

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)

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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



Signature

jm

HKID (First 4 characters)



Name

Alexandre Joly-Montaron

Date

21/5

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

Submission Number:
TPB/R/S/H10/22- S3802

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Signature



HKID (First 4 characters)



Name

Marcus
Sidley

Date

21/5/2024



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

Submission Number:
TPB/R/S/H10/22- S3803

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Signature

Vanessa

HKID (First 4 characters)



Name

Lam Tsz Yuet

Date

21/5/2024



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

Submission Number:
TPB/R/S/H10/22- S3804

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Signature

Luna

HKID (First 4 characters)



Name

Fung Yuet

Date *21/5/2024*



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

Submission Number:
TPB/R/S/H10/22- S3805

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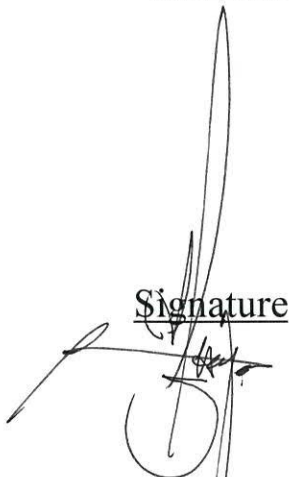
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Signature



Name

DANIEL AARON
ADUNA QUILICOT

HKID (First 4 characters)



Date

21 MAY '24



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

Submission Number:
TPB/R/S/H10/22- S3806

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

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

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Signature



HKID (First 4 characters)

██████

Name

Fatima Qamer

Date

21st May 2024



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

Submission Number:
TPB/R/S/H10/22- S3807

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.

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

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Signature

Morice

HKID (First 4 characters)

██████

Name

Morice
Morice Israel Clyde
Business Technology

Date

21st May, 2024



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

Submission Number:
TPB/R/S/H10/22- S3808

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.

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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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Signature 

HKID (First 4 characters) 

Name *Borna Condor*

Date *21st May, 2024*



Representation on Pok Fu Lam OZP NO. S/H10/22 to the T in respect of plan under section 6(1) of the Town Planning Ordinance (Cap. 132)

Submission Number:
TPB/R/S/H10/22- S3809

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

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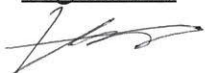
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Signature



HKID (First 4 characters)



Name

Kenji Takano-Chay

Date

21 May



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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Signature

HKID (First 4 characters)



Name

Rlys Fu

Date

21st May, 2024

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

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Signature *Damian*

HKID (First 4 characters)



Name *Yam Tak Wai Damian* Date *21-5-2024*

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Signature



HKID (First 4 characters)



Name *Stacy Law*

Date *21 15 2024*

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Signature

Sakura H.

HKID (First 4 characters)



Name

Sakura Hidaka

Date

21/5/24

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in respect of plan under section 6(1) of the Town Planning**

**Submission Number:
TPB/R/S/H10/22- S3814**

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Signature

HKID (First 4 characters)

Name

Clara Yi

Date

21/5



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Signature

Cadence

HKID (First 4 characters)



Name

Cadence Ching Ian Wai

Date

May, 21, 2024

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



Signature

Esha Saeed

HKID (First 4 characters)



Name

Esha Saeed

Date

21-5-2024

Submission Number:
TPB/R/S/H10/22- S3817

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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causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.

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4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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Signature



Name

Vivian Liu Wai Ying

HKID (First 4 characters)



Date

21/5/2024



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

Submission Number:
TPB/R/S/H10/22- S3818

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

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Signature



HKID (First 4 characters)



Name

Gabriel wong lok hei

Date

21-5-2024



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

Submission Number:
TPB/R/S/H10/22- S3819

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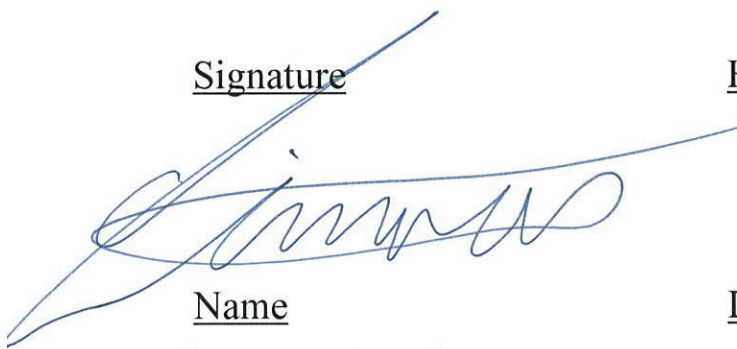
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Signature

HKID (First 4 characters)



██████████

Name

Date

Simran sidhu kaur

21st May



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

Submission Number:
TPB/R/S/H10/22- S3820

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

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Signature



HKID (First 4 characters)



Name

Justin Zhou Tsz Tin

Date

May 21st



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

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Signature 

HKID (First 4 characters)



Name Divyana Kasthuri Hetti
Arachchige Jayasinghe

Date 21 / 5 / 2024

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)

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

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Signature

HKID (First 4 characters)



Name

Josee Delfin Emanuelle Josephine
Jara

Date

21/5/2023

**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)**

**Submission Number:
TPB/R/S/H10/22- S3823**

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Signature



Name

Kary Cheng Tin Win

HKID (First 4 characters)

██████

Date

21-3-2024



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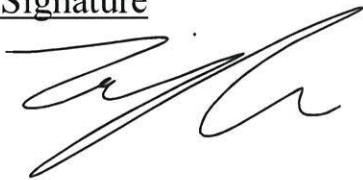
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Signature



HKID (First 4 characters): [REDACTED]

Name: Tara Jade Ru Yi Losecaat van Nouhuijs Date: May 21, 2024



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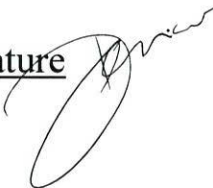
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Signature



HKID (First 4 characters)

[REDACTED]

Name

Yung Denise

Date

21/5/2024



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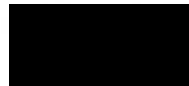
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Signature



HKID (First 4 characters)



Name

杜 天 天

Date

20/5/2024

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. 132)

Submission Number:
TPB/R/S/H10/22- S3827

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

5. Financial burn on Hong Kong taxpayers

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

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Signature 

HKID (First 4 characters): 

Name: Fung Wing Laam Alyssa

Date 21/5/2024

**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)**

**Submission Number:
TPB/R/S/H10/22- S3828**

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

Signature



HKID (First 4 characters)

██████

Name

Belinda Li

Date

21/5/2024



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

**Submission Number:
TPB/R/S/H10/22- S3829**

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Signature

HKID (First 4 characters)



Name

Date

Thibault Minne

21/05/2024



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

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Signature:



HKID:



Name:

Nasayao Sandra Mae Mana-ay

Date: 21 May 2024

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Signature *Yolanda*

HKID (First 4 characters): [REDACTED]

Name: Chan Yin Yon

Date 21/5/2024

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

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Signature *Hofle*

HKID (First 4 characters): [REDACTED]

Name: Chan Ki Lok

Date 21/5/2024

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

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

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

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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HKID (First 4 characters): XXXXXXXXXX

Name: Chung Siu Mui Mavis

Date 21/5/2024



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Signature



Name: Chan Cheung Hung

HKID (First 4 characters): XXXXXXXXXX

Date 21/5/2024



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

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。

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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。

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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：香港深圳 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：

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21/5/2024

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
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- 在預算赤字期間為納稅人節省金錢



Mok
簽名

[REDACTED]
香港身份證號碼(首 4 位數字或字母)

Mok YIK CHONG
姓名

21-5-2024
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

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、和更遠離民居的環境中發展，這樣會更具成本效益。


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- 在預算赤字期間為納稅人節省金錢




簽名


香港身份證號碼(首 4 位數字或字母)

Henry CHI NAN
姓名

21/MAY/2024
日期

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

Submission Number:
TPB/R/S/H10/22- S3841

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.

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

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Signature

Ka Yung Tam

HKID (First 4 characters)



Name

TAM KA YUNG

Date

21 May, 2024

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

Submission Number:
TPB/R/S/H10/22- S3842

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HKID (First 4 characters)

Name

YAN KIM HUNG

Date

21-5-2024

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Signature

HKID (First 4 characters)



Name

Chow Man Ying

Date

21 - May - 2024

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

**Submission Number:
TPB/R/S/H10/22- S3844**

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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



Signature

HKID (First 4 characters)



Name

CAN MAN YAN

Date

21/5/2024

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

**Submission Number:
TPB/R/S/H10/22- S3845**

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:

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

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

3.4 Moreover, it is clearly stated in the report that there 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)

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



Signature

HKID (First 4 characters)



Name

Erin Leung Ho Yenny

Date

21 MAY 2024

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

Submission Number:
TPB/R/S/H10/22- S3846

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.

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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.

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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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 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)

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Signature

HKID (First 4 characters)



Name

Ng Ka Yin

Date

21 May 2024

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

Submission Number:
TPB/R/S/H10/22- S3847

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

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

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Signature

HKID (First 4 characters)



Name

Matthew Ng

Date

21/5/2024

Chun Ho

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

Submission Number:
TPB/R/S/H10/22- S3848

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

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



Signature

HKID (First 4 characters)



Name

SAM KWOK

Date

21 - MAY - 2024

Kit Fung

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

**Submission Number:
TPB/R/S/H10/22- S3849**

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

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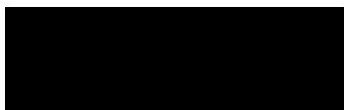
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Handwritten signature in blue ink

Signature



HKID (First 4 characters)

Handwritten name in blue ink

Name

Handwritten date: 21-5-2024

Date



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Signature

HKID (First 4 characters)



Name

Lau Ka Lee

Date

21 May 2024

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Signature



HKID (First 4 characters)

YEM Ho YIN

Name

21 May 2024

Date



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

Submission Number:
TPB/R/S/H10/22- S3852

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Signature



HKID (First 4 characters)

Boehringschutte Lo Hoi Yim

Name

21-May-2024

Date



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

**Submission Number:
TPB/R/S/H10/22- S3853**

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Signature

HKID (First 4 characters)

Name

LAM CHUI PING ANGEL

Date

2024-5-21



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

**Submission Number:
TPB/R/S/H10/22- S3854**

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

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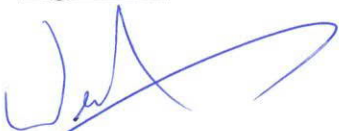
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Signature



Name

POON, WAI YIN

HKID (First 4 characters)



Date

21 May 2024



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

**Submission Number:
TPB/R/S/H10/22- S3855**

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

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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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Scarlett
Signature


HKID (First 4 characters)

Liu Kit Ying
Name

21 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 Ord

Submission Number:
TPB/R/S/H10/22- S3856

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Signature



HKID (First 4 characters)



Name

Ip Ka Ching

Date

21-5-24

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

Submission Number:
TPB/R/S/H10/22- S3857

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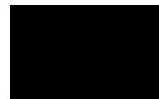
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Signature



HKID (First 4 characters)



Name

Fong Chong Kuen

Date

21 / 5 / 2024

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

Submission Number:
TPB/R/S/H10/22- S3858

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Signature

[Handwritten signature]

HKID (First 4 characters)



Name

CHUNG WAI YEE
SAMSON

Date

21 May 2024

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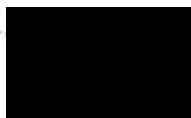
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- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
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Signature



HKID (First 4 characters)



Name

Date

Leung Shing Fung

21 - May - 2024

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

Submission Number:
TPB/R/S/H10/22- S3860

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.

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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.

2. Health Concerns to Residents

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

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

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

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

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

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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.

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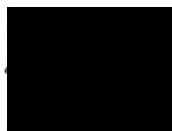
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Signature



HKID (First 4 characters)



Name

Tse Ka Kil

Date

May 21, 24

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

Submission Number:
TPB/R/S/H10/22- S3861

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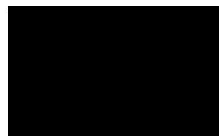
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Signature

HKID (First 4 characters)



Name

So Wai Chung

Date

21 May 2024

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

**Submission Number:
TPB/R/S/H10/22- S3862**

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Signature



Name

ARNOLD CHENG LAM LOK

HKID (First 4 characters)



Date

21-5-2024



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

Submission Number:
TPB/R/S/H10/22- S3863

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Signature

HKID (First 4 characters)



Name

Lei Yan Ping

Date

21 May 2024

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

Submission Number:
TPB/R/S/H10/22- S3864

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



Signature

[Handwritten signature]

HKID (First 4 characters)



Name

LEUNG CHI KEAN G

Date

21-5-2024

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

Submission Number:
TPB/R/S/H10/22- S3865

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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Signature

HKID (First 4 characters)



Name

HO FU CHONG

Date

21-5-2024

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

Submission Number:
TPB/R/S/H10/22- S3866

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Signature

[Handwritten signature]

HKID (First 4 characters)



Name

LI HO YAN

Date

20-5-24

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

Submission Number:
TPB/R/S/H10/22- S3867

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2. Health Concerns to Residents

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Signature



HKID (First 4 characters)



Name Wang Sze Chau

Date 21 - 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

**Submission Number:
TPB/R/S/H10/22- S3868**

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

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Signature



HKID (First 4 characters)



Name

Winnie Ho

Date

21 May 2024

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Signature



HKID (First 4 characters)



VICKI CHEK

Name

21 MAY 2024

Date

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

Submission Number:
TPB/R/S/H10/22- S3870

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.

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

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

3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without

causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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

Signature:



HKID (First 4 characters):



Name: James Alexander Johnson

Date: 21 May 2024 (21/05/24)

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

**Submission Number:
TPB/R/S/H10/22- S3871**

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

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

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Name

Liu sze yu

Date : 20th may 2024

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Signature

Lorna Emmerson

HKID (First 4 characters)



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Lorna Emmerson

Date

21/5/24



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Name

Elizabeth
Kang Su In

Date

21-05-2024



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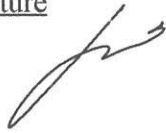
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Name

yve yv

Date

21/05/2024



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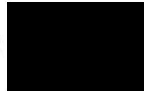
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Signature

A handwritten signature in black ink, consisting of a stylized 'A' followed by a flourish and a period.

HKID (First 4 characters)



Name Maria Tassarid

Date 20th May, 2024



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: Wong Suk Han (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: 19-05-2024
Email address: _____
Correspondence address: _____



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

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: LEUNG TSZ KIN (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)
Date: 19-5-2024
Email address: _____
Correspondence address: _____



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

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

1. Inappropriate location

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

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

2. Very high cost

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

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

3. Large scale and massive tree removal

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

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

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

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



反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

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4. 施工期間嚴重擾民

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

反對在薄扶林興建港大國際创新中心

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

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

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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: 覃 陳 明 (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 19-5-2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

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

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

2. 成本極高

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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: 郭靜雯 (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [REDACTED] (英文字母及首 3 個數字)

日期: 19-5-2024

電郵地址: _____

通訊地址: _____



反對在薄扶林興建港大國際创新中心

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

1. 選址不當

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

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

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

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

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

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

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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: Wu Tsz Chong (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: 19-05-2019
Email address: _____
Correspondence address: _____



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Name: Cheng So Fan (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: 19-05-2024
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鑑於創新思維上、中、下游互動的重要性，國際创新中心應設在新田科技城，以符合香港的最佳利益，這才對是一個明確且更好的選擇。

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

反對在薄扶林興建港大國際创新中心

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1. 選址不當

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

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