成，我們預計它將是一個長達 10-20 年的發展項目。發展項目靠近幾棟民居住宅，擬議的開發將對薄扶林附近居民的健康產生負面影響，帶來噪音滋擾、建築灰塵/碎片會增加對環境的危害。

2.2 擬建的建築物高度為 158mPD，較薄扶林道水平高出 20 米，從域多利道起，距離上碧瑤灣 19、20 和 21 座，以及嘉林閣最近。擬建建築物的規模過大，對整體景觀造成不可接受的影響及造成極大壓迫感。

2.3 GIC 的目標之一是研究疾病和疫苗。我們可以合理地假設該實驗室將被評為 BSL-3 級（第二高等級），這種等級的實驗室必不能對一般公眾開放，而所有感染性廢物在處理前必須進行除污，但無人能排除人為錯誤的可能性，亦不能保證感染性廢物將百份百徹底除污。

3. 交通問題（採納的交通數據並非準確鄰近地區問題）

由香港大學委託，於 2024 年 2 月提交的交通影響評估，存在以下錯誤：

3.1 該計劃的交通數據是在 2022 年 5 月、7 月和 12 月的工作日收集的。儘管它表示所有政府服務和面授學校已恢復正常，但該數據是在疫情期間在家工作盛行的時期收集的，此外，學校在七月暑假期間放假。此數據並未考慮華富、數碼港及沙宣道的新發展。儘管香港大學口頭代表他們預測了這種差異，但沒有證據確實支持論點。

3.2 在同一份報告中，報告位於加惠民道路公營房屋的数量出現了錯誤。報告內表示有 740 個單位，根據香港房屋委員會，則有 2,340 個單位。

3.3 GIC 的設施預計可容納 15,000 人。域多利道是一條雙線單向車路，其設計目的並不是為了容納大量車輛進出而不造成交通負荷。香港大學提交的擬議工程均不包括任何道路網絡/充分交通改善措施。

3.4 其實在其交通影響評估中也提及在一些道路交匯點中是會構成超出負荷，但因受地形限制而不能被擴闊的。

4. 薄扶林 Moratorium 1972

一路以來，薄扶林區的發展是受到 1972 年的暫停令所保護，以防止在主要交通基礎設施改善之前發生任何過度的開發，而此 GIC 發展一個近 220,000 平方米的超巨型發展，理應被限制。

5. 香港納稅人的財務負擔

薄扶林綠化地並不平坦，而且坡度很大，其建設將花費大量資金，這個項目應該考慮在一個更合適、更平坦、和更遠離污染的環境中發展，這樣會更具成本效益。

有更好的選擇：香港深灣 創新科技合作區 港方園區 (HSITP) 即報紙上提到的河套創新科技園區。

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC。但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全面的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
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Submission Number:
TPB/R/S/H10/22- S3470

簽名

香港身份證號碼(首 4 位數字或字母)

姓名

日期



TONG MINGTOR

22/5/2024

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. S/H10/22 作出申述

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- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S3471

Irene Yam

簽名

香港身份證號碼(首 4 位數字或字母)

IRENE YAM YALIN

姓名

日期

22/5/24

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. S/H10/22 作出申述

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

香港大學(HKU)宣佈了在薄扶林發展全球創新中心(GIC)的計劃，打算利用該設施進行頂級「深」科技研究。薄扶林被選中純粹是出於地理方便，因為它毗鄰有香港大學和瑪麗醫院，但並沒有考慮這計劃對薄扶林區的深遠影響。其實在選址上，有更佳更合適的選擇，所以這劃改建議是不需要的。

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Submission Number:
TPB/R/S/H10/22- S3472

簽名

香港身份證號碼(首 4 位數字或字母)

姓名

沈燕芬

日期

22/5/24

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial ^{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.

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

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

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

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

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

Submission Number:
TPB/R/S/H10/22- S3473

Signature

HKID (First 4 characters)



Name

PATRICIA R KRIEGER

Date

22.5.2024

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. S/H10/22 作出申述

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2. 香港大學明確表示，GIC 旨在連結其他大學的研究人員和中國的人才。薄扶林距內陸 1,790 公里。擬議的薄扶林地點並不靠近主要港鐵車站，交通僅限於少數服務附近居民的雙層巴士和小巴。相較之下，創新科技園位於落馬洲綫，靠近深圳（福田和皇崗口岸）邊境，步行即可到達落馬洲地鐵站。附近的古洞港鐵站也預計於 2027 年完工。

透過共同反對在薄扶林發展全球創新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性，薄扶林土地有限，而 HSITP 佔地 87 公頃
- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S3474


簽名


香港身份證號碼(首 4 位數字或字母)

呂邦偉
姓名

May 22nd, 2024
日期

根據《城市規劃條例》(第 131 章)第 6(1)條就圖則薄扶林 OZP No. SH10/22 作出申述

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

香港大學(HKU)宣佈了在薄扶林發展全球創新中心(GIC)的計劃，打算利用該設施進行頂級「深」科技研究。薄扶林被選中純粹是出於地理方便，因為它毗鄰有香港大學和瑪麗醫院，但並沒有考慮這計劃對薄扶林區的深遠影響。其實在選址上，有更佳更合適的選擇，所以這劃改建議是不需要的。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。以上提及 GIC 於薄扶林將開發的選址目前是綠化帶，綠化帶是城市地區之間的重要緩衝區，去除大量樹木對我們的環境有害，會破壞生態，並影響我們社區的價值。香港大學提議種植 800 棵新樹，但這數目比目前存在的數量明顯地有很大的差距，並不能彌補所損失的。

2. 居民健康問題

2.1 香港大學並未表明該計劃需要多長時間才能完成，而鑑於它將由多個階段組成，我們預計它將是一個長達 10-20 年的發展項目。發展項目靠近幾棟民居住宅，擬議的開發將對薄扶林附近居民的健康產生負面影響，帶來噪音滋擾、建築灰塵/碎片會增加對環境的危害。

2.2 擬建的建築物高度為 158mPD，較薄扶林道水平高出 20 米，從域多利道起，距離上碧瑤灣 19、20 和 21 座，以及嘉林閣最近。擬建建築物的規模過大，對整體景觀造成不可接受的影響及造成極大壓迫感。

2.3 GIC 的目標之一是研究疾病和疫苗。我們可以合理地假設該實驗室將被評為 BSL-3 級（第二高等級）。這種等級的實驗室必不能對一般公眾開放，而所有感染性廢物在處理前必須進行除污，但無人能排除人為錯誤的可能性，亦不能保證感染性廢物將百分百徹底除污。

3. 交通問題（採納的交通數據並非準確/鄰近地區問題）

由香港大學委託，於 2024 年 2 月提交的交通影響評估，存在以下錯誤：

3.1 該計劃的交通數據是在 2022 年 5 月、7 月和 12 月的工作日收集的。儘管它表示所有政府服務和面授學校已恢復正常，但該數據是在疫情期間在家工作盛行的時期收集的，此外，學校在七月暑假期間放假。此數據並未考慮華富、數碼港及沙宣道的新發展。儘管香港大學口頭代表他們預測了這種差異，但沒有證據確實支持論點。

3.2 在同一份報告中，報告位於加惠民道路公營房屋的數量出現了錯誤。報告內表示有 740 個單位，根據香港房屋委員會，則有 2,340 個單位。

3.3 GIC 的設施預計可容納 15,000 人。域多利道是一條雙線單向車路，其設計目的並不是為了容納大量車輛進出而不造成交通負荷。香港大學提交的擬議工程均不包括任何道路網絡/充分交通改善措施。

3.4 其實在其交通影響評估中也提及在一些道路交匯點中是會構成超出負荷，但因受地形限制而不能被擴闊的。

4. 薄扶林 Moratorium 1972

一路以來，薄扶林區的發展是受到 1972 年的暫停令所保護，以防止在主要交通基礎設施改善之前發生任何過度的開發，而此 GIC 發展一個近 220,000 平方米的超巨型發展，理應被限制。

5. 香港納稅人的財務負擔

薄扶林綠化地並不平坦，而且坡度很大。其建設將花費大量資金，這個項目應該考慮在一個更合適、更平坦、和更適宜民居的環境中發展，這樣會更具成本效益。

有更好的選擇：香港深灣 創新科技合作區 港方園區 (HSITP) 即報紙上提到的河套創新科技園區。

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC，但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全面的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
2. 香港大學明確表示，GIC 旨在連結其他大學的研究人員和中國的人才。薄扶林距內陸 1.790 公里。擬議的薄扶林地點並不靠近主要港鐵車站，交通僅限於少數服務附近居民的雙層巴士和小巴。相較之下，創新科技園位於落馬洲環線，靠近深圳（福田和皇崗口岸）邊境，步行即可到達落馬洲地鐵站。附近的古洞港鐵站也預計於 2027 年完工。

透過共同反對在薄扶林發展全球创新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性。薄扶林土地有限，而 HSITP 佔地 87 公頃
- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S3475

簽名

香港身份證號碼(首 4 位數字或字母)

SOWIA LUI

姓名

May 21, 2024

日期

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 to its proximity to existing HKU facilities and Queen Mary Hospital. However, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations are immediately available making the Pokfulam proposal obsolete.

1. Environmental Concerns

2000 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 harm 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 4.73 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:
TPB/R/S/H10/22- S3476

Signature

Joanne Clarke

HKID (First 4 characters)



Name

JOANNE CLARKE MACER

Date

22/5/24

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

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

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 well-being of Pokfulam residents, with increased noise nuisance, construction dust/debris which can increase anxiety.

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

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

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

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Submission Number:

TPB/R/S/H10/22- S3477

Signature



HKID (First 4 characters)



Name

NORLIJANE NAGA

Date

22/05/2024

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- Save 472 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit.

Submission Number:
TPB/R/S/H10/22- S3478

Signature

HKID (First 4 characters)

Name

Mia Kohn

Date

22/05/2024

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

Submission Number:
TPB/R/S/H10/22- S3479

Signature

HKID (First 4 characters)

Name

Ana Kohn

Date

22/05/2024

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

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

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

1. Environmental Concerns

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

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

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

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

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

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

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

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

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

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

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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.

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 Sun Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

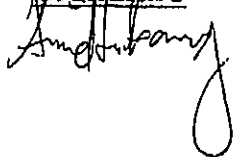
1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the former CE's Policy Address 2011, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2011 Policy Address, our current Chief Executive announced the development of the Sun 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 (Fujian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwai 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 centerpiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit.

Submission Number:
TPB/R/S/H10/22- S3480

Signature


HKID (First 4 characters)


Name
Almeta Midtimbang

Date
22/05/2024

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

Submission Number:
TPB/R/S/H10/22- S3481

參考編號
Reference Number: 240522-165527-51264

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

提交日期及時間
Date and time of submission: 22/05/2024 16:55:27

「申述人」全名
Full Name of "Representer": 女士 Ms. Tam Ling Fan

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-165527-51264

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

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

「申述人」及獲授權代理人的詳細資料 **Particulars of "Representer" and Authorized Agent**

「申述人」全名 **Full Name of "Representer":** 女士 Ms. Tam Ling Fan

申述人代表全名
Full Name of Representative's Representative : Tam Ling Fan
(申述人為機構組織 *organization/group as a representer*)

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」全名
Full Name of "Authorized Agent" :

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

香港身份證/護照號碼
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上傳授權書 (PDF or JPG)
Upload Authorization Letter (PDF or JPG)

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3482

參考編號
Reference Number: 240522-173510-10975

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

提交日期及時間
Date and time of submission: 22/05/2024 17:35:10

「申述人」全名
Full Name of "Representer": 女士 Ms. chris lam

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Representation on Pok Fu Lam O ZP No.S/H10/22	反對 Oppose	harmful to the environment

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

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-173510-10975


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

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

「申述人」及獲授權代理人的詳細資料 Particulars of "Representer" and Authorized Agent

「申述人」全名 **Full Name of "Representer":** 女士 Ms. chris lam

申述人代表全名
Full Name of Representer's Representative : chris lam
(申述人為機構組織 *organization/group as a representer*)

香港身份證/護照號碼
HKID Card/Passport No. : 

通訊地址
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電話號碼
Tel No. :

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

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

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3483

參考編號
Reference Number: 240522-175629-63290

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

提交日期及時間
Date and time of submission: 22/05/2024 17:56:29

「申述人」全名
Full Name of "Representer": 先生 Mr. Cheung Ho-Yin Anson

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
1. Impact on residents' quality of life	支持 Support	<ul style="list-style-type: none">- The Global Innovation Centre is located adjacent to residential areas and public facilities, which may cause disturbances to residents' daily lives, such as noise and dust pollution during the construction phase.- Although HKU has conducted a series of impact assessments, residents are still concerned about the long-term effects on water supply, drainage, environment, ecology, and air circulation once the center is operational.- Suggested expression: As a representative of Southern District residents, I hope that HKU and the government can provide more information and explain in detail how they plan to mitigate these potential impacts through design, facility planning, and management measures to ensure that residents' quality of life is protected.
2. Consideration of traffic pressure	反對 Oppose	<ul style="list-style-type: none">- After the completion of the Innovation Center, traffic volume on nearby roads will inevitably increase significantly. However, the development progress of transportation infrastructure in this area, such as the MTR network, has been slow and may not be able to support the additional traffic demand.- Although HKU has conducted a traffic impact assessment, residents still worry that traffic congestion will worsen, affecting travel convenience and safety.- Suggested expression: I urge HKU and relevant departments to provide more detailed traffic impact data and concrete improvement plans to convince residents that the project will not overload the traffic capacity. The government should also accelerate the progress of transportation infrastructure in this area to ensure it meets future development needs.
3. Site selection and com	反對 Oppose	<ul style="list-style-type: none">- Although the government has designated land in Pok Fu Lam for the Innovation Center, other sites in the Southern District or even Northern District could be considered, such as locations with lower population d

munity i
ntegrati
on

ensity, near Mainland China and farther away from residential areas.

- HKU's document does not explain the considerations for choosing a site near residential areas, nor does it explore the possibility of other locations. Residents hope to have more information on this matter.

- The planning and design of the Innovation Center should aim to integrate with the community environment, provide public spaces and facilities, and enhance connections with the community rather than being a closed research base.

- Suggested expression: I mean that HKU further explains the factors considered in site selection and responds to residents' requests by studying feasible plans to promote community integration. While ensuring the research functions, partially opening up some spaces for public use will help increase community acceptance.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-175629-63290

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

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

「申述人」及獲授權代理人的詳細資料 Particulars of "Representer" and Authorized Agent

「申述人」全名 Full Name of "Representer": 先生 Mr. Cheung Ho-Yin Anson

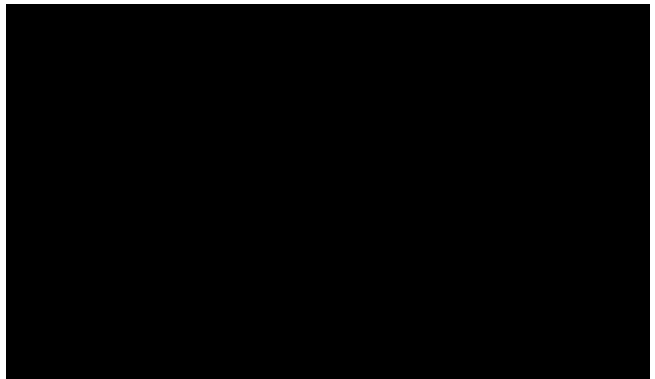
申述人代表全名
Full Name of Representative's Representative : CHEUNG HO YIN ANSON
(申述人為機構組織 *organization/group as a representer*)

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」全名
Full Name of "Authorized Agent" :

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

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

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-231331-22472

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

提交日期及時間
Date and time of submission: 22/05/2024 23:13:31

「申述人」全名
Full Name of "Representer": 女士 Ms. Milan Manohar Kamerkar

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Passing the Plan	反對 Oppose	The Baguio residents were not informed by the owners committee nor the management as claimed by the Developers.
The Site chosen	反對 Oppose	All the greenery around will be demolished to build new buildings. The Land in and around Wah fu and Pokfulam road has become barren under the name of development. And the same will happen here, taking away the natural green away and creating more pollution in a residential area. Bad for us and our coming generation and the old generation
Traffic	反對 Oppose	The construction will cause Traffic jam to a nice and quiet community. It will cause more pollution and inconvenience to the residents

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

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-231331-22472

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

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

「申述人」及獲授權代理人的詳細資料 **Particulars of "Representer" and Authorized Agent**

「申述人」全名 **Full Name of "Representer":** 女士 Ms. Milan Manohar Kamerkar

申述人代表全名
Full Name of Representer's Representative :
(申述人為機構組織 *organization/group as a representer*)

香港身份證/護照號碼
HKID Card/Passport No. :

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Tel No. :

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

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

**Submission Number:
TPB/R/S/H10/22- S3485**

參考編號
Reference Number: 240522-231340-36949

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

提交日期及時間
Date and time of submission: 22/05/2024 23:13:40

「申述人」全名
Full Name of "Representer": 先生 Mr. Yu, Christopher Kin Leung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A,	反對 Oppose	Destructive to local habitat and environment.
B1	反對 Oppose	Destructive to local habitat and environment.
B2	反對 Oppose	Destructive to local habitat and environment.

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

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-231340-36949

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

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

「申述人」及獲授權代理人的詳細資料 Particulars of "Representer" and Authorized Agent

「申述人」全名 **Full Name of "Representer":** 先生 Mr. Yu, Christopher Kin Leung

申述人代表全名
Full Name of Representer's Representative : Yu, Christopher Kin Leung
(申述人為機構組織 *organization/group as a representer*)

香港身份證/護照號碼
HKID Card/Passport No. :

通訊地址
Postal Address :

電郵地址
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電話號碼
Tel No. :

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized 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)

就圖則作出申述**Representation Relating to Plan****Submission Number:**
TPB/R/S/H10/22- S3486

參考編號
Reference Number: 240522-232648-39441

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

提交日期及時間
Date and time of submission: 22/05/2024 23:26:48

「申述人」全名
Full Name of "Representer": 女士 Ms. Katrina Yu

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A	反對 Oppose	I am against rezoning the area as it is putting many residents at risk. This could cause property costs to drastically drop as well as rental prices, which is very detrimental to our local area as well as for Hong Kong's economy. This is also one of the areas in Hong Kong with a lot of natural area and the rezoning would impact the greenery and surrounding ecosystem. Our area has lots of wildlife and bird species, and this plan would negatively impact it. The global innovation center is by itself a good idea, but given the prevalence of virtual office spaces and virtual projects, it is not a need.
B1	反對 Oppose	I am against rezoning the area as it is putting many residents at risk. This could cause property costs to drastically drop as well as rental prices, which is very detrimental to our local area as well as for Hong Kong's economy. This is also one of the areas in Hong Kong with a lot of natural area and the rezoning would impact the greenery and surrounding ecosystem. Our area has lots of wildlife and bird species, and this plan would negatively impact it. Victoria road should be preserved as it is.
B2	反對 Oppose	I am against rezoning the area as it is putting many residents at risk. This could ca

use property costs to drastically drop as well as rental prices, which is very detrimental to our local area as well as for Hong Kong's economy. This is also one of the areas in Hong Kong with a lot of natural area and the rezoning would impact the greenery and surrounding ecosystem. Our area has lots of wildlife and bird species, and this plan would negatively impact. Ultimately this is a very large population of people who would be impacted negatively.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-232648-39441

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

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

「申述人」及獲授權代理人的詳細資料 **Particulars of "Representer" and Authorized Agent**

「申述人」全名 **Full Name of "Representer":** 女士 Ms. Katrina Yu

申述人代表全名
Full Name of Representer's Representative :
(申述人為機構組織 *organization/group as a representer*)

香港身份證/護照號碼
HKID Card/Passport No. : 

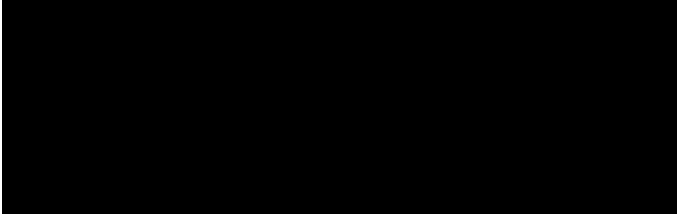
通訊地址
Postal Address :

電郵地址
E-mail address :

電話號碼
Tel No. :

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent : Yu, Katrina Lucy Wing Yan
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

香港身份證/護照號碼
HKID Card/Passport No. : 

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Tel No. :

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

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3487

參考編號
Reference Number: 240522-232800-59953

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

提交日期及時間
Date and time of submission: 22/05/2024 23:28:00

「申述人」全名
Full Name of "Representer": 先生 Mr. Patil, Somashekhar Bhimagouda

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Passing the plan	反對 Oppose	Baguio Villa residents were not consulted contrary to what's claimed by the developer.
Traffic during construction	反對 Oppose	With existing Wah Fu development, Pokfulam area is already affected by traffic congestion. This will be further impacted negatively with new development in the area.
Site Selection	反對 Oppose	With steep hill of 80m between Pokfulam Road & Victoria Road will require significant site preparation efforts, let alone be expensive and negative impact on vegetation.

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

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就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-232800-59953

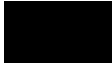
提交限期
Deadline for submission: 22/05/2024

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

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

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就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3488

參考編號
Reference Number: 240522-235453-50452

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

提交日期及時間
Date and time of submission: 22/05/2024 23:54:53

「申述人」全名
Full Name of "Representer": 先生 Mr. SUN Zhenning

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(1) the site's extreme proximity to school with the school being downhill and taking all debris being blown from the site
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(2) the noise construction will generate which is almost unmitigable and the school being in close proximity will affect the giving of instructions, and
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(3) the existing state of traffic around cyberport is already bad enough, Victoria Road cannot possibly support another major construction involving 4.7hectares of land even if conducted in phases.

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

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-235453-50452


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

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

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Tel No. :

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

獲授權代理人代表全名
Full Name of Representative of Authorized Agent :
(獲授權代理人為機構組織 *organization/group as the authorized agent*)

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E-mail address :

電話號碼
Tel No. :

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

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.

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

譚健雄



Signature

HKID (First 4 characters)

TAM, KIN HUNG

21/05/2024

Name

Date



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

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

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

Signature



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



Lee Wai Bond

Full Name (as in HKID)

18-5-2024

Date

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Signature



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



Tsz Chung HAY JOYCE
Full Name (as in HKID)

18. 05. 2024
Date

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Signature

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

Lam Ting Chung
Full Name (as in HKID)

17 / May / 2024
Date



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Signature


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



IF KA WAH
Full Name (as in HKID)

17/5/2024
Date

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Tang
Signature

[Redacted]
HKID (First 4 characters), e.g. A123



TANG, Sai Chun Christopher
Full Name (as in HKID)

2024/05/17
Date

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Kris

Signature



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

CHONG CHING SPU

Full Name (as in HKID)

17/5/2024

Date

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[Handwritten signature]

Signature



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

CHAN KIT TUNG

Full Name (as in HKID)

17 May 2024

Date

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

Submission Number:
TPB/R/S/H10/22- S3497

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Signature



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



Full Name (as in HKID)



Date

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

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

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

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

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

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

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Signature



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



WONG CHUNG YAN

Full Name (as in HKID)

18/5/24

Date

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

Submission Number:
TPB/R/S/H10/22- S3499

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



LEE KA YAN

Full Name (as in HKID)

17/5/24

Date

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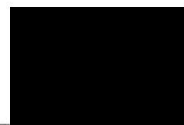
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