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Submission Number:
TPB/R/S/H10/22- S3359

Representation Number:
TPB/R/S/H10/22- R201

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 17:53:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
Development of Global Innovation Centre can further strengthen the leading role of HKU in academic research and future ongoing development locally, Asia-wide and internationally.

Best regards,
CHANG Wing Chung
Professor

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3360

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Representation Number:
TPB/R/S/H10/22- R202

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 17:55:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
The center could be a new hub for innovation and research in Hong Kong.

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Best regards,
Ken Wong

HKID [redacted]
Email [redacted]

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Submission Number:
TPB/R/S/H10/22- S3362

Representation Number:
TPB/R/S/H10/22- R203

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 18:19:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
The development of global innovation centre in HK is the policy of the 14th 5 year planning of our country

Best regards,
Lui Ka Luen
Dr

HKID : [redacted]
Email :

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Submission Number:
TPB/R/S/H10/22- S3366

Representation Number:
TPB/R/S/H10/22- R204

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 18:56:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
INNOVATION IS OUR HK FUTURE

Best regards,
MARTIN KK CHEUNG
Ir

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3367

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Representation Number:
TPB/R/S/H10/22- R205

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 19:07:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.","Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:
To drive long-term innovation, economic growth and support national strategy in science and technology, Hong Kong must prioritize cross-disciplinary research that fosters groundbreaking scientific discoveries. The GIC will serve as a collaborative platform, open to both local and international researchers, fostering breakthroughs that can address global challenges in areas such as human health, environmental sustainability, and energy solutions. By attracting top talent from around the world, the GIC will position Hong Kong at the forefront of transformative research, paving the way for a future marked by innovation and progress. The GIC development will feature a comprehensive research laboratory complex, state-of-the-art facilities, academic buildings, exhibition and conference venues, short-term accommodation, offices, and support facilities. The GIC aims to enhance Hong Kong's competitiveness and establish the city as an international innovation and technology hub, fostering high-quality economic growth by spawning new industries.

Best regards,
LEUNG King Tai

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HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3368

Representation Number: TPB/R/S/H10/22- R206

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 19:19:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
It is a good idea, but the wrong location. Putting in in PokFuLam will degrade the already congested area. A full traffic assessment has not been done and right now with the proposed plan the access will lead to further congestion along Pok Fu Lam Road. Right now staff at QMH have to wait for 15 to 20 minutes at rush hour. Putting in 15,000 people will need 150 buses and Pok Fu Lam Road does not have the infrastructure to support this. Northern Metropolis is a better location

Best regards,
John Nicholls

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3369

Representation Number: TPB/R/S/H10/22- R207

From: Yeeman Lee [redacted]
Sent: 2024-05-21 星期二 19:48:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

To: Town Planning Board Secretariat

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

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

My reasons are as follows:

The Global Innovation Centre is expected to provide a transdisciplinary hub for deep technology and basic research that will enable scientists to tackle some of the world's most pressing challenges. This will, in turn, strengthen Hong Kong's edge in upstream research as well as fuel Hong Kong's future economic growth and our global reputation.

Development of the Global Innovation Centre will need dedicated space to accommodate various upstream research activities. The proposed location for the Global Innovation Centre in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with The University of Hong Kong's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing.

By adopting a terraced building design that blends with the topography, the proposed development will be compatible with the surrounding area, while also creating an accessible environment by enhancing pedestrian facilities, attracting talent and foster the growth of economic activities in the southern district of Hong Kong.

In view of the vast potential and aims of the Global Innovation Centre, I believe that the benefits of realising the Global Innovation Centre in Pokfulam are immense, not only to the future of Hong Kong's development into an international innovation and technology (I&T) hub, but to Hong Kong as a whole.

Best regards,

Lee Yee Man (HKID: [redacted])
Manager, HR Team
LKS Faculty of Medicine, The University of Hong Kong

E: [redacted]
T [redacted]

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Submission Number: TPB/R/S/H10/22- S3370

Representation Number: TPB/R/S/H10/22- R208

From: Keng Tiong Tan [redacted]
Sent: 2024-05-21 星期二 20:11:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

Dear Town Planning Board Secretariat,

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

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

My reasons are as follows:

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

First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.
The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.

I would like to make further comments below:

The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents, and providing new impetus to economic activities in the southern district.

The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.
The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an "Island Innovation Corridor" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.

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Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups.

Best regards,
Tan Keng Tiong

Deputy Director of Technology Transfer Office

HKID : [redacted]
Email : [redacted]

With best regards,

Ir Dr Alfred Tan
Deputy Director
Technology Transfer Office
The University of Hong Kong
Pokfulam, Hong Kong
[redacted]

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Submission Number:
TPB/R/S/H10/22- S3373

From: Microsoft Power Apps and Power Automate [redacted]

Representation Number:
TPB/R/S/H10/22- R209

Sent: 2024-05-21 星期二 21:25:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
The development of the Global Innovation Centre will further shape Hong Kong towards a leading innovation and talent hub, sustaining future economic growth.

Best regards,
CHOW, Shing Fung
Assistant Professor

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3375

Representation Number:
TPB/R/S/H10/22- R210

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 22:06:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
As an Assistant Professor in Microbiology from the Faculty of Dentistry, I am dedicated to advancing our understanding of oral and gut microbial communities and their impact on human well-being using advanced techniques. My commitment to innovation and research is exemplified by my role as the Principal Investigator leading the establishment and development of the inaugural and exclusive Raman Single-cell core facility in Hong Kong, supported by the HKU large research equipment fund. This core facility represents a significant milestone for the University of Hong Kong, introducing a state-of-the-art technology that offers label-free, non-destructive, in situ single-cell sorting from human samples for the discovery of effective probiotics and many under-explored cellular resources modulating human health in a high-throughput manner. The technical distinction of this facility not only enhances our capabilities in microbiome research but also positions the University at the forefront of technological innovation. The Raman Single-cell core facility is poised to become a hub for academic collaboration and knowledge-sharing within the local scientific research community, fostering interdisciplinary partnerships and driving forward scientific discovery. The development of the Global Innovation Centre is a strategic and scientifically significant initiative that aligns perfectly with our goals. The acquisition of essential peripheral facilities and space for the Raman single-cell laboratory within the Centre will provide the necessary infrastructure to support cutting-edge research and innovation. By creating a conducive environment for scientific inquiry and collaboration, the Global Innovation Centre will enable us to leverage advanced technologies, expand our research capabilities, and make impactful contributions to the global scientific community. In summary, the establishment of the Global Innovation Centre is essential for advancing technological innovation, fostering academic collaboration, and enhancing our research infrastructure. It will not only support the ongoing development of the Raman Single-cell core facility but also serve as a catalyst for scientific breakthroughs and interdisciplinary research, ultimately contributing to the advancement of knowledge and the betterment of human health.

Best regards,
Shi Huang
Professor

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3378

Representation Number: TPB/R/S/H10/22- R211

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-21 星期二 22:45:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
This Centre will be a great opportunity for Hong Kong to advance research and development that expands our knowledge in basic science and also creates potential for commercial applications that benefit our health and economy. The location is convenient to the HKU medical campus, and not too far from the HKU main campus.

Best regards,
BAUM, Lawrence William

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3381

Representation Number: TPB/R/S/H10/22- R212

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 00:54:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.","The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:
Many previous studies have shown that the development of innovation network requires the support of necessary physical and social infrastructure, involving creating spaces that foster collaboration, creativity, and technological advancement. Therefore, locate the GIC in the Pok Fu Lam area, providing sufficient space for global talents, and forming an "industry-university-research" collaboration & innovation chain with the University of Hong Kong and Cyberport is the inevitable path for Hong Kong to develop into a global innovation center.

Best regards,
Si Qiao

HKID [redacted]
Email [redacted]

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Submission Number: TPB/R/S/H10/22- S3390

Representation Number: TPB/R/S/H10/22- R213

From: Microsoft Power Apps and Power Automate [redacted]

Sent: 2024-05-22 星期三 07:50:45

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

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

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
Representation Relating to Plan No. S/H10/22 (Support Item A) I am writing in support of Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance. Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"). Best regards, Professor Ian Holliday Vice-President (Teaching and Learning) The University of Hong Kong

Best regards,
Ian Holliday
Professor

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3392

Representation Number: TPB/R/S/H10/22- R214

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 08:03:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
The development Global Innovation Centre enhances the connectivity and integration of entire resources and infrastructures for nurturing and attracting talents, generating synergies across stakeholders, and creating high skill jobs for the development of Hong Kong's economy.

Best regards,
Lee Ka Lun

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3394

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Representation Number:
TPB/R/S/H10/22- R215

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 09:33:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
Great support to the GIC establishment for futuristic innovation and technology development of Hong Kong to pioneering in the world.

Best regards,
Jiang Liu
Dr

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3396

Representation Number: TPB/R/S/H10/22- R216

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 09:57:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.","As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.","First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.","Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. "]

I would like to make further comments below:
Good for Hong Kong stability and growth.

Best regards,
Sze Ling Yee

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HKID : [redacted]
Email : [redacted]

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Submission Number:
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Representation Number:
TPB/R/S/H10/22- R217

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 10:01:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.","Propelling upstream basic research at the Global Innovation Centre will be beneficial to the entire I&T ecosystem. By creating high-value and highly-skilled jobs, creating synergy across I&T stakeholders, and attracting more global talent and enterprises, the GIC aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups. ","The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district.","First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth."]

I would like to make further comments below:
Hong Kong is the world's ONLY city that hosts 5 of the World's Top 100 universities (QS 2025). Investing a small piece of land into this very sharp competitiveness edge, I believe, will further enhance Hong Kong's leading position worldwide and also the strategic role in higher education in Greater China. Furthermore, the transformation of basic research into innovation well echoes the recent innovation development plan in Policy Address.

Best regards,

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Prof. Frank Xue
PhD MACM MIEEE SMCGS MASC MHKGISA MISDE

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3398

Representation Number: TPB/R/S/H10/22- R218

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 10:01:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.","The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.","The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community."]

I would like to make further comments below:
I like the "Island Innovation Corridor" concept which provide infrastructures and advanced facilities for research activities in close proximity to HKUMed Campus on Sassoon Road, Queen Mary Hospital and Cyberport.

Best regards,
Siu Wing Sze Wanda

HKID : [redacted]
Email : [redacted]

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

Representation Number:
TPB/R/S/H10/22- R219

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 10:57:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
NIL

Best regards,
LI Letian

HKID [redacted]
Email

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Submission Number:
TPB/R/S/H10/22- S3402

Representation Number:
TPB/R/S/H10/22- R220

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 11:03:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

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

Best regards,
YEN Horace
Mr.

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3404

Representation Number: TPB/R/S/H10/22- R221

From: Microsoft Power Apps and Power Automate [redacted]

Sent: 2024-05-22 星期三 11:24:40

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

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

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
I think it's a good idea.

Best regards,
Cheung Ho Yeung

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3407

Representation Number: TPB/R/S/H10/22- R222

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 11:39:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
to support HK to become an international innovation hub

Best regards,
Shen Ya Hsin

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3408

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Representation Number:
TPB/R/S/H10/22- R223

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 11:53:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
The GIC will bring synergies and stimulate collaboration.

Best regards,
Poon Ka Lai

HKID : [redacted]
Email : [redacted]

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

Representation Number: TPB/R/S/H10/22- R224

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 12:04:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
The development of Global Innovation Centre will play as a sustainable and high quality foundation of nurturing local talents to strive the development of Hong Kong.

Best regards,
WONG POK HIM

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3414

Representation Number:
TPB/R/S/H10/22- R225

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 13:27:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["First conceived in the 2021 Policy Address, the Global Innovation Centre supports the National 14th Five-Year Plan and the Hong Kong Innovation and Technology Development Blueprint. I believe that the Global Innovation Centre will provide a transdisciplinary hub for deep technology and basic research, that will enable scientists to tackle some of the world's most pressing challenges, which is also an important impetus for Hong Kong's future economic growth.","The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration.","The proposed development will be compatible with the surrounding area by adopting a terraced building design that blends with the topography, while also creating an accessible environment by enhancing pedestrian facilities, attracting talents and providing new impetus to economic activities in the southern district."]

I would like to make further comments below:
Global digitalization is imperative, and becoming one of the best innovation centers in the world is another way forward for Hong Kong.

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

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3416

Representation Number: TPB/R/S/H10/22- R226

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 13:50:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
The establishment of the Global Innovation Centre will benefit HKU and Hong Kong community.

Best regards,
Xin Jiayi

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3417

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Representation Number:
TPB/R/S/H10/22- R227

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 14:10:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
Ai related to medical, astronomy is essential AI movie making is the future too

Best regards,
Kong chung to
Mr

HKID [redacted]
Email [redacted]

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Submission Number: TPB/R/S/H10/22- S3420

Representation Number: TPB/R/S/H10/22- R228

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 14:33:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

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

Best regards,
Philip Lo

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3421

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Representation Number:
TPB/R/S/H10/22- R229

From: Microsoft Power Apps and Power Automate [redacted]
Sent: 2024-05-22 星期三 15:20:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

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

Best regards,
Chan Yap Hang
Prof.

HKID [redacted]
Email

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Submission Number:
TPB/R/S/H10/22- S3423

Representation Number:
TPB/R/S/H10/22- R230

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

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

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

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

My reasons are as follows:

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

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

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

Best regards,
PENG, SIMIN
Prof.

HKID [redacted]
Email

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Submission Number: TPB/R/S/H10/22- S3430

Representation Number: TPB/R/S/H10/22- R231

From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 16:45:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

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

Best regards,
Chu Yiu Leung Louis

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3431

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Representation Number:
TPB/R/S/H10/22- R232

From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 16:48:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth.","The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.","The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:
HK requires research facilities to attract world class scientists to station in HK and enhance competitiveness.

Best regards,
Luk chi sau jason

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3432

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Representation Number:
TPB/R/S/H10/22- R233

From: Microsoft Power Apps and Power Automate [redacted]

Sent: 2024-05-22 星期三 16:48:45

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

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

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
For future of HK

Best regards,
Monica Wong

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3433

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Representation Number:
TPB/R/S/H10/22- R234

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

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
benefit the local community

Best regards,
Chan I Ki

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3435

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Representation Number:
TPB/R/S/H10/22- R235

From: Microsoft Power Apps and Power Automate
<[redacted]>
Sent: 2024-05-22 星期三 16:54:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

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

Best regards,
Jasmine Yau

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3436

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Representation Number:
TPB/R/S/H10/22- R236

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

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

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

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

My reasons are as follows:

["The Global Innovation Centre's interdisciplinary approach, which brings together researchers from various fields, will need dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having the large footprint with utility support, and flexibility for future expansion will also attract both local and international research teams to the GIC, which can ultimately grow the talent pool of Hong Kong.","The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.","As part of the city-wide effort to enhance innovation and technology competitiveness, the proposed Global Innovation Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:
The proposed Global Innovation Centre can bring together researchers from various fields and create more development opportunities and also promote the I&T development.

Best regards,
Li Yui Yan Jenny

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3437

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Representation Number:
TPB/R/S/H10/22- R237

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

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
Enhance synergy effect of science and technology policies on innovation and technology to China, HKSAR and HKU.

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Best regards,
NG CHUN WAI

HKID : [redacted]
Email : [redacted]

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

Representation Number: TPB/R/S/H10/22- R238

From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 16:59:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

["The Global Innovation Centre's location in Pokfulam, with proximity to the Sassoon Road Campus, Queen Mary Hospital, and Cyberport, will create synergy with HKU's existing campuses, forming an \"Island Innovation Corridor\" that will promote access to talent, research collaboration, and knowledge sharing. There will be enhanced pedestrian connections and landscaped communal space that will also benefit the local community.","The Global Innovation Centre will provide researchers with the necessary infrastructure to conduct cutting-edge research in quantum science, atomic science, health sciences, artificial intelligence, sustainable energy, and financial technology. It will provide advanced laboratory space, and shared facilities that will enable researchers to work together with researchers from various disciplines, fostering international collaboration."]

I would like to make further comments below:
Nil

Best regards,
Cheung Ning Tai Nicholas

HKID [redacted]
Email [redacted]

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Submission Number:
TPB/R/S/H10/22- S3439

Representation Number:
TPB/R/S/H10/22- R239

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From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 16:59:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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I would like to make further comments below:
Hong Kong needs more investment in innovation in order to move forward.

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

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3440

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Representation Number:
TPB/R/S/H10/22- R240

From: Microsoft Power Apps and Power Automate
<[redacted]>
Sent: 2024-05-22 星期三 17:03:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:

Best regards,
Cheung Kin Ngai Canice

HKID : [redacted]
Email :

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Submission Number:
TPB/R/S/H10/22- S3441

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Representation Number:
TPB/R/S/H10/22- R241

From: Microsoft Power Apps and Power Automate
<[redacted]>
Sent: 2024-05-22 星期三 17:04:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

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

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

I would like to make further comments below:
Promote young generations to be innovative and connect the world as a global innovation hub.

Best regards,
Lee Chun Man John

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3442

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Representation Number:
TPB/R/S/H10/22- R242

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

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

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

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

My reasons are as follows:

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

I would like to make further comments below:
Stable and Continual employment with HKU can be sustained by colleagues.

Best regards,
Siu Yum Tong
Technical Manager

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3443

Representation Number:
TPB/R/S/H10/22- R243

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

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

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I would like to make further comments below:
It is important to have such Centre to create development opportunities on different areas.

Best regards,
Pang Ming Chi Cecilia

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HKID : [redacted]
Email :

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Submission Number:
TPB/R/S/H10/22- S3444

Representation Number:
TPB/R/S/H10/22- R244

From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 17:09:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

I would like to make further comments below:
This will truly benefit not just the development of HKU but transform Hong Kong to become a global innovation hub.

Best regards,
Loi Joey Sin U

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3445

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Representation Number:
TPB/R/S/H10/22- R245

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

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

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

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My reasons are as follows:

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

Best regards,
LO TSZ CHEUNG STEVEN

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3446

Representation Number: TPB/R/S/H10/22- R246

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

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

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

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

I would like to make further comments below:
More job opportunities and a new sightseeing location for tourists

Best regards,
Wong Wai Chu

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3447

Representation Number:
TPB/R/S/H10/22- R247

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From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 17:14:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

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

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aligning with strategic government policies of new industrialisation and driving quality economic growth."]

I would like to make further comments below:
Future development

Best regards,
Simon hui

HKID : [redacted]
Email : [redacted]

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Submission Number: TPB/R/S/H10/22- S3449

Representation Number: TPB/R/S/H10/22- R248

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

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

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

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

Best regards,
ZENG Jialin
Ms

HKID : [redacted]
Email : [redacted]

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Submission Number:
TPB/R/S/H10/22- S3450

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Representation Number:
TPB/R/S/H10/22- R249

From: Microsoft Power Apps and Power Automate <[redacted]>
Sent: 2024-05-22 星期三 17:19:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Support Item A)

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

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

I would like to make further comments below:
Strongly support

Best regards,
Wong Wing San Daniel
Ir

HKID [redacted]
Email

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-161853-62386

Submission Number: TPB/R/S/H10/22- S734

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

Representation Number: TPB/R/S/H10/22- R250

提交日期及時間
Date and time of submission: 20/05/2024 16:18:53

「申述人」全名
Full Name of "Representer": 女士 Ms. YAU MAN PING

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
Item A	支持 Support	Hong Kong needs to transform its economic structure beyond traditional pillar industries. A new technology hub can propel Hong Kong's pivotal drive into an industry-based economy, benefiting the next generation and the economy of Hong Kong in the long run. It is crucial to have such a research infrastructure in Hong Kong for our current talents, new industries and enterprises to thrive.

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

Representation Number:
TPB/R/S/H10/22- R251

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:
TPB/R/S/H10/22- S3963

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
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1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (~~Mr./Ms./Company~~/Organization* 先生/女士/公司/機構*)

Ebenezer School

RECEIVED
22 MAY 2020
Town Planning Board

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation letter.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the accompanying Representation letter.

\# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本，另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

EBENEZER SCHOOL
心光學校

[redacted]

Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
李林寵嬋女士

Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

Hon Secretary 義務秘書
Ms Grace Chen
陳鳳驊女士

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

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Mr Henry Lai
賴顯榮先生
Ms Rhonda Leung
梁麗琴校長
Ms Sandra Leung
梁承敬女士
Mr Roger Nissim
李森先生
Ms Ellen Tsao
曹依琳女士

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

The Ebenezer School ('the School') is one of the service units of the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The School is in the buildings at 131 Pok Fu Lam owned by Ebenezer and is providing an all-round quality education to children and youths with visual impairment.

The School offers student-oriented teaching, Cross Level Subject Setting and Individual Education Plan with accordance to the fundamental education curriculum guide provided by EDB. Apart from the academic curriculum, students will learn to overcome the limitations of visual impairment and to develop their own potential and talents. More important, students will be trained to equip with independent living and social skills for them to integrate into the society when grown up.

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

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

The Secretary
Town Planning Board

24 April 2024

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

A pleasant and safe environment is very important for students to learn and play. The nuisance related to the continual construction works including noise and vibration has created distraction to the students as they learn by listening and sense of touching. The students would be difficult to concentrate in class since the sense of hearing and spatial awareness of the visually impaired people are extremely sensitive compared to an average person.

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

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

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

The Secretary
Town Planning Board

24 April 2024

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

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

Yours faithfully,

Mr Remy Wong
Principal
Ebenezer School

Representation Number:
TPB/R/S/H10/22- R252

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:
TPB/R/S/H10/22- S3964

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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1. Person Making this Representation (known as " Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (~~Mr./Ms./Company~~/Organization* 先生/女士/公司/機構*)

Ebenezer Child Care Centre and Early Intervention Programme for Visually Impaired Children

RECEIVED
22 MAY 2022
TPB

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

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申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation letter.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Please refer to the accompanying Representation letter.

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☑ at the appropriate box 請在適當的方格內加上 ☑ 號

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校

[redacted]

Nurturing PRIDE for a Better World
傲澤社群

Founder 創辦機構
Hildesheimer Blindenmission, Germany
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Patron 贊助人
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Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

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

Hon Treasurer 義務司庫
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Mr Roger Nissim
李森先生
Ms Ellen Tsao
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Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
郁德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

The Ebenezer Child Care Centre (ECCC) and Early Intervention Programme (EIP) are two very important service units of the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The ECCC & EIP are in the buildings at 131 Pok Fu Lam owned by Ebenezer and is specialized to provide early intervention and childcare services including day and residential care for visually impaired children ranges between 2 to 6 years old and 0 to 6 years old for ECCC and EIP respectively.

Early childhood education and care provide important opportunities for children to learn and develop. It becomes more crucial for child with visually impaired to maximize their learning potential through the education and rehabilitation training programs tailormade by the service units. The quality of a child's learning experiences makes a critical difference as their brains develop, providing a strong foundation for learning, health and behaviour throughout life. They need a safe and supportive environment with minimal distractions to promote positive development.

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

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

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校
131 Pokfulam Road, Hong Kong 香港薄扶林道一三一號
Tel 電話: 3159 5400 Fax 傳真: 2817 4355
E-mail 電子郵箱: esgo@ebenezer.org.hk Website 網址: www.ebenezer.org.hk

傲澤社群
Nurturing PRIDE for a Better World

The Secretary
Town Planning Board

24 April 2024

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

The sense of hearing and spatial awareness of the visually impaired children are extremely sensitive compared to an average child. The nuisance related to the continual construction works including noise and vibration has adversely affected the quality of the learning environment and impeded the sensory development of our children.

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

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

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

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The Secretary
Town Planning Board

24 April 2024

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

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

Yours faithfully,

Dr Alice Yuk Tak Fun, BBS, JP
Chief Executive Officer
Ebenezer School and Home for the Visually Impaired

Representation Number:
TPB/R/S/H10/22- R253

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:
TPB/R/S/H10/22- S3965

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
中述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
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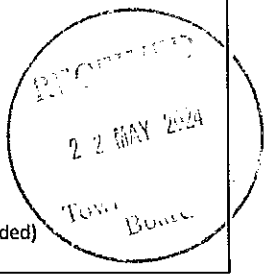
1. Person Making this Representation (known as " Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 ~~(Mr./Ms./Company~~/Organization* 先生/女士/公司/機構*)

Ebenezer Care and Attention Home



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation letter.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the accompanying Representation letter.

\# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校

[redacted]

傲澤社群
Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
李林寵嬋女士

Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

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

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

Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

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

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Ms Victoria de Alwis
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Mr Leo Barretto
巴烈圖先生
Mr Sean Fong
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湯明蘭女士
Ms Angelina Kwan
關意女士
Mr Henry Lai
賴顯榮先生
Ms Rhonda Leung
梁寵琴校長
Ms Sandra Leung
梁承敬女士
Mr Roger Nissim
李森先生
Ms Ellen Tsao
曹依琳女士

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

The Ebenezer Care and Attention Home ('the Home') is one of the service units of the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The Home is located in the buildings at 131 Pok Fu Lam owned by Ebenezer and provides accommodation service for the visually impaired elderly.

The Home aims to provide a quality living environment for visually impaired elderly with health and personal care services. The facility is built on a hillside with beautiful scenery, the elderly may enjoy ample sunlight and fresh air in the balcony.

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

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

It is important for the Home to create a quiet and safe environment for elderly since they would spend most of their time within the building. A space that free from disturbance is crucial for those who requires intensive treatment and close monitoring.

The Secretary
Town Planning Board

24 April 2024

In addition, elderly with visually impaired have additional reliance upon their hearing as it is their main distance sense, providing an awareness of the environment beyond their physical reach. Thus, we have great concerns on the noise problem, dust nuisance and safety issue created by the proposed development in the subject amendment that gravely affected the quality of life of the elderly. We would like to provide objection views as follow.

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

Moreover, the development and re-development along Sassoon Road have created additional traffic to the Pok Fu Lam Road that worsen the congestion problem. Since Pok Fu Lam Road is the only access to the Home, in case of emergency, traffic congestion may impede the ability of emergency vehicles to reach the Home in a fast and reliable manner, which, in fact, could be a life-and-death situation.

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

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

The Secretary
Town Planning Board

24 April 2024

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

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

Yours faithfully,

Dr Alice Yuk Tak Fun, BBS, JP
Chief Executive Officer
Ebenezer School and Home for the Visually Impaired

Representation Number:
TPB/R/S/H10/22- R254

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:
TPB/R/S/H10/22- S3966

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

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1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 ~~(Mr./Ms./Company~~/Organization* 先生/女士/公司/機構*)

Ebenezer Project Works

RECEIVED
22 MAY 2024
Town Planning Board

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

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* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation letter.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Please refer to the accompanying Representation letter.

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」
☑ at the appropriate box 請在適當的方格內加上 ☑ 號

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校

[redacted]

urturing PRIDE for a Better World

Founder 創辦機構
Hildesheimer Blindenmission, Germany
德國哥迪堪協會

Patron 贊助人
Mrs Janet Lee
李林麗嫦女士

Chairman 主席
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林椋楓先生

Deputy Chairman 副主席
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施米高先生

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

The Ebenezer Project WORKS ("the Unit") is a career support unit under the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The youths with visual impairment face immense difficulties in looking for jobs which match with their qualification and ability despite their high educational backgrounds. To address this issue, the Ebenezer launched the Project WORKS led by visually impaired young professionals, to enhance employers' understanding of the ability of the visually impaired and promoting their employment.

The Unit will provide multiple support services and sensitivity trainings for the youths with visual impairment to promote their employability. It will also utilize the music talents of the youths for job creation, e.g. offering residency performances, banquet or ceremony performances and community performances etc. Our musicians need a quiet and exclusive environment for their learning and practice.

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

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

The Secretary
Town Planning Board

24 April 2024

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

We have regular music performances and practice arranged in the campus as an important way for job creation of our musicians. While our musicians would be very noise-sensitive and need longer time to focus, a quiet and safe environment is very important for them to practice and perform. The nuisance related to the continual construction works including noise and vibration has created distraction to the musicians and make them difficult to concentrate during practice.

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

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

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

The Secretary
Town Planning Board

24 April 2024

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

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

Yours faithfully,

Shirley

Ms Shirley To
Social Services Coordinator
Ebenezer School and Home for the Visually Impaired

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22- S3967

Representation Number: TPB/R/S/H10/22- R255

From: Catherine Kwong <[redacted]
Sent: 2024-05-22 星期三 14:48:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]

Subject: Ebenezer New Hope School_Representation Relating to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 under Section 6(1) of the Town Planning Ordinance

Attachment: Ebenezer_New_Hope_School_Representation_Statement.pdf — 72

Dear Sir/Madam,

Representation Relating to
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
under Section 6(1) of the Town Planning Ordinance

Submission of Representation Statement

On behalf of Ebenezer New Hope School ("Representer"), we hereby submit the captioned Representation for your consideration. A set of original authorisation letter signed by the Representer, a set of Form No. S6 with full name and HKID card number of the representative of Representer and the representative of our Company, and 4 copies of the Representation Statement have been submitted by hand. A soft copy of the Representation Statement is hereby enclosed to supplement.

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

Should you have any queries, please contact Ms. Catherine KWONG at [redacted].

Regards,
Catherine Kwong
Assistant Town Planner

Arup
[redacted]

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Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.

Form No. S6
表格第 S6 號

REPRESENTATION IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第6(1)條就圖則作出申述

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (~~Mr.~~ /~~Ms.~~/~~Company~~/Organization* ~~先生~~/~~女士~~/~~公司~~/機構*)

Ebenezer New Hope School
心光恩望學校

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr.~~/ ~~Ms.~~/Company/~~Organization~~* ~~先生~~/~~女士~~/公司/~~機構~~*)

Arup Hong Kong Limited
奧雅納香港有限公司

ARUP HONG KONG LIMITED
ARUP
AH16
奧雅納香港有限公司

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)*
申述詳情(如有需要，請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A	☐ support 支持 ☑ oppose 反對	Please refer to the Representation Statement for details
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the Representation Statement for details

\# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」
☑ at the appropriate box 請在適當的方格內加上 ☑ 號

Ebenezer New Hope School

Representation Relating to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 under Section 6(1) of the Town Planning Ordinance

Representation Statement

Final | May 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 293557

Arup Hong Kong Limited

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Executive Summary

We are acting on behalf of Ebenezer New Hope School ("ENHS") ("the Representer") to make this Representation to the Town Planning Board ("TPB"). This Representation relates to the Draft Pok Fu Lam OZP No. S/H10/22 (the "Draft OZP") made to the TPB under Section 6(1) of the Town Planning Ordinance (CAP. 131) ("TPO"/ "the Ordinance").

The particular matters to which this Representation relate are in **Opposition to Amendment Item A shown on the Draft Pok Fu Lam OZP No. S/H10/22**, and the Notes, Schedule of Use and Explanatory Statement ("ES") related to Amendment Item A of the Draft OZP, i.e.

- Amendment Item A is intended for the development of a Global Innovation Centre by the University of Hong Kong ("HKU"), i.e. rezoning a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").

To develop Hong Kong into an international innovation and technology ("I&T") hub as promulgated in the National 14th Five-Year Plan and consolidate Hong Kong's leading position in basic research, the Chief Executive ("CE")'s Policy Address ("PA") in 2021 and 2022 recognized I&T's role as a key impetus for Hong Kong's high-quality economic development. To take forward the PA initiatives, HKU commissioned a rezoning study (the Study) to formulate an Indicative Scheme for the proposed Global Innovation Centre ("the Base Scheme"). The Base Scheme comprises of one composite building compound consisting of seven 6-storey non-domestic and one 9-storey domestic towers with a total maximum GFA of 222,720m^2 (including not more than 10,620m^2 domestic GFA) and a maximum Building Height Restriction of 158mPD. To facilitate development of the proposed Global Innovation Centre, it is proposed to rezone the Representation Site from "GB", "Residential (Group) C" ("R(C)6") and area shown as 'Road' to "OU(Global Innovation Centre)" (Amendment Item A).

The Representer, ENHS, has a rich history and a strong commitment to serving students with special needs. ENHS was established in 1978 under the Ebenezer School and Home for the Visually Impaired and provides education, rehabilitation, and boarding services for students with visual impairment ("VI") and intellectual disabilities ("ID") and ENHS holds a deep commitment to creating and maintaining a tranquil environment with a beautiful sea view specifically for their students. Recognizing the significance of a serene and visually appealing setting, ENHS places great emphasis on providing a sensory-rich atmosphere that fosters a sense of calm and enhances the overall well-being of their students. By preserving a green and peaceful environment, ENHS aims to create an inclusive and conducive learning environment that caters to the unique needs of their students.

While the Representer supports the development of the Global Innovation Centre by HKU, the Representer expressed grave concern over the location at the Representation Site. The development of the narrow and steep strip of slope would generate a further loss of Green Belt in Pok Fu Lam and disrupt the green and tranquil environment for the students of ENHS. The Base Scheme as proposed by HKU with a close distance of less than 15m to ENHS is deemed detrimental to the learning environment for students, boarders and staffs in. The blockage of sunlight penetration and air ventilation, visual blockage and nuisances at construction and operational stage would affect the attention span of the students, impact their cognitive development and emotional as well as impede their learning and rehab process. The vast cutting of slopes in proximity to ENHS would impose safety concerns to the learning environment.

The Representer objects the location of the Global Innovation Centre at the Representation Site, and demand the Government and HKU to consider locating the Global Innovation Centre to the Northern Metropolis, which would be the northern engine of Hong Kong driving Hong Kong's I&T development. The Global Innovation Centre specializing in research and development of deep technology could add value to upstream of the I&T value chain. Therefore, the Representer demanded the withdrawal of the Proposed Amendment Item A and revert the Representation to "GB" and "R(C)6".

In the event the Global Innovation Centre has to be remained at the Representation Site, the Representer proposes an Enhanced Scheme to safeguard a quality learning environment for the ENHS. The Enhanced Scheme creates a variation of building height profile with 123mPD for buildings at the northern portion of the Representation Site and a setback area of at least 32m from the eastern boundary of the Representation Site abutting the boundary of ENHS. The Enhanced Scheme will also result in no change to the total GFA of the Global Innovation Centre. Planning mechanism should also be in place to ensure continuous consultation with the ENHS at the detailed planning stage of the Global Innovation Centre.

To put forward the Representer's Proposal, 4 different amendments to the Draft OZP are proposed for the consideration by the TPB:

- Amendment Proposal 1: Reverting the Representation Site as "Green Belt" and "Residential (Group C)6" (Most Preferred)
- Amendment Proposal 2a: Incorporation of Building Height Sub-Area and Setback on the Plan of the "OU(Global Innovation Centre)" Zone
- Amendment Proposal 2b: Requirement of S16 Planning Application for all uses under the "OU(Global Innovation Centre)" Zone
- Amendment Proposal 2c: Requirement of Layout Plan Submission in the Notes of the "OU(Global Innovation Centre)" Zone

Based on the Representer's Proposal and Proposed Amendments to the Draft OZP as detailed in this Representation Statement, the Representer sincerely request the TPB to reconsider revision of the Amendment Item A on the Draft Pok Fu Lam OZP No. S/H10/22 to retain a conducive learning environment for the existing ENHS and to achieve compatibility with the surrounding neighbourhood.

行政摘要

(內文如與英文版本有任何差異, 應以英文版本為準)

心光恩望學校(此後稱為「申述人」)委託本公司根據第 131 章《城市規劃條例》(此後稱為「條例」)第 6(1)條向城市規劃委員會(此後稱為「城規會」)就薄扶林分區計劃大綱草圖編號 S/H10/22 (此後稱為「大綱草圖」) 提出申述。

有關本申述的特定事項為**反對薄扶林分區計劃大綱草圖編號 S/H10/22 修訂項目 A 項**，以及有關修訂項目 A 項的《註釋》、《土地用途表》及《說明書》。有關修訂項目為：

- 修訂項目A項旨主要是為香港大學提供土地發展國際創新中心，即把位於薄扶林道及域多利道之間的一幅用地由「綠化地帶」、「住宅(丙類)6」地帶及顯示為「道路」的地方改劃為「其他指定用途」註明「國際創新中心」地帶。

為配合國家《十四五規劃綱要》明確支持香港建設國際創新科技中心及鞏固香港在基礎研究領域的領先地位，行政長官於《2021 年施政報告》及《2022 年施政報告》確認創新科技是激活香港經濟高質量發展的重要引擎。為落實《施政報告》相關政策措施，香港大學委託進行改劃研究，制定一個指標性方案(此後稱為「原有方案」)，以建設擬議國際創新中心。原有方案中包括一座綜合用途建築群，由七座 6 層高的非住宅大樓和一座 9 層高的住宅大樓。原有方案最大總樓面面積為 222,720 平方米(包括不多於 10,620 平方米的住用總樓面面積)，最高建築物高度訂為主水平基準上 158 米。為推行發展擬議國際創新中心，修訂項目 A 建議將是次申述地點由「綠化地帶」、「住宅(丙類)6」地帶及顯示為「道路」的地方 改劃為「其他指定用途」註明「國際創新中心」地帶。

心光恩望學校(申述人)在區內悠久歷史，並致力為有特殊需要的學生提供服務。心光恩望學校於 1978 年成立，為有視覺及智力障礙學童提供教育、復康治療和宿舍護理服務。申述人致力為學生創造一個環境清幽，向海而立寧靜的環境。申述人深知一個寧靜和視覺上吸引的環境對學生至關重要。因此，申述人格外重視營造一個富有豐富感官體驗的氛圍，培養學生的平和情緒，提高他們的整體福祉。位處翠綠及安靜的環境，申述人旨在營造一個包容、有利於學習的環境以滿足有特殊需要學生的需要。

申述人雖然支持香港大學發展國際創新中心，但對國際創新中心的選址，即申述地點，表示嚴重擔憂。開發狹窄陡峭的斜坡將進一步造成薄扶林綠化帶的損失，並對周遭環境極為敏感的學生帶來騷擾。香港大學提出的原有方案，與心光恩望學校的距離少於 15 米，嚴重影響學校的學生、宿生和教職員的學習環境。陽光穿透和空氣流通的阻擋，以及施工和運營階段的干擾，會影響學生的注意力、認知發展和情緒，阻礙他們的學習和康復過程。學校附近大型的斜坡也會引發對學習環境的安全隱患。

申述人反對在申述地點設立國際創新中心，以及建議政府和香港大學將其遷到北部都會區。北部都會區將成為推動香港創新科技發展的「北引擎」。申述人深信國際創新中心專注於深科技的研發，可以為北部都會區創新科技價值鏈上的上游研究增值。因此，城規會應撤回對修訂項目 A 的修改並重新考慮國際創新中心的選址。

如果必須在申述地點設立國際創新中心，申述人亦提出一個增進方案，以保障心光恩望學校的學生、宿生和教職員的優質學習環境。增進方案建議一個高低有致的建築高度輪廓，在申述地點的北部的建築高度改為主水平基準上 123 米，並在申述地點東側毗鄰心光恩望學校的邊界設置最少闊 32 米的

後移距離。增進方案將不會影響國際創新中心的總樓面面積。同時，申述人建議應利用規劃機制，確保在國際創新中心的詳細規劃階段持徵詢心光恩望學校的意見。

為了落實申述人的方案，申述人為大綱草圖提出 4 項修訂建議供城規會考慮：

- 修訂建議1：將申述地點恢復為「綠化地帶」及「住宅(丙類)6」地帶(最優選方案)
- 修訂建議2a：於《圖則》上的「其他指定用途」 註明「國際創新中心」地帶加入高度支區及後移距離
- 修訂建議2b：要求「其他指定用途」 註明「國際創新中心」地帶內的所有用途須向城規會提交第16條的申請許可
- 修訂建議2c：於《註釋》上「其他指定用途」 註明「國際創新中心」地帶內要求必須向城規會提交一份發展藍圖以供核准

根據申述人的方案，及對大綱草圖提出的修訂建議，申述人誠懇地希望城規會重新審視薄扶林分區計劃大綱草圖編號 S/H10/22 修訂項目 A 的內容並作出修改，保護心光恩望學校寧靜的學習環境，同時確保與附近環境兼容。

1. INTRODUCTION

1.1 Purpose of this Representation

1.1.1 This Representation is made on behalf of Ebenezer New Hope School ("The Representer"/ "ENHS") to the Town Planning Board ("TPB") under Section 6(1) of the Town Planning Ordinance ("TPO"/ "the Ordinance"), in respect of the Draft Pok Fu Lam OZP No. S/H10/22 (the "Draft OZP") which is exhibited for public inspection for a period of two months from 22 March 2024 to 22 May 2024 under Section 5 of the Ordinance.

1.1.2 The nature of this Representation is **in Opposition to Amendment Item A** shown on the Draft OZP which relates to rezoning of a site between Victoria Road and Pok Fu Lam Road from "Green Belt" ("GB"), "Residential (Group C)6" ("R(C)6") and area shown as 'Road' to "OU(Global Innovation Centre)" (about 4.72ha) (the "Representation Site"). The location of Representation Site is shown in **Figure 1**.

1.1.3 To take forward the initiatives in the recent policy addresses (PAs), the Representation Site at Pok Fu Lam Road has been identified for development of the Global Innovation Centre by the University of Hong Kong (HKU) which will be the first deep technology basic research compound in Hong Kong. The said "OU(Global Innovation Centre)" zone will be subject to a maximum GFA of 222,720m^2 (including not more than 10,620m^2 domestic GFA) and a maximum building height ("BH") of 158mPD, or the GFA and height of existing building, whichever is the greater.

1.1.4 ENHS has a long-standing presence in Pok Fu Lam and strong commitment in serving student with special education needs. ENHS was established under the Ebenezer School and Home for the Visually Impaired since 1978 on Pok Fu Lam Road to provide education, rehabilitation, and boarding services for students with visual impairment ("VI") and intellectual disabilities ("ID"). A tranquil and open-air learning environment has been long safeguarded to provide training in achieving the mission of developing good character, enhancing their cognitive and self-care abilities, overcoming their limitations and realising their full potential. The "OU(Global Innovation Centre)", located immediately adjacent to ENHS's school building, would inevitably impact the quality learning environment provided to the students in ENHS.

1.1.5 ENHS fully supports Government's initiatives for developing a deep technology research facility to support Hong Kong's I&T development for future economic growth. However, the provision of HKU's Global Innovation Centre at the Representation Site, sitting on a steep slope with a majority zoned as "GB" with more than 2,250 trees and 5 natural streams which serves as an essential green buffer for Pok Fu Lam, is not an appropriate location. According to the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") and the later promulgated Northern Metropolis Action Agenda, there is a clear government intention for putting the facilities for I&T in the Northern Metropolis, the northern part of the "South-North dual engine (finance-I&T)", in particular in the designated I&T zone which covers the San Tin Technopole and the Hong Kong-Shenzhen Innovation and Technology Park in the Loop with an endeavour to create strong synergy with the Shenzhen I&T zone. Indeed, HKU has established the HKU-Shenzhen Hospital, located at the heart of Futian, which has four international centres, International Medical Centre, Medical Talent Training Centre, Medical Science and Technology Innovation Centre and Hospital Management Innovation Centre, with the aim to advance and promote the integration of "medical service, teaching, research and management"[1]. Drawing the experience of the establishment of HKU-Shenzhen Hospital, the

[1] Source: The University of Hong Kong-Shenzhen Hospital http://www.hku-szh.org/en/AboutUs/Introduction/

Global Innovation Centre locating in the Northern Metropolis could bring a wider synergy with the surrounding I&T developments, and a wider pool of users and talents in the Greater Bay Area.

1.1.6 The Representer objects the location of the Global Innovation Centre in the Representation Site. The **Representer's Proposal** demand the Government and HKU to consider an alternative site for the Global Innovation Centre. Considering the steep gradient of the vegetated slope throughout the Representation Site, as well as the availability of alternative sites more suitable for I&T development in the Northern Metropolis to promote stronger synergy with a greater pool of users and talents in the Greater Bay Area, the Representer strongly believes that the Government and HKU should consider an alternative location for the Global Innovation Centre to echo with Hong Kong's strategic planning and positioning of economic development.

1.1.7 However, in the event that the Global Innovation Centre has to remain on the Representation Site, the Representer would put forward an **Enhanced Scheme** to minimize negative impacts to the students, boarders and staffs in ENHS who stays in the school building every day in oppose to the **Base Scheme** proposed by HKU.

1.1.8 The **Base Scheme** mentioned in this Representation Statement refers to the Indicative Scheme of the Global Innovation Centre proposed by HKU, as shown on Plans 3a-3y of MPC Paper No. 3/24. The Base Scheme comprises of one composite building compound with seven 6-storey non-domestic towers and one 9-storey domestic tower, which has been formulated to demonstrate the feasibility of the Proposed Amendment Item A. However, it is observed that the buildings proposed in the Base Scheme is at a very close distance with ENHS, in particular, Building A2 which is less than 15m distance with a BH of 158mPD against ENHS with an existing BH of 141.3mPD, creating an immense wall right in front of the school. The Base Scheme would generate adverse impact to ENHS during construction and operational stage, creating distraction which would defer student's learning and rehab process, as well as hampering physical, mental and emotional wellbeing of students, boarders and staffs in the school.

1.1.9 The **Enhanced Scheme** mentioned in this Representation Statement refers to an alternative layout proposed by the Representer if the Global Innovation Centre has to remain on the Representation Site. The Enhanced Scheme will respect the total GFA of the Global Innovation Centre, while at the same time emphasizes the need to safeguard a conducive learning environment for the ENHS, by proposing an alternative BH profile and a 32m building setback to ensure a reasonable separation between the two facilities. The Enhanced Scheme presents a win-win situation for both HKU and the ENHS who are sharing the same mission to provide quality learning environment for students, bringing positive influence to the society of Hong Kong.

1.2 Particular Matter shown on the Draft OZP

1.2.1 Regarding the particular matter shown on the Draft OZP, this Representation is prepared **in Opposition to Amendment Item A on the Draft Pok Fu Lam OZP No. S/H10/22**.

1.2.2 The said Amendment Item A is intended for the development of a Global Innovation Centre by HKU in **Figure 1**, i.e. *rezoning a site between Pok Fu Lam Road and Victoria Road from "Green*

Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").

1.3 Particular Matter shown on the Notes and Explanatory Statement of the Draft OZP

1.3.1 In respect of the Notes of the Draft OZP, this Representation relates to the schedule of use of "OU(Global Innovation Centre)" and its remarks to incorporate development restrictions of a maximum GFA restriction of 222,720m^2 (including a maximum domestic GFA of 10,620m^2) and a maximum BH restriction of 158mPD for the new "OU(Global Innovation Centre)" zone. The relevant extract of the Notes is provided in **Figures 2a-b**.

1.3.2 Regarding the Explanatory Statement (ES) of the Draft OZP, this Representation also relates to relevant paragraphs in the ES associated with the amendments. Relevant extract of the ES is provided in **Figures 3a-d**.

1.4 Structure of this Representation Statement

1.4.1 Following this introductory section, this Representation Statement consists of the followings to facilitate the consideration by the TPB:

- **Section 2** describes the planning context of the Representation Site;
- **Section 3** explains the nature of and reasons for this Representation;
- **Section 4** describes the Representer's Proposal;
- **Section 5** suggests the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22; and
- **Section 6** concludes this Representation Statement.

2. PLANNING CONTEXT OF THE REPRESENTATION SITE

2.1 Location

2.1.1 The Representation Site of an area of about 4.72ha is located at a densely vegetated slope between Pok Fu Lam Road and Victoria Road with level difference of about 80m.

2.1.2 The location of the Representation Site is shown in **Figure 1**.

2.2 Land Status

2.2.1 The Representation Site is fully within Government Land.

2.3 Existing Land Use

2.3.1 The Representation Site is currently a densely vegetated slope comprising of area zoned "GB" (4.12ha), "R(C)6" (0.51 ha) with minor encroachment onto an area zoned as 'Road' (0.09 ha) on the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21.

2.3.2 Photos showing an aerial view and the existing condition of the Representation Site are attached in **Figures 4a-b**.

2.4 Surrounding Land Uses

2.4.1 The Representation Site is a densely vegetated slope surrounded by education facilities and medium-rise residential developments along Pok Fu Lam Road and Victoria Road.

2.4.2 To the **immediate north** of the Representation Site is a "Government, Institution or Community (1)" ("G/IC(1)") site is reserved for HKU's Faculty of Medicine campus expansion with a maximum Building Height Restriction (BHR) of 164mPD. According to the ES of the OZP, the "G/IC(1)" zone will be developed with stepped building heights descending from north-western portion (164mPD) to south-eastern portion (123mPD), as well as to include a setback of not less than 32m in width from the adjacent "R(C)7" zone. Beyond the "G/IC(1)" zone is the Caritas Wu Cheng-chung Secondary School (115mPD), HKUMed premises (133 to 172mPD), five 5- to 6-storey residential building zoned "R(C)1" (111 to 125mPD), and the Queen Mary Hospital (177 to 231mPD).

2.4.3 To the **immediate east** of the Representation Site are the ENHS (141.3mPD) and Ebenezer School and Home for the Visually Impaired, which has been rezoned as "R(C)7" (max BHR of 151mPD). To the **further east** is the Pok Fu Lam Road (ascending from 139mPD in the north to 142mPD in the south) and medium-rise residential developments with higher BH including Royalton (217mPD), Royalton II (216mPD), Radcliffe (216mPD), Dor Fook Mansion (182mPD), Jessville

(182 to 227mPD), Alberose (171 to 189mPD), 138 Pok Fu Lam Road (167mPD) and Middleton Towers (201 to 203mPD).

2.4.4 To the **south** of the Representation Site are a 20-storey residential tower named Woodbury Court (218mPD) and a medium-rise residential development named Baguio Villa (163mPD).

2.4.5 To the **immediate west** of the Representation Site are the Victoria Road (descending from about 70mPD in the north to about 57mPD in the south) and a vegetated slope zoned "GB", serving as a green buffer between Victoria Road with an existing school and planned residential development to the further west.

2.4.6 The Plan showing the surrounding land uses of the Representation Site with their respective BHs is shown in **Figure 5**.

2.5 Accessibility

2.5.1 The Representation Site is currently a densely vegetated slope that is not accessible to public.

2.5.2 According to the Geotechnical Planning Review Report in Attachment V of MPC Paper No. 3/24, extensive site formation, excavation and lateral support works including open cut slope, construction of footing, cantilever bored pile wall, pipe pile wall will be required for the proposed Global Innovation Centre and the provision of 4 new site access points at Victoria Road, Pok Fu Lam Road and No. 5 Sasson Road (via the adjacent "G/IC(1)" zone).

2.5.3 It is also noted from the Planning Report (Attachment V of MPC Paper No. 3/24) that the Representation Site will be connected to the future HKU's Faculty of Medicine Campus Extension (i.e. "G/IC(1)" zone to its immediate north) via a pedestrian connection bridge. As the closest MTR station is more than 2km away, the future 7,350 users at the Representation Site (7,000 employees and 350 residents) will be served only by a few franchised bus and minibus operating along the Pok Fu Lam Road and Victoria Road.

2.6 Statutory and Non-Statutory Planning Context

2.6.1 The proposed Global Innovation Centre will be the first deep technology research compound in Hong Kong which supports the National Policy of *"[supporting] Hong Kong in building itself into an international centre for innovation and technology"* as outlined in the 2021 14th Five-Year Plan. Implementing CE's PA initiatives announced in 2021 and 2022 which recognises the pivotal role of I&T in Hong Kong's economic development, a rezoning study commissioned by HKU was carried out to formulate an Indicative Scheme for the proposed Global Innovation Centre and to assess its technical feasibility. Accordingly, Amendment Item A is proposed on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22. Under the Draft OZP, the Representation Site has been rezoned as "OU(Global Innovation Centre)". The planning intention of "OU(Global Innovation Centre)" zone is primarily to "*provide land for the development of a Global Innovation Centre by HKU for deep technology research*".

2.6.2 According to the Notes of the Draft OZP, Remark(1) of the "OU(Global Innovation Centre)" zone states that *"[n]o new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor*

area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater". Please refer to the extract of the Notes in **Figures 2a-b**.

2.6.3 In addition, the Explanatory Statement (ES) further suggests additional development control on the Representation Site. The ES stated that *"The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m² accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development".* Please refer to the extract of the ES in **Figures 3c**.

2.7 The Base Scheme

2.7.1 The Base Scheme, i.e. the Indicative Scheme prepared by HKU for the Global Innovation Centre is shown in Plans 3a-3y of MPC Paper No. 3/24 (Please refer to extract in **Figures 6a-b**). The Base Scheme comprises of one composite building compound consisting of seven 6-storey non-domestic towers (Buildings A1-A5, B1 and C) and one 9-storey domestic tower (Building B2) with a maximum GFA of 222,720m² (including not more than 10,620m² domestic GFA) and a maximum BHR of 158mPD. According to MPC Paper, the GFA in the Base Scheme is considered the minimum critical mass for a self-sustaining Global Innovation Centre. The Base Scheme will also provide a communal open space of not less than 12,000m² on its extensive podium structure and reserve a connection bridge to the adjacent "G/IC(1)" zone at the 123mPD level.

2.7.2 According to **Figures 6a-c**, the Base Scheme is, however, located too close to ENHS, with a distance of less than 15m from Building A2, not to mention the relatively tall BH of the Base Scheme (158mPD) against the existing BH of the ENHS (141.3mPD), creating an immense wall right in front of the ENHS. The adverse visual impact and the wall effect brought by the Baseline Scheme to the ENHS can be observed on photomontage photo D2 in Plan 4d of MPC Paper No. 3/24 (Please refer to extract in **Figure 7**).

2.7.3 The Representer therefore expresses grave concern to the layout of the Base Scheme, which the wall effect will block wind and sunlight penetration to the school building, which is detrimental to the learning environment of ENHS who has established on 131 Pok Fu Lam Road for 46 years, and being the only school in Hong Kong serving students with VI, ID and multi-disabilities.

3. NATURE OF AND REASONS FOR THE REPRESENTATION

3.1 Introduction

3.1.1 The Representer **Opposes to Amendment Item A on the Draft Pok Fu Lam OZP No. S/H10/22** for the Global Innovation Centre at the Representation Site. The Representer consider that alternative location is available elsewhere in Hong Kong and express grave concern on the Base Scheme which is considered detrimental to the operational need of the ENHS which has been running at the same location for the past 46 years, and is the only school in Hong Kong serving students with VI, ID and multi-disabilities.

3.2 Ebenezer New Hope School is Supportive to Government's Policy Initiatives in Promoting Innovation and Technology Development at an Appropriate Location

3.2.1 The Representer would like to reiterate their genuine support to the Government's policy initiatives in promoting I&T development and fully recognize the importance of the Global Innovation Centre as the first deep technology research compound in Hong Kong. However, there are alternative locations in Hong Kong which could better accommodate the Global Innovation Centre in a more compatible and synergized manner, without the need to jeopardize the well-being of the existing local communities.

3.2.2 It is worth noting that from the Northern Metropolis Action Agenda published by the Government in 2023[2], there is a clear policy initiative to create a sustainable and vibrant metropolis in the northern part of the New Territories, with a specific focus on supporting economic activities, including I&T industries. I&T zone is designated as one of the four major zones at the heart of the Northern Metropolis which covers the San Tin Technopole (including the HSITP in the Loop and San Tin areas) and Ngau Tam Mei. In particular, San Tin Technopole is strategically positioned as the hub for clustered I&T development, which create synergy with the Shenzhen I&T zone, assist Hong Kong in developing the industry pattern of "South-North dual engine (finance-I&T)" and become a new community for quality, healthy and green living. According to the same report, a consultancy study on the development of new I&T land within the San Tin Technopole is in progress to recommend specific I&T uses in the whole I&T value chain (i.e. upstream (research and development), midstream (prototype or application) or downstream (manufacturing) processes). It should be noted that about 300ha I&T land will be distributed in the San Tin Technopole, capable of providing a GFA of about 7 million square metres, equivalent to 17 science parks.

[2] Source: Northern Metropolis Action Agenda: 2023 https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf

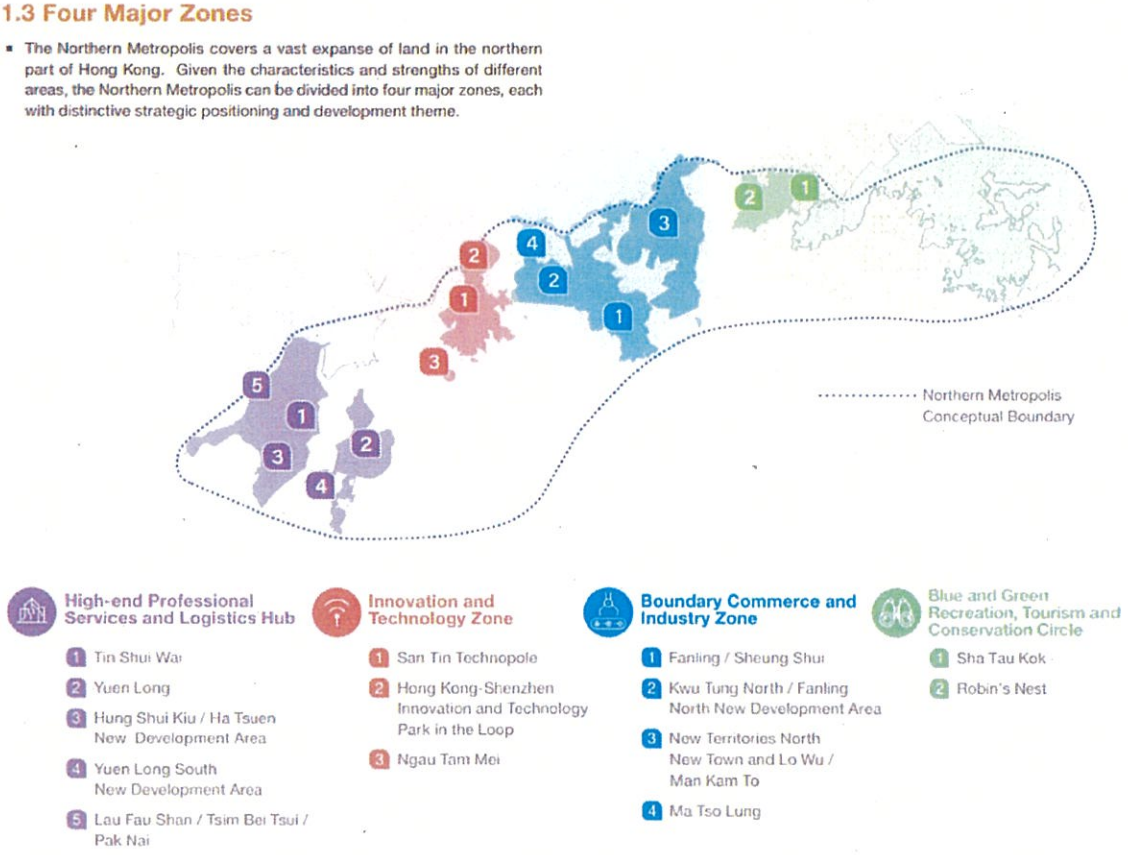


Diagram 3.1 The Four Major Zones, including the I&T Zone in the Northern Metropolis Action Agenda 2023

3.2.3 The Global Innovation Centre focuses on six strategic research areas: Sustainable Energy, Quantum Technology, Genome and Biomedical Research, Emerging Light Sources, FinTech/Blockchain, and Post-Exascale Computing. The Global Innovation Centre and the Northern Metropolis can synergize in several ways: the Global Innovation Centre, a transdisciplinary research hub focused on deep technology research aimed at driving Hong Kong's growth into an international I&T hub, can collaborate with the Northern Metropolis, a new engine for Hong Kong's future development with a focus on the I&T industry, on various I&T projects to transform Hong Kong into a global I&T hub; the Global Innovation Centre's role in attracting and nurturing top research talents can benefit from the large talent pool planned for the Northern Metropolis, creating a vibrant ecosystem of researchers and innovators; the Global Innovation Centre's function as a bridge between research institutes and international collaborations can be facilitated by the Northern Metropolis' strategic location close to Shenzhen and multiple boundary control points, enabling greater cooperation within the Greater Bay Area; the Northern Metropolis' extensive land area and planned transport infrastructure can support the expansion of the HKU Global Innovation Centre's state-of-the-art research facilities and infrastructure, fostering more research and innovation activities; and both the Global Innovation Centre and the Northern Metropolis aim to address humanity's grand challenges, providing opportunities for collaborative research and development projects leveraging their respective strengths and resources.

3.2.4 The relocation of the Global Innovation Centre to the Northern Metropolis could be beneficial for several reasons. Firstly, the Northern Metropolis, with its focus on I&T, aligns with the Global Innovation Centre's mission of driving Hong Kong's growth into an international innovation and technology hub. Secondly, the Northern Metropolis's proximity to Shenzhen and the Greater Bay

Area can facilitate cross-border collaborations and partnerships, which is one of the Global Innovation Centre's objectives. Lastly, the Northern Metropolis's extensive GFA reserve for I&T development (The Global Innovation Centre, which requires a GFA of about 222,720m^2 as the minimum critical mass for self-sustaining, is just about 3% of the I&T GFA available in the San Tin Technopole) and planned transport infrastructure can support the expansion of the Global Innovation Centre's state-of-the-art laboratories and other facilities, thereby fostering more research and innovation activities.

3.2.5 It is noticed that HKU has established satellite campuses/ facilities in Futian (Shenzhen), located in close proximity with the I&T Zone in the Northern Metropolis and form part of the Eastern Knowledge and Technology Corridor illustrated in HK2030+ Recommended Spatial Pattern (**Figure 8** refers). The HKU Business School Shenzhen Campus has put focus on area of teaching and learning, research, innovation and entrepreneurship, and is intended to conduct joint research projects that leverage expertise of researchers and scholars from both Shenzhen and Hong Kong[3]. While the HKU-Shenzhen Hospital comprises of 4 international centres – i.e. International Medical Centre, Medical Talent Training Centre, Medical Science and Technology Innovation Centre and Hospital Management Innovation Centre, with the aim to advance and promote the integration of "medical service, teaching, research and management"[4]. Therefore, relocating the Global Innovation Centre to the Northern Metropolis is aligned with the development direction of HKU to encourage more cross-boundary collaboration to attract wide pool of researchers and talents in the Greater Bay Area.

3.3 Acute Concern on the Further Loss of 4.12ha Green Belt in Pok Fu Lam

3.3.1 The Representation Site, which comprises of a 4.12ha "GB" with more than 2,025 trees (including 22 large mature trees) and 5 watercourses is considered utmost important to serve as a green buffer to contain the urban sprawl and the environment in the Pok Fu Lam area (**Figure 4a-4b** refers). Since the lifting of the Pok Fu Lam Moratorium which strictly controlled the development scale in Pok Fu Lam in the past, numerous new developments have been planned within the same OZP. The plan amendment to rezone a 1.64ha "GB" zone to "G/IC(1)" for the HKU Medical Campus Expansion was just approved last year. A further loss of green belt, especially at this large scale (4.12ha), will be detrimental to the well-being of existing communities in the Pok Fu Lam area by taking away the much needed breathing space, as well as the open and naturalistic environment for learning and living.

3.3.2 The additional population brought by the Global Innovation Centre is considered alarming and will be bringing congestion to the Pok Fu Lam area. According to the MPC Paper No. 3/24, the Global Innovation Centre would accommodate 1,500 researchers with total employee of about 7,000 from Hong Kong and overseas and 350 borders. A large group of management staff, technicians, and in-house professors from various faculties/departments of HKU would support the research teams alongside. The influx of more than 7,000 population would worsen the traffic condition in the area which is away from the MTR station and only served by a few buses and

[3] Source: https://szcentre.hkubs.hku.hk/en/

[4] Source: The University of Hong Kong-Shenzhen Hospital http://www.hku-szh.org/en/AboutUs/Introduction/

minibus services, as well as generating nuisances and disturbance to the original tranquil learning and living environment.

3.4 Ebenezer New Hope School has a Long-Standing Presence and Commitment to Serving Students with Special Needs

3.4.1 ENHS has a long history and a strong commitment to serving students with special needs. ENHS was established in 1978 under the Ebenezer School and Home for the Visually Impaired and provides education, rehabilitation, and boarding services for students with VI and ID. ENHS is able to accommodate about 80 students, 50 boarders as well as more than 140 staff for operation all year around.

3.4.2 ENHS's mission is to cultivate good character in students, enhance their cognition of things, self-care abilities, and help them overcome obstacles to develop their potential. The curriculum is designed to meet the needs of these students, including specialized training such as low vision training, orientation and mobility training, braille training, speech therapy, physiotherapy, occupational therapy, conductive education, multi-sensory training, and integrated sensory training (**Diagram 3.2** refers). Students of the ENHS are particularly sensitive in hearing, smelling and feeling, and are highly sensitive to the surrounding environment in their daily lives. Students and staffs are especially highly dependent on sound for training, working and in their daily lives. An example is they would need to recognise the sound of cars and traffic lights to facilitate road crossing. The continuous construction noise, even small-scale road improvement works, would bring serious obstruction and discomfort to the students and would take a long time for them to adapt to the new environmental changes around them.

Diagram 3.2: Examples of ENHS's Specialized Training Programmes (left to right): Orientation and Mobility, Comprehensive Sensory Training and Speech Therapy

3.4.3 Boarding service of ENHS has also come into operation since 1978. It provides about 50 places of residential services, including 22 places for 7-day boarders, meaning the boarders stay in ENHS throughout the year. It aims at facilitating learning of students with VI cum intellectual and physical disabilities through environmental adaptation. Individual Care Plan and routine training are also provided in accordance with individual needs and learning difficulties of students (**Diagram 3.3** refers). In order to develop independent living skills and enhance self-care abilities of students to prepare them for life after graduation, the boarding section provides home skills and nursing services with daily routine, including self-care skills, rehabilitation training and domestic skills. Besides, it offers various types of activities for boarders to experience social life. As boarders in ENHS stay at ENHS every day, ENHS is in operation all year around and boarding facilities are fully occupied.

Diagram 3.3: Individual Care Plan and Routine Training are Provided for the Boarders in ENHS

3.4.4 ENHS has made significant contributions to society and education, as evidenced by its recognition for enhancing the learning of VI cum intellectually and physically disabled students with music as they rely on their senses of hearing and touch in understanding the world, learning, and communicating with others. Music acts as a way to communicate and increase their learning motivation, thus enhances the efficacy of daily learning and training. The effectiveness of using music as a medium for learning is evident for ENHS's Instrumental Ensemble Team to attained second prize in the Instrumental Ensemble Category in the 71st Hong Kong Schools Music Festival (**Diagram 3.4** refers).

Diagram 3.4: ENHS's Instrumental Ensemble Team attained Second Prize in the Instrumental Ensemble Category in the 71st Hong Kong Schools Music Festival

3.4.5 In recent years, ENHS has obtained extra resources to support the music learning and music career development of students and people with VI. For example, Ebenezer will establish a systematic framework for progression in musical learning for visually impaired students, and to create a database for music braille scores and online resources with the support of Hong Kong Jockey Club Charities Trust. Quality Education Fund was also granted to offer a 3-year programme which aims to support the needs of students and parents and provide training for staffs including individual and group classes of music therapy, workshops for staffs, and parent-child activities as depicted in **Diagram 3.5**.

Diagram 3.5: Individual and Group Music Therapy Classes for Students in ENHS Provided under the Quality Education Fund

3.5 Pivotal Role of a Green and Tranquil Environment in the Inclusive Learning Environment at Ebenezer New Hope School

3.5.1 In essence, the green and tranquil environment at Pok Fu Lam are not just physical attributes of ENHS. They are integral to ENHS's identity and mission, playing a crucial role in providing a nurturing and supportive learning environment for students with special needs.

3.5.2 The school design is focus on designing a tactile and auditory environment that enhances non-visual senses and promotes independence for the VI students. Safety is paramount, and the school ensures the environment is free from obstacles and potential hazards. For the ID students, ENHS provides a structured, predictable, and supportive environment. The school minimizes sensory overload by controlling noise levels, using calming colours, and providing spaces for relaxation and sensory breaks. The ultimate goal at ENHS is to create an inclusive, adaptable environment that promotes social interaction, participation in school activities, and caters to the unique needs of all the students. This introduction serves as a guide to understanding the specific environmental considerations ENHS upholds to support their students' learning and development.

3.5.3 Beyond the school's carefully designed interior spaces, the natural surroundings of the campus also play a vital role in supporting the educational experience. ENHS's picturesque location overlooking a serene sea view offers students, especially those with VI, a means to engage with the natural world through their other senses. The soothing sound of the waves, the refreshing sea breeze, and the ever-changing play of light on the water all provide a calming and inspiring backdrop to the learning environment. Equally important are the groves of mature trees that line the school's grounds. The rustling leaves and birdsong not only stimulate the non-visual senses of visually impaired learners but also create a serene and therapeutic ambiance throughout the campus.

3.5.4 For the school's ID students, these natural elements work in tandem with the structured, predictable, and sensory-friendly interior design to minimize sensory overload and cultivate an optimal learning environment. The filtered light from the trees, the soothing sounds of nature, and the opportunity to engage with the outdoor spaces all contribute to a restorative and calming atmosphere that enables these learners to focus, engage, and thrive. Underpinning all of these environmental considerations is ENHS's overarching commitment to fostering an inclusive and adaptable campus. By seamlessly integrating the built and natural environments, the school not only accommodates the specific needs of its students but also promotes a sense of wonder,

tranquillity, and connection to the world beyond the classroom - experiences that benefit all learners, regardless of their abilities.

3.5.5 In essence, the learning environment at ENHS is a carefully curated ecosystem that empowers students, removes barriers to learning, and creates an inclusive, nurturing, and transformative educational experience. This holistic approach, which leverages both the school's interior design and its natural surroundings, is the foundation upon which the institution's mission to support the unique needs of its diverse learners is built.

3.5.6 There is a profound commitment among the stakeholders of ENHS, including current students, alumni who have returned as teachers, and parents, to preserve the tranquil environment and stunning sea view that ENHS offers on Pok Fu Lam Road. They understand the therapeutic and calming influence that such a serene setting can have on students with special needs. The sight of the sea, the sound of the waves, and the overall peaceful ambiance provide a sensory experience that can aid in the students' cognitive and emotional development. Alumni, having personally experienced the benefits of this environment, are now in a unique position to advocate for its preservation. Parents, witnessing the positive impact on their children, are equally passionate about maintaining this setting. Their collective efforts underscore the importance of ENHS's location and environment in enhancing the quality of education and support provided to students in need.

3.6 The Base Scheme will be Detrimental to the Learning Environment for Students with Special Needs

3.6.1 It is observed that the Base Scheme presented in MPC Paper No. 3/24 (Please refer to extract in **Figures 6a-c**) is detrimental to the learning environment for students, boarders and staff in the ENHS, including concerns relating to sunlight penetration, air ventilation, visual blockage and nuisances at construction and operational stage.

3.6.2 The Base Scheme proposes a monotonous building height of 158mPD for all towers across the Representation Site, sitting on an elongated podium structure. It is worth noting that the ENHS, located to the east of the Representation Site, is directly obstructed by Buildings A1, A2, and A3, particularly Building A2 with less than 15m distance, not to mention the relatively tall BH of the buildings (158mPD) against the existing BH of the ENHS (141.3mPD), creating an immense wall right in front of the ENHS.

Sunlight Penetration

3.6.3 This obstruction caused by the Base Scheme has adverse implications, reducing natural sunlight penetration and will result in a dim and gloomy atmosphere within classrooms and common areas impeding students' visual perception. Sunlight penetration plays a vital role in establishing a well-illuminated and conducive learning environment, even for students and boarders with VI. Adequate natural light is essential as it optimizes the remaining vision of individuals with VI, facilitates visual perception, and provides accurate representation of colours, shapes, and contrasts, enabling students to better comprehend their surroundings and access visual information. Insufficient sunlight penetration can disrupt the body's natural circadian rhythm, impacting students' sleep patterns and overall health.

Visual Blockage

3.6.4 Creation of an elongated wall right in front of the ENHS will result in removing the existing open and naturalistic view comprises of trees and the sea and replace by concrete building structures at a distance as close as 15m (Building A2). The removal of visual resources for the students and boarders of ENHS will adversely affect students' overall well-being and educational experience, which provided natural beauty, calming atmosphere, and sensory exploration opportunities hence limiting visual stimulation and tactile experiences. The adverse visual impact and the wall effect brought by the Baseline Scheme to the ENHS can be clearly observed on photomontage photo D2 in Plan 4d of MPC Paper No. 3/24 (Please refer to extract in **Figure 7**).

Wind Penetration

3.6.5 Natural ventilation is crucial for maintaining a healthy and comfortable learning environment, as insufficient airflow can lead to poor indoor air quality, increased humidity, and the accumulation of pollutants and allergens, negatively impacting students' respiratory health, cognitive function, and overall comfort.

Geotechnical Safety

3.6.6 The Representation is situated on a steep slope between Victoria Road and Pok Fu Lam Road with a vertical distance of 80m, fully covered by dense vegetation. According to the Geotechnical Planning Review Report in Attachment V of MPC Paper No. 3/24, extensive site formation, excavation and lateral support works including open cut slope, construction of footing, cantilever bored pile wall, pipe pile wall will be required for the proposed Global Innovation Centre.

3.6.7 Cutting deep into this incline and removal of natural vegetation would raise concerns over geotechnical and structural safety, particularly on the ENHS which is located at an upper hill location with a close proximity with the Representation Site. The delicate balance of this topography could be easily disrupted, potentially compromising the stability and safety of the students and boarders in the ENHS.

Nuisance during Construction and Operational Stage

3.6.8 The classrooms at ENHS are not soundproofed, but rather designed to enhance the students' hearing capacity as part of their specialized learning and therapeutic program, the proximity of the Baseline Scheme to ENHS's boundary could expose the students to significant nuisance during construction stage. The construction activities would generate disruptive noise and vibration, compromising the peaceful atmosphere essential for the ENHS students. Upon completion, the influx of population (7,000 employees and 350 boarders) will also adversely disturb the tranquil learning environment, including but not limited to human noises, traffic noises, traffic emissions etc.

3.6.9 This would be highly detrimental to the students' ability to focus, learn, and engage in their essential therapeutic activities, which rely on a tranquil, distraction-free environment. The vulnerable student population at ENHS, many of whom have visual impairments, intellectual, and physical disabilities, require a calm, sensory-friendly environment to support their cognitive development and emotional well-being.

4. THE REPRESENTER'S PROPOSAL

4.1 Introduction

4.1.1 In light of the nature and reasons for the representation detailed in Section 3, this Section will detail the Representer's Proposal.

4.1.2 The Representer objects the location of the Global Innovation Centre in the Representation Site. The Representer demands the Government and HKU to consider an alternative site for the Global Innovation Centre and **Revert the Representation Site to "GB" and "R(C)6" zones as in the Previous Version of the OZP**.

4.1.3 However, in the event that the Global Innovation Centre has to remain on the Representation Site, the Representer would put forward an **Enhanced Scheme at the Representation Site** to minimize adverse impacts to the students, boarders and staffs in ENHS in oppose to the Base Scheme proposed by HKU.

4.2 Withdrawal of Proposed Amendment Item A at the Representation Site

4.2.1 ENHS and the Global Innovation Centre both hold significant value and potential for our community. It is important to reiterate that ENHS is not in opposition to the Government's proposal for the establishment of the Global Innovation Centre. Rather, the concern lies in the proposed site location at the Representation Site, which may not be the most suitable location.

4.2.2 With an acute concern on the further loss of 4.12ha of "GB" in the already congested Pok Fu Lam and the adverse impact to the learning environment of students with special needs in the ENHS, with the fact that alternative location is available in the Northern Metropolis which can better achieve synergies with I&T developments in Hong Kong and the Greater Bay area, the Representer demands the Government and HKU to explore an alternative site for the Global Innovation Centre.

4.2.3 Therefore, the Representer demanded that the **Proposed Amendment Item A should be withdrawn** and the Representation Site should be **reverted to "GB" and "R(C)6" as in the previous version of the OZP**.

4.3 An Enhanced Scheme at the Representation Site

4.3.1 In the event that the Global Innovation Centre has to be remained on the Representative Site, the Representer would like to put forward an **Enhanced Scheme at the Representation Site**, with the purpose to achieve a win-win situation for both HKU and the ENHS who are sharing the same mission to provide quality learning environment for students, bringing positive influence to the society of Hong Kong.

4.3.2 As discussed in Section 3.6, the Base Scheme presented in MPC Paper No. 3/24 (Please refer to extract in **Figures 6a-b**) is detrimental to the learning environment for students, boarders and staff in the ENHS, including concerns relating to sunlight penetration, air ventilation, visual blockage and nuisances at construction and operational stage.

4.3.3 The Enhanced Scheme suggests an alternative development layout for HKU's Global Innovation Centre which emphasis no change to its total GFA (i.e. 222,720m^2), but provides with suggestions

on the (1) BH profile and (2) provision of a reasonable setback with the ENHS to facilitate a better compatibility with existing uses in the surroundings.

Creation of a Variation of Building Height Profile

4.3.4 The Enhanced Scheme will not induce any change to the proposed layout of the Global Innovation Centre up to LG/F (i.e. 123mPD level) to minimize impact to the internal driveway and carparking layout of the Global Innovation Centre and its future connection with the adjacent "G/IC(1)" site (**Figure 6b** refers).

4.3.5 With the broad assumption that the building footprint of non-domestic towers for Buildings A1 to A5, B1 and C are broadly the same (G/F and above), it is proposed to relocate 6 storeys of non-domestic GFA on Buildings A1, A2 and A3 above LG/F level to Buildings A4, A5, C and B1, which are located at a more sheltered location. This would result in 5 storeys increase for Building A4 (183mPD), 6 storeys increase for Building A5 (188mPD), 5 storeys increase for Building C (183mPD) and 2 storeys increase for Building B1 (168mPD). No change will be made to the domestic tower of Building B2 (keep at 158mPD).

4.3.6 With this alternative BH profile, BH at the northern portion of the Representation Site (i.e. Buildings A1-A3), fronting the ENHS, will be kept at 123mPD, which will effectively minimize impact to ENHS, providing opportunities for sunlight penetration, wind penetration and visual openness for a conducive learning environment for students. Please refer to **Figures 9a-b** for the proposed BH profile under the Enhanced Scheme.

4.3.7 As illustrated in **Figure 9c**, as compared with the monotonous BH of 158mPD across 8 buildings in the Base Scheme, the Enhanced Scheme would create a variation of BH profile echoed with the topography of the Pok Fu Lam Country Park. The lower BH band at the northern part of the Representation Site echoes with the low-density residential development and the design intention to respect the existing topography and adopt a stepped height profile towards the south of the "G/IC(1)" site (gradation of BH descending from north-western portion of 164mPD to south-eastern portion of 123mPD stated in the ES), while the higher BH band at the southern part of the Representation Site is compatible with the higher-density residential developments at the further east of Pok Fu Lam Road (Middleton Tower and Woodbury Court).

4.3.8 A review of the visual changes brought by the Enhanced Scheme to the viewpoints adopted in the MPC Paper No. 3/24 are illustrated in **Figures 10a-f**. Of the 6 viewpoints evaluated, there will be negligible visual impact brought by the alternative BH profile under the Enhanced Scheme. In particular, from viewpoint 4 at Near Pavilion next to the bus stop on Victoria Road (**Figure 10d** refers), the alternative BH of the Enhanced Scheme brings significant visual enhancement as compared to the Base Scheme, not only avoiding visual blockage to the ENHS and surrounding existing developments, but also preserve the view towards the ridgeline of Pok Fu Lam Country Park in the background from this viewpoint.

Incorporation of a 32m Setback Area from the ENHS

4.3.9 The Representer expresses grave concern on the Base Scheme due to the close proximity of the building structures, in particular Building A2, which is less than 15m with the school building of ENHS. The Enhanced Scheme therefore proposes to incorporate a setback area of at least 32m

from the ENHS for the future Global Innovation Centre development, making reference to a similar requirement in the adjoining "R(C)1" zone.

4.3.10 The 32m setback area will ensure reasonable distance between the two facilities, partially restoring sunlight penetration and improving air circulation to the ENHS. Additionally, the setback would help preserve partial views of trees or glimpses of the sea, ensuring students still have access to these important natural elements. Importantly, the setback would also safeguard privacy and security, preventing intrusions from the Representation Site and providing a safe learning environment for ENHS community. It would also help to reduce impact of nuisance brought to students during the construction and operation stage of the Global Innovation Centre, minimizing disruptions and negative effects on the students' learning in a tranquil environment.

4.3.11 Table 4.3 compares the key development parameters between the Base Scheme and Enhanced Scheme.

Table 4.3 Comparison of Key Development Parameters between the Base Scheme and Enhanced Scheme

	Base Scheme# *(a)*	**Enhanced Scheme** *(b)*	**Difference** *(b) – (a)*
Area	4.72ha	4.72ha	No change
Gross Floor Area	222,720m^2	222,720m^2	No change
No. of Blocks	One composite building compound, comprising: <u>Upper Zone</u>: seven 6-storey non-domestic towers (i.e. Buildings A1, A2, A3, A4, A5, B1 and C) and one 9-storey domestic tower (i.e. Building B2) <u>Lower Zone</u>: structural podium	One composite building compound, comprising: <u>Upper Zone</u>: one 8-storey non-domestic tower (i.e. Building B1), two 11-storey non-domestic towers (i.e. Buildings A4 and C), one 12-storey non-domestic tower (i.e. Building A5) and one 9-storey domestic tower (i.e. Building B2) <u>Lower Zone</u>: structural podium	<u>Upper Zone:</u> Buildings A1, A2 and A3: (-) 6-storeys Building B1: (+) 2-storeys Buildings A4 and C: (+) 5-storeys Building A5: (+) 6-storeys Lower Zone: no change
Building Height	Maximum 158mPD	Buildings A1, A2 and A3: Maximum 123mPD Buildings A4 and C: Maximum 183mPD Building A5: Maximum 188mPD Building B1: Maximum 168mPD Building B2: Maximum 158mPD	Buildings A1, A2 and A3: (-) 35m Buildings A4 and C: (+) 25m Building A5: (+) 30m Building B1: (+) 10m Building B2: No change
Estimated Population	Employees (Buildings A1 – A5, B1 and C): about 7,000	Employees (Buildings A1 – A5, B1 and C): about 7,000	No change

	Residents (Building B2): 350	Residents (Building B2): 350	
Communal Open Space	Not less than 12,000m²	Not less than 12,000m²	No change
Parking & L/UL Provision	Proposed Parking Provision • Private Car – 364 spaces (including 5 accessible spaces) • Motorcycle – 20 spaces Proposed L/UL Provision: • 16 light goods vehicles (LGV) bays • 8 heavy goods vehicles (HGV) bays	Proposed Parking Provision • Private Car – 364 spaces (including 5 accessible spaces) • Motorcycle – 20 spaces Proposed L/UL Provision: • 16 light goods vehicles (LGV) bays • 8 heavy goods vehicles (HGV) bays	No change
Anticipated Completion Year	First Phase by 2028	First Phase by 2028	No change

Remarks

 # : Figures of Base Scheme has referericed on the key parameters of the Indicative Scheme stated on the MPC Paper No. 3/24 and the Planning Report for the rezoning study.

Planning Mechanism to Monitor the Detailed Design of the Global Innovation Centre

4.3.12 In view of the considerable scale of the Global Innovation Centre and that the Base Scheme put forward by HKU is still indicative in nature, the Representer considered that planning mechanism need to be in place to ensure continuous communication and consultation with local stakeholders, including the ENHS throughout the detailed design process.

4.3.13 Therefore, HKU should be requested to submit either a layout plan (with reference to the requirement under the adjacent "R(C)7" zone on the same OZP) or submit a S16 planning application for approval by the Town Planning Board. This is to ensure detailed design of the Global Innovation Centre will be monitored by relevant Government departments and the Town Planning Board, and to provide a channel for members of the public, local stakeholders, including the ENHS to provide comments during the statutory process.

5. PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

5.1 Introduction

5.1.1 To put forward the Representer's Proposal discussed in Section 4, 4 different amendment proposals to the Draft OZP are provided in this Section for Town Planning Board's consideration.

5.2 Amendment Proposal 1: Reverting the Representation Site as "Green Belt" and "Residential (Group C)6" *(Most Preferred)*

5.2.1 As discussed in earlier sections, the Representer considered the Representation Site is not an appropriate location for HKU's Global Innovation Centre and alternative site in the Northern Metropolis is a better location in view of the overall I&T development pattern in Hong Kong.

5.2.2 Therefore, the Proposed Amendment Item A should be withdrawn and the Representation Site should be reverted to "GB" and "Residential (Group 6)" as in the previous version of the OZP.

5.2.3 Please refer to **Figure 11** for Amendment Proposal 1 on the Draft Pok Fu Lam OZP No. S/H10/22.

5.3 Amendment Proposal 2a: Incorporation of Building Height Sub-Areas and Setback on the Plan of the "OU(Global Innovation Centre)" Zone

5.3.1 To put forward the Enhanced Scheme detailed in Section 4.3, Amendment Proposal 2a proposes a BH restriction for 5 sub-areas (i.e. sub-area (a): 123mPD; sub-area (b): 183mPD; sub-area (c): 188mPD; sub-area (d): 168mPD; sub-area (e): 158mPD), respecting the topography and existing developments in the surroundings. The maximum BH restrictions for each sub-area will be stipulated on both the Plan and Notes of the "OU(Global Innovation Centre)" zone.

5.3.2 In addition, a 32m setback area along the eastern boundary of the Representation Site abutting the ENHS will also be designated on the Plan of the Draft OZP to ensure a reasonable distance between the two facilities to ensure sunlight penetration, wind penetration and visual openness, as well as minimizing disturbance at construction and operation stage.

5.3.3 Explanation on the development concept of the Enhanced Scheme will be incorporated into the Explanatory Statement. There will be no change to the other remarks/ ES of the "OU(Global Innovation Centre)" zone including the maximum GFA as well as the Column 1 and 2 uses.

5.3.4 Please refer to **Figures 12a-d** for Amendment Proposal 2a on the Draft Pok Fu Lam OZP No. S/H10/22.

5.4 Amendment Proposal 2b: Requirement of S16 Planning Application for all uses under the "OU(Global Innovation Centre)" Zone

5.4.1 Amendment Proposal 2b features the requirement of a S16 planning application by HKU during detailed design stage of the Global Innovation Centre. This is to ensure that detailed planning of the development will be vetted by the Town Planning Board and there is also a channel for

members of the public and local stakeholders, including the ENHS to provide comments during the statutory process.

5.4.2 This is by moving all Column 1 uses in the Notes of the "OU(Global Innovation Centre)" to Column 2, which means that any development within the zone will require permission from the Town Planning Board. HKU will be required to submit a detailed development layout supported by technical assessments to ensure potential impacts on environmental, landscape, sewerage, visual, traffic, and geotechnical aspects are probably addressed in the S16 planning application stage. This is to ensure that detailed planning of the Global Innovation Centre will be further reviewed by the Town Planning Board to ensure the adverse impacts to adjoining uses, in particular to the ENHS will be properly addressed.

5.4.3 Explanation of the development concept of the Enhanced Scheme will be incorporated in the ES of the "OU(Global Innovation Centre)" zone, including a gradation of BH profile and 32m setback area with the ENHS, to serve as a guidance for detailed design at S16 planning application stage. A requirement for local consultation will also be included in the ES.

5.4.4 Please refer to **Figures 13a-f** for Amendment Proposal 2b on the Draft Pok Fu Lam OZP No. S/H10/22.

5.5 Amendment Proposal 2c: Requirement of Layout Plan Submission in the Notes of the "OU(Global Innovation Centre)" Zone

5.5.1 Amendment Proposal 2c features the requirement of a layout plan submission by HKU during detailed design stage, which is stipulated as a remark in the Notes of the "OU(Global Innovation Centre)" zone. The list of technical assessments that is considered necessary to support the layout plan on environmental, landscape, sewerage, visual, traffic, and geotechnical aspects will also be stated in the Notes.

5.5.2 This is to ensure that detailed planning of the Global Innovation Centre will be further reviewed by the Town Planning Board to ensure the adverse impacts to adjoining uses, in particular to the ENHS will be properly addressed.

5.5.3 Explanation of the development concept of the Enhanced Scheme will be incorporated in the ES of the "OU(Global Innovation Centre)" zone, including a varying BH profile and 32m setback area with the ENHS, to serve as a guidance for the layout plan submission. A requirement for local consultation will also be included in the ES.

5.5.4 Please refer to **Figures 14a-f** for Amendment Proposal 2c on the Draft Pok Fu Lam OZP No. S/H10/22.

6. CONCLUSION

A Vision of Mutual Benefit: ENHS and University of Hong Kong's Commitment to Students' Needs and Prospective Collaboration for Societal Advancement

6.1.1 ENHS, the Representer, has a long-standing history and a strong dedication to serving students with special needs and is committed to providing comprehensive educational and rehabilitation services for students with VI cum intellectual and physical disabilities based on Christian values. ENHS wholeheartedly supports the proposed Global Innovation Centre, as both institutions share a common vision of nurturing growth and development. ENHS focuses on education and rehabilitation for students with disabilities, while the proposed HKU Global Innovation Centre focuses on deep technology research and innovation. Both institutions are committed to helping individuals overcome challenges and reach their full potential. Their shared mission lies in fostering growth, development, and innovation. However, the Representer considers alternative location at the Northern Metropolis more beneficial to the Global Innovation Centre and expresses **Opposition to Proposed Amendment Item A on the Draft OZP** due to concerns about the disruptions brought by the massive development of the Global Innovation Centre to the surrounding environment and community as well as the tall BH and proximity of the Base Scheme. These pose potential issues such as obstruction of natural light, visual disturbance, and weakened air ventilation for ENHS. The Representer considers the Proposed Amendment Item A on the Draft OZP incompatible with the surrounding neighbourhoods, as it allows the Base Scheme to be too tall and too close to ENHS and nearby residential developments.

6.1.2 The Representer's Proposal demands the **withdrawal of the Proposed Amendment Item A** and the Representation Site should be **reverted to "Green Belt" and "Residential (Group C)6"** as originally zoned in the approved Pok Fu Lam Outline Zoning Plan No. S/H10/21. Through relocating the Global Innovation Centre to the Northern Metropolis, HKU could leverage the locational advantage to the Greater Bay area and the strong policy and infrastructure support to provide a better research environment to foster growth on the Global Innovation Centre. At the same time, students in the ENHS could continue to enjoy their tranquil and serene environment with sea view for their stable learning, rehab and daily activities, which can continue support their cognitive development and emotional wellbeing. It is also beneficial to the whole Pok Fu Lam community, with the last few pieces of green buffer in the area being retained, preventing environmental disruption and further traffic congestion in the already congested Pok Fu Lam.

6.1.3 In the event the Global Innovation Centre has to be retained on the Representation Site, an **Enhanced Scheme** is proposed by the Representer with a view to safeguard a tranquil, green and safe learning environment for the cognitive development and emotional wellbeing of the students in ENHS. The Enhanced Scheme adopts an alternative building height profile and a setback of 32m from the eastern boundary abutting the Ebenezer New Hope School without compromising the total GFA for the Global Innovation Centre. It has been demonstrated that the Enhanced Scheme is in line with the planning intention without significant amendments required on the architectural design of the Base Scheme. There will be no change to the development parameters of the Base Scheme except reshuffling of the building height which is considered making the Base Scheme more compatible with surrounding neighbourhood. The northern portion of the Representation Site would be kept at 123mPD with a 32m setback incorporated, which could minimise the impact brought to ENHS, create a more interesting building height profile and visual enhancement as supported by the review of visual changes brought by the Enhanced Scheme. In addition, the Representer also recognises the importance of an effective planning mechanism through submission of layout plans or S16 planning application to ensure continuous communication and public consultation. Knowing that HKU is an entity with social responsibility,

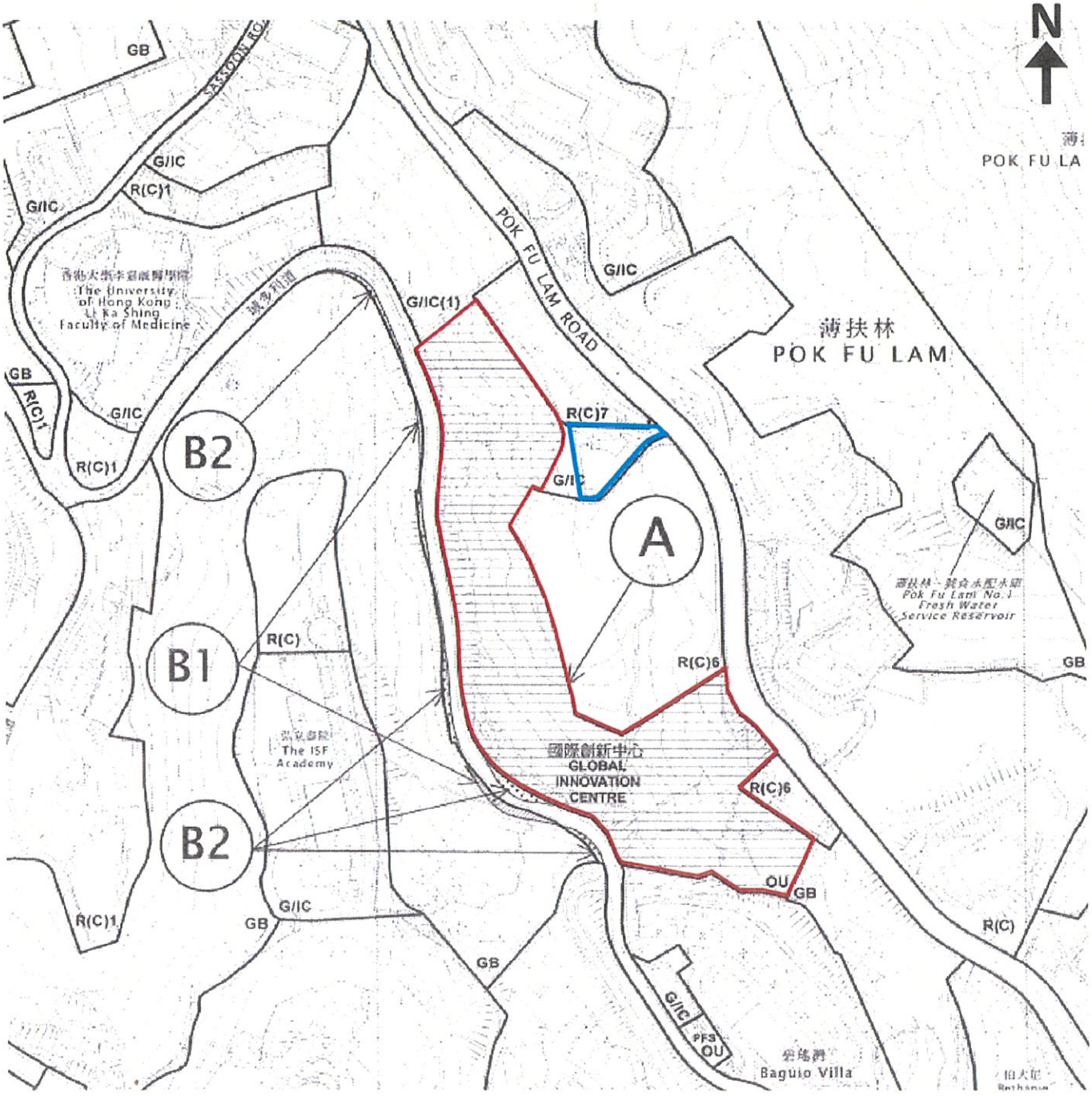
the Representer is ready to discuss with the HKU for opportunities for mutual benefits and collaborations in the future, for example jointly organize events or campaigns to raise awareness about the challenges faced by individuals with disabilities and the role of technology in addressing these challenges.

6.1.4 To put forward the Representer's Proposal, 4 different amendment proposals to the Draft OZP are provided for the Town Planning Board's consideration:

- **Amendment Proposal 1:** Reverting the Representation Site as "Green Belt" and "Residential (Group C)6" *(Most Preferred)*
- **Amendment Proposal 2a:** Incorporation of Building Height Sub-Area and Setback on the Plan of the "OU(Global Innovation Centre)" Zone
- **Amendment Proposal 2b:** Requirement of S16 Planning Application for all uses under the "OU(Global Innovation Centre)" Zone
- **Amendment Proposal 2c:** Requirement of Layout Plan Submission in the Notes of the "OU(Global Innovation Centre)" Zone

6.1.5 The Representer therefore seeks the TPB's favourable consideration to the proposed amendments and is prepared to accept a zoning amendment to this effect and with such wording/controls as the TPB thinks fit to retain a conducive learning environment for the existing ENHS and to achieve compatibility with the surrounding neighbourhood.

Figures



LEGEND

- The Representation Site (Amendment Item A)
- Ebenezer New Hope School
- (A) Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Global Innovation Centre" Only

Eating Place
Educational Institution
Exhibition or Convention Hall
Flat (staff quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Office
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Research, Design and Development Centre
Residential Institution
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Flat (not elsewhere specified)
Hotel
Place of Entertainment
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater.

(2) In determining the relevant maximum gross floor areas for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

7.6.4 A "G/IC(1)" site to the east of 3 Sassoon Road is reserved for expansion of the HKU's Faculty of Medicine campus by a total gross floor area of not more than 43,000m^2. Development within this site is restricted to a maximum building height of 164mPD. Interlinked building blocks with stepped building heights descending from north-western portion of 164mPD to south-eastern portion of 123mPD would be adopted taking into account the local topography and characteristics. A setback area of not less than 32m in width from the adjacent "R(C)7" zone shall be provided. Multi-level pedestrian connections to Pok Fu Lam Road, Victoria Road and Northcote Close would be provided. Communal open space of not less than 4,000m^2 would also be provided and accessible by the public. Integrated design with the environment should be adopted for the greening and landscaping of the proposed development.

7.7 Open Space ("O"): Total Area 21.71 ha

7.7.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.7.2 Existing open spaces include the sitting-out area at Sassoon Road opposite to the Queen Mary Hospital, the Waterfall Bay Park to the south of Wah Fu Estate, the Cyberport Waterfront Park, and the Kellett Bay Waterfront to the south of Wah Kwai Estate. A 15m wide waterfront promenade is proposed to link up the Cyberport Waterfront Park and the planned open space in between Cyberport and Sandy Bay. Opportunity may be given to explore whether a walking trail could be developed along this planned open space and other coastal areas to enhance pedestrian connectivity along the coast of Waterfall Bay, Telegraph Bay and Sandy Bay at Pok Fu Lam for public enjoyment.

7.7.3 Local open spaces are also provided within the public and private housing developments and at convenient locations throughout the Area to serve the local residents.

7.8 Other Specified Uses ("OU"): Total Area 39.3 ha

7.8.1 This zoning is intended primarily to provide/reserve land for specified purposes and uses. It covers the existing petrol filling stations at Baguio Villa and 100 Pok Fu Lam Road, the Chinese Christian Cemetery at the northern part of the Area, the Cyberport development and its expansion site, and the proposed Global Innovation Centre of HKU.

7.8.2 The Cyberport development is intended to establish a base for the clustering of creative information service business including software design, electronic commerce, information and electronic technology and related business. It aims to create an extensively landscaped

high-quality living and working environment which blends in well with the surrounding neighbourhood. The office buildings, shopping mall, hotel and residential towers/houses of the development were completed in 2008.

7.8.3 The existing Cyberport development is divided into 5 sub-areas. To ensure the compatibility with the existing built and natural environment, development restrictions on the building height and/or gross floor areas are stipulated in the Notes for each sub-area. Any development within the area designated for the Cyberport development requires permission from the Board. Such application should be accompanied by the types of information including a comprehensive layout plan as set out in the Notes of the Plan. In the preparation of the comprehensive layout plan, special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.8.4 On land designated as "OU" annotated "Cyber-Port(1)", it is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport. Development within this zone is subject to a maximum gross floor area of 66,000m^2 and a maximum building height of 65mPD, or the gross floor area and height of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m^2 shall be provided to enhance visual openness and facilitate air ventilation. Any new development or redevelopment of an existing building should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraint and surrounding development, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. Responsive building design for the new development, such as appropriate setback distance, terraced building design with stepped building height lowering towards Cyberport Waterfront Park and the waterfront promenade, and permeable building design on ground and upper floors, should be adopted at the detailed design stage to respect the overall setting of the waterfront site and the Cyberport Waterfront Park. Public passageway allowing pedestrian connectivity to the waterfront promenade through the development from the Arcade Cyberport and Information Crescent shall also be provided.

7.8.5 An AVA EE has been conducted for the Cyberport expansion. According to the findings of AVA EE, mitigation measures such as

suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

7.8.6 On land designated as "OU" annotated "Global Innovation Centre", it is intended primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. To cater for the need of the Global Innovation Centre which would be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU's strengths to address some of the most pressing challenges in the world through scientific discoveries and technological development, it provides development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. Development within this zone is subject to a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area) and a maximum building height of 158mPD, or the gross floor area and height of the existing building, whichever is the greater.

7.8.7 The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m^2 accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development.

7.8.8 Traffic improvement measures are required for the proposed Global Innovation Centre to mitigate the associated traffic impact. The project proponent is required to submit updated traffic impact assessment upon confirmation of the design parameters at the detailed design stage, and assessment of the construction traffic impact and traffic review before commissioning of project. Mitigation measures to address the traffic noise impact from Victoria Road and Pok Fu Lam

Road, to cater for freshwater, flushing water demand, and sewer upgrading works for the proposed development will be required. The requirement for submission of traffic impact assessment, noise impact assessment, water supply impact assessment and sewerage impact assessment, and implementation of the mitigation measures identified therein will be suitably incorporated into the land document.

7.9 Green Belt ("GB"): Total Area 117.43 ha

7.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

7.9.2 This zoning comprises about 28% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

7.9.3 Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

7.10 Country Park ("CP"): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

8. COMMUNICATIONS

8.1 Roads

Pok Fu Lam Road is the primary distributor road linking the Area to Aberdeen and the northern part of Hong Kong. Victoria Road, a district distributor road, serves the developments along the coast. It also provides an alternative link to Kennedy Town. These two roads are supported by a network of subsidiary roads for local access purposes.

LEGEND

The Representation Site (Amendment Item A)

Ebenezer New Hope School

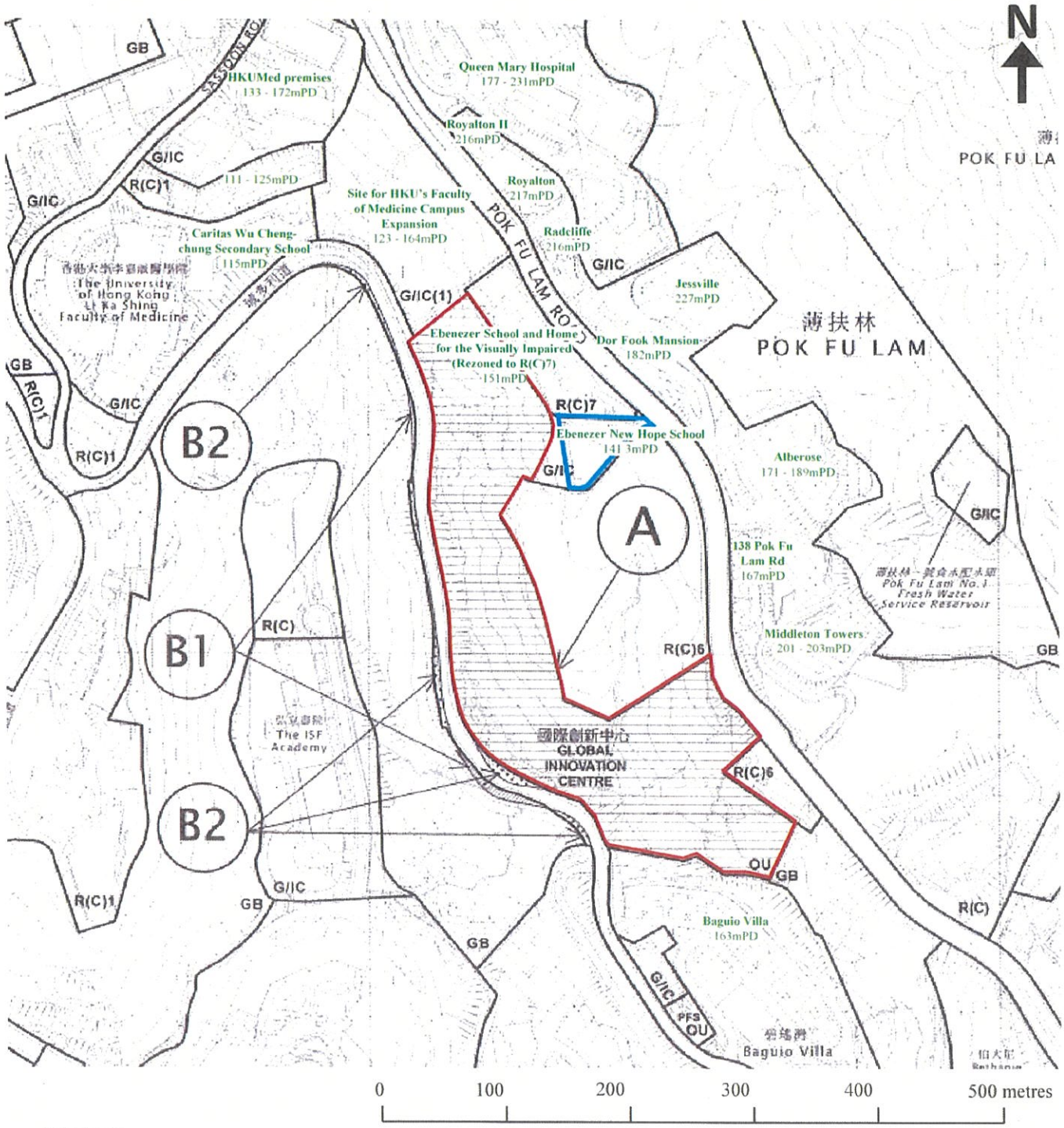
ARUP	Figure Title	Source	Date	Figure No.
	Aerial Photo of the Representation Site	Lands Department	May 2024	4a

LEGEND

The Representation Site (Amendment Item A)

Ebenezer New Hope School

ARUP	Figure Title: Existing Condition of the Representation Site	Source: Google Earth	Date: May 2024	Figure No.: 4b



LEGEND

- The Representation Site (Amendment Item A)
- Ebenezer New Hope School
- (A) Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
- Woodbury Court 218mPD — Name of Development and Existing Building Height (in metres above Principal Datum) (Information of Building Height as extracted from Plan 2a of MPC Paper No. 3/24)

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

ARUP

Figure Title	Source	Date	Figure No.
Surrounding Context of the Representation Site	Extracted from Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 and Plan 2a of MPC Paper No. 3/24	May 2024	5
		Scale: As shown	

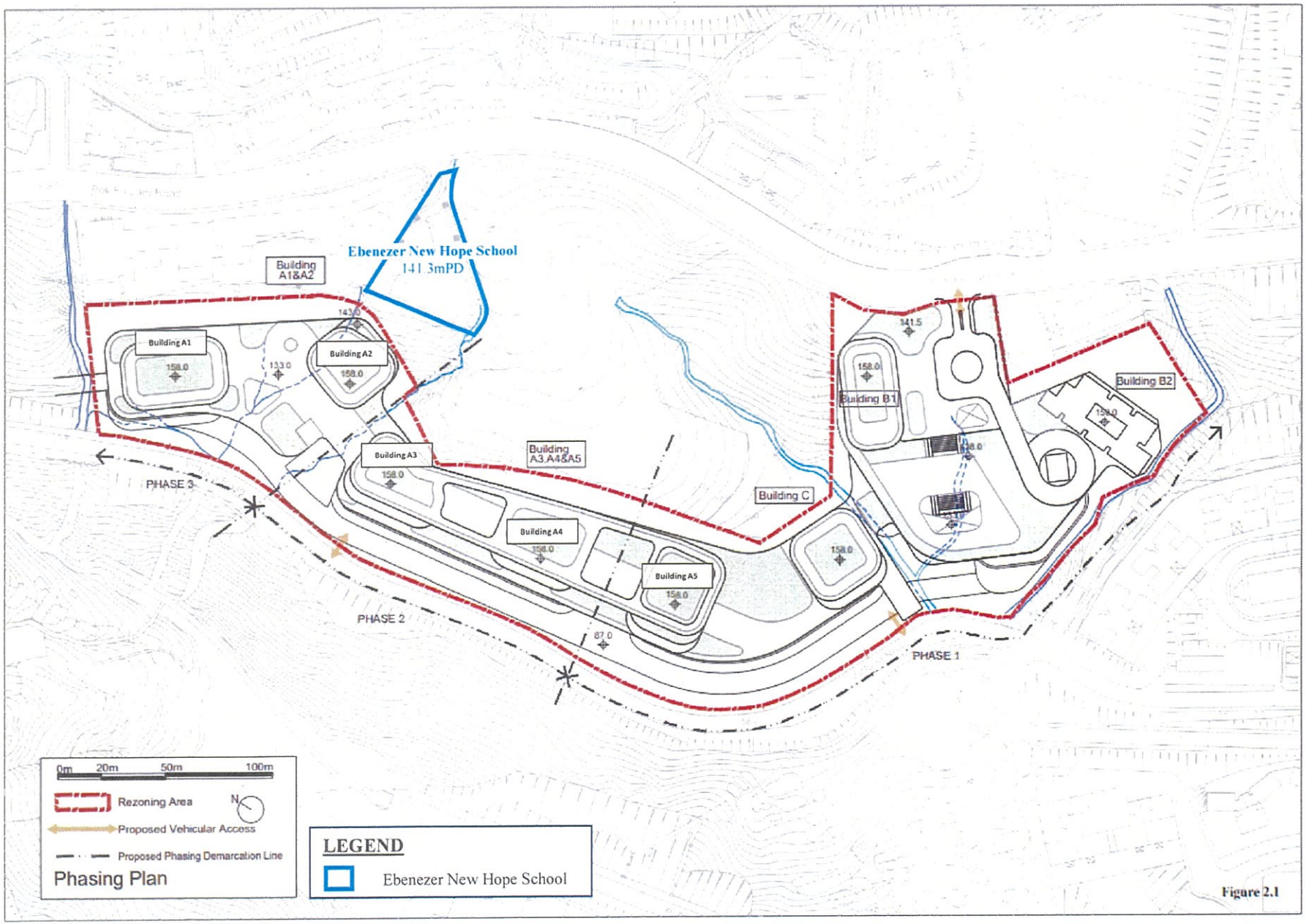
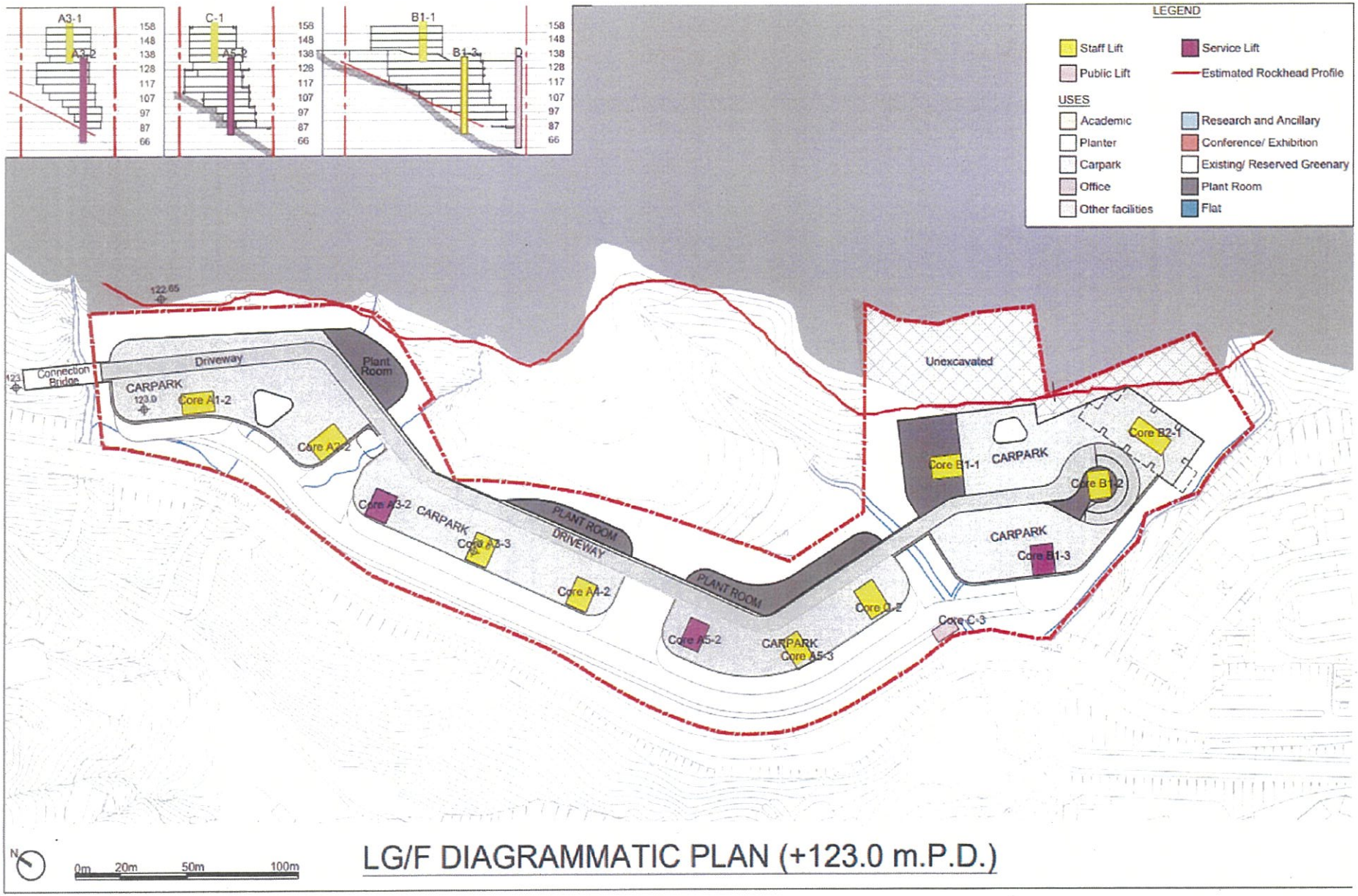


Figure 2.1

ARUP

Project Title	Figure Title	Source	Date	Scale	Figure No.
	Base Scheme for the Proposed Global Innovation Centre (Master Layout Plan)	MPC Paper No. 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21	May 2024	-	6a



LG/F DIAGRAMMATIC PLAN (+123.0 m.P.D.)

ARUP

Project Title

Figure Title

Base Scheme for the Proposed Global Innovation Centre (LG/F)

Source

MPC Paper No 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No S/H10/21

Date

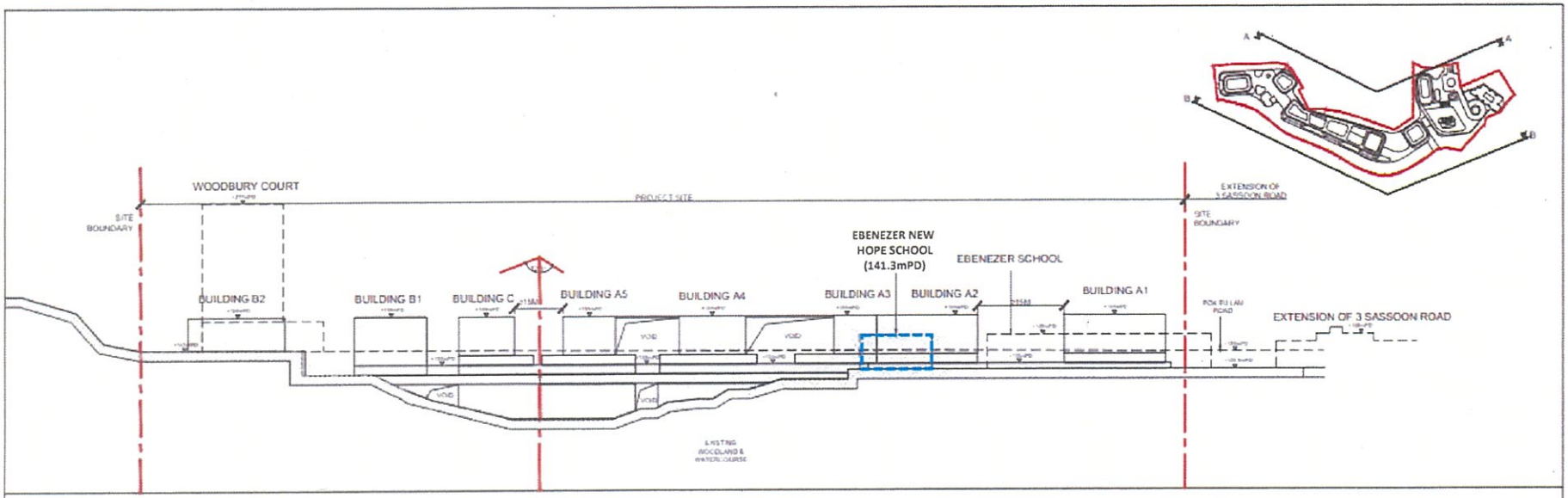
May 2024

Scale

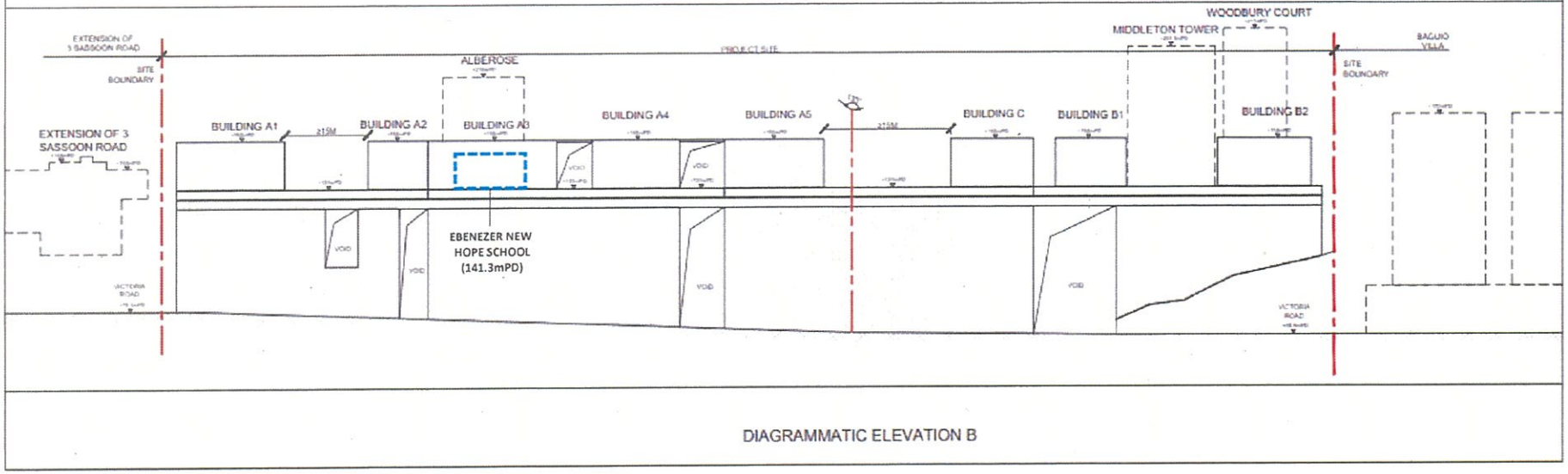
-

Figure No.

6b



DIAGRAMMATIC ELEVATION A



DIAGRAMMATIC ELEVATION B

ARUP

Project Title

Figure Title

Base Scheme for the Proposed Global Innovation Centre (Diagrammatic Elevation A & B)

Source

MPC Paper No. 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21

Date May 2024

Scale -

Figure No. 6c

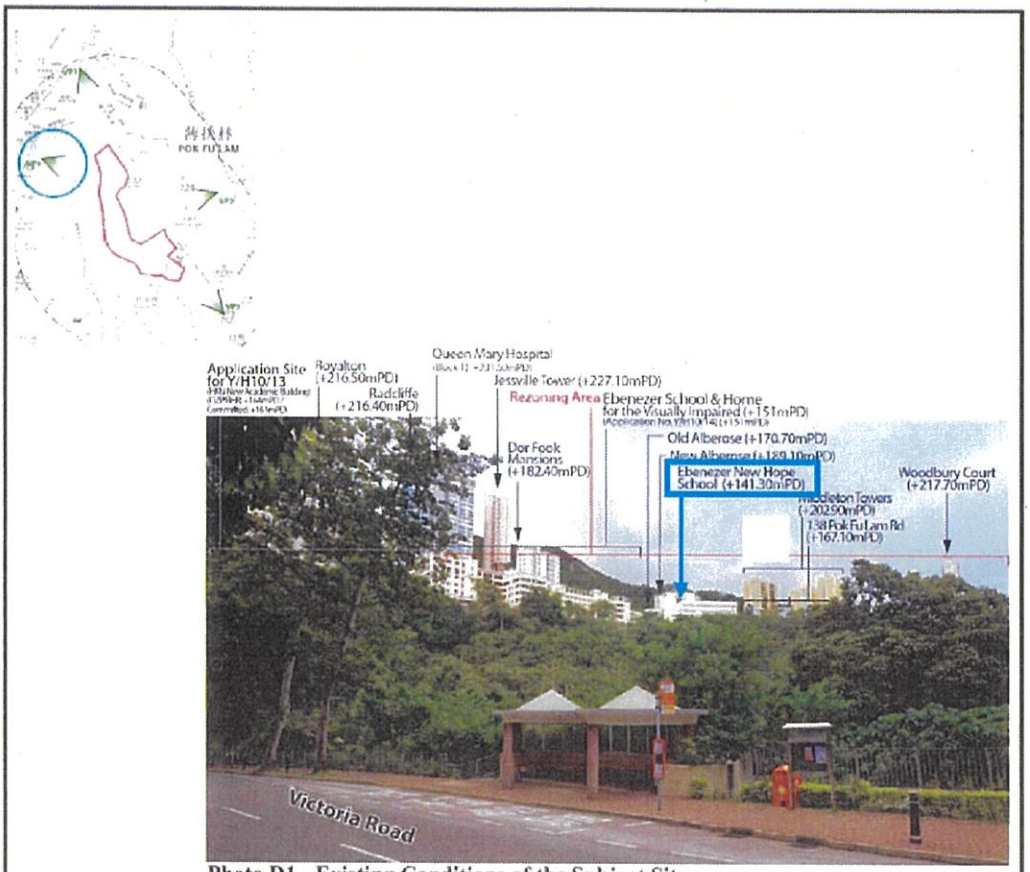


Photo D1 - Existing Conditions of the Subject Site

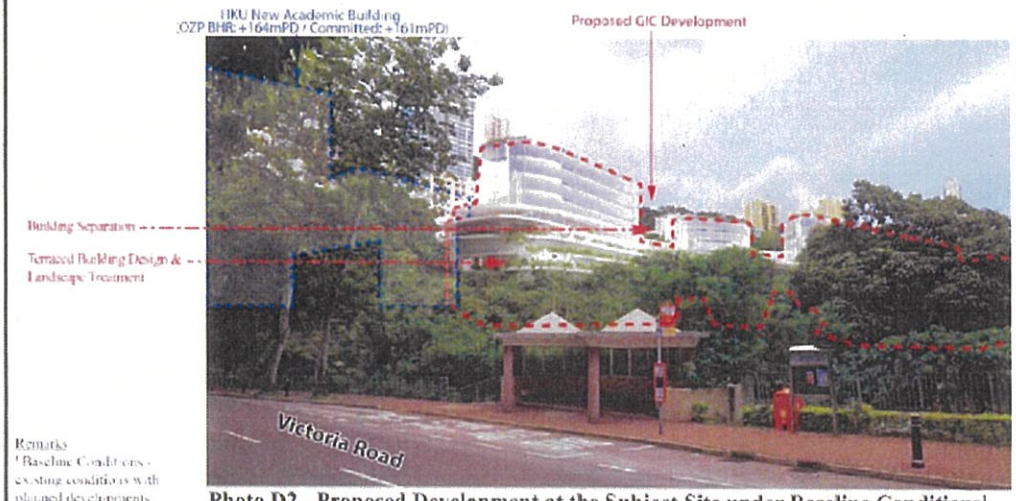


Photo D2 - Proposed Development at the Subject Site under Baseline Conditions[1]

Photomontages of the Proposed Development VP4 - Near Pavillion next to Bus Stop at Victoria Road	**Plan 33**	Inset Plan - 24.1.2024

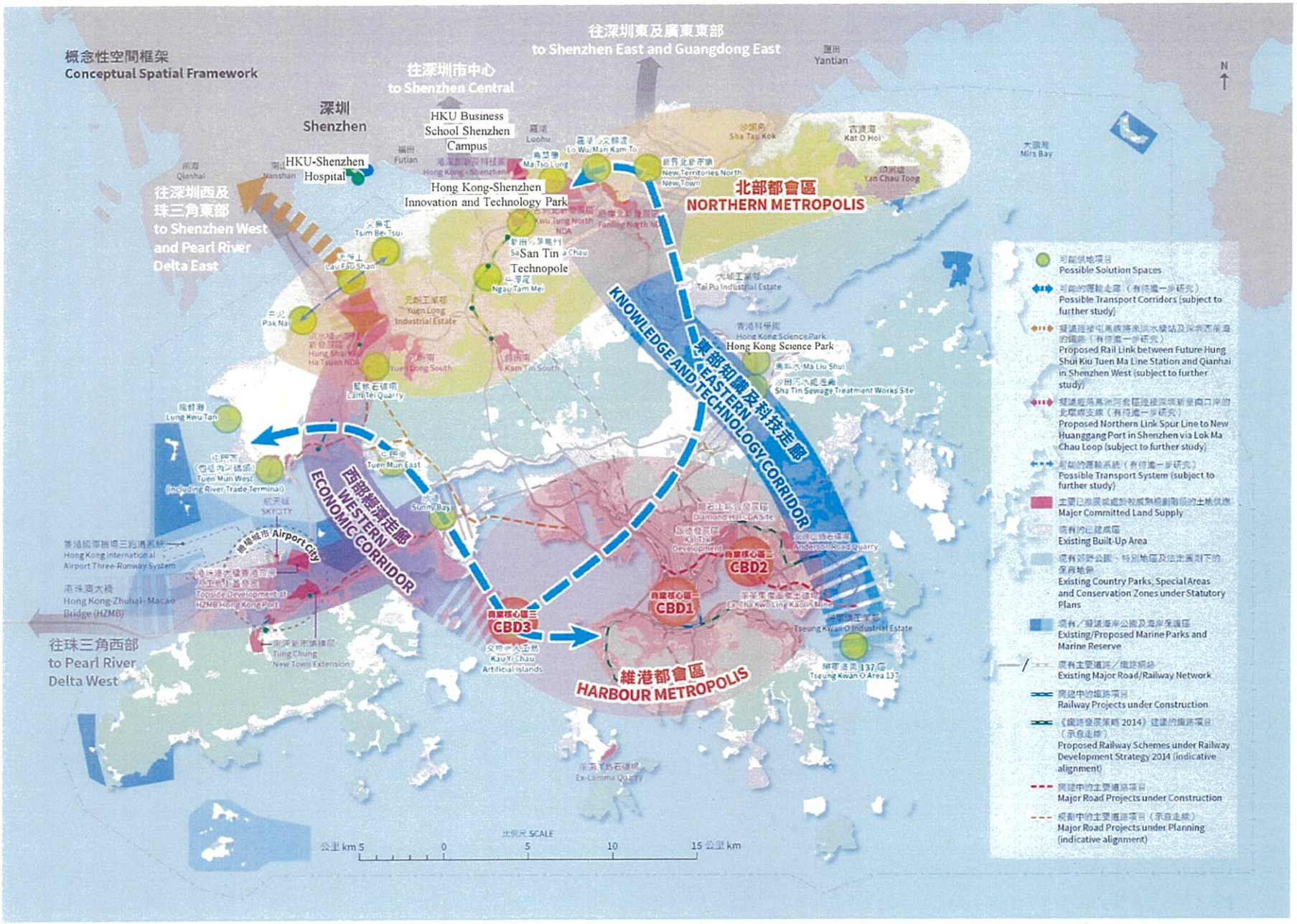
本圖於2024年2月21日擬備
PLAN PREPARED ON 21.2.2024

薄扶林分區計劃大綱核准圖編號S/H10/21的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED POK FU LAM OUTLINE ZONING PLAN No. S/H10/21
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H10/23/16

PLAN 4d



ARUP

Project Title	Figure Title	Source	Date	Scale	Figure No.
	Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030	Hong Kong 2030+ Towards a Planning Vision and Strategy Transcending 2030	May 2024	-	8

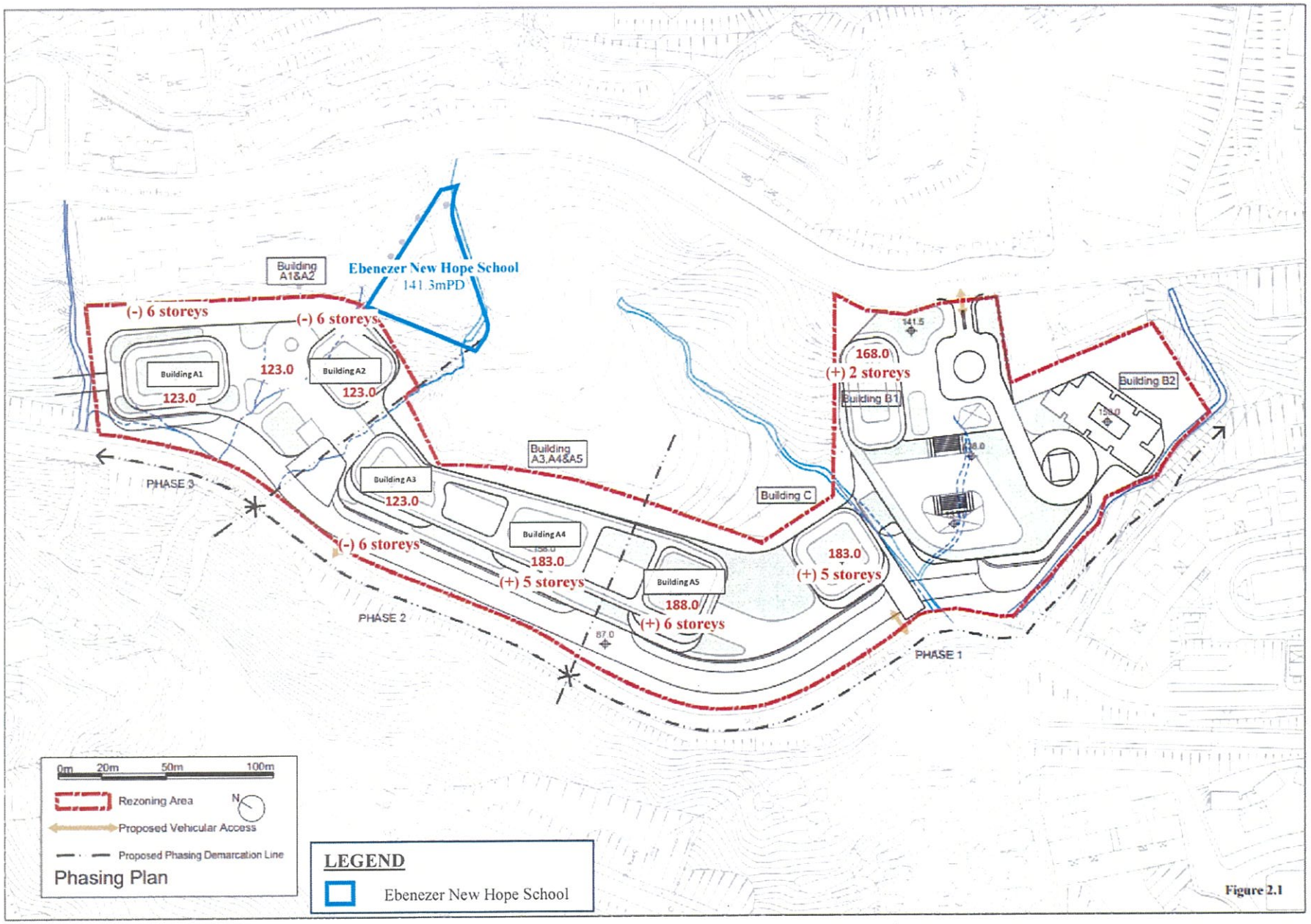
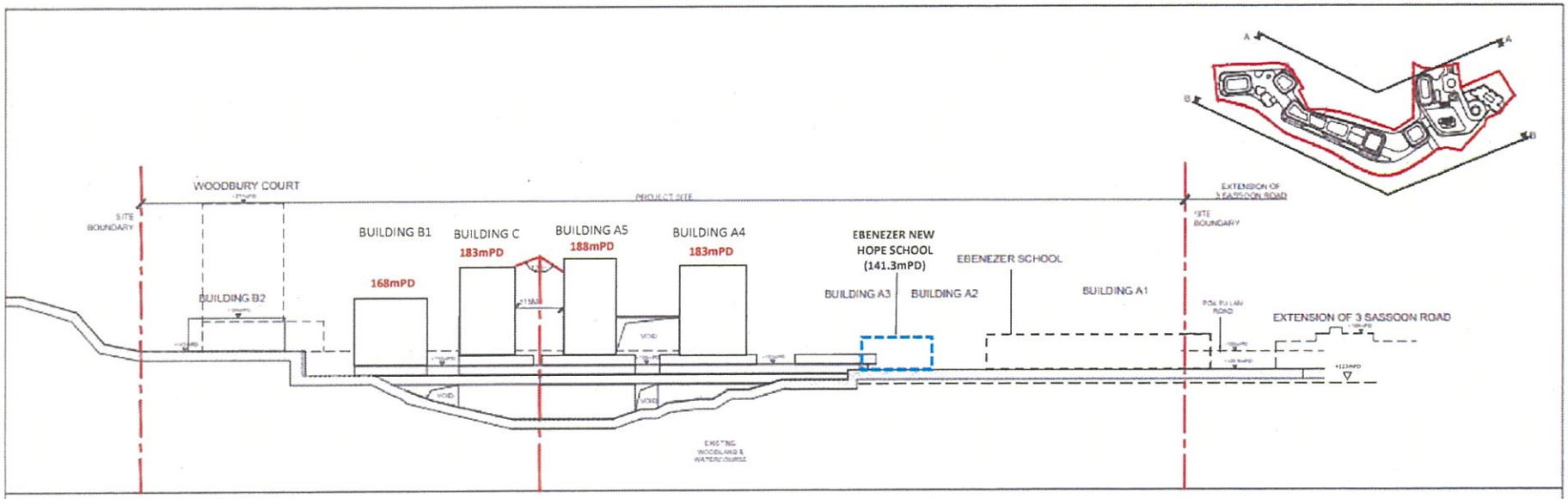


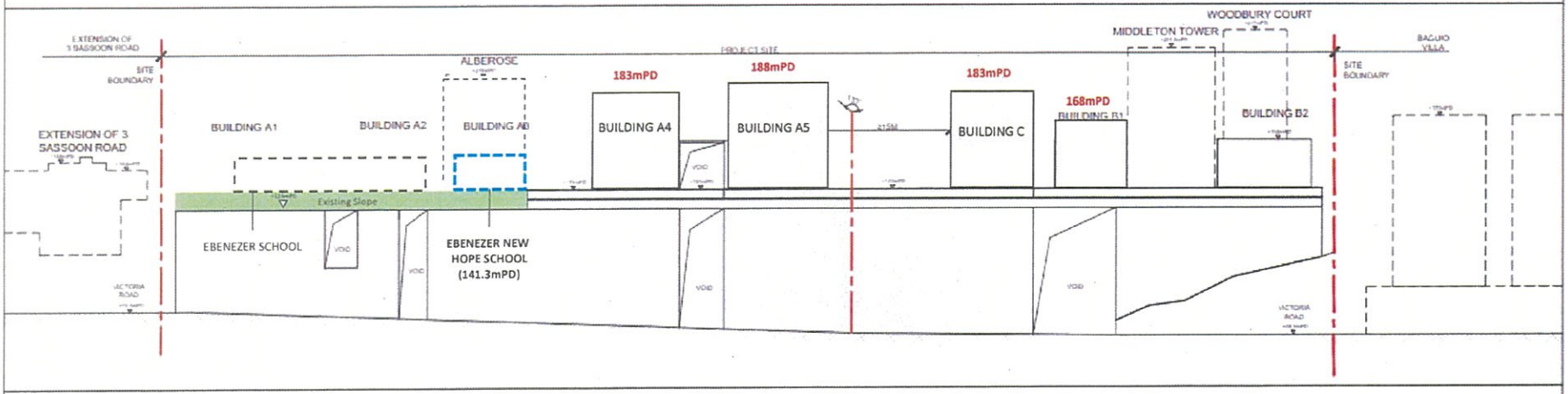
Figure 2.1

ARUP

Project Title	Figure Title	Source	Date	Scale	Figure No.
	Enhanced Scheme for the Proposed Global Innovation Centre (Building Height Profile)	MPC Paper No. 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21	May 2024	-	9a



DIAGRAMMATIC ELEVATION A



DIAGRAMMATIC ELEVATION B

ARUP

Project Title

Figure Title

Enhanced Scheme for the Proposed Global Innovation Centre (Diagrammatic Elevation A& B)

Source

MPC Paper No 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No S/H10/21

Date

May 2024

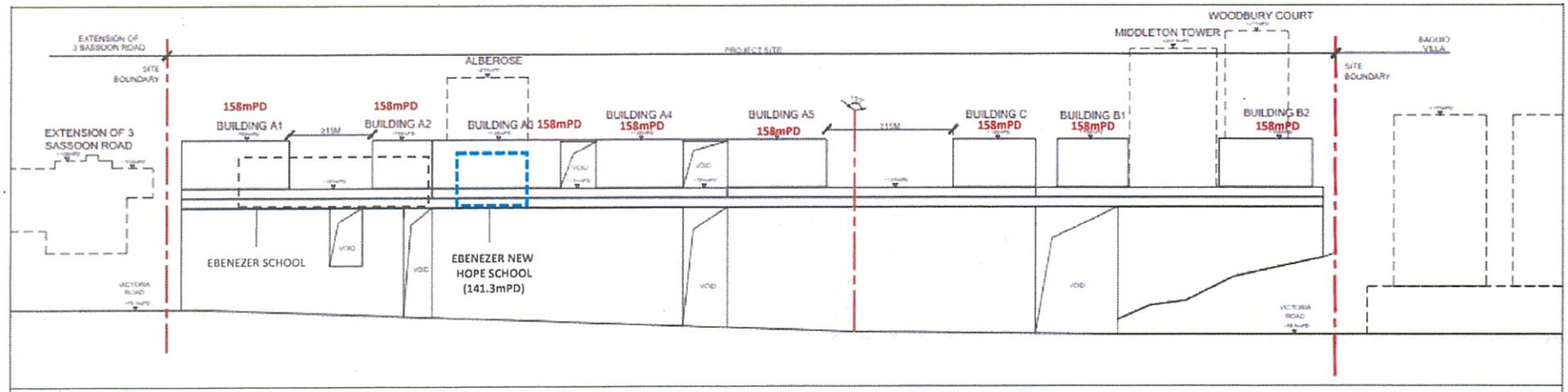
Scale

-

Figure No.

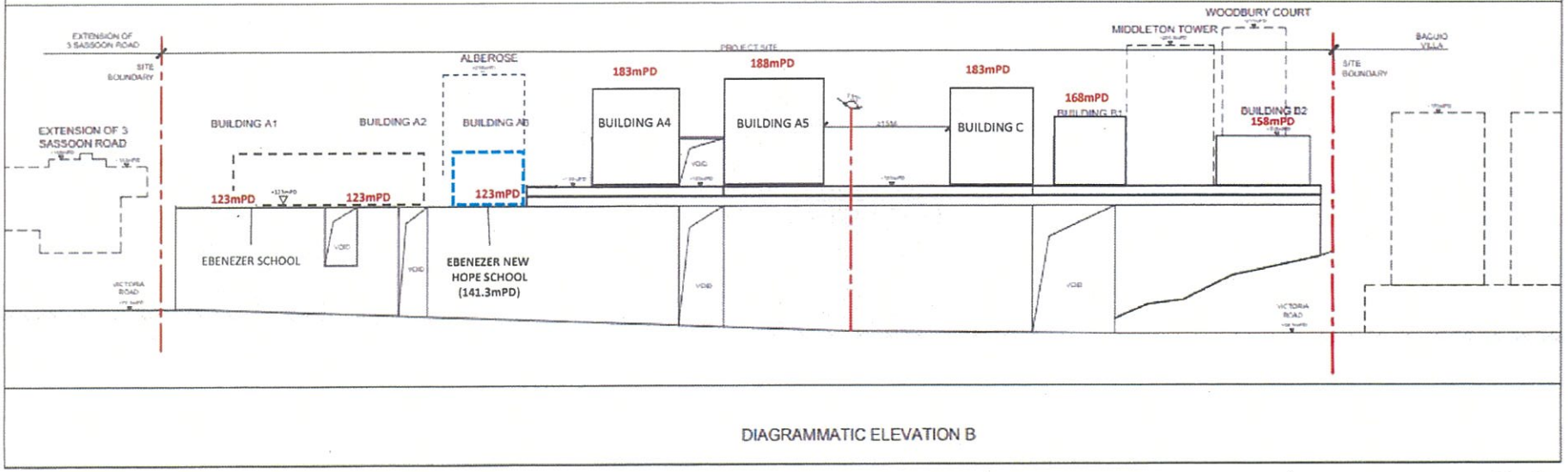
9b

Base Scheme



DIAGRAMMATIC ELEVATION B

Enhanced Scheme



DIAGRAMMATIC ELEVATION B

Plan 28

ARUP

Project Title

Figure Title
Comparison of Base Scheme and Enhanced Scheme (Building Height Profile)

Source
MPC Paper No. 3/24 Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/21

Date
May 2024

Scale
-

Figure No.
9c

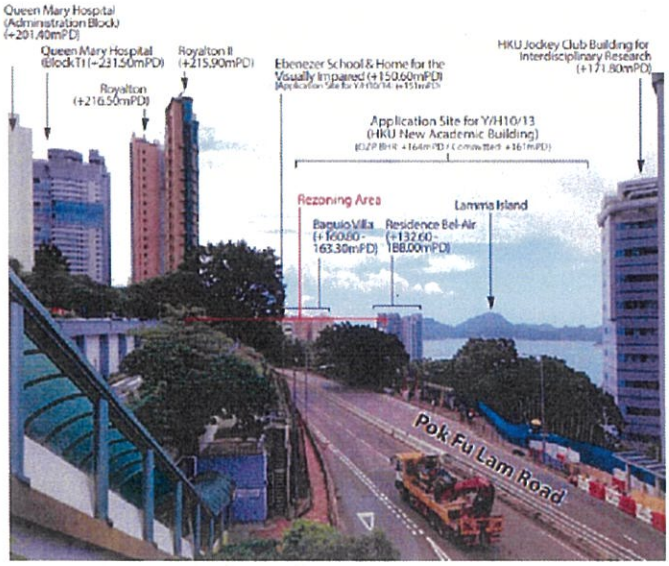
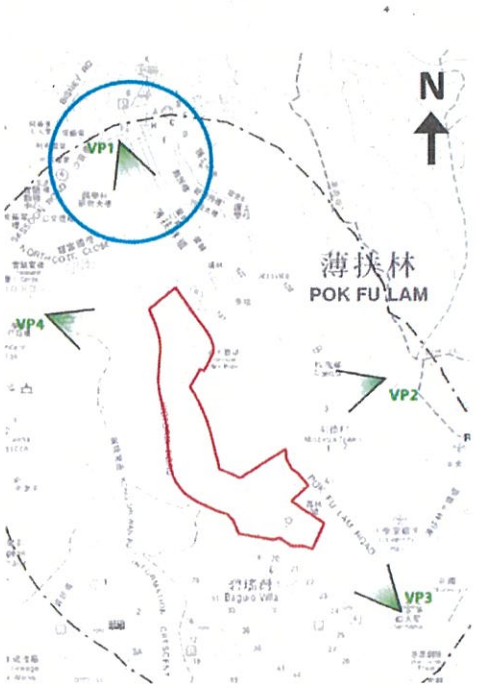


Photo A1 – Existing Conditions of the Subject Site



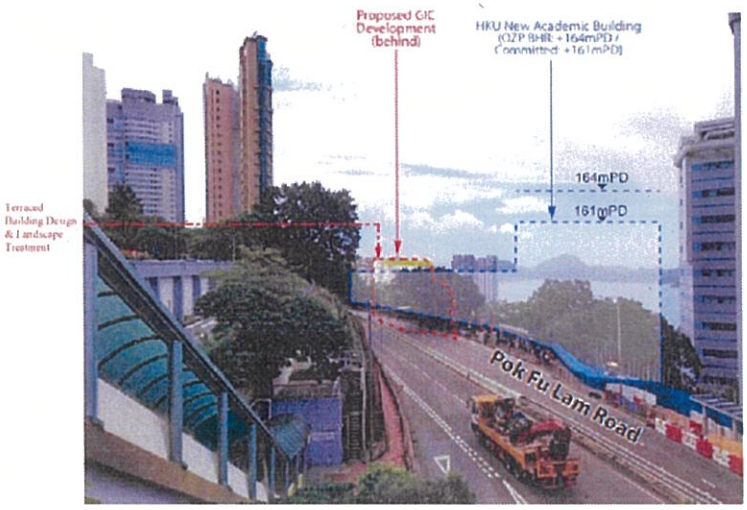


Photo A2 – Base Scheme at the Subject Site

Photo A3 – Enhanced Scheme at the Subject Site

LEGEND

Base Scheme

Enhanced Scheme

ARUP

Figure Title	Source	Date	Figure No.
Photomontage of the Enhanced Scheme (VP1 – Footbridge connecting Queen Mary Hospital)	Extracted and Edit based on Plan 4a in MPC Paper No. 3/24	May 2024	10a

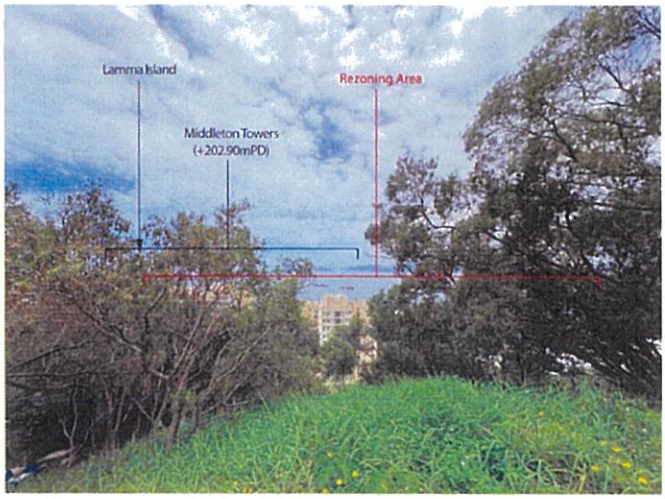


Photo B1 – Existing Conditions of the Subject Site

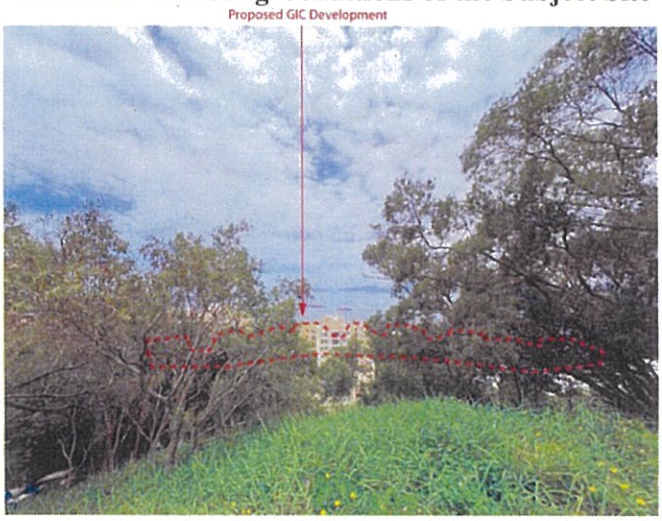
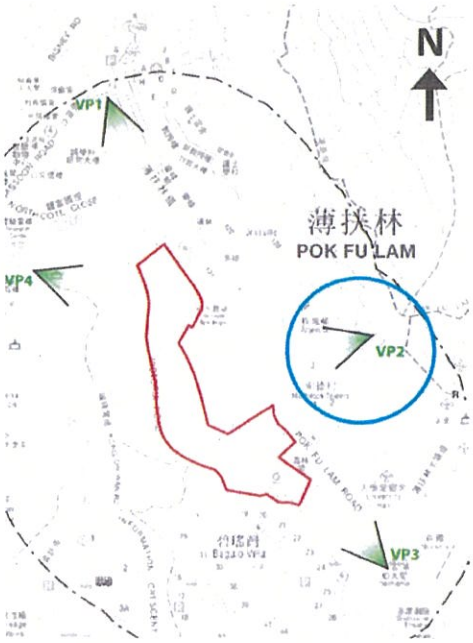


Photo B2 – Base Scheme at the Subject Site

Photo B3 – Enhanced Scheme at the Subject Site



LEGEND

Base Scheme

Enhanced Scheme

ARUP	Figure Title: Photomontage of the Enhanced Scheme (VP2 – Pok Fu Lam No. 1 Fresh Water Service Reservoir)	Source: Extracted and Edit based on Plan 4b in MPC Paper No 3/24	Date: May 2024 / Scale: -	Figure No: 10b

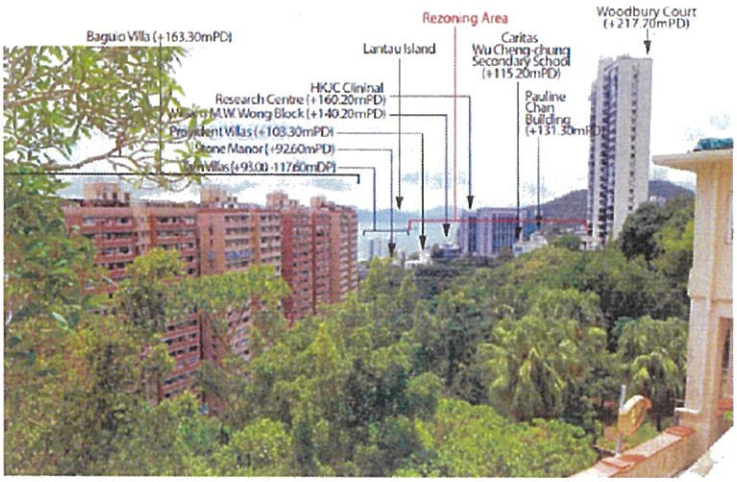


Photo C1 – Existing Conditions of the Subject Site

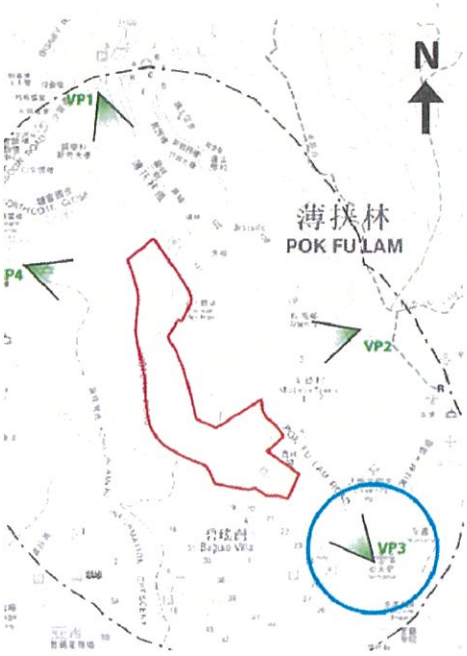


Photo C2 – Base Scheme at the Subject Site

Photo C3 – Enhanced Scheme at the Subject Site

LEGEND

Base Scheme

Enhanced Scheme

ARUP	Figure Title: Photomontage of the Enhanced Scheme (VP3 – Bethanie)	Source: Extracted and Edit based on Plan 4c in MPC Paper No. 3/24	Date: May 2024
			Scale: -
			Figure No.: 10c

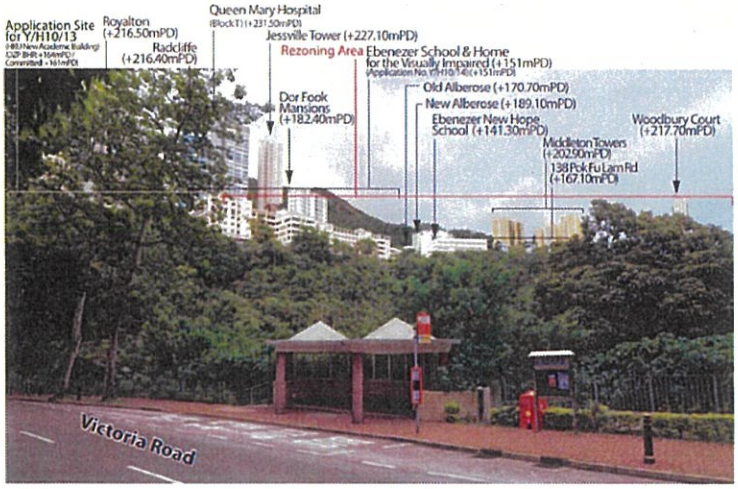


Photo D1 – Existing Conditions of the Subject Site

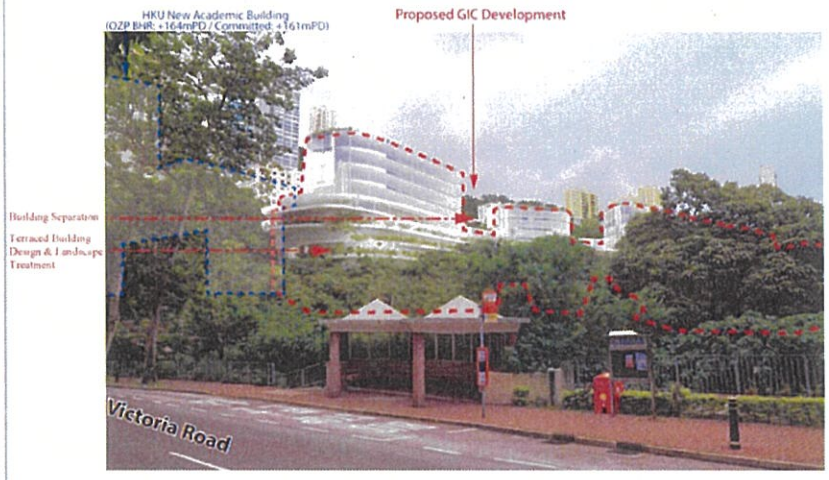


Photo D2 – Base Scheme at the Subject Site

Photo D3 – Enhanced Scheme at the Subject Site

LEGEND

Base Scheme

Enhanced Scheme

Figure Title: Photomontage of the Enhanced Scheme (VP4 – Near Pavillion next to Bus Stop at Victoria Road)	Source: Extracted and Edit based on Plan 4d in MPC Paper No 3/24	Date: May 2024	Figure No: 10d

ARUP

Photo E1 – Existing Conditions of the Subject Site

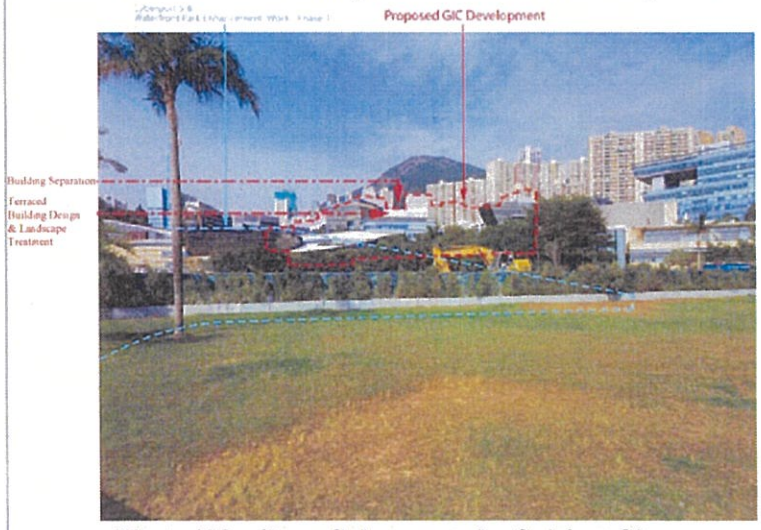


Photo E2 – Base Scheme at the Subject Site

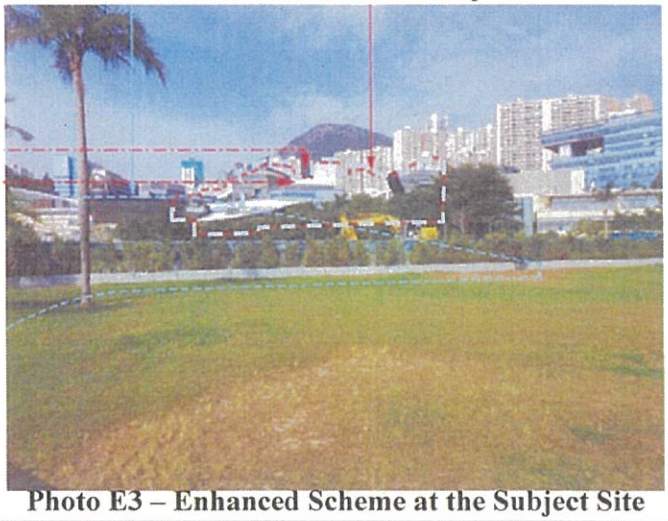


Photo E3 – Enhanced Scheme at the Subject Site

LEGEND

- Base Scheme
- Enhanced Scheme

ARUP

Figure Title	Source	Date	Figure No.
Photomontage of the Enhanced Scheme (VP5 – Cyberport Waterfront Park)	Extracted and Edit based on Plan 4c in MPC Paper No 3/24	May 2024	10e
		Scale	

Photo F1 – Existing Conditions of the Subject Site

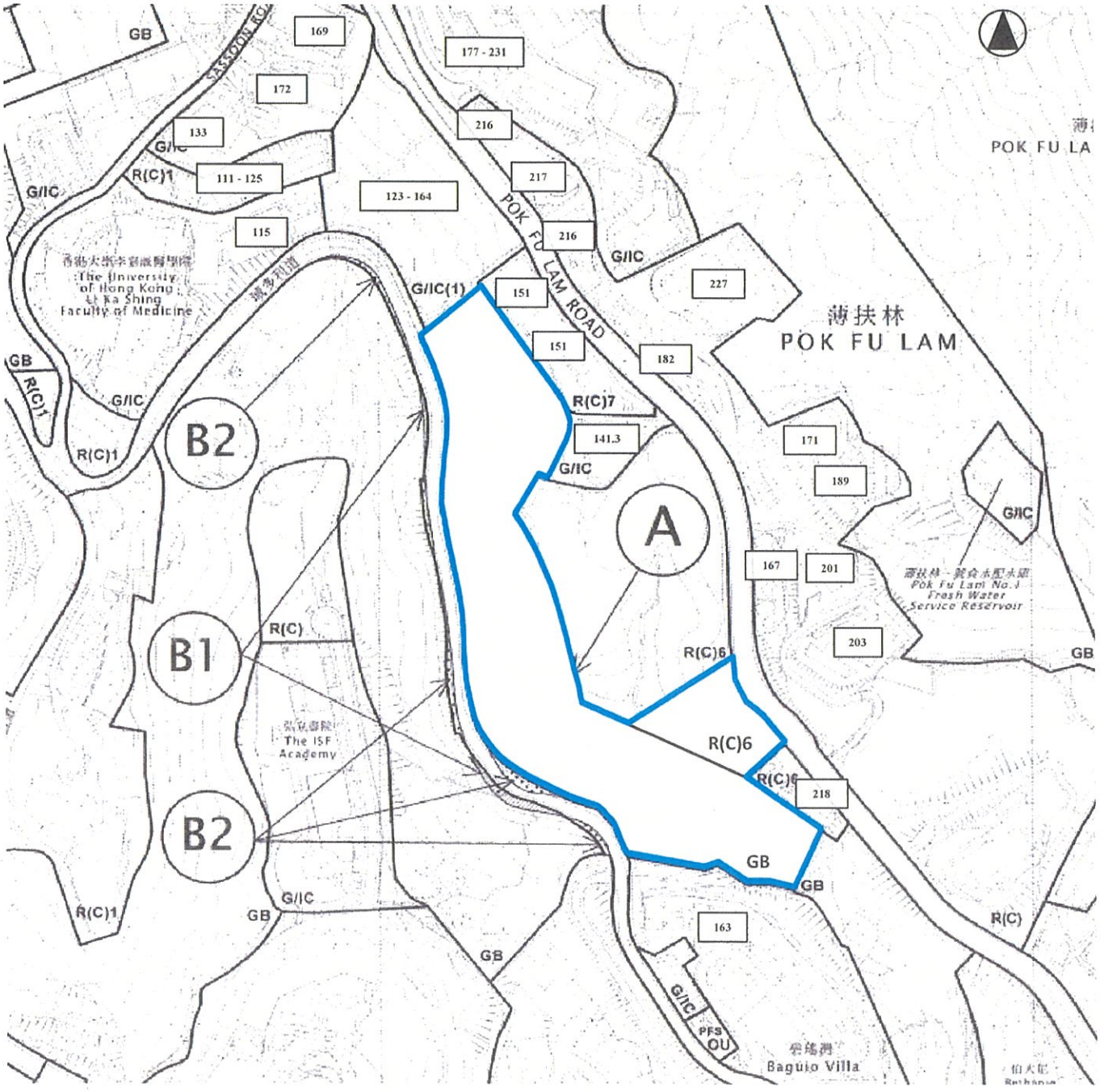
Photo F2 – Base Scheme at the Subject Site

Photo F3 – Enhanced Scheme at the Subject Site

LEGEND

- Base Scheme
- Enhanced Scheme

ARUP	Figure Title: Photomontage of the Enhanced Scheme (VP6 – Existing walkway adjacent to HKU Stanley Ho Sports Centre)	Source: Extracted and Edit based on Plan 4f in MPC Paper No. 3/24	Date: May 2024	Figure No.: 10f
			Scale: -	



LEGEND

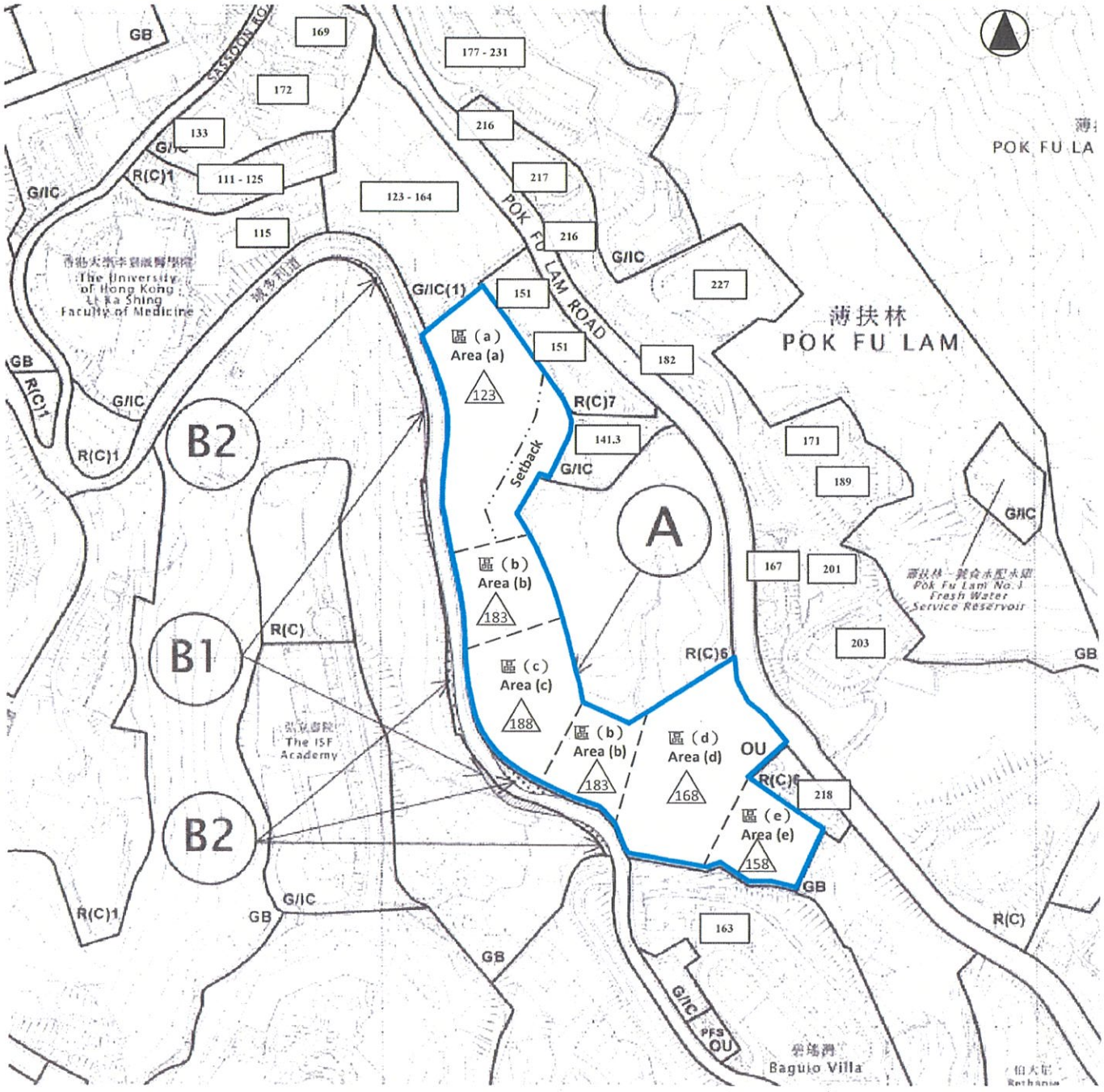
- Representation Site
- (A) Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
- mPD — Existing Building Height (in metres above Principal Datum) (Information of Building Height as extracted from Plan 2a of MPC Paper No. 3/24)

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

ARUP

Figure Title	Source	Date	Figure No.
Proposed Amendments on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Proposal 1)	Extracted from Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22	May 2024	11
		Scale: As shown	



LEGEND

- Representation Site
- Proposed Sub-area Boundary within "OU" Zone
- 123 — Maximum Building Height Restriction (in mPD)
- A — Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
- mPD — Existing Building Height (in metres above Principal Datum) (Information of Building Height as extracted from Plan 2a of MPC Paper No. 3/24)
- Setback — Setback Area

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

ARUP

Figure No.
Proposed Amendments on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Proposal 2a)

Source
Extracted from Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

Date
May 2024

Scale
As shown

Figure No.
12a

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Global Innovation Centre" Only

Eating Place
Educational Institution
Exhibition or Convention Hall
Flat (staff quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Office
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Research, Design and Development Centre
Residential Institution
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Flat (not elsewhere specified)
Hotel
Place of Entertainment
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area), and a maximum building height ~~of 158mPD~~***within each sub-area of the zone specified below***, or the gross floor area and height of existing building, whichever is the greater~~.~~***:***

Sub-area	***Maximum Building Height Metres above Hong Kong Principal Datum (mPD)***
Area (a)	***123***
Area (b)	***183***
Area (c)	***188***
Area (d)	***168***
Area (e)	***158***

(2) In determining the relevant maximum gross floor areas for the purposes of paragraph above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

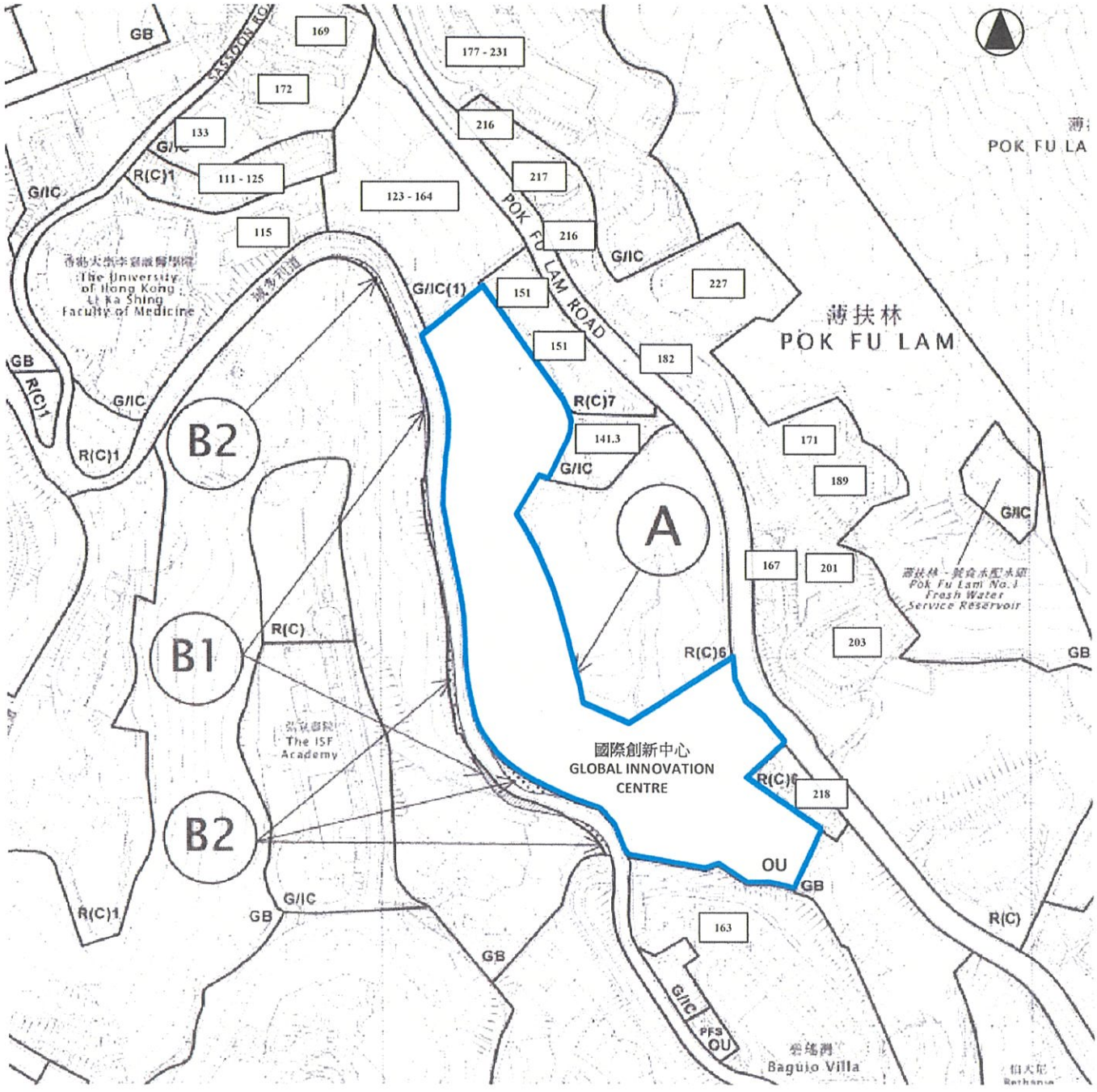
(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

6. On land designated as "OU" annotated "Global Innovation Centre", it is intended primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. To cater for the need of the Global Innovation Centre which would be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU's strengths to address some of the most pressing challenges in the world through scientific discoveries and technological development, it provides development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. ***The land designated as "OU" annotated "Global Innovation Centre" is divided into 5 sub-areas. To ensure the compatibility with the existing built and natural environment, development restrictions on the building height are stipulated in the Notes for each sub-area.*** Development within this zone is ***also*** subject to a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area) ~~and a maximum building height of 158mPD~~, or the gross floor area and height of the existing building, whichever is the greater. ***A setback area of not less than 32m in width from the adjacent Ebenezer New Hope School shall be provided.***

7. The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m^2 accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development. ***The project proponent should also consult local stakeholders, including Ebenezer New Hope School and surrounding residents, during the preparation of the detailed development layout of the Global Innovation Centre.***



LEGEND

- Representation Site
- (A) Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
- mPD — Existing Building Height (in metres above Principal Datum) (Information of Building Height as extracted from Plan 2a of MPC Paper No. 3/24)

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

ARUP

Figure Title	Source	Date	Figure No.
Proposed Amendments on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Proposal 2b)	Extracted from Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22	May 2024	13a
		Scale: As shown	

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Global Innovation Centre" Only	
	Eating Place Educational Institution Exhibition or Convention Hall Flat (staff quarters only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre Residential Institution Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Flat (not elsewhere specified) Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater.

(2) In determining the relevant maximum gross floor areas for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) For any new development or redevelopment of an existing building on land designated "Other Specified Uses" annotated "Global Innovation Centre", a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:

(i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;

(ii) the proposed total gross floor area for various uses and facilities;

(iii) an environmental assessment report to examine any possible environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them;

(iv) a sewerage impact assessment report to examine any sewerage problem that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(v) a visual impact assessment report to examine any visual problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(vi) a traffic impact assessment report to examine any traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(vii) a geotechnical assessment report to examine any traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(viii) such other information as may be required by the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks *(cont'd)*

(~~34~~) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

6. On land designated as "OU" annotated "Global Innovation Centre", it is intended primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. To cater for the need of the Global Innovation Centre which would be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU's strengths to address some of the most pressing challenges in the world through scientific discoveries and technological development, it provides development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. Development within this zone is subject to a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area) and a maximum building height of 158mPD, or the gross floor area and height of the existing building, whichever is the greater. ***Interlinked building blocks with stepped building heights ascending from northern portion of 123mPD to southern portion of 158mPD would be adopted taking into account the local topography and characteristics. A setback area of not less than 32m in width from the adjacent Ebenezer New Hope School shall be provided. For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant technical assessments to ensure the air quality, traffic noise, sewerage issues, visual quality, traffic impact and geotechnical issues could be properly addressed.***

7. The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m^2 accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views.

Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development. ***The project proponent should also consult local stakeholders, including Ebenezer New Hope School and surrounding residents, during the preparation of the detailed development layout of the Global Innovation Centre.***

8. Traffic improvement measures are required for the proposed Global Innovation Centre to mitigate the associated traffic impact. The project proponent is required to submit updated traffic impact assessment upon confirmation of the design parameters at the detailed design stage, and assessment of the construction traffic impact and traffic review before commissioning of project. Mitigation measures to address the traffic noise impact from Victoria Road and Pok Fu Lam Road, to cater for freshwater, flushing water demand, and sewer upgrading works for the proposed development will be required. The requirement for submission of traffic impact assessment, noise impact assessment, water supply impact assessment and sewerage impact assessment, and implementation of the mitigation measures identified therein will be suitably incorporated into the land document.

9. Green Belt ("GB"): Total Area 117.43 ha

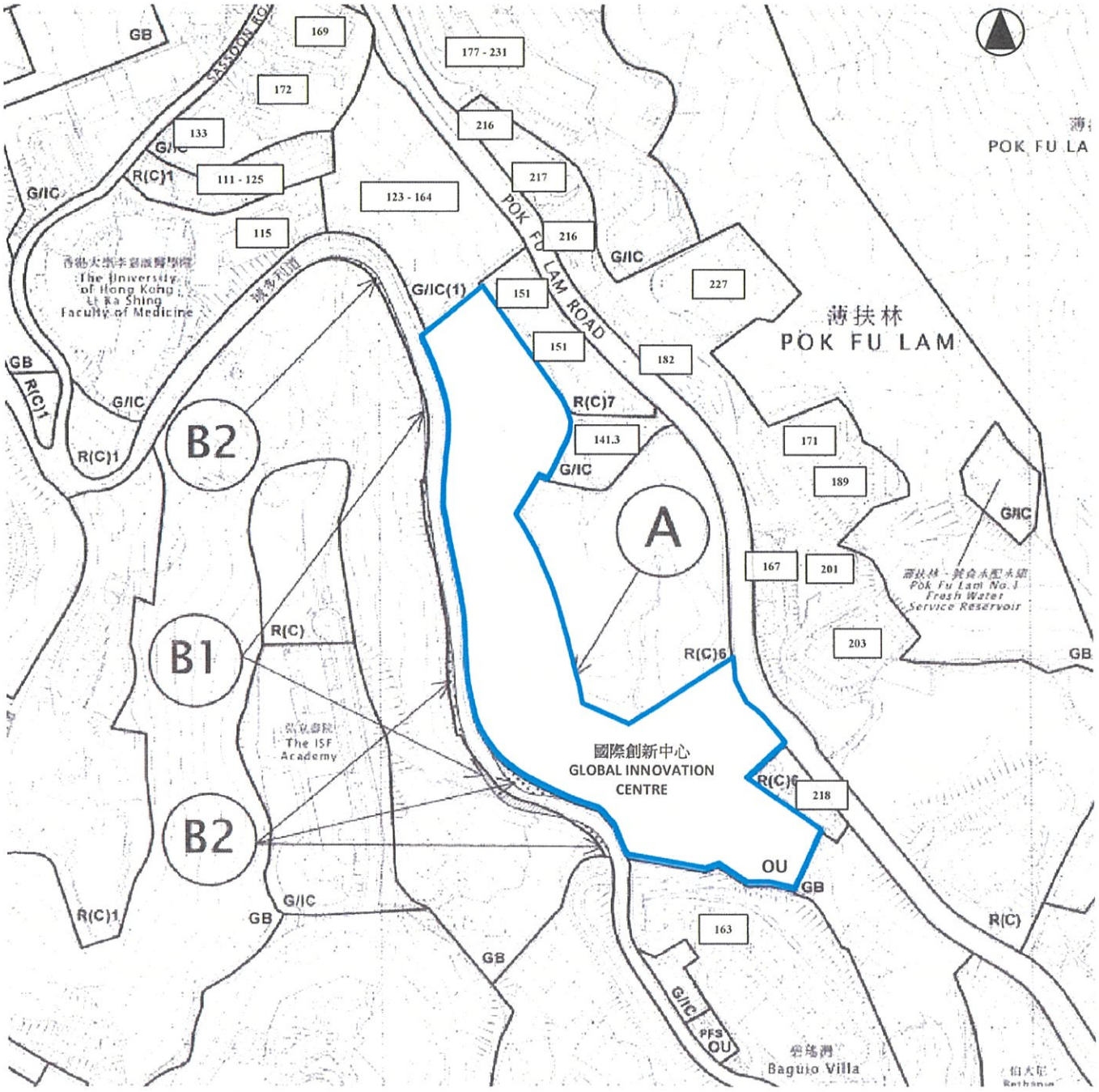
1. The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

2. This zoning comprises about 28% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

3. Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

10. Country Park ("CP"): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.



LEGEND

- Representation Site
- (A) Amendment Items under Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
- mPD — Existing Building Height (in metres above Principal Datum) (Information of Building Height as extracted from Plan 2a of MPC Paper No. 3/24)

ZONING

R(C)	"Residential (Group C)"	OU	"Other Specified Uses"
G/IC	"Government, Institution or Community"	GB	"Green Belt"

ARUP

Figure Title	Source	Date	Figure No.
Proposed Amendments on the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Proposal 2c)	Extracted from Draft Pok Fu Lam Outline Zoning Plan No S/H10/22	May 2024	14a
		Scale: As shown	

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Global Innovation Centre" Only

Eating Place
Educational Institution
Exhibition or Convention Hall
Flat (staff quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Office
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Research, Design and Development Centre
Residential Institution
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Flat (not elsewhere specified)
Hotel
Place of Entertainment
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater.

(2) In determining the relevant maximum gross floor areas for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) For any new development or redevelopment of an existing building on land designated "Other Specified Uses" annotated "Global Innovation Centre", a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:

(i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;

(ii) the proposed total gross floor area for various uses and facilities;

(iii) an environmental assessment report to examine any possible environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them;

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(v) a visual impact assessment report to examine any visual problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(vi) a traffic impact assessment report to examine any traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(vii) a geotechnical assessment report to examine any traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(viii) such other information as may be required by the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks *(cont'd)*

(~~3~~4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development. ***The project proponent should also consult local stakeholders, including Ebenezer New Hope School and surrounding residents, during the preparation of the detailed development layout of the Global Innovation Centre.***

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9. Green Belt ("GB"): Total Area 117.43 ha

1. The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

2. This zoning comprises about 28% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

3. Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

10. Country Park ("CP"): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

Our ref 5263/01/202404/01/WSTY/MYNL/CMCK/05304

ARUP

[redacted]

By Hand and Email (tpbpd@pland.gov.hk)

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

22 May 2024

Dear Sir/Madam,

Representation Relating to
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
under Section 6(1) of the Town Planning Ordinance

Submission of Representation Statement

On behalf of Ebenezer New Hope School ("Representer"), we hereby submit the captioned Representation for your consideration. A set of original authorisation letter signed by the Representer, a set of Form No. S6 with full name and HKID card number of the representative of Representer and the representative of our Company, and 4 copies of the Representation Statement are enclosed.

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

Should you have any queries, please contact the undersigned or our Ms. Catherine KWONG at [redacted]

Yours faithfully,

Theresa YEUNG
Director

RECEIVED
22 MAY 2024
Town Planning Board

Encl.
- Original authorisation letter signed by the Representer
- Form No. S6
- 4 copies of the Representation Statement

cc
- Client

EBENEZER NEW HOPE SCHOOL
心光恩望學校

[redacted]

Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
李林麗嬋女士

Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

Hon Secretary 義務秘書
Ms Grace Chen
陳鳳驊女士

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

Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

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

Directors 董事:
Ms Victoria de Alwis
歐美芳女士
Mr Leo Barretto
巴烈圖先生
Mr Sean Fong
方善衡先生
Ms Madeleine Green
湯明蘭女士
Ms Angelina Kwan
關蕙女士
Mr Henry Lai
賴顯榮先生
Ms Rhonda Leung
梁麗琴校長
Ms Sandra Leung
梁承敏女士
Mr Roger Nissim
李森先生
Ms Ellen Tsao
曹依琳女士

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

22 May 2024

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

Dear Sir/Madam,

Representation Relating to
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
under Section 6(1) of the Town Planning Ordinance

Authorisation Letter

We hereby authorise Arup Hong Kong Limited to act as our authorised agent on the representation relating to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 submitted to the Town Planning Board under Section 6(1) of the Town Planning Ordinance and for dealing with the related matters.

Thank you for your attention.

Yours faithfully,

For and on behalf of
Ebenezer New Hope School

MANAGEMENT COMMITTEE OF EBENEZER NEW HOPE SCHOOL * THE INCORPORATED 心光恩望學校 法團校董會

Signature and School Chop
Name: Ms Wong Tin Ling
Title: Principal

MASTERPLAN LIMITED
Planning and Development Advisors
領賢規劃顧問有限公司

Submission Number:
TPB/R/S/H10/22- S3968

22 May 2024
By Email and Hand

Representation Number:
TPB/R/S/H10/22- R256

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

Dear Sir/ Madam,

Representation in Relation to the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We refer to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Draft Plan) gazetted on 22 March 2024.

We are authorized by the Representer, The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), to submit a representation in respect to the Amendments shown in the Draft Plan under Section 6(1) of the Town Planning Ordinance. The particular matter in the Draft Plan to which the representation relates, the nature of and reasons for the representation, and the proposed amendments to the Draft Plan, are included in the statement attached to this letter.

This Representation is made to express the concerns of Ebenezer in relation to the Draft Plan. A number of comments are made and amendments are proposed, which are intended to uphold the well-established planning intention of the area, and to bring improvements to the future development in this part of Pok Fu Lam. The Town Planning Board is invited to support this Representation and the amendments proposed within.

Yours faithfully,

Heather Yuen
For and on behalf of
Masterplan Limited

Encl.
cc. Client (By Email)

RECEIVED
22 MAY 2024
Town Planning Board

[redacted]

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

The Ebenezer School and Home for the Visually Impaired
131 Pok Fu Lam Road, Hong Kong RBL 136RP

1. We are acting on behalf of The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), the Representer, who owns and currently occupies the buildings at 131 Pok Fu Lam Road, Hong Kong. A letter of authorisation and completed Representation Form No.S6 are attached.

The particular matter in the Plan to which the Representation relates

2. I refer to the amendments proposed by the Town Planning Board (TPB) to the Approved Pok Fu Lam Outline Zoning Plan (Approved OZP), which are shown on the draft Pok Fu Lam OZP No. S/H10/22 (Draft Plan). The Representation relates to Amendment Item A, which seeks the rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" ("R(C)6") and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"). A Location Plan indicating the property owned by the Representer (Ebenezer site) and the Site of Amendment Item A (Amendment Site) is provided in **Figure 1**.

3. The indicative scheme of the Global Innovation Centre proposed by the University of Hong Kong (HKU) at the Amendment Site is shown in **Figure 2**.

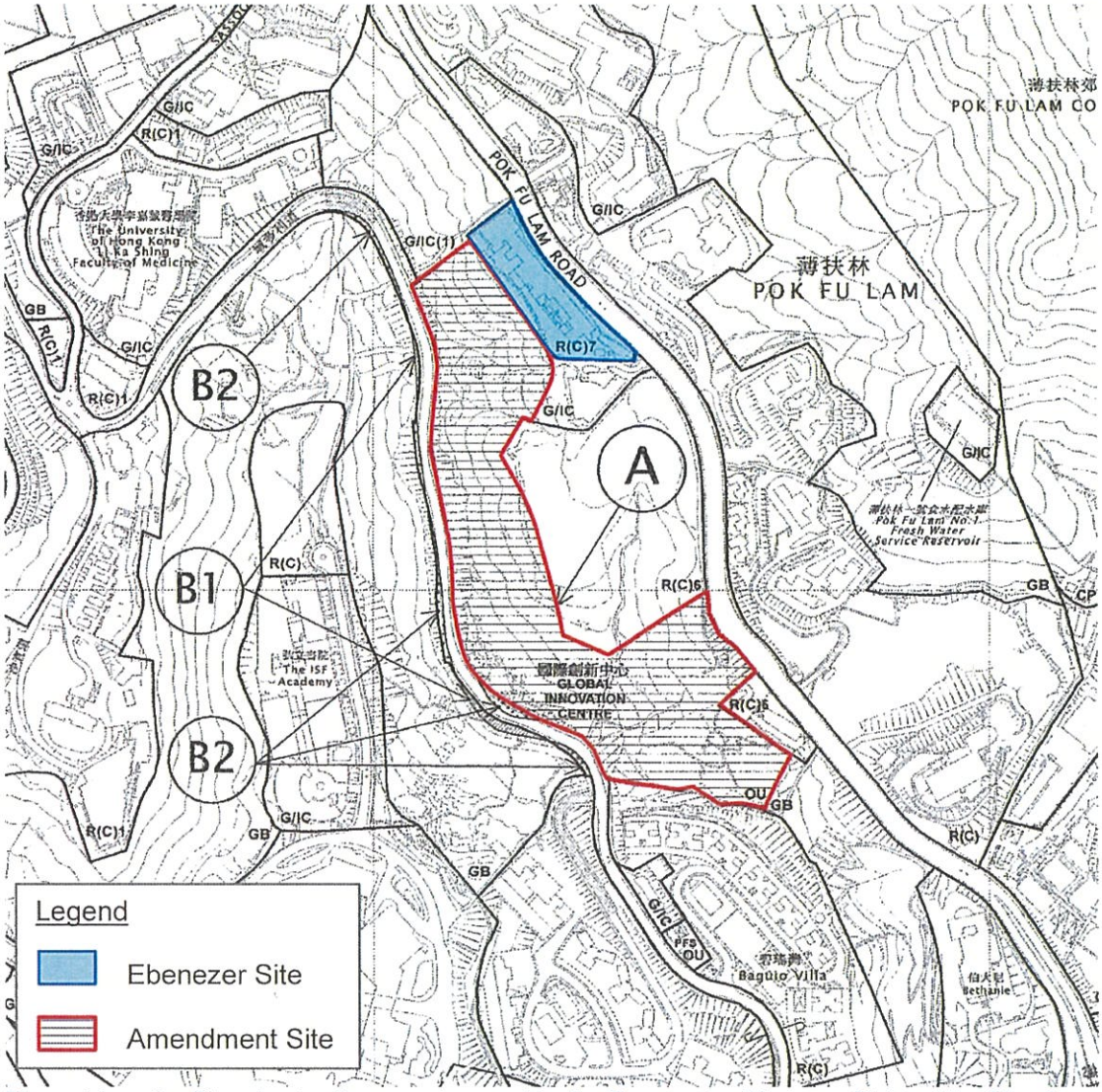

Figure 1 *Location Plan showing the property owned by the Representer (Ebenezer Site) and the Site of Amendment Item A (Amendment Site) (Base image source: MPC Paper No. 3/24)*

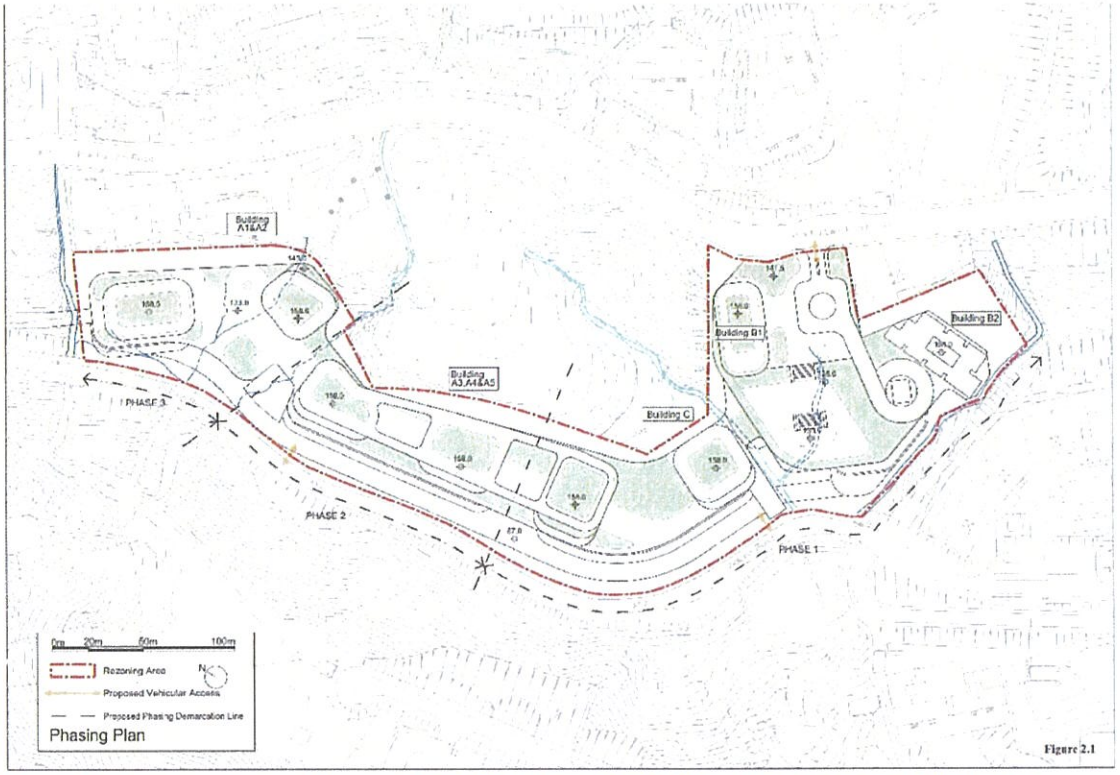

Figure 2 *Indicative scheme of the proposed Global Innovation Centre at the Amendment Site (Image source: MPC Paper No. 3/24)*

The nature of and reason for the Representation

4. This Representation sets out Ebenezer's views and concerns relating to Amendment Item A and the associated proposed Global Innovation Centre for the University of Hong Kong (HKU). The reasons for the Representation are elaborated below in terms of nonconformity with wider national, regional and territorial planning strategies, loss of "GB", land use compatibility, non-compliance with planning intention of the Planning Scheme Area, excessive building height and scale, as well as the impact on the neighbourhood, particularly on Ebenezer and the visually impaired students and residents.

Nonconformity with wider national, regional and territorial planning and development strategies

5. Under the National 14th Five-Year Plan, the key contents on economic development relating to Hong Kong includes the following:

   a. *Supporting Hong Kong and Macao to better integrate into the overall development of the country;*
   b. *Deepening the cooperation between the Mainland, and Hong Kong and Macao in the areas of trade, innovation and technology;*
   c. *Taking forward the establishment of major cooperation platforms in the Guangdong-Hong Kong-Macao GBA, e.g. Qianhai of Shenzhen, Nansha of Guangzhou, Hengqin of Zhuhai, the Shenzhen-Hong Kong Loop etc.;*

d. *Actively and steadily taking forward the development of the Guangdong-Hong Kong-Macao GBA;*

e. *Improving the "Two Corridors and Two Poles" framework system which comprises the Guangzhou-Shenzhen-Hong Kong, Guangzhou-Zhuhai-Macao Innovation and Technology Corridors and the Shenzhen-Hong Kong Loop, Guangdong-Macao-Hengqin Innovation and Technology Poles.*[1]

6. There is a strong focus on integration and coordination between the GBA cities under the National 14th Five-Year Plan to develop an innovation and technology hub. This is echoed in the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, as well as The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK2030+).

7. Accordingly, HK2030+ strategically identified the Northern Metropolis and the Eastern Knowledge and Technology Corridor for innovation and technology-related developments. Within the Northern Metropolis, the San Tin/Lok Ma Chau Development Node is put forward to be developed into a Technopole (San Tin Technopole). The Development Node covers the Hong Kong-Shenzhen Innovation and Technology Park at the Lok Ma Chau Loop. With reference to the Revised Recommended Outline Development Plan for San Tin Technopole, this area will provide around 300ha of I&T land.

8. The Northern Metropolis Action Agenda 2023 further envisions a "Northern Metropolis University Town" to be developed by reserving more than 60ha of land in the area. The University Town is proposed to encourage post-secondary institutions to strengthen co-operation with renowned Mainland and overseas institutions, and achieve greater synergy through resources sharing and complementary industry development within the region. In particular, Ngau Tam Mei being in close proximity to San Tin Technopole, is proposed for use of post-secondary institutions with a focus on scientific research, to complement the I&T development in San Tin Technopole.

9. Along the Eastern Knowledge and Technology Corridor, Ma Liu Shui Reclamation and Sha Tin Sewage Treatment Works site after relocation, providing 88ha of land supply[2], is also planned for innovation and technology development and other compatible uses.

10. It is therefore considered that there is more than sufficient alternative and suitable land supply to accommodate the Global Innovation Centre, which is currently proposed requiring 4.72ha of land. The proposed Global Innovation Centre should be located in the Northern Metropolis or Ma Liu Shui area to conform with the national, regional and territorial planning and development strategies. This could better support and enhance the development of an integrated I&T ecosystem and hub envisaged by the Central and Hong Kong Governments.

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[1] Fact Sheet – National 14th Five-Year Plan by Research Office (FS06/20-21), Legislative Council Secretariat

[2] The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (October 2021)

Loss of "Green Belt" land and the impact on the visually impaired and local community

11. In the previous rezoning process in 2022 (amendments shown on draft Pok Fu Lam OZP No. S/H10/20), Ebenezer made a representation in relation to the proposed HKU New Academic Building located to the west of the Ebenezer site. In that representation, Ebenezer raised the concern over the significant impact the continual expansion of HKU within Ebenezer's vicinity has on the visually impaired students and residents. This is due to the extreme sensitivity a visually impaired person has compared to an average person, including their sense of hearing and spatial awareness. However, this subject Amendment is now further rezoning a large area of "Green Belt" land in the vicinity of the Ebenezer site for a considerably extensive development. A total of eight towers is proposed with two towers, Building A1 and A2, positioned directly in front of the Ebenezer site. (**Figure 3**)

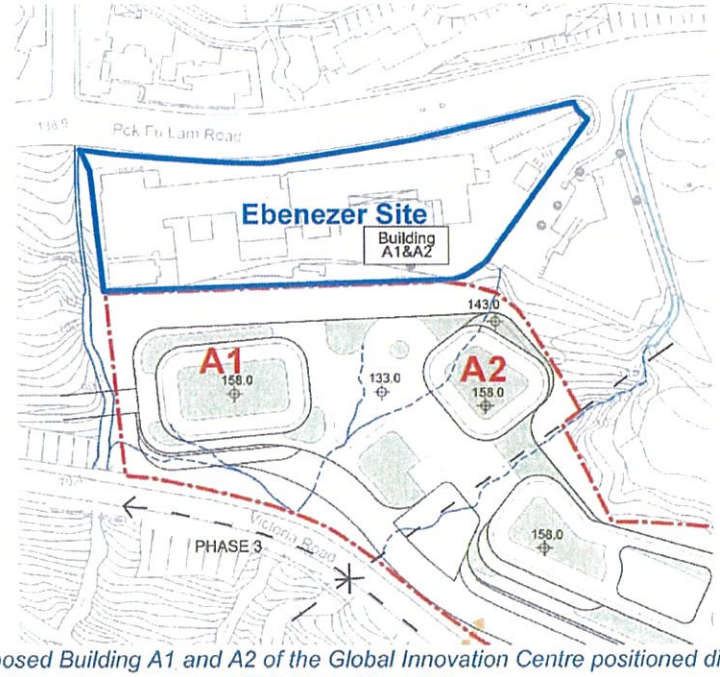

***Figure 3** Proposed Building A1 and A2 of the Global Innovation Centre positioned directly in front of the Ebenezer Site (Base image source: MPC Paper No. 3/24)*

12. Over the years, the openness and natural character of the "Green Belt" land surrounding the Ebenezer site has played a significant role in providing a healthy, serene and comfortable learning and living environment for visually impaired students and residents. Further encroachment of "Green Belt" land as proposed by HKU would have significant adverse impact on the visually impaired people's well-being and sensory development. This is very undesirable.

13. According to MPC Paper No. 3/24, the first phase of the proposed Global Innovation Centre is to be completed by 2028. As such, construction will take place before Ebenezer's relocation to Tung Chung. The nuisance related to the continual construction works including noise and vibration, will adversely affect the quality of the learning environment and impede the sensory development of the visually impaired children. This has already been the case throughout the years, as Ebenezer has experienced some on-going construction works in the area including the new HKU academic building at 3 Sassoon

Road, the redevelopment of Queen Mary Hospital, the Faculty of Medicine Building Extension to be completed by 2025 and the redevelopment of other HKU buildings along Sassoon Road. The impact has been significant to Ebenezer students, residents and teaching staff.

14. About 4.12ha of "Green Belt" land will be rezoned. This will bring a significant change to the existing character of the area. It should be noted that the planning intention of "Green Belt" zone is:

"primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone."

15. With regards to the Planning Scheme Area, the Explanatory Statement (ES) of the Draft Plan further states that:

"5.3 Due to topographical constraints, much of the vegetation in the Area have been conserved. The Area, except the southern part with existing high density residential developments, is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character."

16. However, the significant scale, massing and bulk of the proposed Global Innovation Centre is a stark contrast to the planning intention of the "Green Belt" zone, and is contrary to the ES. It is considered that the proposal is not compatible with the existing environment, vegetation cover, and character of the neighbourhood which is generally residential and natural. The proposed Amendment therefore does not only adversely impact the visually impaired community but the local community as well.

17. To improve the compatibility of the proposed Global Innovation Centre with the existing environment, landforms and character of the area, if the development is permitted to proceed on this site, the building height of the Global Innovation Centre should be lowered. Stepped and/or variation in building height between the various towers should also be introduced. Ebenezer's concern on the proposed building height is elaborated in the sections below.

Proposed BHR is considered excessive and contrary to the planning intention of the area

18. The Ebenezer site has an extensive planning history of attempts to rezone the site from "Government, Institution or Community" ("G/IC") to "Residential (Group C)" zone. Ebenezer School has spent more than 14 years to obtain approval from the Town Planning Board. Over the years, a major reason as to why TPB could not accept Ebenezer's proposed rezoning was due to the proposed development intensity and building height for the residential development.

19. Between 2007 and 2022, Ebenezer had submitted a total of four S.12A planning applications to rezone the site for residential development. During this time, Ebenezer explored and submitted to the TPB numerous alternative development scheme options in a concerted effort to address their concerns on development intensity, and secure an

approval. With each S.12A application, Ebenezer had tried to address the TPB's concern by lowering the building height. However, based on TPB's reasons for rejection and considerations made at the respective Metro Planning Committee meetings, it became clear that the development intensity would need to be compatible with the surrounding low-rise, low-density developments. More importantly, TPB had been consistent in its consideration for the rezoning of the Ebenezer site, that is, the future development at the site would need to be in line with the planning intention of the Planning Scheme Area as set out in the ES of the OZP. The planning intention in the ES that has been consistently referred to by TPB, reads:

"5.2 It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."

20. On the basis of this planning intention, TPB only considered the rezoning of the Ebenezer site acceptable when the proposed development intensity and building height of the residential development was the same as the existing Ebenezer building (i.e. Plot Ratio of 1.9 with a maximum building height of 151mPD). This was to ensure that there would not be a degradation to the public views. Consequently, the "R(C)7" Ebenezer site was rezoned with a maximum Plot Ratio of 1.9 and BHR of 151mPD, as stipulated in the Approved OZP No. S/H10/21.

21. The principle of keeping developments on the seaward side below the level of Pok Fu Lam Road has been consistent. The "R(C)6" zone to the south of the Ebenezer site, along Pok Fu Lam Road has a BHR of 137mPD, which is below the level of Pok Fu Lam Road. It should be noted that the subject Amendment Item A proposes to rezone a portion of this "R(C)6" zone to "OU(Global Innovation Centre)".

22. Accordingly, the same principle should be applied to the proposed Global Innovation Centre on the seaward side of Pok Fu Lam Road. However, a BHR of 158mPD is proposed for the "OU(Global Innovation Centre)" zone which is about 16-22.5 metres (about 2.5-5.5 storeys) above Pok Fu Lam Road level. It is also 7m above the BHR of 151mPD at the Ebenezer site. Exacerbating this issue is that a portion of the original "R(C)6" zone has been included in the Amendment Site, meaning the maximum building height allowed in this area has been increased significantly from 137mPD to 158mPD (**Figure 4**). This is contrary to the planning intention for the Planning Scheme Area, and would lead to a degradation to the public views, amenity and general character of the area. Moreover, this is not on the basis of TPB's main consideration as demonstrated throughout Ebenezer's rezoning efforts.

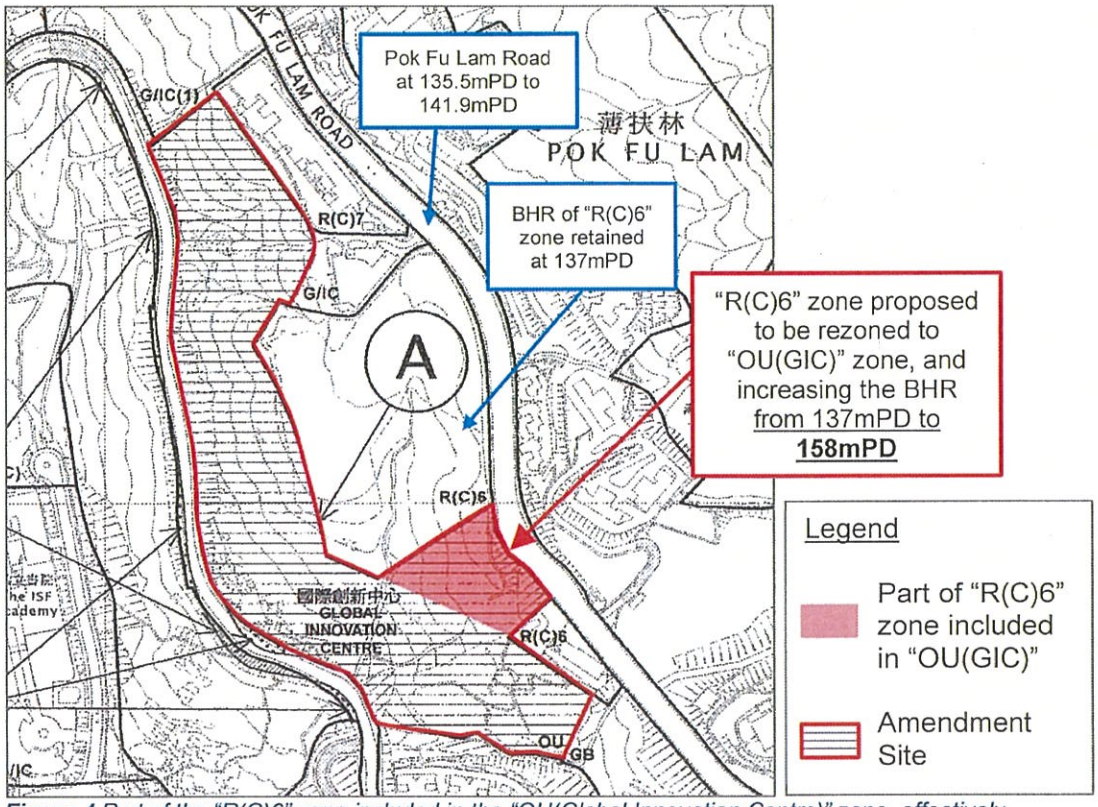

***Figure 4** Part of the "R(C)6" zone included in the "OU(Global Innovation Centre)" zone, effectively increasing the permitted height from 137mPD to 158mPD, above Pok Fu Lam Road level. (Base image source: MPC Paper No. 3/24)*

23. The thrust of the planning intention as set out in the ES is to have taller buildings on the landward side of Pok Fu Lam Road, and building heights should gradate and step down along the slope towards the sea to reduce visual impacts. The proposed Global Innovation Centre, particularly Buildings A1 and A2, is not in compliance with this planning intention. At 158mPD, these buildings would be taller than the Ebenezer building which sits directly behind, at the top of the slope (**Figure 5**). As such, it deviates from the principle of a stepped building height profile, which can be expected from the planning intention of the ES. The current proposed building height at 158mPD would have a significant adverse impact on the amenity and general character of the area, which has always benefited the lives and development of the visually impaired people. The BHR at the subject Amendment site, particularly in the areas where the proposed Building A1 and A2 are located, should therefore be lowered.

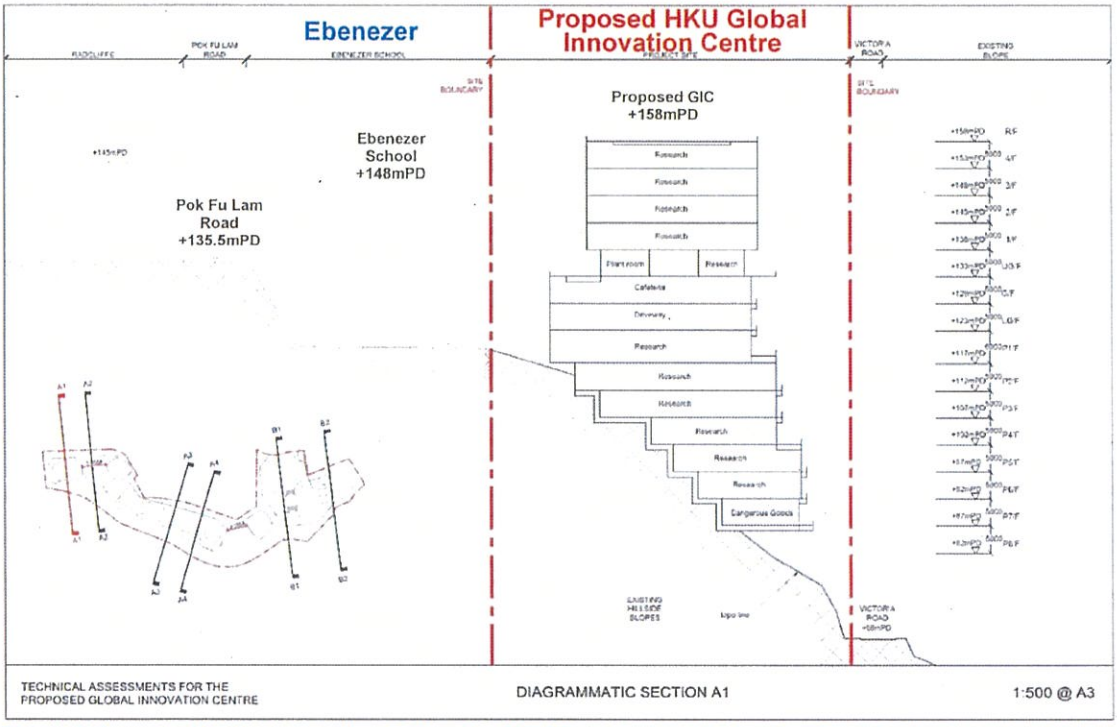

***Figure** 5 Proposed Global Innovation Centre at 158mPD, is contrary to the planning intention as set out in the Explanatory Statement, and deviates from the principle of a stepped building height profile (Image source: MPC Paper No. 3/24)*

Legitimate Expectation that the planning intention in the ES would be respected and unchanged

24. The protection of public views from Pok Fu Lam Road to the west, and the preservation of the amenity and general character of the area are planning policies which have long been in existence. These had been incorporated into all the previous versions of the OZP, including the Approved OZP No. S/H10/21 which is subject to these amendments. In that OZP the public views from Pok Fu Lam Road in the vicinity of the Representer's site and the amenity provided to the Representer's site were protected by the following:-

(a) The Explanatory Statement (ES) reflects the planning intention and objectives of the Board and in paragraph 5.2 for the relevant section of the road it is stated that *"it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area".*

(b) The BHR for the "R(C)6" zone to the south of the Representer's site along Pok Fu Lam Road, had a BHR of 137mPD, which is the height of the road, so as to preserve public views, amenity and general character of the area.

(c) To the west of the "R(C)6" zone was the "GB" zone which had a planning intention of "conservation of the existing natural environment" and "a general presumption against development".

25. Collectively these are very clear statements from the Board, and an unambiguous promise and practice that this policy would be applied. The Representer therefore could legitimately have expected this planning principle to have been carried through to any amended OZP.

26. The Amended OZP No. S/H10/22 has treated these three aspects as follows:-

(a) The ES paragraph 5.2 has the same broad statement of planning intention and objective that "*it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.*"

(b) The BHR for the "R(C)6" zone is retained at 137mPD in accordance with the broad planning policy and practice. However, part of the "R(C)6" zone immediately adjacent to Pok Fu Lam Road has been included in the "OU(Global Innovation Centre)" zone, effectively increasing the permitted height in this critical location from 137mPD to 158mPD and blocking public views.

(c) The "GB" zone has been replaced by the "OU(Global Innovation Centre) zoning with a BHR of 158mPD.

27. The broad statement of planning intention regarding protecting the public views, amenity and general character of the area remains unchanged. The 137mPD BHR in the "R(C)6" zone remains unchanged to protect this important planning principle. To protect these characteristics the Board should have followed the clearly established principles and practice by imposing at minimum, a BHR of 137mPD on the "OU(Global Innovation Centre)" zone. By imposing this restriction instead of the 158mPD, the Board would have been complying with its own broad policy "as far as possible". By removing part of this land from the "R(C)6" zone and permitting an increase in BH adjacent to the road, it is effectively acting in conflict with the over-riding public planning principle of protecting public views.

28. Given the over-riding importance of the preservation of the public views from Pok Fu Lam Road, the amenity and general character of the area, it is a reasonable expectation from the general public and the Representer, for the Board to apply the same logic that it had applied to the "R(C)6" zone and impose a BHR of 137mPD. HKU has no rights of ownership over the "OU" site, so no existing private rights are affected by the 137mPD restriction. In terms of proportionality, the public benefit to be accrued by the 137mPD is a legitimate and appropriate restriction to be imposed on an area of government land for which there are no existing ownership rights. In terms of good planning and a rational and consistent approach to development restrictions, the BHR needs to be changed to 137mPD.

29. Given the planning intention of the "GB" zone, the "general presumption against development", as well as TPB's consistent consideration for the objective and planning intention of the Planning Scheme Area, the Representer has a genuine and legitimate expectation that the natural "GB" environment would be "conserved", and that there would not be any substantial development, or any at all, at this "GB" zone in front of the Ebenezer site.

30. The Agreement to relocate Ebenezer to Tung Chung and subsequently, to have the Ebenezer site in Pok Fu Lam handed over to its partner for a residential development, was also made on the basis of these expectations. More precisely, the expectation that there would be a "Green Belt" zone adjoining the Ebenezer site, and given TPB's persistence on the development intensity and building height at the Ebenezer site to be restricted to Plot Ratio of 1.9 and BHR of 151mPD, the expectation that the planning intention of keeping developments below Pok Fu Lam Road to preserve public views, amenity and the general character of the area would be respected and upheld. However, the Representer's expectations are now compromised by the proposed Global Innovation Centre. (**Figure 6**)

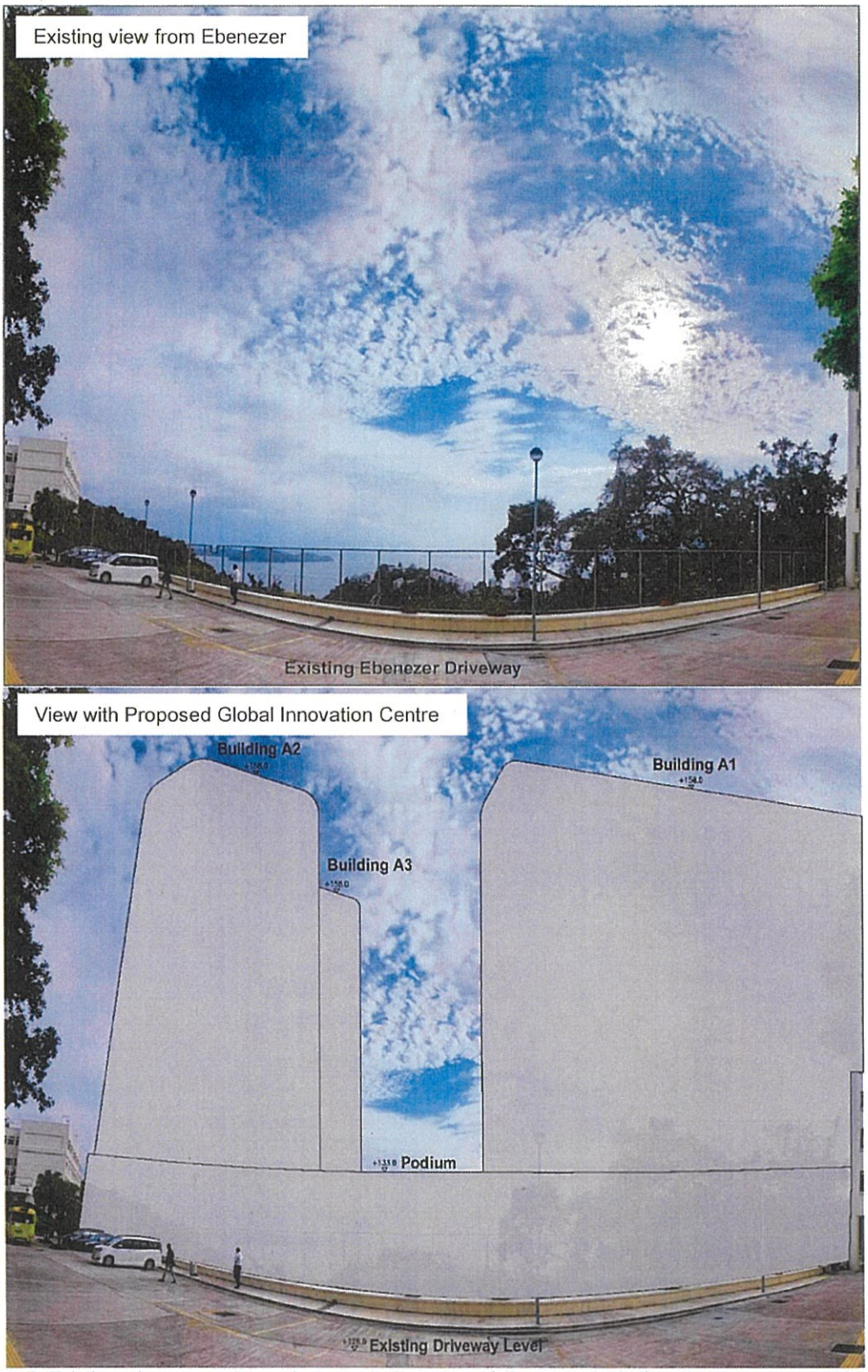

Figure 6 *Existing view, amenity and general character of the area including the openness and natural environment, that have benefited the visually impaired community will be adversely impacted by the Proposed Global Innovation Centre*

Proposed BHR is contrary to the expectations generated by HKU

31. While Ebenezer currently occupies the site at 131 Pok Fu Lam Road, the Ebenezer site was rezoned to "R(C)7" for residential development which is anticipated to be implemented after the relocation of Ebenezer. Given the Amendment site's proximity to the Ebenezer site, the proposed Global Innovation Centre will ultimately affect the future residents at the Ebenezer site. The design and planning of the proposed Global Innovation Centre should therefore take a holistic approach in considering its impacts on the existing as well as the future, foreseeable context of this neighbourhood. The proposed residential development at the Ebenezer site presented in the accepted S.12A application No. Y/H10/13 should therefore be taken into consideration.

32. In HKU's consultation with the Development Planning Committee of the Southern District Council on 17 January 2024, it was explicitly stated in the PowerPoint presentation and in reply to the Committee member's concern that the proposed structures of the Global Innovation Centre will not be higher than the floor level of the lowest residential units of Pok Fu Lam Road. However, the current proposed height of 158mPD exceeds the height of the 1/F level (125.8mPD) of the proposed residential development at the Ebenezer site at 131 Pok Fu Lam Road.

33. As such, the proposed building height of the Global Innovation Centre should be lowered. In particular, the BHR for the area accommodating the proposed Buildings A1 and A2 should be lowered to the floor level of the lowest residential units proposed at the Ebenezer site. Not only would this align with HKU's prior remarks, it would also achieve a stepped building height towards the sea, in compliance with the planning intention of the area. This would be a BHR of 130mPD.

Proposed Amendments to the Draft Plan and other recommendations to meet the Representation

34. In light of the abovementioned reasons and concerns, we kindly request that TPB and HKU reconsider the site location, design, scale and building heights of the proposed Global Innovation Centre, with an aim of minimising the impacts on the existing environment, character of the area, public views, amenity as well as the impacts on the visually impaired and local community.

Relocate the Proposed Global Innovation Centre to a more suitable site elsewhere

35. It is recommended that the TPB reject Amendment A and the zoning of the site revert to the original zoning. HKU be advised to locate the proposed Global Innovation Centre to an alternative, more suitable site, such as in the Northern Metropolis or Ma Liu Shui. This is to prevent further loss of the "Green Belt" land that characterises the area, respects the natural environment and biodiversity, and to minimise the consequent impact on what is primarily a residential neighbourhood, encompassing the visually impaired community and the wider well established local residential community.

36. Should however the TPB accept that the proposed Global Innovation Centre cannot be located to an alternative site, the following amendments to the Draft Plan are proposed.

Non-building area between the proposed Global Innovation Centre and Ebenezer

37. Whilst it is appreciated that a 10m setback is proposed between the Global Innovation Centre and Ebenezer, it is considered that a setback of minimum 32m is needed. This would be the same as on the other side, where a 32m setback at the "G/IC(1)" site that adjoins Ebenezer, has been incorporated into the ES of the Approved OZP No. S/H10/21. (**Figure 7**) The setback is to ensure that the noise and vibration nuisances during the construction phase would be minimised, and to provide greater openness in front of Ebenezer which is important for the well-being and sensory development of the visually impaired people.

38. Currently, there is no development control mechanism to ensure that the proposed setback between the Global Innovation Centre and Ebenezer will be implemented in the final development scheme. Hence, it is important that this is a stipulated requirement in the Notes applicable to the "OU(Global Innovation Centre)" zone. A minimum 32 metre wide non-building area from the northern boundary of the "OU(Global Innovation Centre)" site is therefore proposed to be stipulated in the Remarks for the "OU(Global Innovation Centre)" zone. An indication of the proposed non-building area is shown at **Figure 7**.

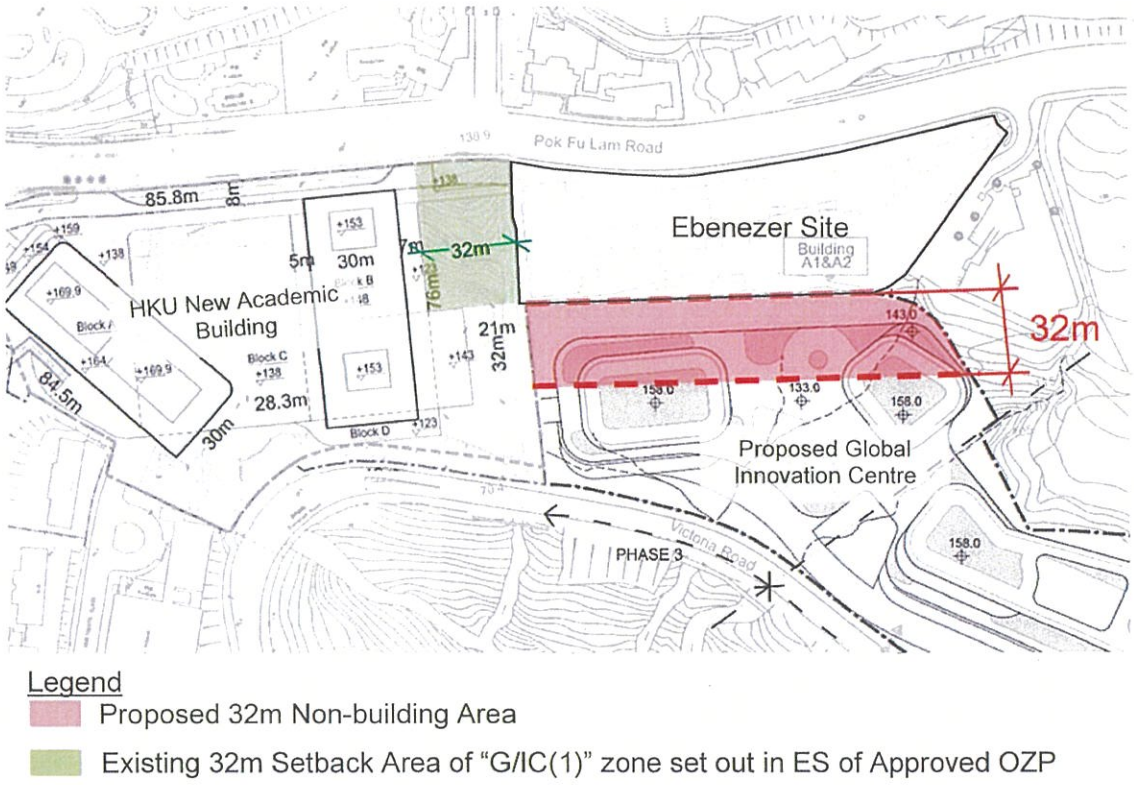

***Figure 7** Proposed minimum 32m wide Non-building Area to be stipulated in the Notes of the "OU(Global Innovation Centre)" zone, to safeguard the health and well-being of the visually impaired community*

Building height restriction bands

39. To ensure that the planning intention for the area is upheld, statutory building height restriction bands are proposed as follows and as shown in **Figure 8**:

- **Sub-area A**: Building height restriction of 130mPD for the areas of the Amendment Site directly in front of the "R(C)7" zone (Ebenezer site);
- **Sub-area B**: Building height restriction of 137mPD for the remaining areas of the Amendment Site.

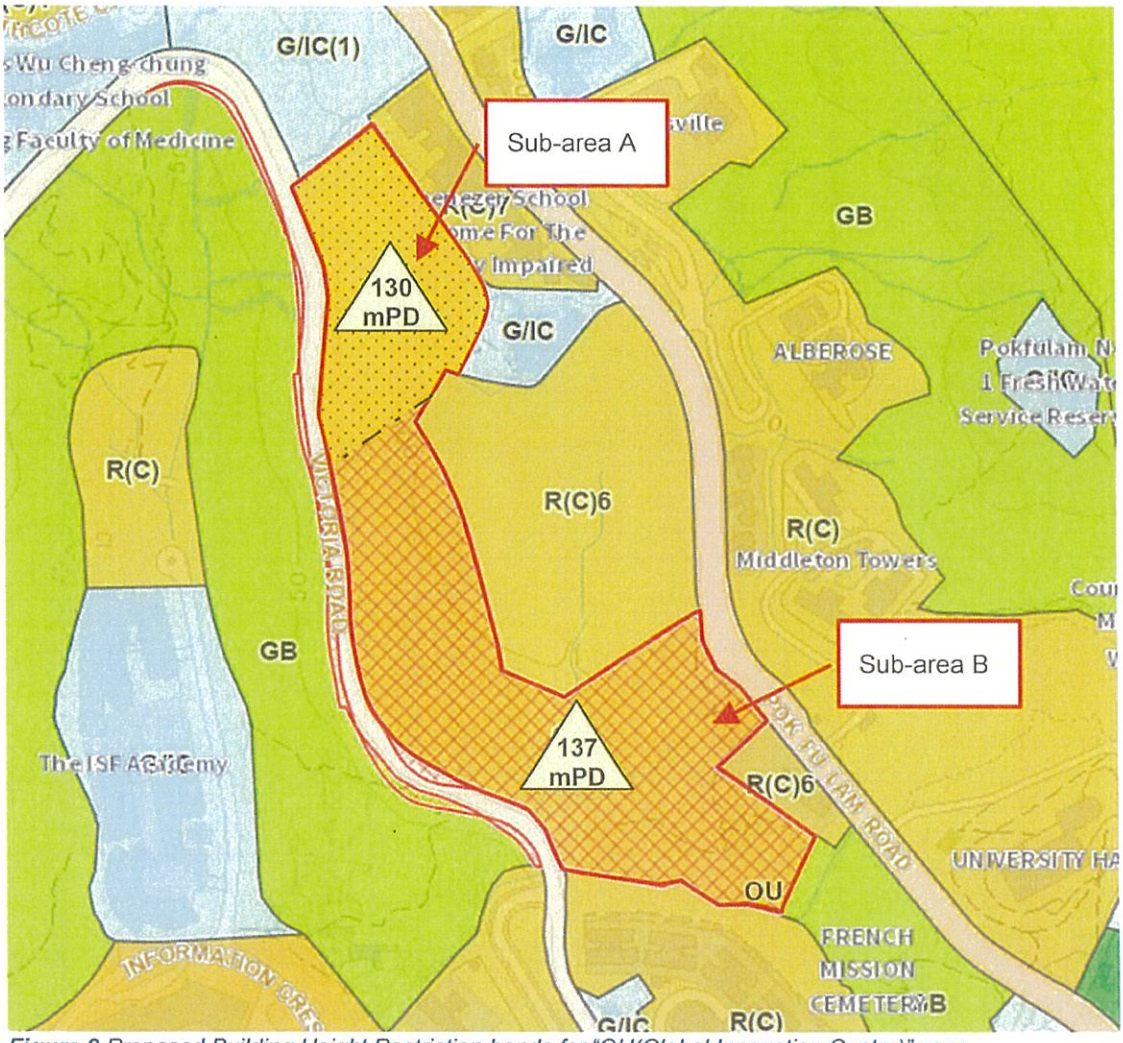

Figure 8 Proposed Building Height Restriction bands for "OU(Global Innovation Centre)" zone

40. The BHR bands are proposed to be stipulated on the Plan and/or in the Remarks of the "OU(Global Innovation Centre)" zone.The proposed BHR bands would ensure that the proposed Global Innovation Centre is in line with the planning intention of keeping developments on the seaward side of Pok Fu Lam Road below the road level. Subsequently, this would preserve existing public views, amenity particularly enjoyed by the visually impaired people at Ebenezer, and the general character of the area. It is also compatible with the stepped height profile envisaged in the ES.

A requirement for a layout plan submission together with relevant technical assessments should be incorporated

41. Given the scale of the development, considerable impact on the locality, its community and the wider public is anticipated. The requirement for a layout plan submission via a S.16 planning application is therefore proposed to be stipulated in the Remarks of the "OU(Global Innovation Centre)" zone. In addition to allowing the Town Planning Board to review the design, layout and technical aspects of the development scheme, it would also provide an opportunity for the public to comment, and for the Town Planning Board to consider and better understand the views and concerns of the public.

Conclusion

42. This Representation expresses the concerns Ebenezer has on Amendment Item A. Accordingly, amendments to the Draft Plan have been proposed. It is considered that these proposed amendments would uphold the well-established planning intention of the area, and bring improvements to the future development in this part of Pok Fu Lam. The TPB is therefore invited to support this Representation and the amendments proposed within.

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校
[redacted]

傲澤社群
Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
李林龍嬋女士

Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施米高先生

Hon Secretary 義務秘書
Ms Grace Chen
陳鳳驊女士

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

Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

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

Directors 董事:
Ms Victoria de Alwis
歐美芳女士
Mr Leo Barretto
巴烈圖先生
Mr Sean Fong
方善衡先生
Ms Madeleine Green
湯明蘭女士
Ms Angelina Kwan
關蕙女士
Mr Henry Lai
賴顯榮先生
Ms Rhonda Leung
梁麗琴校長
Ms Sandra Leung
梁承敏女士
Mr Roger Nissim
李森先生
Ms Ellen Tsao
曹依琳女士

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

Masterplan Limited,
3516B China Merchants Tower,
Shun Tak Centre,
200 Connaught Road Central,
Hong Kong

20 May 2024

Dear Sir/Madam,

Authorisation Letter
Representation in respect of the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We, The Ebenezer School and Home for the Visually Impaired Limited, the Representer, hereby authorises Masterplan Limited to act on our behalf, in submitting this representation in respect of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 and to handle all planning matters related to the representation.

Yours faithfully,

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED LIMITED 心光盲人院暨學校有限公司

Dr Alice Yuk Tak Fun, BBS, JP
Chief Executive Officer
The Ebenezer School and Home for the Visually Impaired Limited

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/.
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3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organization*~~ 先生/女士/公司/機構*)

The Ebenezer School and Home for the Visually Impaired Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organization*~~ 先生/女士/公司/機構*)

Masterplan Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation Statement.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the accompanying Representation Statement.

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Heather Yuen <[redacted]
Sent:	2024-05-22 星期三 17:54:34
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation Submission - Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment:	20240522 Cover letter_Ebenezer Rep.pdf; 20240521 Ebenezer Representation (final).pdf; S6x1x_Ebenezer(flat).pdf; 20240520 Authorisation Letter_signed.pdf

Dear Town Planning Board Secretariat,

For your easy reference, a softcopy of the representation submitted earlier today, by hand, is enclosed in this email.
I am the authorised agent and this Representation is submitted on behalf of The Ebenezer School and Home for the Visually Impaired Limited (Representer).

Should you require any further information, please do not hesitate to contact me. Thank you.

Kind regards,

Heather Yuen

Masterplan Limited

[redacted]

MASTERPLAN LIMITED
Planning and Development Advisors
領賢規劃顧問有限公司

22 May 2024
By Email and Hand

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

Dear Sir/ Madam,

Representation in Relation to the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We refer to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Draft Plan) gazetted on 22 March 2024.

We are authorized by the Representer, The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), to submit a representation in respect to the Amendments shown in the Draft Plan under Section 6(1) of the Town Planning Ordinance. The particular matter in the Draft Plan to which the representation relates, the nature of and reasons for the representation, and the proposed amendments to the Draft Plan, are included in the statement attached to this letter.

This Representation is made to express the concerns of Ebenezer in relation to the Draft Plan. A number of comments are made and amendments are proposed, which are intended to uphold the well-established planning intention of the area, and to bring improvements to the future development in this part of Pok Fu Lam. The Town Planning Board is invited to support this Representation and the amendments proposed within.

Yours faithfully,

Heather Yuen
For and on behalf of
Masterplan Limited

Encl.
cc. Client (By Email)

[redacted]

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
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1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organization*~~ 先生/女士/公司/機構*)

The Ebenezer School and Home for the Visually Impaired Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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Full Name 姓名 / 名稱 (~~Mr./ Ms.~~/Company/~~Organization*~~ 先生/女士/公司/機構*)

Masterplan Limited

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申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)").	☐ support 支持 ☑ oppose 反對	Please refer to the accompanying Representation Statement.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
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^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」
☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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

The Ebenezer School and Home for the Visually Impaired
131 Pok Fu Lam Road, Hong Kong RBL 136RP

1. We are acting on behalf of The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), the Representer, who owns and currently occupies the buildings at 131 Pok Fu Lam Road, Hong Kong. A letter of authorisation and completed Representation Form No.S6 are attached.

The particular matter in the Plan to which the Representation relates

2. I refer to the amendments proposed by the Town Planning Board (TPB) to the Approved Pok Fu Lam Outline Zoning Plan (Approved OZP), which are shown on the draft Pok Fu Lam OZP No. S/H10/22 (Draft Plan). The Representation relates to Amendment Item A, which seeks the rezoning of a site between Pok Fu Lam Road and Victoria Road from "Green Belt" ("GB"), "Residential (Group C)6" ("R(C)6") and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"). A Location Plan indicating the property owned by the Representer (Ebenezer site) and the Site of Amendment Item A (Amendment Site) is provided in **Figure 1**.

3. The indicative scheme of the Global Innovation Centre proposed by the University of Hong Kong (HKU) at the Amendment Site is shown in **Figure 2**.

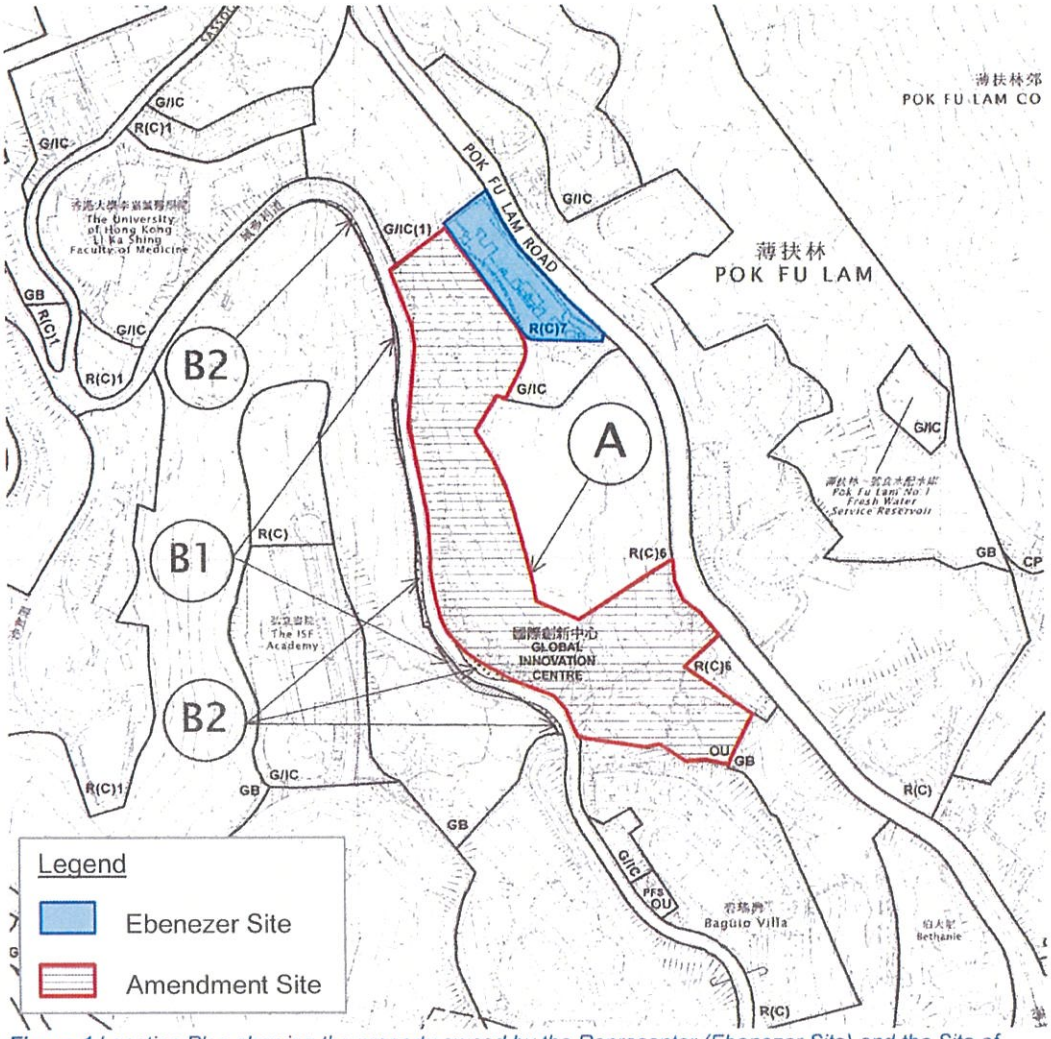

Figure 1 *Location Plan showing the property owned by the Representer (Ebenezer Site) and the Site of Amendment Item A (Amendment Site) (Base image source: MPC Paper No. 3/24)*

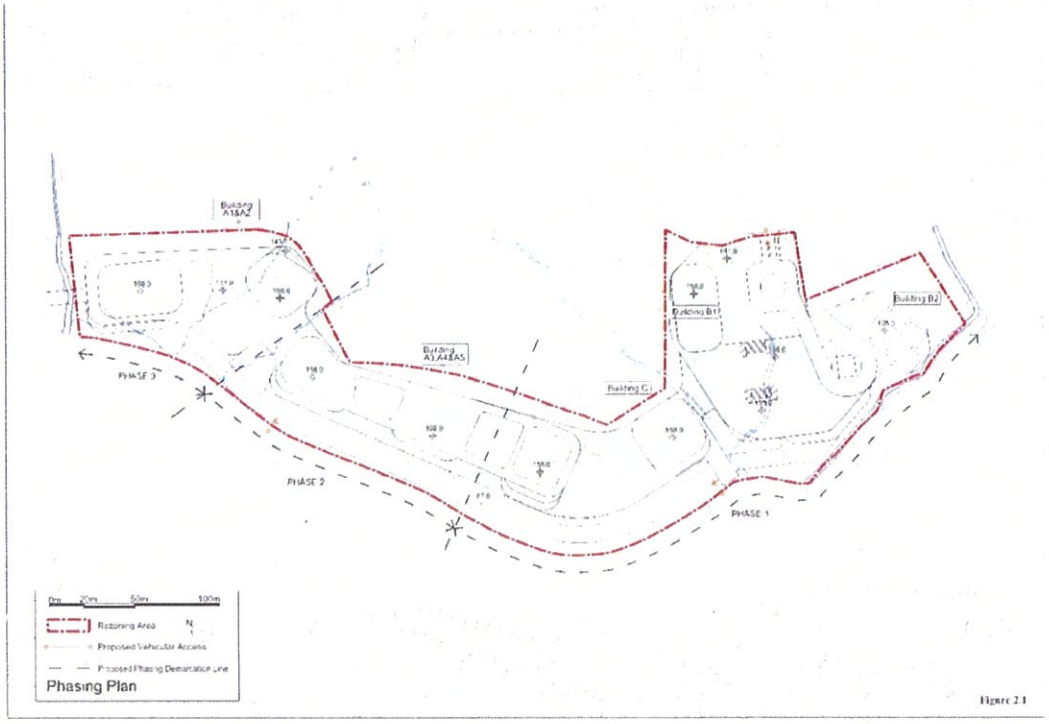

Figure 2 *Indicative scheme of the proposed Global Innovation Centre at the Amendment Site (Image source: MPC Paper No. 3/24)*

The nature of and reason for the Representation

4. This Representation sets out Ebenezer's views and concerns relating to Amendment Item A and the associated proposed Global Innovation Centre for the University of Hong Kong (HKU). The reasons for the Representation are elaborated below in terms of nonconformity with wider national, regional and territorial planning strategies, loss of "GB", land use compatibility, non-compliance with planning intention of the Planning Scheme Area, excessive building height and scale, as well as the impact on the neighbourhood, particularly on Ebenezer and the visually impaired students and residents.

Nonconformity with wider national, regional and territorial planning and development strategies

5. Under the National 14th Five-Year Plan, the key contents on economic development relating to Hong Kong includes the following:

   a. *Supporting Hong Kong and Macao to better integrate into the overall development of the country;*
   b. *Deepening the cooperation between the Mainland, and Hong Kong and Macao in the areas of trade, innovation and technology;*
   c. *Taking forward the establishment of major cooperation platforms in the Guangdong-Hong Kong-Macao GBA, e.g. Qianhai of Shenzhen, Nansha of Guangzhou, Hengqin of Zhuhai, the Shenzhen-Hong Kong Loop etc.;*

d. *Actively and steadily taking forward the development of the Guangdong-Hong Kong-Macao GBA;*

e. *Improving the "Two Corridors and Two Poles" framework system which comprises the Guangzhou-Shenzhen-Hong Kong, Guangzhou-Zhuhai-Macao Innovation and Technology Corridors and the Shenzhen-Hong Kong Loop, Guangdong-Macao-Hengqin Innovation and Technology Poles.*[1]

6. There is a strong focus on integration and coordination between the GBA cities under the National 14th Five-Year Plan to develop an innovation and technology hub. This is echoed in the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, as well as The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK2030+).

7. Accordingly, HK2030+ strategically identified the Northern Metropolis and the Eastern Knowledge and Technology Corridor for innovation and technology-related developments. Within the Northern Metropolis, the San Tin/Lok Ma Chau Development Node is put forward to be developed into a Technopole (San Tin Technopole). The Development Node covers the Hong Kong-Shenzhen Innovation and Technology Park at the Lok Ma Chau Loop. With reference to the Revised Recommended Outline Development Plan for San Tin Technopole, this area will provide around 300ha of I&T land.

8. The Northern Metropolis Action Agenda 2023 further envisions a "Northern Metropolis University Town" to be developed by reserving more than 60ha of land in the area. The University Town is proposed to encourage post-secondary institutions to strengthen co-operation with renowned Mainland and overseas institutions, and achieve greater synergy through resources sharing and complementary industry development within the region. In particular, Ngau Tam Mei being in close proximity to San Tin Technopole, is proposed for use of post-secondary institutions with a focus on scientific research, to complement the I&T development in San Tin Technopole.

9. Along the Eastern Knowledge and Technology Corridor, Ma Liu Shui Reclamation and Sha Tin Sewage Treatment Works site after relocation, providing 88ha of land supply[2], is also planned for innovation and technology development and other compatible uses.

10. It is therefore considered that there is more than sufficient alternative and suitable land supply to accommodate the Global Innovation Centre, which is currently proposed requiring 4.72ha of land. The proposed Global Innovation Centre should be located in the Northern Metropolis or Ma Liu Shui area to conform with the national, regional and territorial planning and development strategies. This could better support and enhance the development of an integrated I&T ecosystem and hub envisaged by the Central and Hong Kong Governments.

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[1] Fact Sheet – National 14th Five-Year Plan by Research Office (FS06/20-21), Legislative Council Secretariat

[2] The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (October 2021)

Loss of "Green Belt" land and the impact on the visually impaired and local community

11. In the previous rezoning process in 2022 (amendments shown on draft Pok Fu Lam OZP No. S/H10/20), Ebenezer made a representation in relation to the proposed HKU New Academic Building located to the west of the Ebenezer site. In that representation, Ebenezer raised the concern over the significant impact the continual expansion of HKU within Ebenezer's vicinity has on the visually impaired students and residents. This is due to the extreme sensitivity a visually impaired person has compared to an average person, including their sense of hearing and spatial awareness. However, this subject Amendment is now further rezoning a large area of "Green Belt" land in the vicinity of the Ebenezer site for a considerably extensive development. A total of eight towers is proposed with two towers, Building A1 and A2, positioned directly in front of the Ebenezer site. **(Figure 3)**

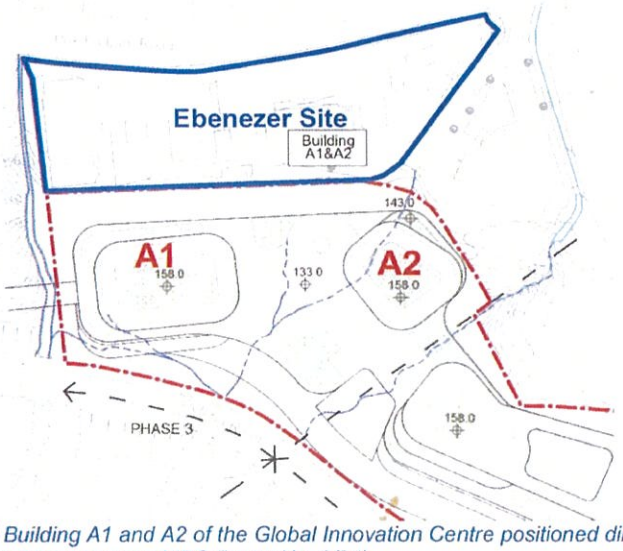

***Figure 3** Proposed Building A1 and A2 of the Global Innovation Centre positioned directly in front of the Ebenezer Site (Base image source: MPC Paper No. 3/24)*

12. Over the years, the openness and natural character of the "Green Belt" land surrounding the Ebenezer site has played a significant role in providing a healthy, serene and comfortable learning and living environment for visually impaired students and residents. Further encroachment of "Green Belt" land as proposed by HKU would have significant adverse impact on the visually impaired people's well-being and sensory development. This is very undesirable.

13. According to MPC Paper No. 3/24, the first phase of the proposed Global Innovation Centre is to be completed by 2028. As such, construction will take place before Ebenezer's relocation to Tung Chung. The nuisance related to the continual construction works including noise and vibration, will adversely affect the quality of the learning environment and impede the sensory development of the visually impaired children. This has already been the case throughout the years, as Ebenezer has experienced some on-going construction works in the area including the new HKU academic building at 3 Sassoon

Road, the redevelopment of Queen Mary Hospital, the Faculty of Medicine Building Extension to be completed by 2025 and the redevelopment of other HKU buildings along Sassoon Road. The impact has been significant to Ebenezer students, residents and teaching staff.

14. About 4.12ha of "Green Belt" land will be rezoned. This will bring a significant change to the existing character of the area. It should be noted that the planning intention of "Green Belt" zone is:

"primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone."

15. With regards to the Planning Scheme Area, the Explanatory Statement (ES) of the Draft Plan further states that:

"5.3 Due to topographical constraints, much of the vegetation in the Area have been conserved. The Area, except the southern part with existing high density residential developments, is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character."

16. However, the significant scale, massing and bulk of the proposed Global Innovation Centre is a stark contrast to the planning intention of the "Green Belt" zone, and is contrary to the ES. It is considered that the proposal is not compatible with the existing environment, vegetation cover, and character of the neighbourhood which is generally residential and natural. The proposed Amendment therefore does not only adversely impact the visually impaired community but the local community as well.

17. To improve the compatibility of the proposed Global Innovation Centre with the existing environment, landforms and character of the area, if the development is permitted to proceed on this site, the building height of the Global Innovation Centre should be lowered. Stepped and/or variation in building height between the various towers should also be introduced. Ebenezer's concern on the proposed building height is elaborated in the sections below.

Proposed BHR is considered excessive and contrary to the planning intention of the area

18. The Ebenezer site has an extensive planning history of attempts to rezone the site from "Government, Institution or Community" ("G/IC") to "Residential (Group C)" zone. Ebenezer School has spent more than 14 years to obtain approval from the Town Planning Board. Over the years, a major reason as to why TPB could not accept Ebenezer's proposed rezoning was due to the proposed development intensity and building height for the residential development.

19. Between 2007 and 2022, Ebenezer had submitted a total of four S.12A planning applications to rezone the site for residential development. During this time, Ebenezer explored and submitted to the TPB numerous alternative development scheme options in a concerted effort to address their concerns on development intensity, and secure an

approval. With each S.12A application, Ebenezer had tried to address the TPB's concern by lowering the building height. However, based on TPB's reasons for rejection and considerations made at the respective Metro Planning Committee meetings, it became clear that the development intensity would need to be compatible with the surrounding low-rise, low-density developments. More importantly, TPB had been consistent in its consideration for the rezoning of the Ebenezer site, that is, the future development at the site would need to be in line with the planning intention of the Planning Scheme Area as set out in the ES of the OZP. The planning intention in the ES that has been consistently referred to by TPB, reads:

"5.2 It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."

20. On the basis of this planning intention, TPB only considered the rezoning of the Ebenezer site acceptable when the proposed development intensity and building height of the residential development was the same as the existing Ebenezer building (i.e. Plot Ratio of 1.9 with a maximum building height of 151mPD). This was to ensure that there would not be a degradation to the public views. Consequently, the "R(C)7" Ebenezer site was rezoned with a maximum Plot Ratio of 1.9 and BHR of 151mPD, as stipulated in the Approved OZP No. S/H10/21.

21. The principle of keeping developments on the seaward side below the level of Pok Fu Lam Road has been consistent. The "R(C)6" zone to the south of the Ebenezer site, along Pok Fu Lam Road has a BHR of 137mPD, which is below the level of Pok Fu Lam Road. It should be noted that the subject Amendment Item A proposes to rezone a portion of this "R(C)6" zone to "OU(Global Innovation Centre)".

22. Accordingly, the same principle should be applied to the proposed Global Innovation Centre on the seaward side of Pok Fu Lam Road. However, a BHR of 158mPD is proposed for the "OU(Global Innovation Centre)" zone which is about 16-22.5 metres (about 2.5-5.5 storeys) above Pok Fu Lam Road level. It is also 7m above the BHR of 151mPD at the Ebenezer site. Exacerbating this issue is that a portion of the original "R(C)6" zone has been included in the Amendment Site, meaning the maximum building height allowed in this area has been increased significantly from 137mPD to 158mPD (**Figure 4**). This is contrary to the planning intention for the Planning Scheme Area, and would lead to a degradation to the public views, amenity and general character of the area. Moreover, this is not on the basis of TPB's main consideration as demonstrated throughout Ebenezer's rezoning efforts.

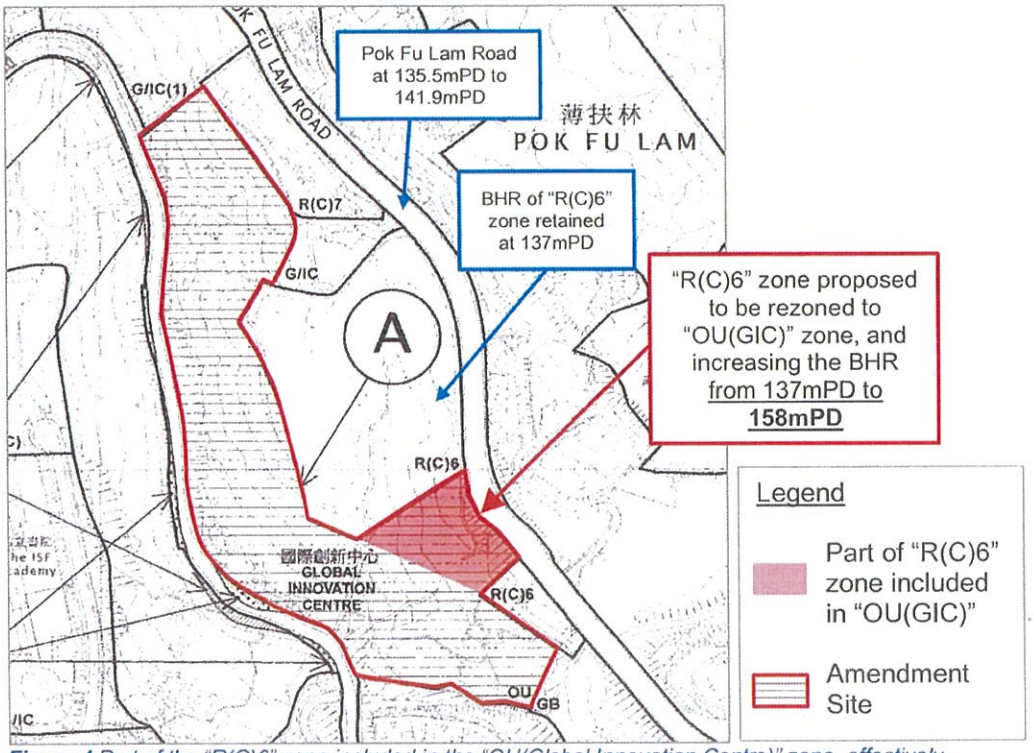

Figure 4 *Part of the "R(C)6" zone included in the "OU(Global Innovation Centre)" zone, effectively increasing the permitted height from 137mPD to 158mPD, above Pok Fu Lam Road level. (Base image source: MPC Paper No. 3/24)*

23. The thrust of the planning intention as set out in the ES is to have taller buildings on the landward side of Pok Fu Lam Road, and building heights should gradate and step down along the slope towards the sea to reduce visual impacts. The proposed Global Innovation Centre, particularly Buildings A1 and A2, is not in compliance with this planning intention. At 158mPD, these buildings would be taller than the Ebenezer building which sits directly behind, at the top of the slope (**Figure 5**). As such, it deviates from the principle of a stepped building height profile, which can be expected from the planning intention of the ES. The current proposed building height at 158mPD would have a significant adverse impact on the amenity and general character of the area, which has always benefited the lives and development of the visually impaired people. The BHR at the subject Amendment site, particularly in the areas where the proposed Building A1 and A2 are located, should therefore be lowered.

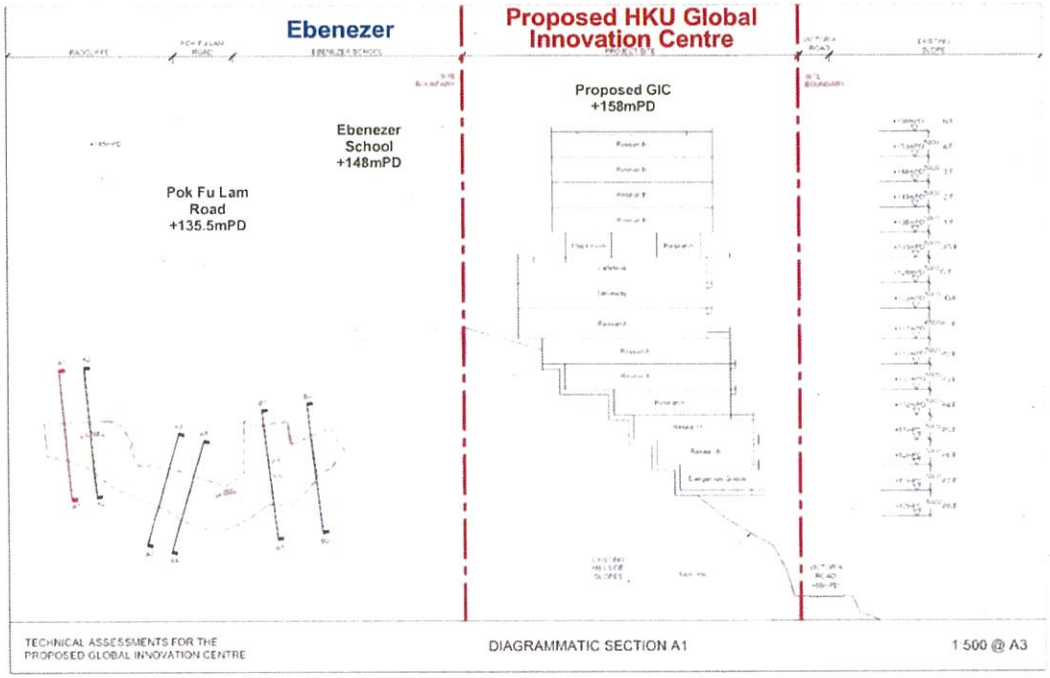

***Figure** 5 Proposed Global Innovation Centre at 158mPD, is contrary to the planning intention as set out in the Explanatory Statement, and deviates from the principle of a stepped building height profile (Image source: MPC Paper No. 3/24)*

Legitimate Expectation that the planning intention in the ES would be respected and unchanged

24. The protection of public views from Pok Fu Lam Road to the west, and the preservation of the amenity and general character of the area are planning policies which have long been in existence. These had been incorporated into all the previous versions of the OZP; including the Approved OZP No. S/H10/21 which is subject to these amendments. In that OZP the public views from Pok Fu Lam Road in the vicinity of the Representer's site and the amenity provided to the Representer's site were protected by the following:-

(a) The Explanatory Statement (ES) reflects the planning intention and objectives of the Board and in paragraph 5.2 for the relevant section of the road it is stated that *"it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area".*

(b) The BHR for the "R(C)6" zone to the south of the Representer's site along Pok Fu Lam Road, had a BHR of 137mPD, which is the height of the road, so as to preserve public views, amenity and general character of the area.

(c) To the west of the "R(C)6" zone was the "GB" zone which had a planning intention of "conservation of the existing natural environment" and "a general presumption against development".

25. Collectively these are very clear statements from the Board, and an unambiguous promise and practice that this policy would be applied. The Representer therefore could legitimately have expected this planning principle to have been carried through to any amended OZP.

26. The Amended OZP No. S/H10/22 has treated these three aspects as follows:-

(a) The ES paragraph 5.2 has the same broad statement of planning intention and objective that "*it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.*"

(b) The BHR for the "R(C)6" zone is retained at 137mPD in accordance with the broad planning policy and practice. However, part of the "R(C)6" zone immediately adjacent to Pok Fu Lam Road has been included in the "OU(Global Innovation Centre)" zone, effectively increasing the permitted height in this critical location from 137mPD to 158mPD and blocking public views.

(c) The "GB" zone has been replaced by the "OU(Global Innovation Centre) zoning with a BHR of 158mPD.

27. The broad statement of planning intention regarding protecting the public views, amenity and general character of the area remains unchanged. The 137mPD BHR in the "R(C)6" zone remains unchanged to protect this important planning principle. To protect these characteristics the Board should have followed the clearly established principles and practice by imposing at minimum, a BHR of 137mPD on the "OU(Global Innovation Centre)" zone. By imposing this restriction instead of the 158mPD, the Board would have been complying with its own broad policy "as far as possible". By removing part of this land from the "R(C)6" zone and permitting an increase in BH adjacent to the road, it is effectively acting in conflict with the over-riding public planning principle of protecting public views.

28. Given the over-riding importance of the preservation of the public views from Pok Fu Lam Road, the amenity and general character of the area, it is a reasonable expectation from the general public and the Representer, for the Board to apply the same logic that it had applied to the "R(C)6" zone and impose a BHR of 137mPD. HKU has no rights of ownership over the "OU" site, so no existing private rights are affected by the 137mPD restriction. In terms of proportionality, the public benefit to be accrued by the 137mPD is a legitimate and appropriate restriction to be imposed on an area of government land for which there are no existing ownership rights. In terms of good planning and a rational and consistent approach to development restrictions, the BHR needs to be changed to 137mPD.

29. Given the planning intention of the "GB" zone, the "general presumption against development", as well as TPB's consistent consideration for the objective and planning intention of the Planning Scheme Area, the Representer has a genuine and legitimate expectation that the natural "GB" environment would be "conserved", and that there would not be any substantial development, or any at all, at this "GB" zone in front of the Ebenezer site.

30. The Agreement to relocate Ebenezer to Tung Chung and subsequently, to have the Ebenezer site in Pok Fu Lam handed over to its partner for a residential development, was also made on the basis of these expectations. More precisely, the expectation that there would be a "Green Belt" zone adjoining the Ebenezer site, and given TPB's persistence on the development intensity and building height at the Ebenezer site to be restricted to Plot Ratio of 1.9 and BHR of 151mPD, the expectation that the planning intention of keeping developments below Pok Fu Lam Road to preserve public views, amenity and the general character of the area would be respected and upheld. However, the Representer's expectations are now compromised by the proposed Global Innovation Centre. (**Figure 6**)

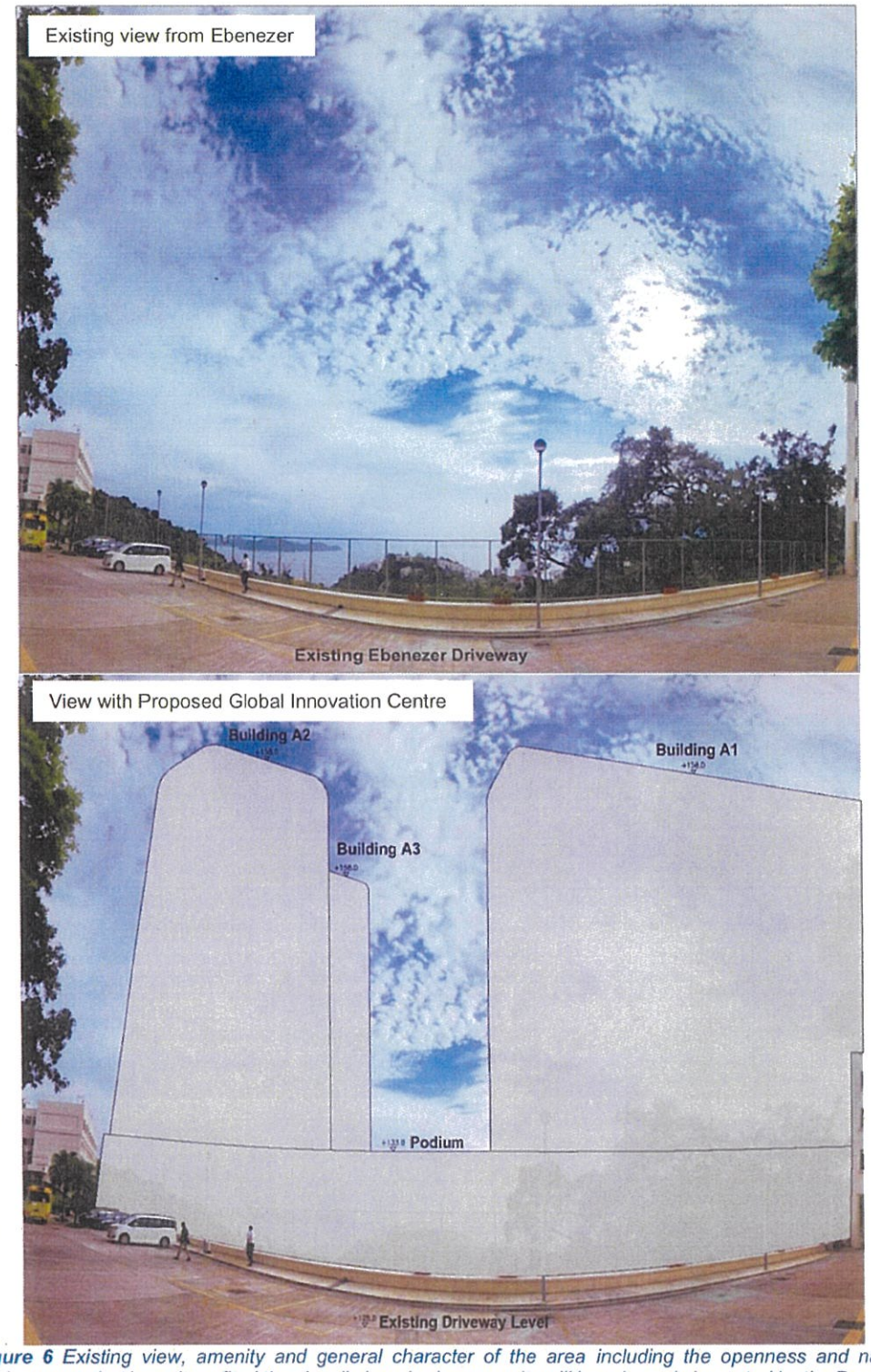

***Figure 6** Existing view, amenity and general character of the area including the openness and natural environment, that have benefited the visually impaired community will be adversely impacted by the Proposed Global Innovation Centre*

Proposed BHR is contrary to the expectations generated by HKU

31. While Ebenezer currently occupies the site at 131 Pok Fu Lam Road, the Ebenezer site was rezoned to "R(C)7" for residential development which is anticipated to be implemented after the relocation of Ebenezer. Given the Amendment site's proximity to the Ebenezer site, the proposed Global Innovation Centre will ultimately affect the future residents at the Ebenezer site. The design and planning of the proposed Global Innovation Centre should therefore take a holistic approach in considering its impacts on the existing as well as the future, foreseeable context of this neighbourhood. The proposed residential development at the Ebenezer site presented in the accepted S.12A application No. Y/H10/13 should therefore be taken into consideration.

32. In HKU's consultation with the Development Planning Committee of the Southern District Council on 17 January 2024, it was explicitly stated in the PowerPoint presentation and in reply to the Committee member's concern that the proposed structures of the Global Innovation Centre will not be higher than the floor level of the lowest residential units of Pok Fu Lam Road. However, the current proposed height of 158mPD exceeds the height of the 1/F level (125.8mPD) of the proposed residential development at the Ebenezer site at 131 Pok Fu Lam Road.

33. As such, the proposed building height of the Global Innovation Centre should be lowered. In particular, the BHR for the area accommodating the proposed Buildings A1 and A2 should be lowered to the floor level of the lowest residential units proposed at the Ebenezer site. Not only would this align with HKU's prior remarks, it would also achieve a stepped building height towards the sea, in compliance with the planning intention of the area. This would be a BHR of 130mPD.

Proposed Amendments to the Draft Plan and other recommendations to meet the Representation

34. In light of the abovementioned reasons and concerns, we kindly request that TPB and HKU reconsider the site location, design, scale and building heights of the proposed Global Innovation Centre, with an aim of minimising the impacts on the existing environment, character of the area, public views, amenity as well as the impacts on the visually impaired and local community.

Relocate the Proposed Global Innovation Centre to a more suitable site elsewhere

35. It is recommended that the TPB reject Amendment A and the zoning of the site revert to the original zoning. HKU be advised to locate the proposed Global Innovation Centre to an alternative, more suitable site, such as in the Northern Metropolis or Ma Liu Shui. This is to prevent further loss of the "Green Belt" land that characterises the area, respects the natural environment and biodiversity, and to minimise the consequent impact on what is primarily a residential neighbourhood, encompassing the visually impaired community and the wider well established local residential community.

36. Should however the TPB accept that the proposed Global Innovation Centre cannot be located to an alternative site, the following amendments to the Draft Plan are proposed.

Non-building area between the proposed Global Innovation Centre and Ebenezer

37. Whilst it is appreciated that a 10m setback is proposed between the Global Innovation Centre and Ebenezer, it is considered that a setback of minimum 32m is needed. This would be the same as on the other side, where a 32m setback at the "G/IC(1)" site that adjoins Ebenezer, has been incorporated into the ES of the Approved OZP No. S/H10/21. (**Figure 7**) The setback is to ensure that the noise and vibration nuisances during the construction phase would be minimised, and to provide greater openness in front of Ebenezer which is important for the well-being and sensory development of the visually impaired people.

38. Currently, there is no development control mechanism to ensure that the proposed setback between the Global Innovation Centre and Ebenezer will be implemented in the final development scheme. Hence, it is important that this is a stipulated requirement in the Notes applicable to the "OU(Global Innovation Centre)" zone. A minimum 32 metre wide non-building area from the northern boundary of the "OU(Global Innovation Centre)" site is therefore proposed to be stipulated in the Remarks for the "OU(Global Innovation Centre)" zone. An indication of the proposed non-building area is shown at **Figure 7**.

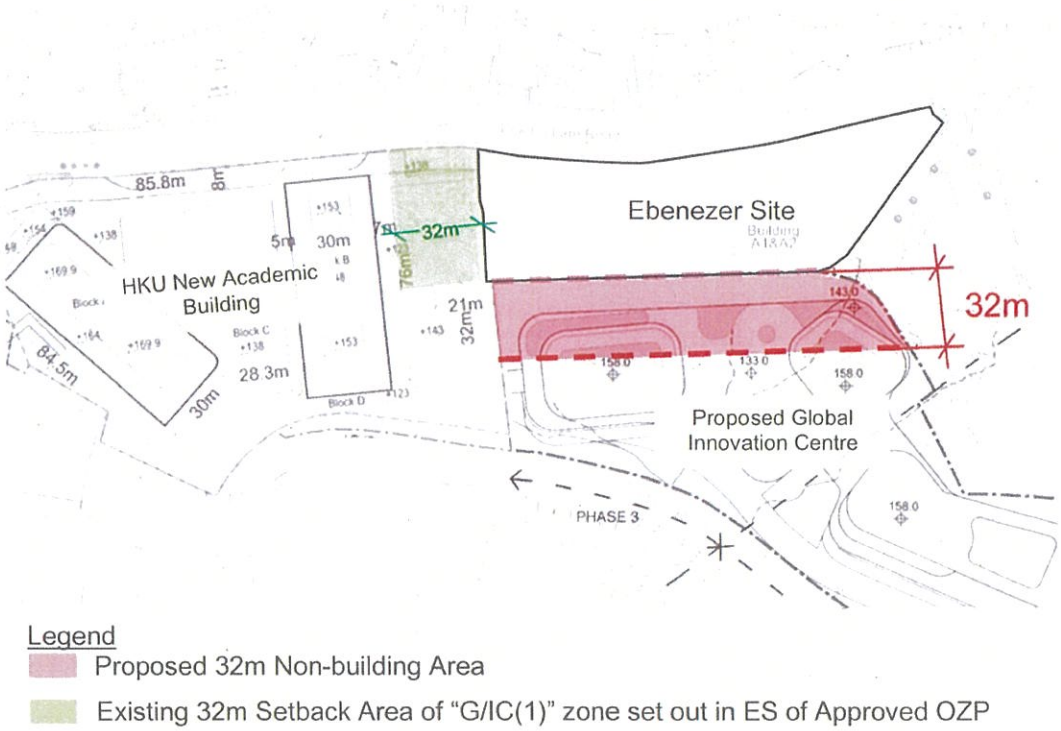

***Figure 7** Proposed minimum 32m wide Non-building Area to be stipulated in the Notes of the "OU(Global Innovation Centre)" zone, to safeguard the health and well-being of the visually impaired community*

Building height restriction bands

39. To ensure that the planning intention for the area is upheld, statutory building height restriction bands are proposed as follows and as shown in **Figure 8**:

- **Sub-area A**: Building height restriction of 130mPD for the areas of the Amendment Site directly in front of the "R(C)7" zone (Ebenezer site);
- **Sub-area B**: Building height restriction of 137mPD for the remaining areas of the Amendment Site.

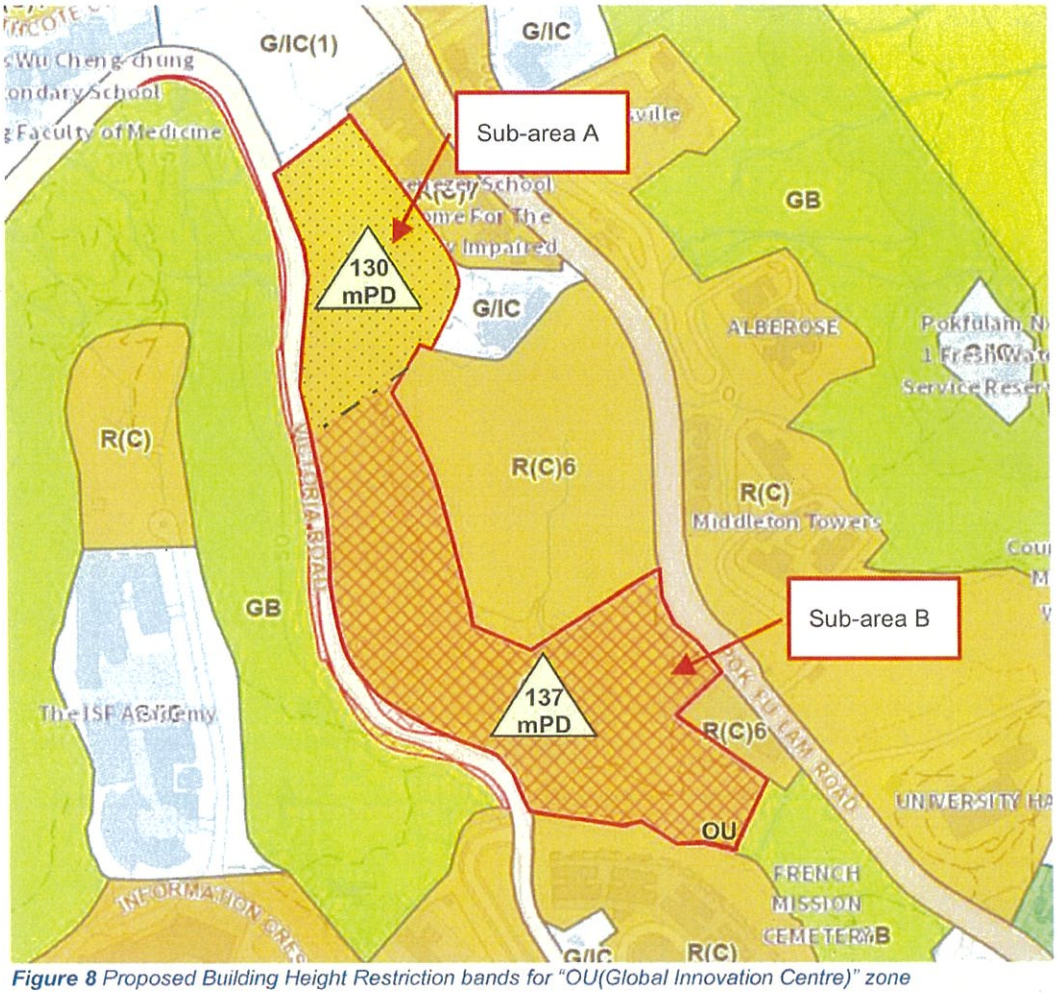

Figure 8 *Proposed Building Height Restriction bands for "OU(Global Innovation Centre)" zone*

40. The BHR bands are proposed to be stipulated on the Plan and/or in the Remarks of the "OU(Global Innovation Centre)" zone.The proposed BHR bands would ensure that the proposed Global Innovation Centre is in line with the planning intention of keeping developments on the seaward side of Pok Fu Lam Road below the road level. Subsequently, this would preserve existing public views, amenity particularly enjoyed by the visually impaired people at Ebenezer, and the general character of the area. It is also compatible with the stepped height profile envisaged in the ES.

A requirement for a layout plan submission together with relevant technical assessments should be incorporated

41. Given the scale of the development, considerable impact on the locality, its community and the wider public is anticipated. The requirement for a layout plan submission via a S.16 planning application is therefore proposed to be stipulated in the Remarks of the "OU(Global Innovation Centre)" zone. In addition to allowing the Town Planning Board to review the design, layout and technical aspects of the development scheme, it would also provide an opportunity for the public to comment; and for the Town Planning Board to consider and better understand the views and concerns of the public.

Conclusion

42. This Representation expresses the concerns Ebenezer has on Amendment Item A. Accordingly, amendments to the Draft Plan have been proposed. It is considered that these proposed amendments would uphold the well-established planning intention of the area, and bring improvements to the future development in this part of Pok Fu Lam. The TPB is therefore invited to support this Representation and the amendments proposed within.

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED
心光盲人院暨學校
[redacted]

傲澤社群
Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
李林麗嬋女士

Chairman 主席
Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
施本高先生

Hon Secretary 義務秘書
Ms Grace Chen
陳鳳驊女士

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

Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

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

Directors 董事:
Ms Victoria de Alwis
歐美芳女士
Mr Leo Barretto
巴烈圖先生
Mr Sean Fong
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Ms Madeleine Green
湯明蘭女士
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關蕙女士
Mr Henry Lai
賴顯榮先生
Ms Rhonda Leung
梁麗琴校長
Ms Sandra Leung
梁承敏女士
Mr Roger Nissim
李森先生
Ms Ellen Tsao
曹依琳女士

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

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

Masterplan Limited,
3516B China Merchants Tower,
Shun Tak Centre,
200 Connaught Road Central,
Hong Kong

20 May 2024

Dear Sir/Madam,

Authorisation Letter
Representation in respect of the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We, The Ebenezer School and Home for the Visually Impaired Limited, the Representer, hereby authorises Masterplan Limited to act on our behalf, in submitting this representation in respect of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 and to handle all planning matters related to the representation.

Yours faithfully,

EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED 心光盲人院暨學校有限公司

Dr Alice Yuk Tak Fun, BBS, JP
Chief Executive Officer
The Ebenezer School and Home for the Visually Impaired Limited

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22- S3307

Representation Number:
TPB/R/S/H10/22- R257

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

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

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

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

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

Yours faithfully,

Ms Tammy WONG Tin Ling

Principal

Ebenezer New Hope School

EBENEZER NEW HOPE SCHOOL
心光恩望學校

[redacted]

Nurturing PRIDE for a Better World

Founder 創辦機構
Hildesheimer Blindenmission, Germany
德國基迪堪協會

Patron 贊助人
Mrs Janet Lee
李林麗輝女士

Chairman 主席
Mr Timothy Lam Jr
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Mr Michael Seales
施米高先生

Hon Secretary 義務秘書
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Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
鄔德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

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

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

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

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

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

The Secretary
Town Planning Board

24 April 2024

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

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

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

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

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

The Secretary
Town Planning Board

24 April 2024

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

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

Yours faithfully,

Ms Tammy Wong
Principal
Ebenezer New Hope School

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/H10/22- S3962
	Date Received 收到日期		

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as " Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (~~Mr.~~ /Ms./~~Company/Organization~~* ~~先生~~/女士/~~公司/機構~~*)

WONG Tin Ling

RECEIVED 22 MAY 2024 Town Planning Board

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A	☐ support 支持 ☑ oppose 反對	Please refer to the attached letter for details.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the attached letter for details.

\# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

EBENEZER NEW HOPE SCHOOL
心光恩望學校

[redacted]

傲澤社群
Nurturing PRIDE for a Better World

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

Patron 贊助人
Mrs Janet Lee
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Chairman 主席
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林棣權先生

Deputy Chairman 副主席
Mr Michael Scales
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Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
郁德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

RECEIVED
22 MAY 2024
Town Planning Board

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

24 April 2024

By Email and Hand

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

Dear Chair, Secretariat and Members of Town Planning Board,

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

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

The Secretary
Town Planning Board

24 April 2024

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

EBENEZER NEW HOPE SCHOOL
心光恩望學校
131 Pokfulam Road, Hong Kong 香港薄扶林道一三一號
Tel 電話: 2817 0503 Fax 傳真: 2872 8418
E-mail 電子郵箱: enhsgo@ebenezer.org.hk Website 網址: www.ebenezer.org.hk

Nurturing PRIDE for a Better World

The Secretary
Town Planning Board

24 April 2024

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

- **Alternative site for the proposed GIC:** In view of the potential nuisances and uncertainties being created which would affect our students and other locals; an alternative site which is farther from the School and residential developments shall be considered.
- **Non-building area between the proposed GIC and Ebenezer:** This could minimize the environmental nuisances created during the construction and the operation of GIC which bring adverse impact to Ebenezer and the nearby area.
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- **Incorporating a requirement of a layout plan submission together with relevant technical assessments into the OZP**: The potential impacts and mitigation measures on air quality, noise (including traffic noise and operational noise from the fixed plant) and sewerage aspects should be identified and addressed via a S16 planning application mechanism. Further design and planning merits shall be proposed such that would minimize the impact to the students and surrounding residents. A S16 planning application would provide an opportunity for public to comment and the Town Planning Board members could consider and review based on the merits of the development scheme.

Yours faithfully,

Ms Tammy Wong
Principal
Ebenezer New Hope School

豪峰業主立案法團

The Incorporated Owners of Royalton

Submission Number:
TPB/R/S/H10/22- S467

Representation Number:
TPB/R/S/H10/22- R258

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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

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

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

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

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

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

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

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

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

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

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

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

HKU will, no doubt, be expecting a premium free grant of this land from the government in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with taxpayers' money, should be sited where it can be constructed responsibly, in a cost effective manner, and where it will best serve the whole future of HK.

As HKU has not been allocated or granted this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Planning Intention & Explanatory Statement.

Thus an alternative site needs to be found to replace this problematic 'reserve' site therefore TPB should seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop), which would still enable Government to meet its original commitment to grant HKU a suitable site for its GIC.

For and on behalf of
THE INCORPORATED OWNERS OF ROYALTON

Authorized Signature(s)

Name: XU ZHIGANG
Chairman, The Incorporated Owners of Royalton

豪峰業主立案法團

The Incorporated Owners of Royal[illegible]

[redacted]

Submission Number:
TPB/R/S/H10/22- S870

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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

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

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

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

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

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

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

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

HKU will, no doubt, be expecting a premium free grant of this land from the government in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with taxpayers' money, should be sited where it can be constructed responsibly, in a cost effective manner, and where it will best serve the whole future of HK.

[redacted]

As HKU has not been allocated or granted this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Planning Intention & Explanatory Statement.

Thus an alternative site needs to be found to replace this problematic 'reserve' site therefore TPB should seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop), which would still enable Government to meet its original commitment to grant HKU a suitable site for its GIC.

For and on behalf of
THE INCORPORATED OWNERS OF ROYALTON

Authorized Signature(s)

Name: XU ZHIGANG

Chairman, The Incorporated Owners of Royalton

RECEIVED
25 MAY 2024
Town Planning Board

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22- S502

From: [redacted]
Sent: 2024-05-21 星期二 02:52:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22

Representation Number:
TPB/R/S/H10/22- R259

Representation from the Incorporated Owners of Nos 6 & 10 Mount Davis Road to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre

21 May 2024

The Incorporated Owners of Nos 6 & 10 Mount Davis Road strongly oppose the proposed rezoning of the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre (GIC).

The proposed site for the GIC lies at the approximate centre of the gazetted area for the Pok Fu Lam Moratorium (PFLM) on land which has not been allocated to HKU.

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

A review by the Planning and Transport Departments in 1999 recommended to fully uplift the PFLM in one go and the then Secretary for Transport indicated that the PFLM should have been uplifted well before the Cyberport was up and running. This did not happen and the PFLM remains in force However, notwithstanding the PFLM, the Government has both before that time and subsequently disposed of a number of sites which were not envisaged for development when the PFLM was imposed in 1972 having determined that the increase in traffic would not result in adverse conditions, but the Government has declined to uplift the PFLM for the majority of private lots within the area where the nett total increase in traffic would be significantly less than that from the sites which have been disposed.

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

In the Court of First Instance judgment in HCAL 27/2012, Hon Liza Wong noted, "It is also rather inequitable for smaller landowners to have been adversely affected by the PFLM whereas the Government has proceeded to implement the massive Cyberport development for which the moratorium had been partially lifted".
The submission for the proposed Global Innovation Centre is for a massive 220,000 sq m development which is completely out of scale for this locality. The submission makes no reference to the PFLM and its restrictions on development, but does acknowledge that the development will increase road traffic, the reason why the PFLM was imposed.

Government is maintaining the moratorium on the private landowners within the PFLM preventing them from redevelopment to the extent permitted by the approved OZPs. It would therefore unreasonable for Government, at the same time, to partially lift the moratorium for this development on currently unallocated land for which no development was previously envisaged and will increase traffic to a greater extent than would be the case for the private lots.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

The TPB operates within a principle of reasonableness. It would be unreasonable for the TPB to give support for the proposed amendment to this Outline Zoning Plan which would require a partial lifting of the Moratorium to be implemented. The TPB is recommended to reject the proposed amendment.

Ronald Taylor, MBE TD ED MA MSc DIC CEng MICE MIHKE
Secretary for the Incorporated Owners of Nos 6 & 10 Mount Davis Road
HKID: TAYLOR, Ronald Duxbury – [redacted]

MASTERPLAN LIMITED
Planning and Development Advisors
領賢規劃顧問有限公司

Submission Number:
TPB/R/S/H10/22- S3970

Representation Number:
TPB/R/S/H10/22- R260

22 May 2024

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

By Hand

Dear Sir,

Pok Fu Lam Outline Zoning Plan No. S/H10/22
Representation under Section 6 of the Town Planning Ordinance

I refer to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the Draft OZP) gazetted on 22 March 2024 that is currently inviting Representation.

We are authorised by One-Three-Eight Limited, an owner of No.138 Pok Fu Lam Road to make a Representation in relation to the Draft OZP pursuant to Section 6 of the Town Panning Ordinance. Specifically, the Representation relates to Amendment Item A of the Draft Plan.

Please find enclosed the following in support of the Representation:

i. Form
ii. Authorisation letter from the Representer
iii. Representation Statement, which sets out the nature of and reasons for the Representation and the amendment proposed to the Draft OZP

Para 3.6 and the Visual Impact Assessment in Appendix B of the Representation Statement refer to the views of the passengers travelling on the upper deck of the buses along Pok Fu Lam Road. In support of the discussion, photos and photomontages included in the Representation Statement, a video showing the views obtained from the upper deck of the buses will be shown to the members of the Town Planning Board at the hearing of the Representation.

Yours faithfully,

Kira Whitman
For and on behalf of
Masterplan Limited

Enc
cc Client

RECEIVED
22 MAY 2024
Town Planning Board

[redacted]

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓，電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organization~~* 先生/女士/公司/機構*)

One-Three-Eight Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr./ Ms.~~/Company/~~Organization~~* 先生/女士/公司/機構*)

Masterplan Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Pok Fu Lam Outline Zoning Plan No.S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A	☐ support 支持 ☑ oppose 反對	Please refer to the enclosed Representation Statement
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the enclosed Representation Statement

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／撥用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

One Three Eight Limited

[redacted]

16 May 2024

Masterplan Limited

[redacted]

Dear Sir,

Letter of Authorisation,
Representation to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

This serves to authorise Masterplan Limited to submit a Representation to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 to the Town Planning Board, under Section 6 of the Town Planning Ordinance, and to undertake any planning matters related to this Representation. The Representation relates to Amendment Item A of the Draft Outline Zoning Plan.

Yours faithfully

For and on behalf of
ONE-THREE-EIGHT LIMITED

.....
Director / Authorised Signatory

Authorised Signature
Lam Timothy Junior

Representation

To

The Draft Pok Fu Lam Outline Zoning Plan No.S/H10/22

Submitted by

One-Three-Eight Limited

Representation Statement

Prepared by

Masterplan Limited

May 2024

1. Introduction

1.1 This Representation is made pursuant to Section 6 of the Town Planning Ordinance (TPO). It relates to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the Draft Plan) gazetted on 22 March 2024. It is prepared by the Masterplan Limited, on behalf of the One-Three-Eight Limited who is a property owner of No.138 Pok Fu Lam Road.

1.2 The Representation relates to Amendment Item A. A Location Plan indicating the locations of the property owned by the Representer and the Site of the Amendment Item A (the Amendment Site) are provided in **Figure 1**.

1.3 This Representation relates to several aspects arising from the proposed Global Innovation Centre of the HKU under the Amendment Item A, including site selection, suitability of the site for the proposed use, impact on the neighbourhood in general, and the role of the Town Planning Board (TPB) in considering public input under the amended TPO. A particular focus is the impact of the proposed development on public views and how this can be ameliorated. An alternative scheme is presented which protects the public views while leaving the conceptual development layout of the proposed Global Innovation Centre basically unchanged.

Figure 1. Location Plan indicating the Amendment Site and the property of the Representer at No.138 Pok Fu Lam Road, on an extract of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Source: Town Planning Board Statutory Planning Portal 3)

Legend

	Amendment Site
	No.138 Pok Fu Lam Road
C	Commercial
CP	Country Park
G/IC	Government, Institution or Community
GB	Green Belt
O	Open Space
OU	Other Specified Uses
R	Residential

2. The Particular Matters in the Draft Plan to which the Representation Relates

2.1 This Representation relates to Amendment Item A of the Draft Plan, including the statutory Notes and the Explanatory Statement (the ES). Amendment Item A reads as follows:

"Amendment Item A - Rezoning of a site between Victoria Road and Pok Fu Lam Road from "Green Belt", "Residential (C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre"."

3. The Nature of and Reasons for the Representation

3.1 <u>The nature and reasons for the Representation</u>

3.1.1 The Representation objects to the rezoning of the Amendment Site intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong (HKU) for deep technology research. The objection is based on the limited information provided in the indicative Master Layout Plan attached to the MPC Paper 3/24 that was considered as the basis for deciding to amend the OZP. The nature and reasons of the Representation are summarised below. Each is elaborated in the further paragraphs that follow:

i. The proposed Global Innovation Centre should be located elsewhere at the innovation and technology centers proposed in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030", to capitalise and to create synergy with the general focus of intended technological uses.

ii. The proposed Building B2 for scholars' residence / staff quarters should be removed from the proposal. This is because the Pok Fu Lam Moratorium (PFLM) prevents residential development in the area, and the availability of the HKU's staff quarters in the same district and elsewhere in the city.

iii. The proposed Building Height Restriction (BHR) of 158mPD exceeds above Pok Fu Lam Road, and references the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road for formulating the building height context of the proposed development. This is contrary to the planning intention of the Planning Scheme Area of the Draft Plan.

iv. The proposed BHR exceeding above Pok Fu Lam Road is contrary to the urban design guidelines of the Hong Kong Planning Standards and Guidelines.

v. Obstruction of public views where the proposed conceptual design scheme represents a significant visual bulk with a lack of visual relief, and will obstruct the existing public view obtained from Pok Fu Lam Road.

vi. There is a lack of consideration given to the context and character of the low-density development at and around No.138 Pok Fu Lam Road in the consideration of the Draft Plan by the TPB.

vii. An alternative scheme, which follows the 137mPD BHR of the "Residential (Group C) 6" ("(R(C)6") zone immediately adjacent to Pok Fu Lam Road, is presented to protect the important characteristics mentioned in items iii to vi above.

viii. Significant land premium has been paid by the Representer for a minor modification of the lease at No.138 Pok Fu Lam Road. The premium would have been based on the unobstructed views currently obtained.

ix. The Representer has a legitimate expectation that the well-established planning policies, zoning scheme and development restrictions long embodied in the Approved Pok Fu Lam OZPs would be respected in any changes made to the Draft OZP.

x. No evident public planning gain.

xi. The role of the TPB under the amended TPO.

3.2 The proposed Global Innovation Centre should be located elsewhere at the innovation and technology centres envisaged in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030", to capitalise and to create synergy with the general focus of intended technological uses

3.2.1 The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 identified the Northern Metropolis and the Eastern Knowledge and Technology Corridor, where innovation and technology (I&T) centres are envisaged.

3.2.2 It is considered that the proposed Global Innovation Centre should be located at the proposed Northern Metropolis University Town at Hung Shui Kiu, the San Tin Technopole or Ma Liu Shui. The proposed deep technology research use could capitalise and create synergy especially with the San Tin Technopole intended for I&T facilities of different scales (start-ups, leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc.), and different stages of I&T value chain (upstream (R&D), midstream (prototype or application development) or downstream (manufacturing) processes). (Source: Civil Engineering and Development Department and Planning Department. 2024. Available at: https://nm-santintech.hk/en/).

3.2.3 For this, and for other reasons, the site selection process has been inadequate as other more preferable sites have not been given due consideration. There is no adequate reason why the proposal should be located in what is largely a residential area and at a heavily vegetated "Green Belt" ("GB") site.

3.3 The proposed Building B2 for scholars' residence/ staff quarters should be removed from the proposal, in view of the PFLM, and the availability of the HKU's staff quarters in the same district and elsewhere in the city

3.3.1 The PFLM as an interim administrative short-term measure since 1972 freezes the sale of Government sites and the redevelopment of all private sites for more intensive purposes until such time as the transport network has been improved sufficiently to carry the resulting increase in traffic. The object of the Draft Plan regarding the PFLM in the ES reads as follows:

"3.3....Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pok Fu Lam area and not to overload the road network in the area covered by the Pok Fu Lam Moratorium."

3.3.2 The PFLM should apply to the proposed Building B2 for scholars' residence/ staff quarters, which is residential in nature. It is considered that the Building B2 should be removed from the proposal, to maintain the character and amenity of the Pok Fu Lam area in accordance with the objective of the Moratorium and the object of the Draft Plan.

3.3.3 In view of the existing units for senior staff with the majority being located in Pok Fu Lam, and those available for rental in the private market, along with more units under construction namely the High West being built in the immediate vicinity, the proposed Building B2 for scholars' residence/ staff quarters is not necessary.

3.4 The proposed BHR of 158mPD exceeds the level of Pok Fu Lam Road, and references the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road for formulating the building height context of the proposed development. This is contrary to the planning intention of the Planning Scheme Area of the Draft Plan

3.4.1 The ES of the Draft Plan with regards to the planning intention of the Planning Scheme Area reads:

"5.2 It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."

3.4.2 Accordingly, the proposed Global Innovation Centre on the seaward side of Pok Fu Lam Road which is about 16-22.5 metres above the street level is contrary to the planning intention for the Planning Scheme Area.

3.4.3 Furthermore, the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road should not have been referenced in the MPC Paper 3/24 for formulating the building height context of the proposed Global Innovation Centre. Under the ES, they are intended to be high-rises, using

the hills as backdrop to reduce the visual effect, while the developments at the Amendment Site are intended to be capped below the level of Pok Fu Lam Road.

3.5 The proposed BHR is considered excessive in relation to the urban design guidelines of the Hong Kong Planning Standards and Guidelines

3.5.1 The urban design guidelines in Chapter 11 of Hong Kong Planning Standards and Guidelines with regards to building height at hillside reads:

"6.2.8 For other parts of Hong Kong Island, development height should enhance the district character of specific localities, retain characteristic mountain backdrop and respect the character of neighbourhood. The sectional profile should echo the natural topographical profile. Gradation of height profile should be created in relation to topography. Relief and diversity in height and massing of developments should be provided in different localities. Low rise and low density areas should be preserved to enhance diversity in the urban core."

3.5.2 When compared with the original land use zonings of the Amendment Site, where development was limited to 137mPD, or development prohibited in the "GB" zone, the proposed BHR of 158mPD under the Draft Plan will result in a 21m increase in the permissible building height. In relation to No.138 Pok Fu Lam Road, located to the east of the Amendment Site across the road on the higher side of the hill with existing building heights at 167.2mPD, the proposed Global Innovation Centre main roof would only be about two floors below that of No.138 Pok Fu Lam Road. This is considered inadequate gradation of height profile in relation to the natural topography, or relief and diversity in the height of developments, under the urban design guidelines.

3.5.3 Furthermore, the General Building Plans for the development of No.138 Pok Fu Lam Road, compliant with the plot ratio and site coverage restrictions, had been subject to stringent scrutiny and were initially rejected on the basis of building bulk and building height considerations. The Buildings Department's concerns, in para 7C in the letter of 2017 in **Appendix A** of this Representation, relate to excessive car parking and maneuvering space, sunshades and E&M designs that subsequently were required to be reduced in scale in a smaller building bulk by lowering the entire building by a full 2 metres and relocated E&M provisions to unexcavated space, consequential to over 3 years of liaison with the Buildings Department. In the approved General Building Plans, the existing retaining walls are demolished, carpark and E&M plant rooms are occupying over 60% of the site area at street level, only less than 40% of the site area at street level remains unexcavated. On the basis of Buildings Department's requirements that were applicable to the development immediately opposite the Amendment Site, it is considered that the current conceptual design scheme of the proposed Global Innovation Centre also including aboveground carpark, maneuvering space, sunshades and E&M provisions contribute to avoidable building bulk and excessive building height. It should likewise be subject to stringent scrutiny and design modified.

3.6 Obstruction of public views where the proposed conceptual design scheme represents a significant visual bulk with a lack of visual relief, and will obstruct the existing public view obtained from Pok Fu Lam Road

3.6.1 It is considered that the Visual Impact Assessment (VIA) in Attachment V of the MPC Paper 3/24 should also refer to the potential impact of the proposed Global Innovation Centre on the existing public view obtained from Pok Fu Lam Road. The proposal involves an upzoning from non-development use to development use of the "GB", and a rezoning of part of the "R(C)6" zone. The portion of the "R(C)6" zone which has been included in the new "OU (Global Innovation Centre)" zone has originally a BHR of 137mPD below the level of Pok Fu Lam Road. The new "OU" zone with a BHR of 158mPD will affect the visual amenities and visual resources enjoyed by the public on Pok Fu Lam Road. The importance of the planning policy to protect the views and visual amenities on Pok Fu Lam Road is reflected in the ES para 5.2. The existing protected public view can be seen in **Figure 2a.**

Assessment of Visual Impact

3.6.2 A VIA of 3 selected viewpoints (VPs) on Pok Fu Lam Road is provided in **Appendix B** of this Representation. Photos illustrating the existing public open ocean view are shown in **Figures 2a, 3a and 4a.** These can be compared with the photomontages of the future public view blocked by the proposed Global Innovation Centre in **Figures 2b, 3b and 4b.** In summary, it can be seen that the overall site layout, development scale, form, massing, height and disposition of the proposed development have not been given careful consideration. The existing highly sensitive visual amenities and visual resources of the public viewers would be significantly adversely impacted.

3.6.3 This is particularly the case, when it has been stated that a host of visual mitigation measures have been incorporated in the proposed development, but they are relatively inadequate to ameliorate the negative impact on the visual amenity. These measures are:

i. Firstly, the terraced building design and edge planting is restricted to the western elevations of the buildings and is not visible from Pok Fu Lam Road;

ii. Secondly, the proposed landscaping spaces at UG/F and rooftop at the buildings set back from Pok Fu Lam Road are a significant diminishment of amenity when compared with the existing natural greenery slope;

iii. Thirdly, the lower development zone when viewed is a significant building bulk; and

iv. Fourthly, the building gaps/ separations are repetitively interfered with by the building blocks, and the design feature atop significantly diminishes the sense of openness or visual relief. These voids are at the levels directing views to the sky and do not offer downhill perspectives to the ocean. In other words, there are no preserved view corridors through the Amendment Site.

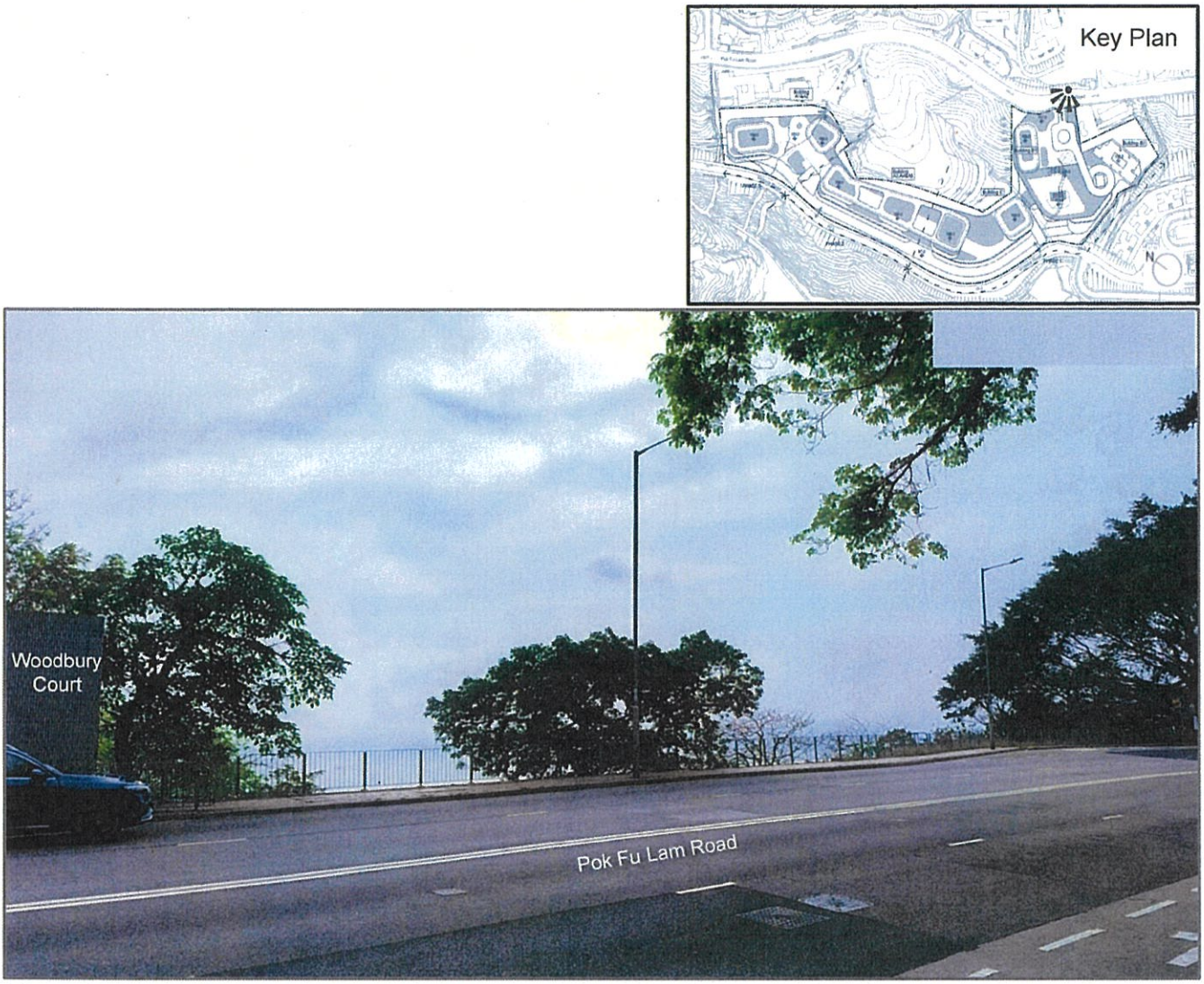


Figure 2a. Photo illustrating the existing view obtained at VP1

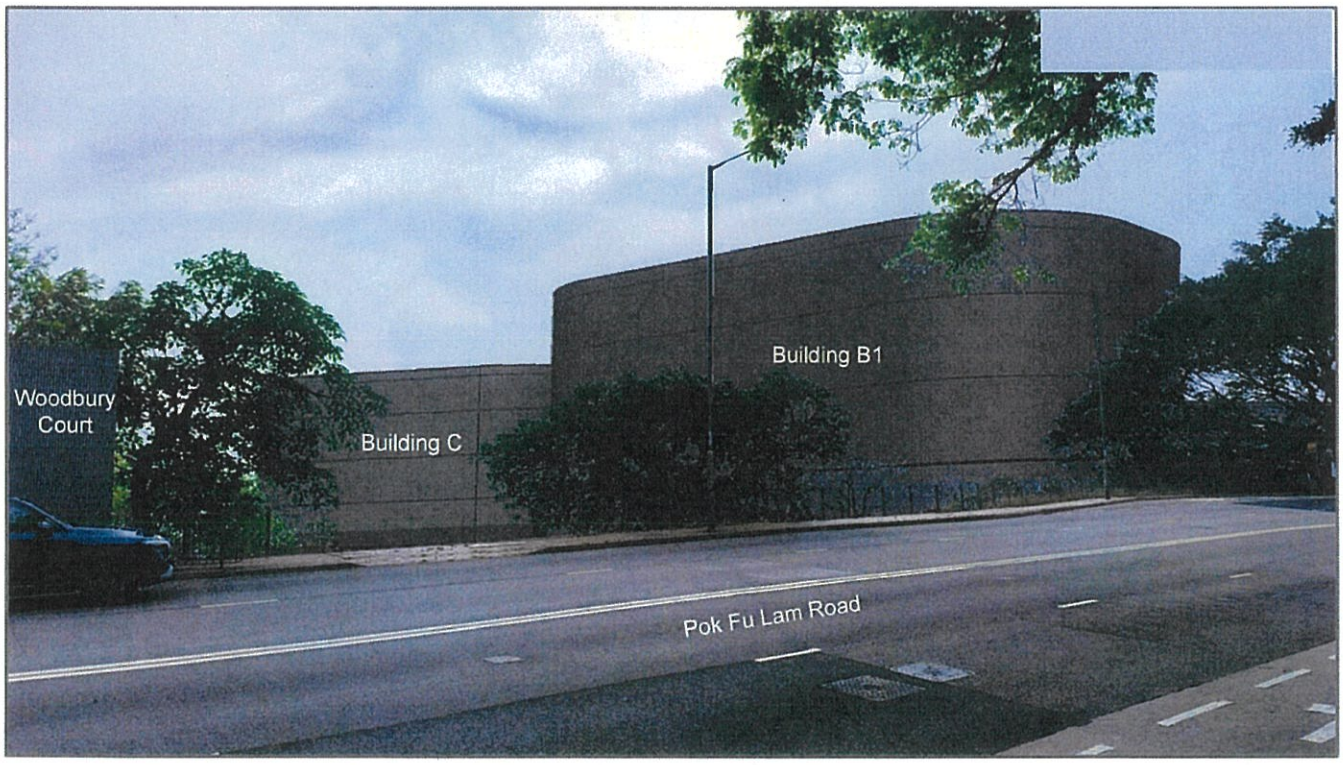
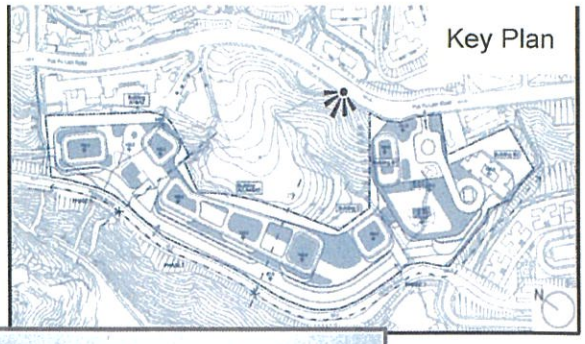


Figure 2b. Photomontage illustrating the future view obtained at VP1



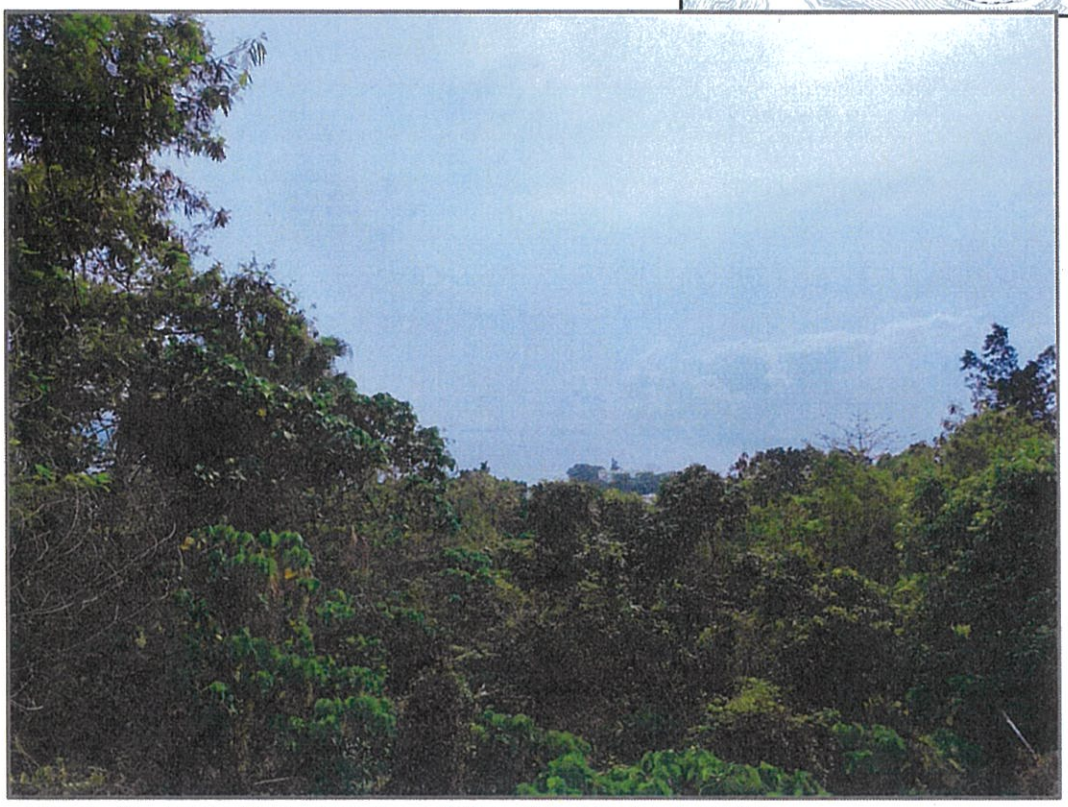


Figure 3a. Photo illustrating the existing view obtained at VP2

Figure 3b. Photomontage illustrating the future view obtained at VP2

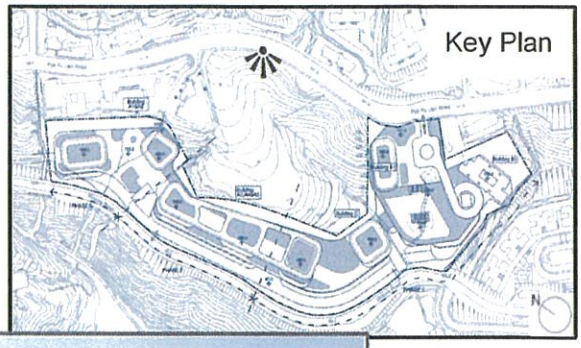


Figure 4a. Photo illustrating the existing view obtained at VP3

Figure 4b. Photomontage illustrating the future view obtained at VP3

3.6.4 Furthermore, there are a significant number of passengers travelling on the upper deck of the buses along the 21 franchised bus routes along Pok Fu Lam Road. They connect the Western District and the Aberdeen areas, and currently enjoy distanced open views to the ocean above the tree canopy. These views are similar if not better visual elements than those obtained at the ground levels. The proposed Global Innovation Centre would have a significant adverse impact on the transient views of the bus passengers. While the existing views and the future views as a result of the proposed development obtained on the upper deck of the buses are very similar to those obtained at the pedestrian footpath as illustrated in **Figures 2, 3 and 4**, a video showing the views obtained from the upper deck of the buses will be shown to the members of the TPB at the hearing of the Representation.

3.6.5 The impact of visual obstruction and its effect on visual resources of the proposed Global Innovation Centre illustrated and discussed above is based on the indicative Master Layout Plan in MPC Paper 3/24. The provisions in the Draft Plan give limited certainty on the future development of the Amendment Site, for reasons discussed in **Table 1**. With the possible rooftop structures permitted above the development, the actual effect on the visual amenities and visual resources obtained from Pok Fu Lam Road is likely to be worse than that illustrated and as discussed.

Table 1. Concerns on the limited certainty on the conceptual design scheme for the development of the Amendment Site under the provisions in the Draft Plan

The provisions in the Draft Plan	**Concerns on the limited certainty in the future development of the Amendment Site**
ES para 7.8.7 – *"The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and sky view. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m2 accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development"*	i. The provisions do not specify the magnitude of the stepping of the terrace design, the widths, locations and orientations of building separations and building voids. Insofar as the buildings conform to the relevant building regulations, functional requirements can override good building designs, buildings can be built without incorporating good building designs in the development. ii. Rooftop structures above 158mPD which are not currently indicated will be permitted in the development. iii. There is no certainty that the communal open space will achieve the purpose of achieving a significant public view through the site given the permitted BHR and no control over the layout of the development.

3.7 <u>There is a lack of consideration given to the context and character of the low-density development at and around No.138 Pok Fu Lam Road in the consideration of the Draft Plan by the TPB</u>

3.7.1 The Representer's property at No.138 Pok Fu Lam Road in the immediate vicinity of the Amendment Site is a low-density development, being occupied by 3 dwelling houses, each with 4 domestic storeys. However, the descriptions of the surrounding, and the consideration of the land use compatibility and development intensity for the Amendment Site in the MPC Paper 3/24, have not mentioned the low-density development at and around No.138 Pok Fu Lam Road in the texts.

3.7.2 While the buildings heights of No.138 Pok Fu Lam Road and those of the surrounding properties are indicated in the Plans and the Visual Impact Assessment in Attachment V of the MPC Paper 3/24, they are provided in terms of mPD, not metres or storeys. No.138 Pok Fu Lam Road (167.2mPD), the Old Alberose at No.132 Pok Fu Lam Road (170.70mPD) and the Jessville Mansion at No.128 Pok Fu Lam Road (182mPD) have not been specified as low rise development. As such, the TPB has not been able to give suitable consideration to the entire development context and character of the Amendment Site, The TPB has not suitably addressed the relationship between the low rise development, public views from Pok Fu Lam Road and the seven 17 storeys non-domestic blocks and the one 9 storeys domestic block of the proposed Global Innovation Centre. The impact on the low rise development has been ignored in this discussion.

3.8 An alternative scheme, which follows the 137mPD BHR of the "R(C)6" zone immediately adjacent to Pok Fu Lam Road, is presented to protect the important characteristics mentioned in para 3.4 to 3.7 above

3.8.1 An analysis of the HKU's conceptual scheme has shown that the proposed buildings have been unnecessarily raised by structures at the Victoria Road level, some of which serve no real purpose. The proposed first usable floor of the Global Innovation Centre (P7/F) at 87mPD is significantly elevated from Victoria Road which varies between 57.5mPD-70mPD, i.e. about 17-30 metres above the street level. By simple redesign, the whole scheme can be lowered without any reduction in development potential. This effectively reduces the building height to about 137mPD. The indicative section drawing of this alternative scheme in relation to the HKU's proposed scheme is included in **Figure 5.**

3.8.2 With the objective to reduce building height, there can always be alternative design options such as a rearrangement of building setbacks and building gaps, with the possibility to formulate overhangs for weather protection and widen the footpath for the pedestrians on the eastern side of Victoria Road, and to adjust building footprints away from the natural slopes. In this case, sinking down the first usable floor appears to be an obvious and straightforward option.

3.8.3 The proposed development should be lowered where the first usable floor would be at a level relative to the Victoria Road street level. The GFA and floor layout would stay the same as that current conceptual design scheme. The only major difference would be the floor levels of the buildings simply 'slid' down the hill until the bottom most floor is near Victoria Road street level. The vehicular and pedestrian links to the site would have to be adjusted but which is essentially a rearrangement in the levels and is not insurmountable.

3.8.4 To illustrate this concept in simple visual terms, **Figure 6a** illustrates a model of the HKU's conceptual design scheme while **Figure 6b** illustrates a model of the alternative conceptual scheme with the BHR set at 137mPD. The effect of the reduction in building height can be seen in the photomontage included below in **Figure 7.**

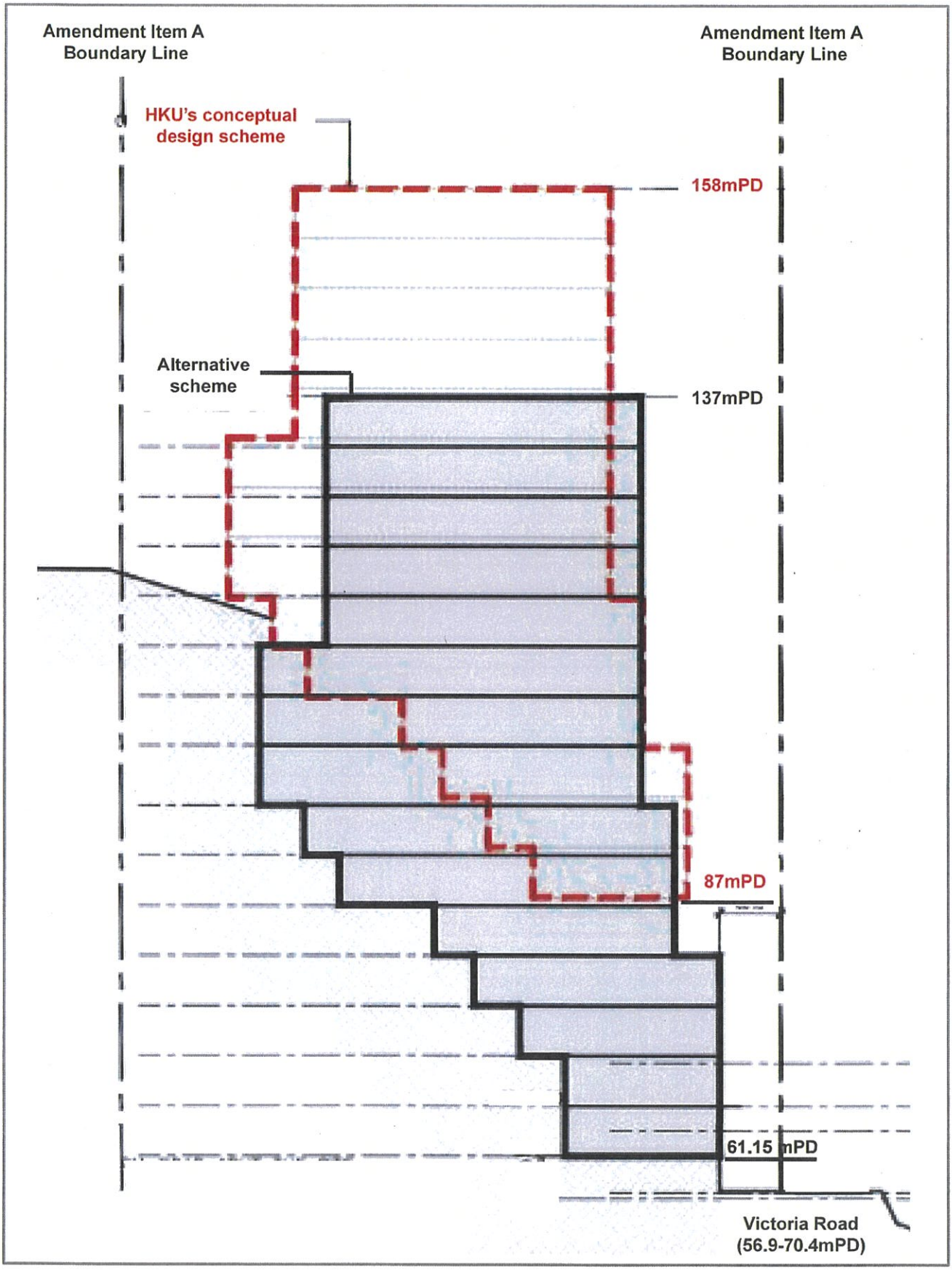


Figure 5. Section plan drawing of the Global Innovation Centre, illustrating the HKU's conceptual design scheme at 158mPD (in red), and the alternative scheme at 137mPD proposed under the Representation. (Source: Indicative Master Layout Plan in MPC Paper No.3/24)

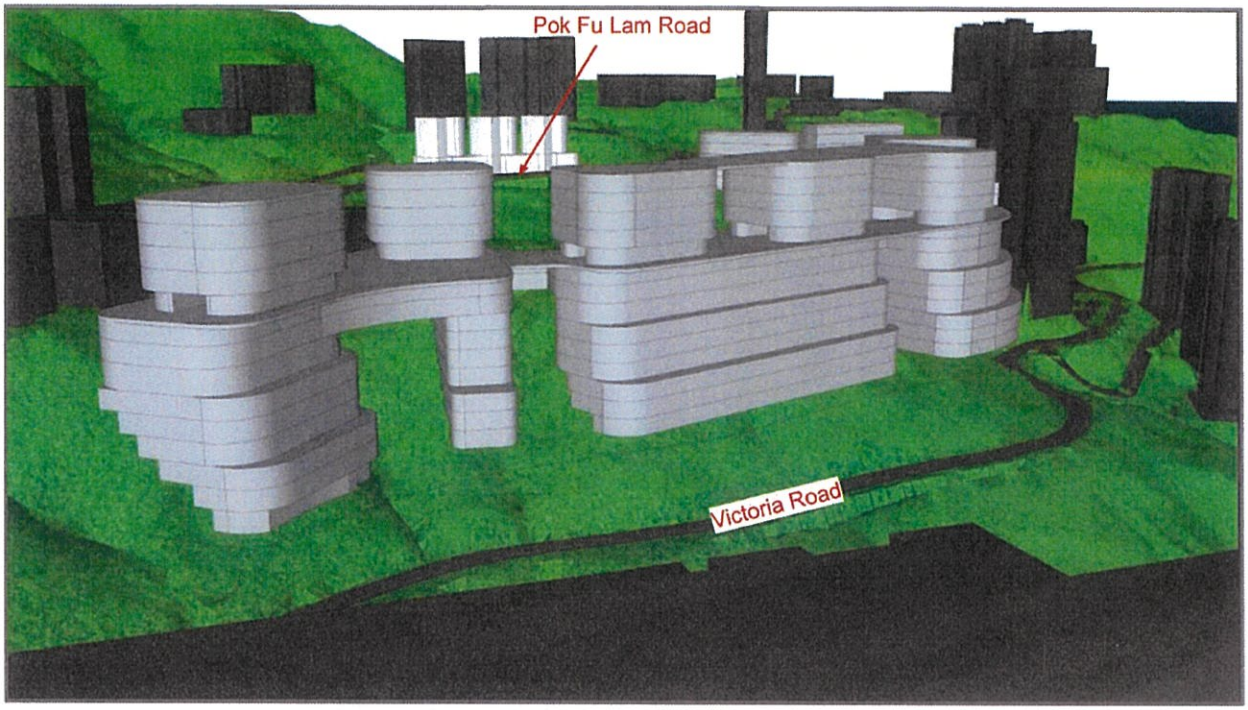


Figure 6a. Model of the HKU's conceptual design scheme at 158mPD which exceeds the level of Pok Fu Lam Road and obstructs public views.

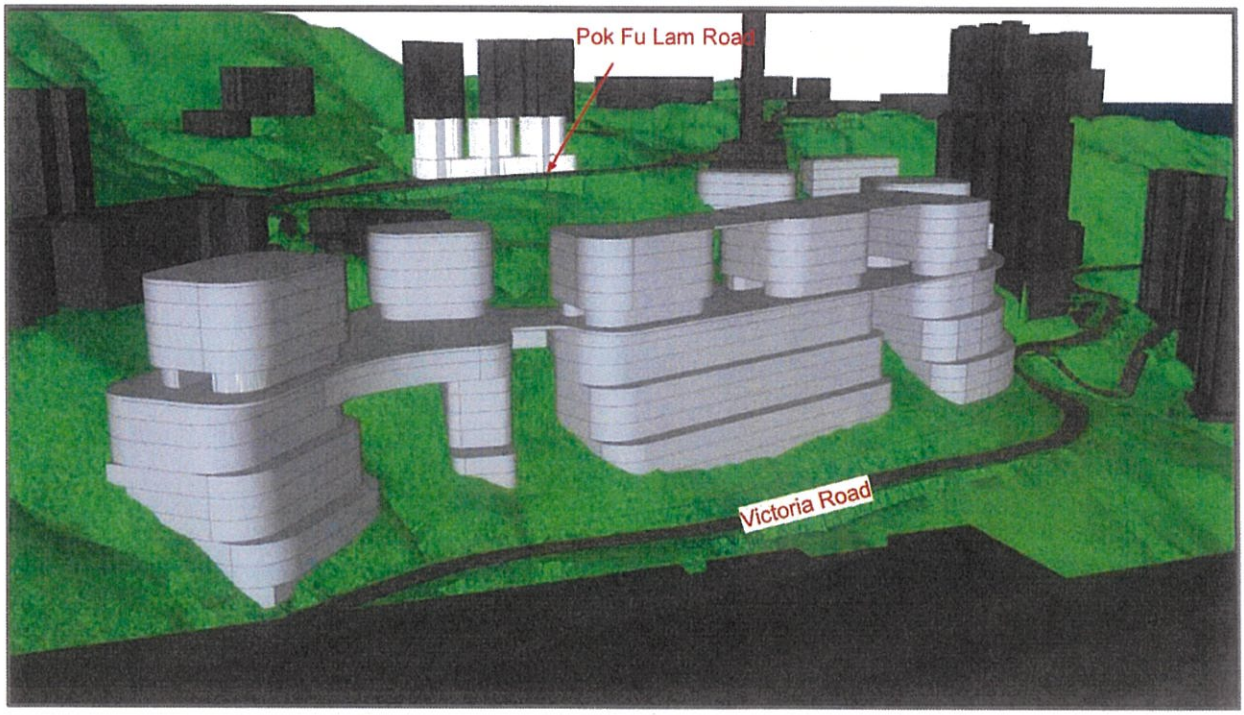


Figure 6b. Model of the alternative scheme proposed under the Representation that complies with a BHR of 137mPD and protects the public views from Pok Fu Lam Road. It is the same layout and building form as the HKU's conceptual scheme but the unnecessary structural elements at the lower levels which artificially elevate the height of the buildings are redesigned. The development steps down from Pok Fu Lam Road consistent with the landforms.

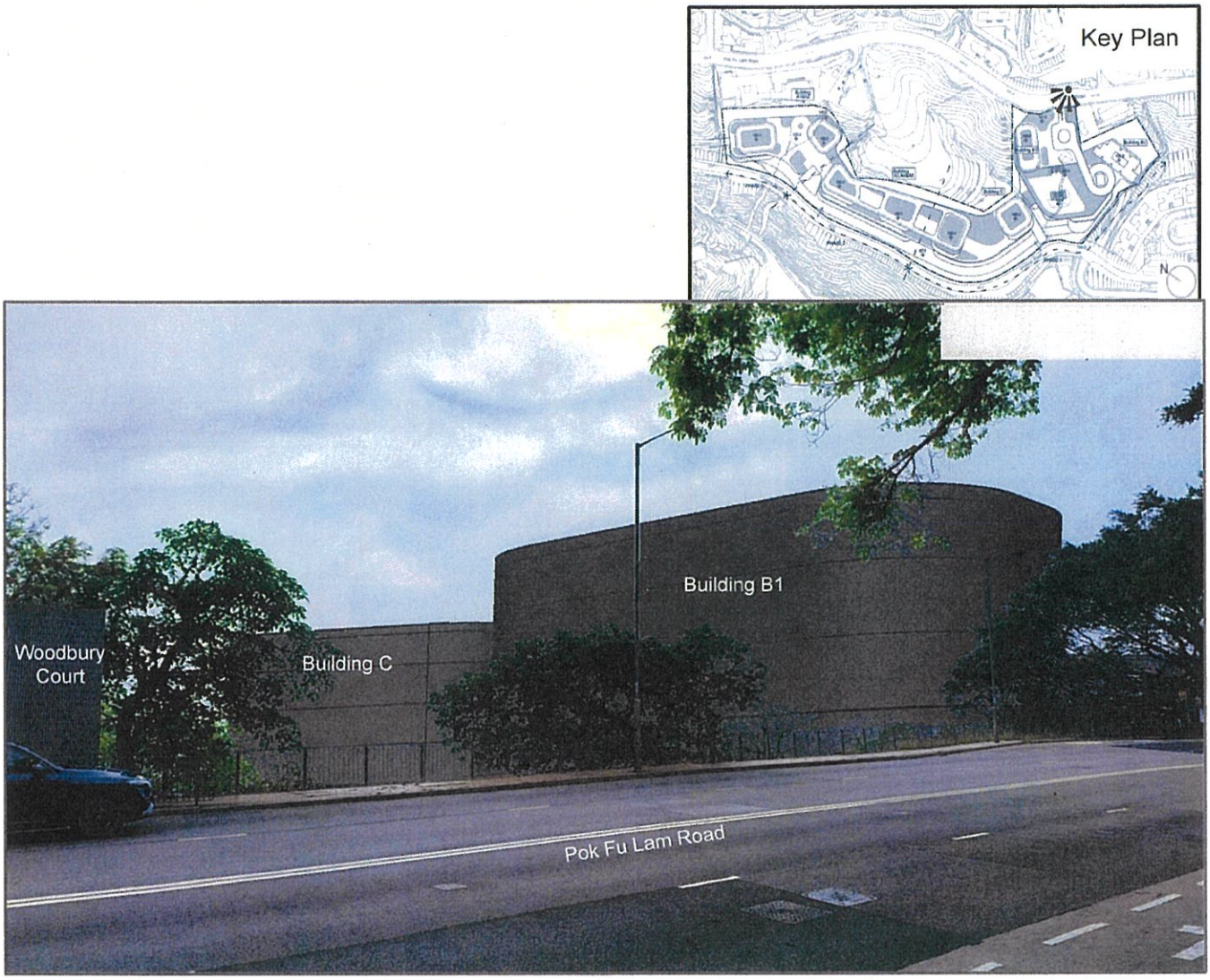


Figure 7a. Photomontage illustrating the view obtained at VP1 under the current design scheme

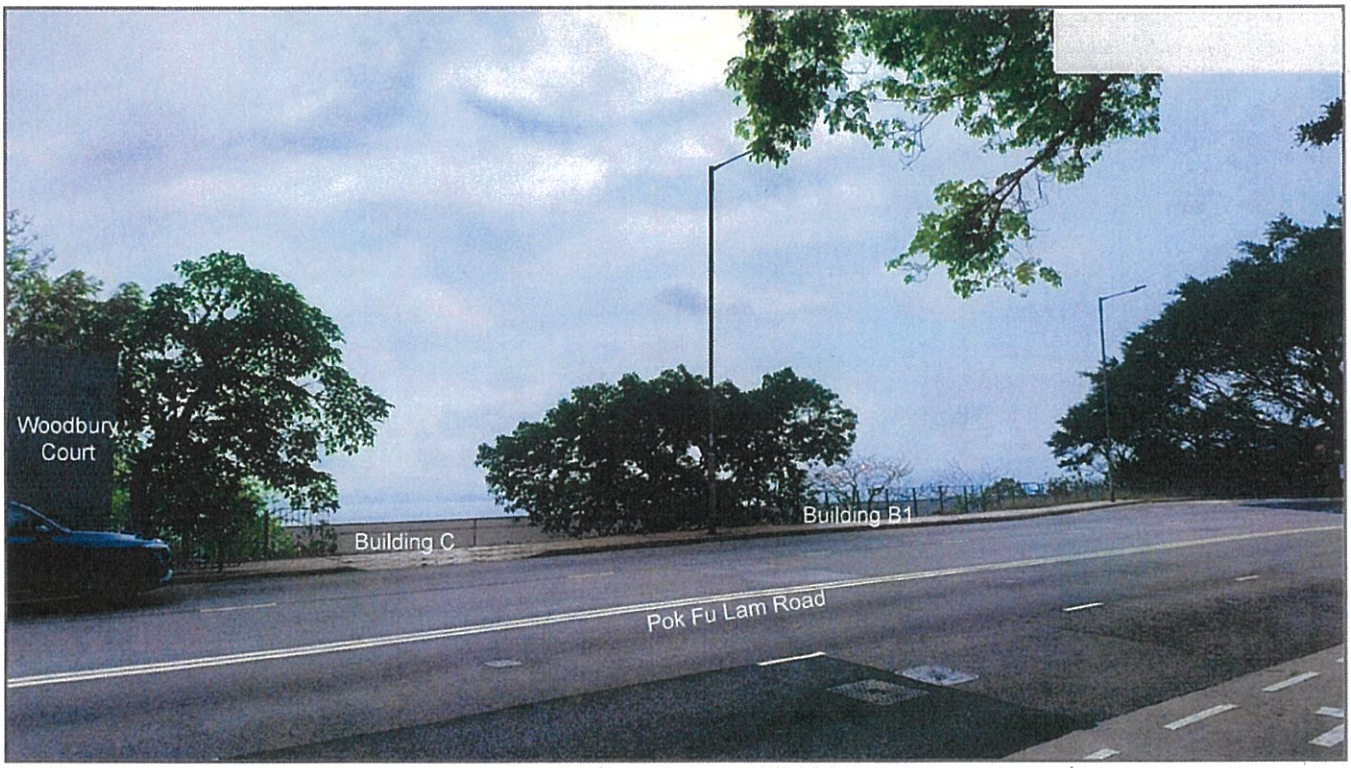


Figure 7b. Photomontage illustrating the view obtained at VP1 under the proposed amendment of the representation to reduce building height of the proposed Global Innovation Centre to 137mPD.

3.9 Significant land premium has been paid for the views obtained at No.138 Pok Fu Lam Road

3.9.1 It was reasonably anticipated that the views from the Representer's property towards the sea would be protected because of the zoning and BHR that existed on the approved OZP at that time. This applied to the construction works for superstructure at the No.138 Pok Fu Lam Road commenced in early 2019, the Building Plans approved in October 2017 (with the first Building Plans submitted as early as June 2015), the lease modification executed in August 2020 and the Occupation Permit issued in June 2022. It was expected that the 3 houses with the 4 storeys (over 1 storey with carparks, plant room and ancillary accommodation for non-domestic use and 1 storey loading and loading, plant rooms and ancillary accommodation for non-domestic use) at No.138 Pok Fu Lam Road which the 4 storeys are located at 151mPD above the street level at 141mPD, will continue to enjoy unobstructed distanced open ocean view. This was because of the protection of the public views over the "GB" and "R(C)6" zones with maximum building height of 137mPD.

3.9.2 This expectation was especially so given the significant land premium that the Government charged for a modification to the lease to permit an increase in site coverage with the objective to maximise the frontage of views from the Representer's property across Pok Fu Lam Road. The modification did not relate to an increase in GFA or building height, and the land premium was based on the value of the view obtained from the development and guaranteed by the restrictions and zoning on the OZP.

3.10 Legitimate expectation that the public views from Pok Fu Lam Road would be respected

3.10.1 The protection of public views from Pok Fu Lam Road to the west is a planning policy which has long been in existence and had been incorporated into all the previous versions of the Pok Fu Lam OZP, including the Approved OZP No. S/H10/21 which is subject to the amendments under the Draft Plan. In the Approved OZP, the public views from Pok Fu Lam Road in the vicinity of No.138 Pok Fu Lam Road were protected by:-

i. The ES in paragraph 5.2 stated that *"it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area"*.

ii. The BHR for the "R(C)6 zone" on the opposite side of No.138 Pok Fu Lam Road, had a BHR of 137mPD below the height of the road, so as to preserve public views and amenity.

iii. To the west of the "R(C)6" zone was the "GB" zone which had a planning intention of *"conservation of the existing natural environment"* and *"a general presumption against development"*.

Collectively these are very clear statements from the TPB, and an unambiguous promise and practice that this policy would be applied. The Representer therefore could legitimately have expected this planning principle to have been carried through to any amended OZP, as it had been in the past.

3.10.2 The Draft OZP No. S/H10/22 has treated these 3 aspects as follows:-

i. The ES paragraph 5.2 has the **same broad statement of planning intention and objective** that *" it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."*

ii. The **BHR for the "R(C)6" zone is retained at 137mPD** in accordance with the broad planning policy and practice. However, part of the "R(C)6" zone fronting and immediately adjacent to Pok Fu Lam Road has been included in the "OU (Global Innovation Centre)" zone, effectively increasing the permitted height in this critical location from 137mPD to 158mPD and blocking public views.

iii. The "GB" zone at this section of the slope has been largely replaced by the "OU(Global Innovation Centre)" zoning with a BHR of 158mPD.

3.10.3 Therefore the broad statement of planning intention regarding protecting the public views and amenity and general character remains unchanged. The 137mPD BHR in the "R(C)6" zone remains unchanged to protect this important planning principle. To protect these characteristics, the TPB should have followed the clearly established principles and practice by imposing a BHR of 137mPD on the "OU(Global Innovation Centre)" zone. By imposing this restriction instead of the 158mPD, the TPB would have been complying with its own broad policy "as far as possible". By removing part of this land from the "R(C)6" zone and permitting an increase in building height fronting and immediately adjacent to the road, it is effectively acting in conflict with the over-riding planning principle of protecting public views.

3.10.4 While the HKU's representative has presented the proposed conceptual development scheme to the surrounding residents and users, there was no indication given that the HKU would consider an alternative scheme that would provide a reasonable protection of the public views from Pok Fu Lam Road. It is therefore important that the design elements for views and visual amenity be governed by statutory planning controls providing certainty in the implementation in the development of the Amendment Site.

3.11 <u>No evident public planning gain</u>

3.11.1 There is no evident public planning gain arising from the proposed development of the Global Innovation Centre on the Amendment Site. It cannot be reasonably claimed that the development of the proposal on the Amendment Site is a significant public planning gain for Hong Kong. If this use was to be developed as part of the University Town in the Northern Metropolis rather than on the Amendment Site, it would provide the same general public planning benefit to Hong Kong.

3.11.2 To the contrary, the intrusion of this massive development in Pok Fu Lam will have a significant negative impact on the enjoyment of the area by the public, by developing on the Amendment Site. The removal of significant areas of vegetated "GB" zone without adequate reprovisioning of similar vegetation is a negative impact on the amenity of Pok Fu Lam. It will adversely affect the public views from Pok Fu Lam Road. It will affect traffic flows and provide a significant series of buildings completely out of character with the neighbourhood. There is no evident planning benefit of any significance to the public arising from Amendment Item A.

3.12 <u>The role of the TPB under the amended TPO</u>

3.12.1 While some of the procedures under the TPO have been amended, the main purposes and functions of the TPB remain unchanged.

"To promote the health, safety, convenience and general welfare of the community by making provision for the systematic preparation and approval of plans for the lay-out of areas of Hong Kong, etc"

The TPB also remains an independent statutory decision making body, which has a specific responsibility to take account of a wide range of matters which fall within the ambit of Town Planning. It must take account of relevant matters and not take account of irrelevant matters.

3.12.2 The 2022 rezoning of the "GB" site for the expansion of the HKU's Faculty of Medicine campus located to the east of No. 3 Sassoon Road to what is now the "Government, Institution or Community(1)" site was preceded with an application under Section 12A of the TPO. That application was accompanied by a significant amount of technical studies which were available for public consultation. Members of the public provided comments on those submissions and were invited to a hearing of the TPB. It was only after the completion of that hearing that the OZP was amended, and then Representations provided, similar to the present case.

3.12.3 Under the amended TPO, a Section 12A application to amend the OZP is not necessary. In this case, the HKU application was submitted directly to the Planning Department who then submitted it to the Metro Planning Committee of the TPB (the MPC) where it was accepted. No public comments were sought beforehand and the relevant technical assessments were only made available at the time the MPC Paper was published. The MPC therefore made the decision without public input.

3.12.4 Having quickly reviewed the technical assessments in the limited time available, it is clear that the VIA is inadequate, the tree assessment and the very low proportion of compensation for lost trees is inadequate, and the Traffic Impact Assessment appears superficial. There would appear to have been no consideration given to alternative layouts and smaller scale of development.

3.12.5 Given this new situation under the amended TPO, the TPB has only this one opportunity to assess the proposal from the HKU with the benefit of public input.

Consideration of policy objectives is only one matter of peripheral importance, as the TPB's role is to assess the likely impact of the proposal on planning matters. On consideration of the planning matters and the public inputs in Representations, the TPB is required to exercise its independent planning judgement on the suitability of the site for the proposed development. In doing so it would be reasonable for the TPB to take into consideration other sites it has zoned for similar purposes on the San Tin Technopol OZP and on the Hung Shui Kiu and Ha Tsuen OZP. Those alternative sites are more appropriate for the proposed use and can be made readily available for the proposed development in a short time, as resumption of land is already in progress.

3.12.6 Because of the changes to the TPO, the hearing of Representations is more significant than in the past when the Section 12A application process was applied. The TPB is obliged to act in an independent manner and to apply its consideration only to planning matters which are relevant.

4. The amendments proposed to the Draft Plan

4.1 Outline of the proposed amendments

4.1.1 The amendments proposed to the Draft Plan include the following items:

i. Reversion to the original zoning, and location of the development to a more suitable site elsewhere; or
ii. Removal of the provision for the permissibility for staff quarters; and/ or
iii. Reduction of the building height of the proposed "OU (Global Innovation Centre)" zone, and thereby a reduction of the BHR;

The proposed amendments items ii and iii above are also in conjunction with the following:

iv. Requirement for a layout plan to be submitted to the TPB for approval to address concerns on view and visual amenity aspects of the proposed development of the Amendment Site.

4.2 Reversion to the original zoning

4.2.1 The "OU (Global Innovation Centre)" zoning at the Amendment Site is proposed to be reverted to the original "GB" and "R(C)6" for reasons discussed in para 3.2 above. The proposed Global Innovation Centre would be better located to areas identified for such uses in the Northern Metropolis, and would be consistent with Government policy.

4.3 Removal of the provision for the permissibility for scholar's residence/ staff quarters

4.3.1 Should the proposed amendment to revert to the original zoning discussed in para 4.2 not be supported by the TPB, the provision for the permissibility for scholar's residence/ staff quarters in the Notes of the Draft Plan (and the ES as appropriate) are proposed to be entirely removed. Alternatively, it could be

amended for inclusion in column 2 use for reasons discussed in para 3.3 above. The preferences are shown in **Tables 2a and 2b.**

Table 2a. The first preference of the proposed amendments in relation to the removal of the permissibility for scholar's residence/ staff quarters under the Draft Plan (also taking into account of the proposed BHR amendments discussed in para 4.4 below), should the proposed amendment to revert to the original zoning not be supported by the TPB

Other Specified Uses	
Column 1 **Uses always permitted**	**Column 2** **Uses that may be permitted with or without conditions on application to the Town Planning Board**
For "Global Innovation Centre" Only	
Eating Place Educational Institution Exhibition or Convention Hall ~~Flat (staff quarters only)~~ Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre ~~Residential Institution~~ Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	~~Flat (not elsewhere specified)~~ Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Remarks (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of ~~222,720m²~~ **112,100m²**~~(including not more than 10,620m² domestic gross floor area)~~, and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater.	

Table 2b. The second preference in relation to the permissibility for scholar's residence/ staff quarters under Column 2 the Draft Plan (also taking into account of the proposed amendments discussed in para 4.4 below), should the proposed amendment to revert to the original zoning discussed not be supported by the TPB

Other Specified Uses	
Column 1 **Uses always permitted**	**Column 2** **Uses that may be permitted with or without conditions on application to the Town Planning Board**
For "Global Innovation Centre" Only	
Eating Place Educational Institution Exhibition or Convention Hall ~~Flat (staff quarters only)~~ Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre ~~Residential Institution~~ Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Flat (~~not elsewhere specified~~ **staff quarters only**) Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation **Residential Institution**
Remarks (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area **may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.**), and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater.	

4.4 Reduction of the building height of the proposed Global Innovation Centre, and thereby a reduction of the BHR.

4.4.1 Should the proposed amendment in para 4.2 not be supported by the TPB, the building height of the proposed Global Innovation Centre should be reduced, and thereby a reduction of the BHR should be imposed.

4.4.2 This proposed amendment to the conceptual design scheme of the proposed Global Innovation Centre would not affect its general design or the protection of trees and watercourses. It will result in building heights of 137mPD that is generally in accordance with the maximum building height permissible prior to the amendment of the Draft Plan. More importantly, there will be reduced building mass with a greater portion of the ocean remained for public view, and the voids will be at such levels serving the downhill perspectives with views to the ocean instead of the sky. Hence, this effectively addresses the requirement of the planning intention under the Explanatory Statement of the Draft Plan, the urban design guidelines of the Hong Kong Planning Standards and Guidelines, and the visual impact on the public views obtained from Pok Fu Lam Road.

4.4.3 Accordingly, the BHR in the Notes of the Draft Plan (and the Explanatory Statement) is proposed to be reduced to 137mPD. The proposal along with the considerations is tabulated in **Table 3.**

Table 3. This Representation's proposed reduction of the Building Height Restriction of the Draft Plan

Proposed amendments to the Draft Plan	**Considerations**
No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area), and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater **(including roof-top structures).**	i. This will address Buildings Department's concerns on building bulk and building height in their consideration of General Building Plans for the development at the sloping site. ii. This will address the requirement of the planning intention to protect public views under the ES of the Draft Plan, and the urban design guidelines of the Hong Kong Planning Standards and Guidelines. iii. This will alleviate the potential visual impact on the public views obtained from Pok Fu Lam Road as a result of the development of the Amendment Site. iv. The reference to the roof-top structures is following the provision for "R(C)2" zone in the Draft Plan.

4.5 Requirement for a layout plan to be submitted to the TPB for approval to address concerns on view and visual amenity aspects of the proposed development of the Amendment Site

4.5.1 In conjunction with the proposed amendment discussed in para 4.3 and 4.4 above, it is proposed that a requirement be introduced so that a Section 16 Application is necessary for a layout plan to be submitted to the TPB for approval. This would address the disposition of buildings within the proposed development, vehicle access arrangements, landscaping and protection of vegetation. It would also be required to address concerns relating to compatibility with the general neighbourhood, and on views and visual amenity aspects of the proposed development of the Amendment Site. The proposal along with the considerations is tabulated in **Table 4.**

Table 4. The proposed amendments to the Draft Plan regarding a layout plan for submission to the TPB to address concerns on view/ visual amenity aspects of the proposed development of the Amendment Site

Proposed amendments to the Draft Plan	**Considerations**
Add to the remarks for "OU (Global Innovation Centre)": **For any new development or redevelopment of an existing building at "OU (Global Innovation Centre)", a layout plan shall be submitted for the approval of the Town Planning Board by way of an application under s.16 of the TPO. The layout plan should include the following information:** **(i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;** **(ii) the proposed total gross floor area for various uses and facilities;** **(iii) an assessment report to examine any possible problems in terms of view/ visual amenity that may be caused to the proposed development and the proposed mitigation measures to tackle them;** **(iv) Traffic impact, noise impact, water supply impact and sewerage impact;** **(v) such other information as may be required by the Town Planning Board.**	i. Given the grave concern on the design details of the proposed development and their potential impact on the general amenity and on views and visual amenity,, a layout plan for submission to the Board for approval would give certainty to the future development of the Amendment Site. ii. It would also give the Board control over the development and the right to the public to submit comments to the Board for consideration. iii. This is following the similar provision for the "R(C)7" zone in remarks (3) of the Notes and para 7.4.3 of the ES of the Draft Plan.
Add to para 7.8.7 of the ES: **For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on view/ visual amenity aspects. The layout plan submission should**	iv. The TPB should not delegate consideration of planning matters to Government departments under the land document. They should rightly be submitted to the TPB for

set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant assessments to ensure the view/ visual amenity impact could be properly addressed.	consideration under the Section 16 of the TPO.

5. Conclusion

5.1 There has been inadequate consideration given to the siting of the proposed deep technology research and scholar residences/ senior staff quarters at the Amendment Site.

5.2 The development scale, form and disposition of the proposed 8 building blocks, all at the same height, spanning across the 430 metres long site have not been given with due consideration with the objective to avoid the significantly adverse impact on the existing high sensitive visual amenities and visual resources of the public viewers at Pok Fu Lam Road. The proposed amendments to the Draft Plan, namely the reduced BHR to 137mPD and requirement for a layout plan submission, would address the practical implementation without changes to the current conceptual building designs, and make the building height and building bulk on the hillside more acceptable in building plans stage.

5.3 The TPB has a responsibility to put in place proper planning controls which ensure the development is carried out properly and also takes account of public concerns. In a significant case like this, it is not appropriate for the TPB to rely on the processing of the development by administration of the land document by Government departments.

5.4 The TPB's favourable consideration of this Representation is sought, in accepting the reasons for the concern on the BHR and the proposed amendments in relation to Amendment Item A of the Draft Plan.

Appendix A
Buildings Department's letter of 2017 concerning the building bulk of the development of No.138 Pok Fu Lam Road

屋宇署
BUILDINGS DEPARTMENT

YOUR REF 來函檔號 :
OUR REF 本署檔號 :
FAX 圖文傳真 :
TEL 電話 :
www.bd.gov.hk

[redacted]

25 January 2017

LIN Hsien Wen Daniel

[redacted]

(3).30

Dear Sirs/Madam,

138 Pok Fu Lam Road, Hong Kong - R.B.L. 757

I refer to your application received on 14 December 2016 for approval of proposals in respect of BUILDING.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, the submission has been found to be fundamentally unacceptable and I hereby disapprove the submission for the reasons detailed in paragraph 7 of this letter.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. With the exception of one set of plans which I will retain for record purposes, the remaining copies of your submission are returned herewith.

6. You are advised that under Section 44(1) of the Buildings Ordinance, any person aggrieved by a decision made by the Building Authority may appeal from that decision. Should your client wish to appeal against my decision in this letter, please refer to the provisions of Part VI of the Buildings Ordinance. In particular, please note that a Notice of Appeal should be served by your client in writing directly on the Secretary to the Appeal Tribunal to be received by him not later than 21 days from the date of this letter.

/7A. .....

[redacted]

7A. Your plans are disapproved under section 16(1)(b) of the BO in that the plans are not endorsed with or accompanied by a certificate from the Director of Fire Services.

7B. Your plans are disapproved under section 16(1)(d) of the BO:

(a) Under regulation 23(3)(a) of the Building (Planning) Regulations (B(P)R), the voids on 2/F of Houses 1 to 3 should be included in the gross floor area (GFA) calculation since the headroom of such void was found deviated from the original design which has been accepted in previous Building Committee I. In this connection, your Form BA16 is considered unacceptable under PNAP APP-2.

(b) Under regulations 20 and 23(3)(a) of the B(P)R, the following features should be included in site coverage (SC) and GFA calculations:

(i) Horizontal architectural features at 2/F of Houses 1 to 3 facing Pok Fu Lam Road with projection over 500mm.
(ii) Vertical greenery at pedestrian zone. No Form BA16 with detailed drawing and justification is submitted to apply for exemption from GFA and SC calculation.

(c) Under regulations 30 and 31 of the B(P)R, the provisions of lighting and ventilation for the following areas are not acceptable.

(i) As the prescribed window of watchmen's office does not face into the external air, regulation 31 of the B(P)R is not complied with.
(ii) As the proposed prescribed windows at living room 2 on 1/F of Houses 1 to 3 are obstructed by the noise barriers, regulation 30 of the B(P)R is not complied with.

(d) Demonstration of compliance with lighting and ventilation requirements is partly based on the prescriptive requirements under regulations 30, 31 and 32 of the B(P)R and partly based on the performance standards under PNAP APP-130. No Form BA16 is submitted applying for modification of the regulations 30, 31 and 32 of the B(P)R to adopt the performance standards under PNAP APP-130.

(e) The following items do not comply with the requirements in PNAP APP-130. In this connection, I reserve my position under regulations 30, 31 and 32 of the B(P)R regarding lighting and ventilation requirements.

(i) Error is noted in the measurement of UVA with the cone protruding beyond the site boundary for Bedroom 4 of House 1 and Study Rooms of Houses 1 to 3 on G/F. Paragraph 3.3(d) of Appendix A of PNAP APP-130 refers.
(ii) The top of window at Study Room on G/F is less than 2m above the floor level. Paragraph 3.4(b) of Appendix A of PNAP APP-130 refers.
(iii) Mechanical ventilation of not less than 5ACH should be provided to kitchens on 2/F of Houses 1 to 3 according to paragraph 4(c) of Appendix A of PNAP APP-130.

/7B(f). .....

(f) Areas for planter on G/F should not be included in the calculation for open space as those areas are inaccessible, regulation 25(6) of the B(P)R is not complied with.

(g) Under Appendix D of PNAP APP-152, the proposed greenery by means of covered greenery areas on LG2/F and vertical greenery is not acceptable as they contribute more than 30% of the total required greenery areas and some of them are not visible and enjoyed by the public. In this connection, the pre-requisites stipulated in PNAP APP-151 for the granting of GFA concessions for green/ amenity features and non-mandatory/ non-essential plant rooms and services are not complied with.

7C. Your plans are also disapproved under section 16(1)(i) of the BO in that the following further particulars/clarifications should be provided:

(a) Excessive car parking and manoeuvring space/ undesignated space of each house on LG1/F and LG2/F should be justified. In this connection, I have reservation on granting exemption from GFA calculation under regulation 23(3)(a) of the B(P)R and reserve my position under regulation 21 of the B(P)R.

(b) Excessive sunshades are not acceptable as the RRTV report does not fully comply with the Guidelines on Design and Construction Requirements for Energy of Residential Buildings 2014. In this connection, your Form BA16 is considered unacceptable as you failed to proof that the sunshade is a genuine sun shading device under PNAP APP-67 and APP-156. The followings should be provided/ clarified:

(i) Clear dimension should be marked on the each layout plan and elevation.

(ii) Specification/ Details of the proposed glazing (e.g. double pane, low-E, argon filled) should be provided in support of the claimed R-value and U-value.

(iii) Arithmetic errors are noted in $RTTV_{roof}$ and $RTTV_{wall}$ calculations.

(iv) You should demonstrate the $RTTV_{wall}$ in the condition with and without sunshades in order to justify the need of the proposed sunshades.

(c) Demonstrate that the planters on LG1/F and LG2/F complied with the requirements of covered landscape area under PNAP APP-42. I reserve my position under regulations 21 and 23(3)(a) of the B(P)R.

(d) Justify the extensive scale of the vertical architectural features on the eastern facades of Houses 1 to 3 for my consideration of SC and GFA calculations under regulations 20 and 23(3)(a) of the B(P)R respectively.

(e) Clarify the use of the area beyond the LV Switch Room, Transformer Room and HV Switch Gear Compartment on LG2/F for my consideration of GFA calculation under regulation 23(3)(a) of the B(P)R.

/7C(f). .....

(f) Clarify the access to the entrance of House 1 on G/F. It is noted that access should be gained from the accessible lift to the entrance of House 1 on G/F through a planter. I reserve my position under regulation 72 of the B(P)R.

(g) Justify the provision of two stores at bedroom 4 on G/F. I reserve my position under regulations 30 and 31 of the B(P)R.

(h) Detailed floor plan for E&M zone at carpark on LG1/F, drainage/plumbing zone on G/F and raised floor for E&M zone on 1/F should be provided to show all mandatory/ essential and non-mandatory/ non-essential services. I reserve my position under regulation 23(3)(a) of the B(P)R regarding the GFA of green/ amenity features and non-mandatory/ non-essential plant rooms and services.

7D. Your plans are also disapproved under section 16(1)(j) of the BO in that the following further particulars/clarifications should be provided:

(a) The required statement as stipulated in paragraph 6 of PNAP APP-156 should be shown on the submitted building plans. I reserve my position under regulation 23(3)(a) of the B(P)R regarding the GFA of green/ amenity features and non-mandatory/ non-essential plant rooms and services. Paragraph 7B(b) of my letter dated 13 September 2016 refers.

8. Your submission of plans has been selected for audit checking. The following non-fundamental issues are identified:

(a) Survey plan prepared and endorsed by Authorized Land Surveyor should be submitted to confirm whether the site area derived from the boundary coordinates shown on drawing no. 202(C) tallies with the claimed site area.

(b) The refuse storage and material recovery chamber on LG2/F should comply with the regulations 5 and 7 of the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations.

(c) Section of the lift lobby and filtration plant rooms on LG1/F should be shown on plan.

(d) Minimum thickness of concrete cover of R.C. wall should be shown on the table of fire resisting requirement for elements of construction in drawing no. 201(d).

(e) Pok Fu Lam Road and its width should be shown on the plan.

(f) The purpose of the typical section for water tanks for measurement of height of effective water in drawing no. 202(d) should be clarified.

(g) Access to the upper roof floor should be provided under regulation 49(2) of the Building (Construction) Regulations.

/8(h). .....

(h) Window calculation should be demonstrated for toilets of bedroom 1 on G/F, toilets on 1/F and 2/F and bathroom on 3/F of Houses 1 to 3 according to regulation 36 of the B(P)R.

(i) Northwest elevation does not tally with the layout plans.

(j) The floor area of 3/F is inconsistent with the floor area as shown on the GFA diagram in drawing no. 209(d).

(k) Demonstration of the compliance with building set back requirement should be shown on the plan under PNAP APP-152.

(l) The following information should be provided/ clarified regarding the demonstration in compliance with building separation requirement under PNAP APP-152:

(i) Diagram/ Layout plan should be provided to demonstrate the continuous projected façade length (Lp) and mean width of street canyon (U) in compliance with the requirements under PNAP APP-152.
(ii) Level Zero" shown in the elevational projection in drawing no. 211(d) should be the mean street level of the lower or lowest street for assessment of the building separation requirement under PNAP APP-152.
(iii) I.S.2 and I.S.3 should be considered as permeable element (PE) where PE should contribute to maximum 1/3 of the required P.
(iv) The area of middle zone does not tally with the dimension shown on the elevational projection.

9. Your Forms BA16 dated 14 December 2016 would be considered upon resubmission of plans.

10. You are reminded that under regulation 29(3) of the Building (Administration) Regulations (B(A)R) and without prejudice to regulation 30(3) of the B(A)R, the submission of further particulars or other plans consequent upon the refusal of the BA to give his approval under sections 16(1)(i) or (2)(f) of the BO shall be deemed to be a fresh application in respect of the plans which the BA had refused to approve. Your future re-submission of plans for the subject proposal will be considered as plans submitted for the first time to the BA for approval, which regulation 30(3)(a) of the B(A)R applies.

11. The Chief Highway Engineer/Hong Kong, Highways Department (HyD) (contact person: Ms. Irene Y. Y. CHAN, tel. no. 2231 5626) has the following comments:

(a) Details of the run-in/out shall comply with HyD Standard Drawing Nos. H1113B & H1114A or H5115B & H5116A (for concrete pavement) or H5133A, H5134A & H5135A (for paving block) as appropriate.
(b) The proposed levels at both sides of the run-in/out should match with the existing level of Pok Fu Lam Road.

/11(c).....

(c) The AP should provide a covered intercepting channel of adequate capacity within the lot boundary at the back of the run-in/out to intercept all surface run-off from the lot.
(d) The gradient of ramp for a distance of 7.5m at right angle from the boundary should not exceed 1:30.
(e) The AP should provide a demarcation line to differentiate between the private area and the public pavement.
(f) The AP should ensure that the proposed works falls within the lot boundary without encroaching onto the adjacent public road.

12. The Commissioner for Transport, Transport Department (contact person: Ms. Carrie LAU Wai Yee, tel. no. 2829 5428) has no adverse comment on your plans.

13. The Chief Geotechnical Engineer/Island, Geotechnical Engineering Office, Civil Engineering and Development Department (contact person: Mr. Danny W. T. KWOK, tel. no. 2762 5265) has no geotechnical objection to your plans. The conditions and requirements as stipulated in Appendix I of BD's letter dated 13 February 2015 are still pertinent.

14. Your plans have been referred to the District Lands Officer/Hong Kong West and South for comments and he will reply to you directly.

15. Your plans have been referred to the District Planning Officer/Hong Kong and his reply memo will be copied to you directly. I reserve my position under section 16(1)(d) of the BO.

16. A minimum unused space of 90 mm wide by 150 mm high, for accommodating the official stamps of approval and certification of copies of approved plans by the Building Authority, should be provided on every plan at the lower right corner. Appendix A(4) of ADM-10 refers.

17. If you have any questions to the above, please contact our Building Surveyor/HKW6, Ms. Shani YIP at [redacted].

Yours faithfully,

(YEUNG Yee-man, Ella)
Senior Building Surveyor
for Building Authority

c.c. Goreway Limited
[redacted]

DLO/ HKW&S, LandsD
DPO/HK, PlanD
D of FS
CHE/HK, HyD
C for T, TD
CGE/I, GEO, CEDD
SPO/IAU

Appendix B
Visual Impact Assessment
of the public views
at Pok Fu Lam Road

Visual Impact Assessment of the potential impact of the proposed Global Innovation Centre on the existing public views obtained from Pok Fu Lam Road

1. Purpose

1.1 This is a Visual Impact Assessment of the potential impact of partly an up-zoning from non-development use to development use and partly a rezoning of a site between Victoria Road and Pok Fu Lam Road (the Amendment Site), for the proposed Global Innovation Centre, under Amendment Item A of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the Draft Plan). A Location Plan indicating the Amendment Site is provided in **Figure A.**

2. The viewpoints on Pok Fu Lam Road

2.1 The proposed Global Innovation Centre will affect the visual amenities and visual resources enjoyed by the public on Pok Fu Lam Road that is important and is to be protected.

2.2 The public views from Pok Fu Lam Road have been attached with importance, in the Explanatory Statement (the ES) of the Draft Plan. The planning intention for the Planning Scheme Area reads (emphasis in **bold**):

"5.2 It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order ***to preserve public view and amenity*** *and also the general character of the area."*

2.3 Pok Fu Lam Road is a primary distributor road with 2-lanes for each direction connecting the Western District and the Aberdeen areas. It is served by 21 franchised bus routes and 8 green mini buses routes, carrying significant 1,829/ 1,764 vehicles per hour in the AM Peak and PM Peak respectively (accounting both northbound and southbound traffic between Sassoon Road and the Amendment Site.) (Source: Traffic Impact Assessment in Attachment V of the MPC Paper 3/24) The speed limit at the section of Pok Fu Lam Road fronting the Amendment Site is 50 kph, which is moderate allowing enjoyment of the views across the Amendment Site.

2.4 Given the approximately 430 metres long Amendment Site, 3 viewpoints (VPs) along Pok Fu Lam Road that currently enjoy views across the Amendment Site to the west are selected. They include the following, and their locations are indicated in **Figure A:**

i. The bus stop on the eastern footpath near the Middleton Towers, located opposite the Pok Fu Lam Road street frontage of the Amendment Site that is towards the southern part of the Site.
ii. The western footpath, opposite No.138 Pok Fu Lam Road that is at about the mid part of the Amendment Site.
iii. The western footpath, opposite the driveway of No.138 Pok Fu Lam Road that is at about the mid part of the Amendment Site.

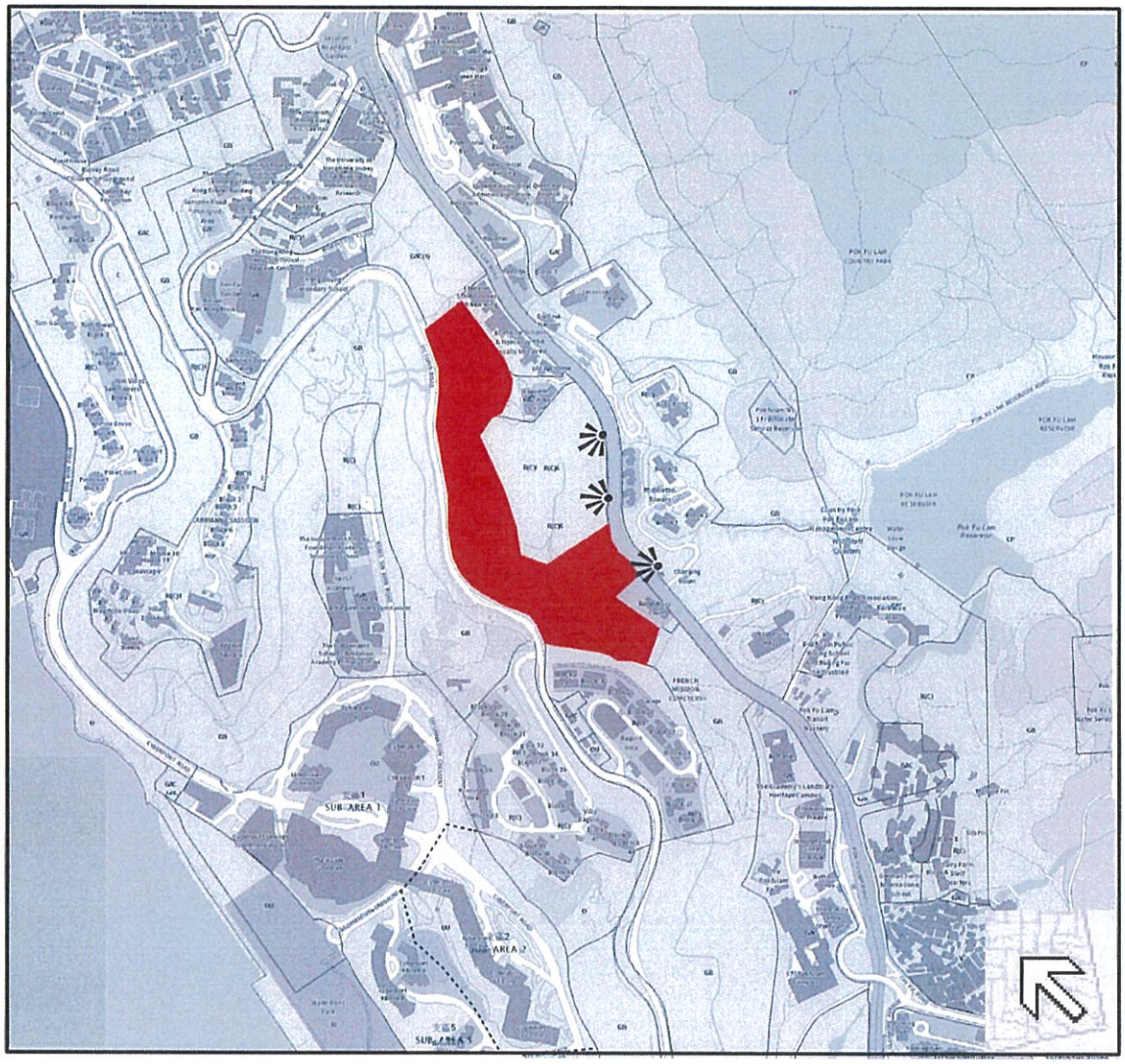


Figure A. Location Plan indicating the Amendment Item and the viewpoints, on an extract of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Source: Town Planning Board Statutory Planning Portal 3)

Legend

	Amendment Site
	Viewpoints
C	Commercial
CP	Country Park
G/IC	Government, Institution or Community
GB	Green Belt
O	Open Space
OU	Other Specified Uses
R	Residential

3. VP1 - The bus stop on the eastern footpath near the Middleton Towers, located opposite the Pok Fu Lam Road street frontage of the Amendment Site that is towards the southern part of the Site

3.1 Visual elements and visual sensitivity

3.1.1 The existing visual elements at VP1 is generally a panoramic open view, slightly blocked by the Woodbury Court to the left and slightly interfered by the tree plantings at the downhill slope in the foreground, with the ocean in distance in the background; as illustrated in **Figure B1.** There is essentially no manmade blockage to the panorama, offering distanced view and a sense of openness. This view to the water is valuable.

3.1.2 In consideration of VP1 being on the important road connecting the Western District and Aberdeen and as reflected in the planning intention for the Planning Scheme Area, with distanced open views to the water that are valuable, despite of the transient nature of the public viewers, the visual sensitivity at VP1 is high.

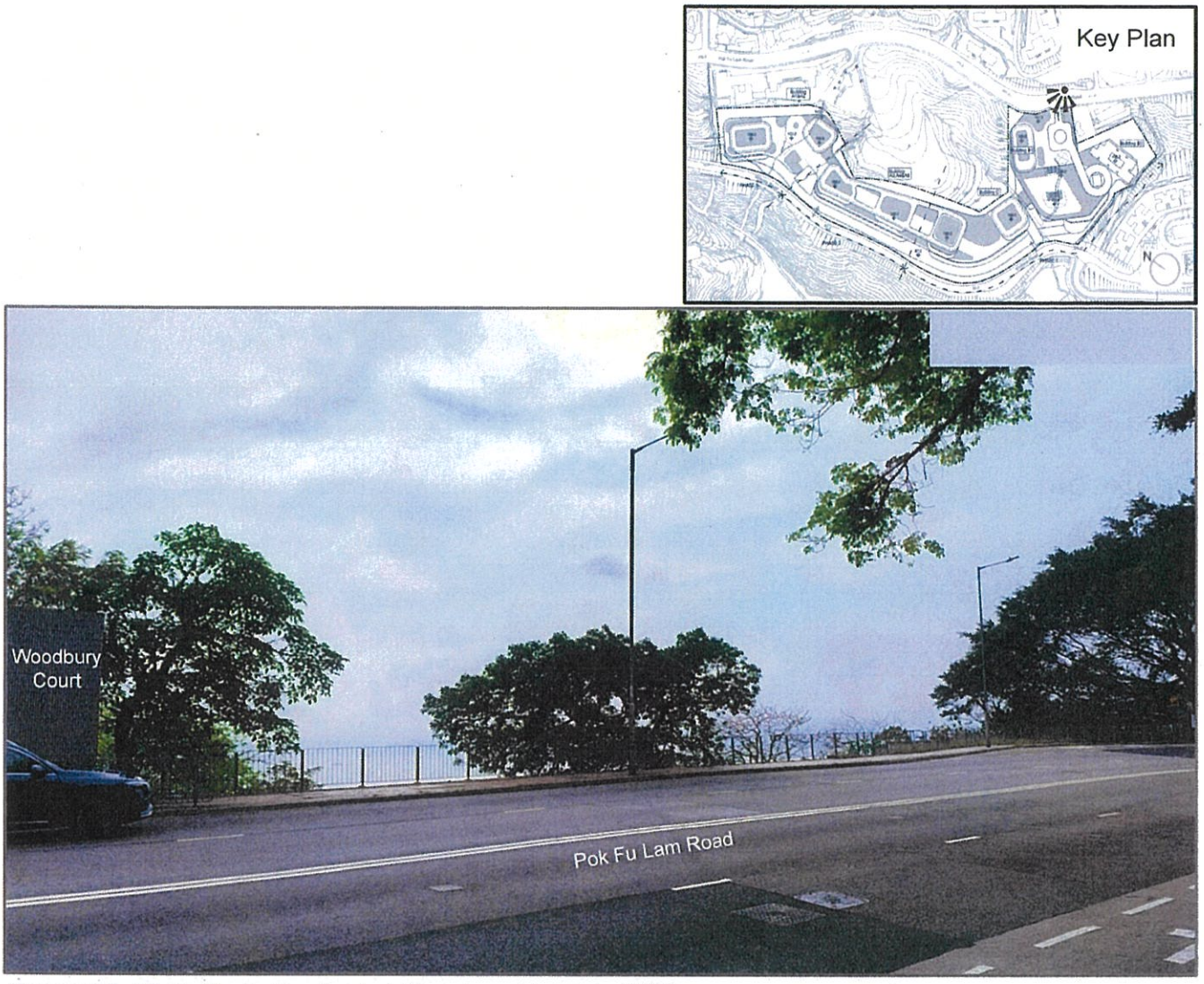


Figure B1. Photo illustrating the existing view obtained at VP1

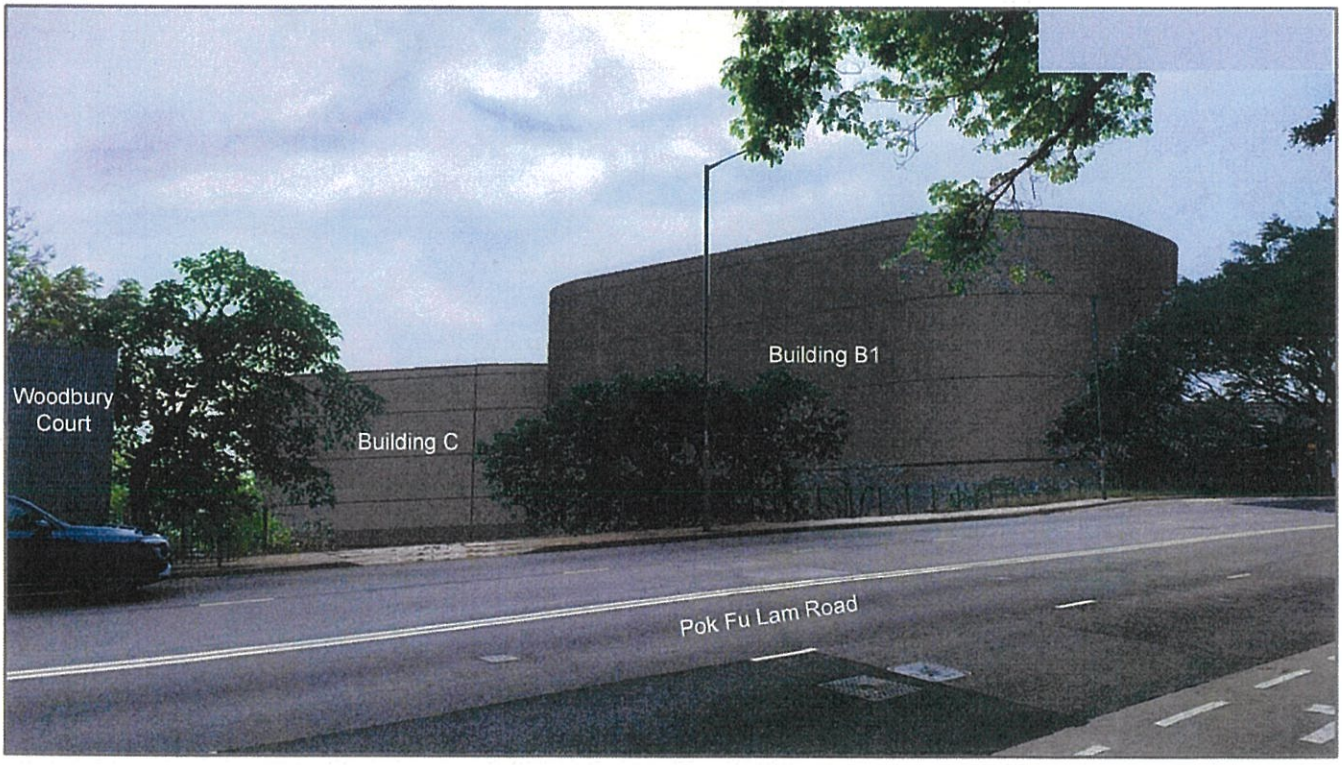


Figure B2. Photomontage illustrating the future view obtained at VP1

3.2 Visual composition as a result of the proposed Global Innovation Centre at the Amendment Site

3.2.1 The future visual composition at VP1 largely comprises the upper development zones of Buildings B1 and C, and the arrival plaza of the proposed Global Innovation Centre; as illustrated in **Figure B2**. The visual composition as a result is discussed in **Table 1**.

Table 1 The visual composition of VP1 as a result the proposed Global Innovation Centre

Design	**Visual composition of VP1 as a result of the proposed Global Innovation Centre**
Site layout	The site is irregular in shape. VP1 is opposite the part of the eastern boundary of the site abutting Pok Fu Lam Road representing about a quarter of the about 430 metres long site. Building B1 in view is of the closest to Pok Fu Lam Road, being set back about 10 metres from the street boundary. There is an arrival plaza for vehicular drop-offs and pedestrians, with landscape treatments including water feature, ornamental trees, shrubs and groundcovers.
Development scale	Buildings B1 and C are about 3.5 storeys above the Pok Fu Lam Road.
Form	The buildings are of rectangular and square floor plates. The longer side of the rectangular Building B1 is readily visible.
Massing	The buildings are round edged, which may help give visual interest but does not soften the visual mass.
Disposition	The buildings are of irregular dispositions. Buildings B1 and C will appear as one large block.

3.3 Visual obstruction and effect on visual resources

3.3.1 Buildings B1 and C will obstruct the general panoramic view to the ocean in distance, and will remove the sense of openness. The arrival plaza is oriented at an angle when viewed from the bus stop at VP1, ineffective in facilitating a view corridor through the site. The building setback and the landscape treatments at the arrival plaza is an insignificant amenity when compared with the existing panoramic open view to the ocean in distance.

3.4 Effect on Public Viewers

3.4.1 Given the above, the effect on public viewers at VP1 is considered to be significantly adverse.

3.5 Resultant Visual Impact

3.5.1 Considering the high visual sensitivity and the significantly adverse effect on public viewers, the resultant visual impact is considered to be significantly adverse at VP1.

4. VP2

4.1 Visual elements and visual sensitivity

4.1.1 The existing visual elements at VP2 is generally a panoramic open view, partly interfered by the tree plantings at the downhill slope in the foreground, tree canopy sporadically interspersed by low or medium rise buildings in the mid ground, with the ocean in distance in the background; as illustrated in **Figure C1**. This distanced view to the water is valuable.

4.1.2 In consideration of VP2 on the important road and as reflected in the planning intention for the Planning Scheme Area, with distanced open views to the water that are valuable, despite of the transient nature of the public viewers, the visual sensitivity at VP2 is high.

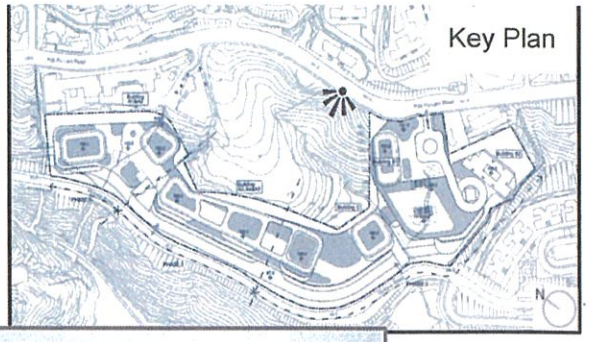


Figure C1. Photo illustrating the existing view obtained at VP2

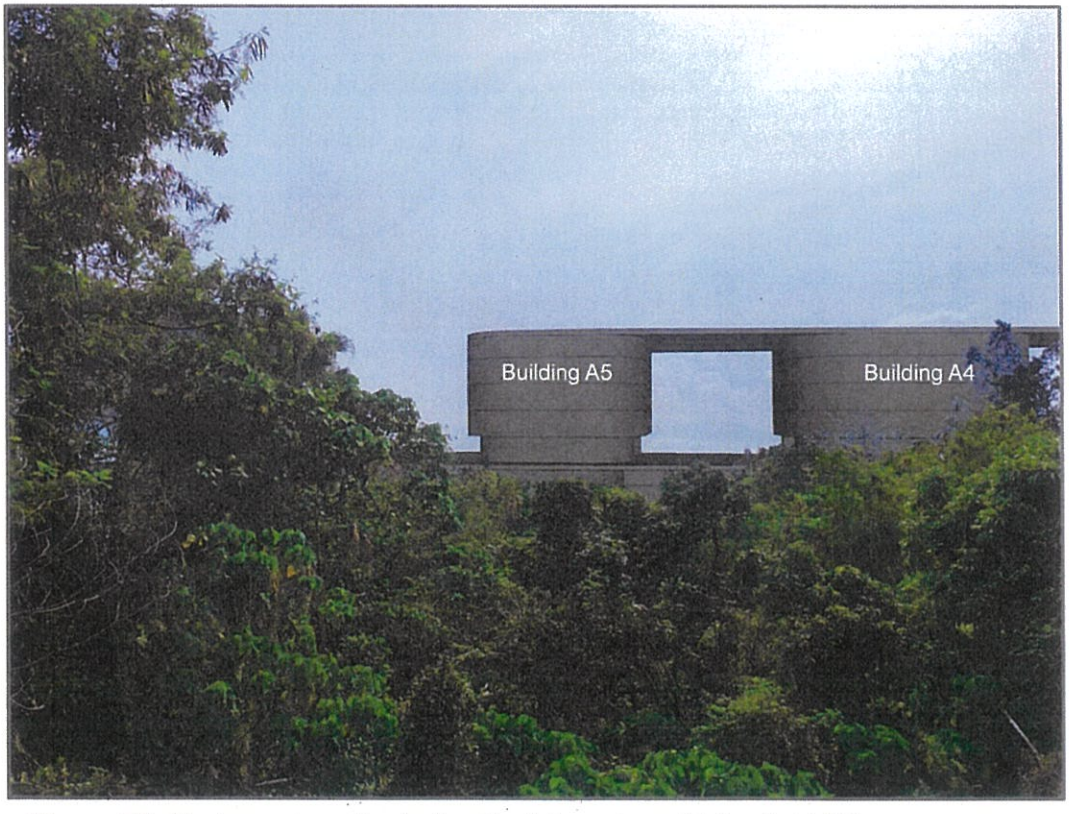


Figure C2. Photomontage illustrating the future view obtained at VP2

4.2 *Visual composition as a result of the proposed Global Innovation Centre at the Amendment Site*

4.2.1 The future visual composition at VP2 largely comprises the upper development zone of Buildings A4 and A5 and the building separation/ gap between them; as illustrated in **Figure C2**. The visual composition as a result is discussed in **Table 2.**

Table 2. The visual composition of VP2 as a result of the proposed Global Innovation Centre

Design	**Visual composition of VP2 as a result of the proposed Global Innovation Centre**
Site layout	The site is irregular in shape. VP2 is in front of the part of the eastern boundary of the site set back from Pok Fu Lam Road.
Development scale	The buildings are about 3.5 storeys above street level. However, given with the perspective across the sloping site, the lower floors of the upper development zone is also in view, contributing to the development bulk in view.
Form	The buildings are of square and rectangular floor plates, the longer side of the rectangular Building A4 is readily visible. The buildings, all being at the same height in mPD, result in a monotonous roof line.
Massing	The buildings are round edged, which may help give visual interest but does not soften the visual mass. The design feature connecting the rooftops, forming a void instead of open air building gap/ separation, diminishes their visual relief effect. The landscaping spaces at the bottom of the void at UG/F at 133mPD are below and significantly set back from the street that do not serve substantive visual mitigation for the building mass. The void at similar level to Pok Fu Lam Road street level offers sky view, and not downhill perspective to the ocean.
Disposition	The buildings are of irregular dispositions separated by generally regular intervals. The buildings appear to repetitively interfere with the distanced view, preventing a substantive sense of openness.

4.3 Visual obstruction and effect on visual resources

4.3.1 The visual obstruction and effect of the proposed Global Innovation Centre on the visual resources are as follow:

i. The building blocks will obstruct views to the distanced open ocean view.
ii. The sights through the void are considered to be visual reliefs, rather than preserved view corridors offering substantial views through the Amendment Site.
iii. The void at similar level to Pok Fu Lam Road street level offers sky view, and not downhill perspective to the ocean.

4.4 Effect on Public Viewers

4.4.1 Given the above, the effect on public viewers at VP2 is considered to be significantly adverse.

4.5 Resultant Visual Impact

4.5.1 Considering the high visual sensitivity and the significantly adverse effect on public viewers, resultant visual impact is considered to be significantly adverse at VP2.

5. VP3

5.1 Visual elements and visual sensitivity

5.1.1 The existing visual elements at VP3 is generally a panoramic open view, partly interfered by the tree plantings at the downhill slope in the foreground, the tree canopy sporadically interspersed by low or medium rise buildings in the mid ground, with the ocean in distance in the background; as illustrated in **Figure D1**. This distanced view to the water is valuable.

5.1.2 In consideration of VP3 on the important road and as reflected in the planning intention for the Planning Scheme Area, with distanced open views, despite of the transient nature of the public viewers, the visual sensitivity at VP2 is high.

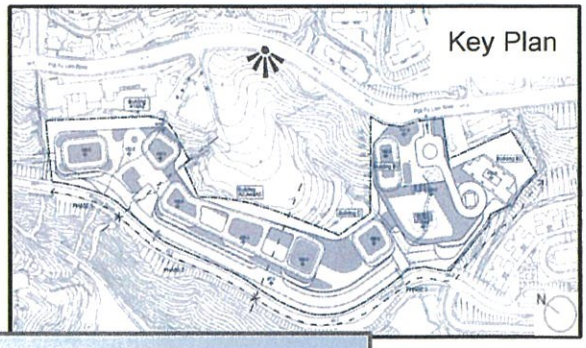


Figure D1. Photo illustrating the existing view obtained at VP3

Figure D2. Photomontage illustrating the future view obtained at VP3

5.2 *Visual composition as a result of the proposed Global Innovation Centre at the Amendment Site*

5.2.1 The future visual composition at VP3 predominantly comprises Buildings A2, A3 and A4 and partly the building separations/ gaps between them; as illustrated in **Figure D2.** The visual composition as a result is discussed in **Table 3.**

Table 3 The visual composition of VP3 as a result of the proposed Global Innovation Centre

Design	**Visual composition of VP3 as a result of the proposed Global Innovation Centre**
Site layout	The site is irregular in shape. VP3 is in front of the part of the eastern boundary of the site set back from Pok Fu Lam Road.
Development scale	The buildings are about 2.5-3.5 storeys above street level. However, given with the perspective across the sloping site, the lower part of the upper development zone and and also the lower development zone will be in view, contributing to development bulk in view.
Form	The buildings are of irregular floor plates, the longer sides of Building A3 and A4 are readily visible. The buildings, all being at the same height in mPD, result in a monotonous roof line.
Massing	The buildings are round edged, which may help give visual interest but does not soften the visual mass. The design feature connecting the rooftops of Buildings A3 and A4, forming a void instead of open air building gap/ separation, diminishes their visual relief effect. The landscaping spaces at the bottom of the void at UG/F at 133mPD are below and significantly set back from the street that do not serve substantive visual mitigation for the building mass. The void at similar level to Pok Fu Lam Road street level offers sky view, and not downhill perspective to the ocean. The building gaps are only located at the upper development zone, such that the lower development zone in view represents a significant visual mass.
Disposition	The buildings are of irregular dispositions separated from each other and the adjoining buildings by generally regular intervals. The buildings appear to repetitively interfere with the distanced view, preventing a substantive sense of openness.

5.3 Visual obstruction and effect on visual resources

5.3.1 The visual obstruction and effect of the proposed Global Innovation Centre on the visual resources are similar to that on VP2 discussed above in para 4.3.3.

5.4 Effect on Public Viewers

5.4.1 Given the above, the effect on public viewers at VP3 is considered to be significantly adverse.

5.5 Resultant Visual Impact

5.5.1 Considering the high visual sensitivity and the significantly adverse effect on public viewers, the resultant visual impact is considered to be significantly adverse at VP3.

6. <u>View of the passengers travelling on the upper deck of the buses along Pok Fu Lam Road</u>

6.1.1 There are the significant number of passengers travelling on the upper deck of the buses amongst the 21 franchised bus routes along Pok Fu Lam Road connecting the Western District and the Aberdeen areas, who enjoy distanced open view to the ocean above the tree canopy that is similar if not better visual elements than those obtained at the ground levels at VP1, VP2 and VP3 as discussed.

6.1.2 The future visual composition as a result of the proposed Global Innovation Centre available to the bus passengers, and thereby the visual obstruction and effect would be similar to those for VP1, VP2 and VP3 as discussed. A video showing the views obtained from the upper deck of the buses will be shown to the members of the Town Planning Board at the hearing of the Representation.

6.1.3 Considering the high visual sensitivity to the distanced open view to the ocean, despite the transient nature of the bus passengers, and the significantly adverse effect on public viewers, the resultant visual impact is considered to be significantly adverse for them.

7. <u>Conclusion</u>

7.1.1 In summary, the overall site layout, development scale, form, massing and disposition of the proposed development have not been given careful consideration, such that the existing high sensitive visual amenities and visual resources of the public viewers would be significantly adversely impacted.

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Representation Number:
TPB/R/S/H10/22- R261

Submission Number:
TPB/R/S/H10/22- S3971

22 May 2024

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

By Hand

Dear Sir,

Pok Fu Lam Outline Zoning Plan No. S/H10/22
Representation under Section 6 of the Town Planning Ordinance

I refer to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the Draft OZP) gazetted on 22 March 2024 that is currently inviting Representation.

We are authorised by Goreway Limited, an owner of No.138 Pok Fu Lam Road, to make a Representation in relation to the Draft OZP pursuant to Section 6 of the Town Panning Ordinance. Specifically, the Representation relates to Amendment Item A of the Draft Plan.

Please find enclosed the following in support of the Representation:

i. Form
ii. Authorisation letter from the Representer
iii. Representation Statement, which sets out the nature of and reasons for the Representation and the amendment proposed to the Draft OZP

Yours faithfully,

Cynthia Chan
For and on behalf of
Masterplan Limited

Enc
cc Client

RECEIVED
2 2 MAY 2024
Town Planning Board

[redacted]

Form No. S6
表格第 S6 號

REPRESENTATION IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第6(1)條就圖則作出申述

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as " Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organization~~* 先生/女士/公司/機構*)

Goreway Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr./ Ms.~~/Company/~~Organization~~* 先生/女士/公司/機構*)

Masterplan Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Pok Fu Lam Outline Zoning Plan No.S/H10/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A	☐ support 支持 ☑ oppose 反對	Please refer to the enclosed Representation Statement
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Please refer to the enclosed Representation Statement

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

GOREWAY LIMITED
(Incorporated in British Virgin Islands with limited liability)
[redacted]

16 May 2024

Masterplan Limited
[redacted]

Dear Sir,

Letter of Authorization,
Representation to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

This serves to authorize Masterplan Limited to submit a Representation to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 to the Town Planning Board, under Section 6 of the Town Planning Ordinance, and to undertake any planning matters related to this Representation. The Representation relates to Amendment Item A of the Draft Outline Zoning Plan.

Yours faithfully

for and on behalf of
GOREWAY LIMITED

Authorized Signatures

[redacted]

Representation

To

The Draft Pok Fu Lam Outline Zoning Plan No.S/H10/22

Submitted by

Goreway Limited

Representation Statement

Prepared by

Masterplan Limited

May 2024

1. Introduction

1.1 This Representation is made pursuant to Section 6 of the Town Planning Ordinance. It relates to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the Draft Plan) gazetted on 22 March 2024. It is prepared by the Masterplan Limited, on behalf of the Goreway Limited who is a property owner of No.138 Pok Fu Lam Road.

1.2 The Representation relates to the Amendment Item A. A Location Plan indicating the locations of the property owned by the Representer and the Site of the Amendment Item A (the Amendment Site) are provided in **Figure 1.**

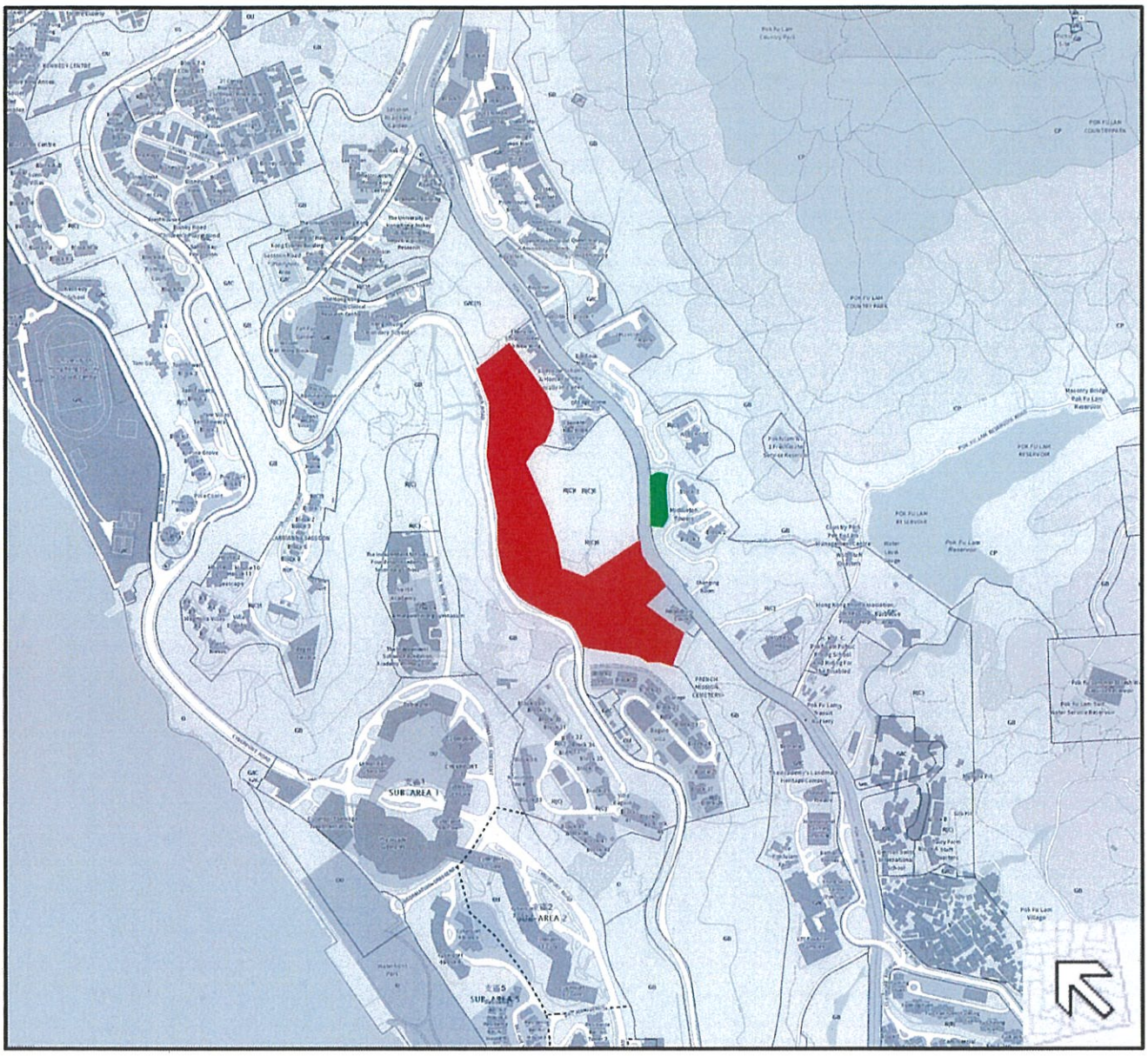


Figure 1. Location Plan indicating the Amendment Site and the property of the Representer at No.138 Pok Fu Lam Road, on an extract of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Source: Town Planning Board Statutory Planning Portal 3)

Legend

	Amendment Site
	No.138 Pok Fu Lam Road
C	Commercial
CP	Country Park
G/IC	Government, Institution or Community
GB	Green Belt
O	Open Space
OU	Other Specified Uses
R	Residential

2. The Particular Matter in the Draft Plan to which the Representation Relates

2.1 The Representation relates to Amendment Item A of the Draft Plan, including the statutory Notes and the Explanatory Statement (the ES). Amendment Item A that reads as follows:

"Amendment Item A - Rezoning of a site between Victoria Road and Pok Fu Lam Road from "Green Belt", "Residential (C) 6" and area shown as "Road" to "Other Specified Uses" annotated "Global Innovation Centre"."

3. The Nature of and Reasons for the Representation

3.1 The nature and reasons for the Representation

3.1.1 The Representation objects to the rezoning of the Amendment Site intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong (HKU) for deep technology research, in terms of the land uses, building height and building bulk, for the following reasons, and each is elaborated below:

i. The proposed Global Innovation Centre should be located elsewhere at the innovation and technology centres envisaged in the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, to capitalise and to create synergy with the intended technological uses.

ii. The proposed Building B2 for scholars' residence/ staff quarters should be removed from the proposal, in view of the Pok Fu Lam Moratorium (PFLM), and the availability of the HKU's staff quarters in the same district and elsewhere in the city.

iii. The proposed Building Height Restriction (BHR) exceeds above Pok Fu Lam Road, and references the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road for formulating the building height context of the proposed development. This is contrary to the planning intention of the Planning Scheme Area of the Draft Plan.

iv. The BHR exceeding above Pok Fu Lam Road is contrary to the urban design guidelines of the Hong Kong Planning Standards and Guidelines.

v. The proposed conceptual design scheme represents a significant visual bulk with a lack of visual relief, and will obstruct the existing public views obtained from Pok Fu Lam Road.

vi. There is a lack of consideration given to the context and character of the low-density development at and around No.138 Pok Fu Lam Road in the consideration of the Draft Plan by the Town Planning Board (the TPB).

vii. A simple modification to the lease for an increase in permitted site coverage resulted in payment to the Government of a significant land premium at No.138 Pok Fu Lam Road, where the views obtained will be obstructed by the proposed rezoning.

viii. The Representer has a legitimate expectation that the well-established planning policies, zoning scheme and development restrictions long embodied in the Approved Pok Fu Lam OZPs would be respected in any changes made to the Draft OZP.

3.2 The proposed Global Innovation Centre should be located elsewhere at the innovation and technology centres envisaged in the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, to capitalise and to create synergy with the intended technological uses

3.2.1 The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 identified the Northern Metropolis and the Eastern Knowledge and Technology Corridor, where innovation and technology (I&T) centres are envisaged, as follows:

i. The Northern Metropolis Development Strategy puts forward the proposal for San Tin Technopole, which covers the Hong Kong-Shenzhen Innovation and Technology Park under construction at the Lok Ma Chau Loop and the San Tin/ Lok Ma Chau area, as a hub for clustered I&T development. The about 300 hectares I&T land in San Tin Technopole will be allocated to enterprises to carry out research and development and production activities. These enterprises may also call for co-location of research, production, staff accommodation and other facilities on the same site. Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest. (Source: Civil Engineering and Development Department and Planning Department. 2024. Available at: https://nm-santintech.hk/en/; and Development Bureau. 2024. Available at: https://www.nm.gov.hk/en/innovation-and-technology-zone)

ii. In the Northern Metropolis Action Agenda 2023, the Government has specifically identified an area at Hung Shui Kiu which would be suitable for the proposed Global Innovation Centre of the HKU under Amendment Item A.

"Developing a "Northern Metropolis University Town":
With new land, new population, excellent connectivity, I&T development opportunities, and close connections with the Mainland, the Northern Metropolis will provide valuable opportunities for the post-secondary education sector, enabling institutions to establish footholds, develop new areas of education, explore regional cooperation opportunities, and promote vocational and professional education and training (VPET). The Government will develop the "Northern Metropolis University Town" by reserving more than 60 hectares of land in Hung Shui Kiu / Ha Tsuen (HSK / HT), Ngau Tam Mei and New Territories North (NTN) New Town, encouraging postsecondary institutions to strengthen co-operation with renowned Mainland and overseas institutions, and achieve greater synergy through resources sharing and complementary industry development within the region." (Emphasis underlined. Source: Northern Metropolis Action Agenda. 2023. Available at: https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf)

iii. The Government has revived the Ma Liu Shui reclamation project at the Eastern Knowledge and Technology Corridor. Ma Liu Shui, together with the land to be vacated by the relocation of Sha Tin Sewage Treatment Works to caverns is proposed to mainly support I&T. The Engineering Study for the reclamation is scheduled to be completed in 2024. (Source: Civil Engineering and Development Department. 2023. Available at: https://mlsreclamation.hk/en/About-the-Study/).

3.2.2 It is considered that the proposed Global Innovation Centre should be located elsewhere, such as at the Northern Metropolis University Town, San Tin Technopole or Ma Liu Shui. The proposed deep technology research use could capitalise and create synergy especially with the San Tin Technopole intended for I&T facilities of different scales (start-ups, leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc.), and different stages of I&T value chain (upstream (R&D), midstream (prototype or application development) or downstream (manufacturing) processes). (Source: Civil Engineering and Development Department and Planning Department. 2024. Available at: https://nm-santintech.hk/en/)

3.2.3 For this, and for other reasons, the site selection process has been inadequate as other more preferable sites have not been given due consideration. There is no adequate reason why the proposal should be located in what is largely a residential area and at a heavily vegetated "Green Belt" ("GB") site.

3.3 The proposed Building B2 for scholars' residence/ staff quarters should be removed from the proposal, in view of the PFLM, and the availability of the HKU's staff quarters in the same district and elsewhere in the city

3.3.1 The PFLM as an interim administrative short-term measure since 1972 freezes the sale of Government sites and the redevelopment of all private sites for more intensive purposes until such time as the transport network has been improved sufficiently to carry the resulting increase in traffic. The object of the Draft Plan regarding the PFLM in the ES reads as follows:

"3.3…Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pok Fu Lam area and not to overload the road network in the area covered by the Pok Fu Lam Moratorium."

3.3.2 The PFLM should apply to the proposed Building B2 for scholars' residence/ staff quarters, which is residential in nature. It is considered that the Building B2 should be removed from the proposal, to maintain the character and amenity of the Pok Fu Lam area in accordance with the objective of the PFLM and the object of the Draft Plan.

3.3.3 Furthermore, the HKU has some 510 existing units for senior staff, and the majority is located in Pok Fu Lam (Source: HKU, available at: https://www.estates.hku.hk/our-services/overview). In view of the units available for rental in the private market, along with more units under construction

especially the 266 no. units being built in the immediate vicinity as outlined in **Table 1**, concern is raised as to whether the proposed Building B2 for scholars' residence/ staff quarters is genuinely required at the Amendment Site, and their commercial operations when they are no longer required for scholars/ staff. There should not be a differentiation of the units for general academic staff or scholars, long or short-term stay. It is considered that the Building B2 for scholars' residence/ staff quarters is not necessary.

Table 1. HKU's staff quarters

	Location	**Status**
i.	Pok Fu Lam Road, Sha Wan Drive, Victoria Road and Mount Davis Road, in the same region as the proposed Global Innovation Centre	17 no. units are currently available for rental in the private market (as at 9 April 2024)
ii	128 Sai Wan Ho Street, Sai Wan Ho	No information available.
iii	8-10 Caldecott Road, Kowloon	2 no. units are currently available for rental in the private market (as at 9 April 2024)
iv	High West at No.142 Pok Fu Lam Road, in the immediate vicinity of the proposed Global Innovation Centre	266 no. flats for senior staff are under construction (Source: HKU. Available at: https://cnews.hku.hk/2021spring/?p=377)
v	Pokfield Campus Phase 2, in the same region as the proposed Global Innovation Centre	2 blocks of 23 floors with 21,118.5 m^2 GFA for residence and visiting scholars are under construction (Source: Buildings Department, April 2022; Monthly Digest)

3.4 The proposed BHR exceeds above Pok Fu Lam Road, and references the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road for formulating the building height context of the proposed development. This is contrary to the planning intention of the Planning Scheme Area of the Draft Plan.

3.4.1 The ES of the Draft Plan with regards to the planning intention of the Planning Scheme Area reads:

"5.2 It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."

3.4.2 Accordingly, the proposed Global Innovation Centre on the seaward side of Pok Fu Lam Road which is about 16-22.5 metres above the street level is contrary to the planning intention for the Planning Scheme Area.

3.4.3 Furthermore, the medium-rise and medium density residential developments on the landward side of Pok Fu Lam Road should not have been referenced in the MPC Paper 3/24 for formulating the building height context of the proposed Global Innovation Centre. Under the ES, they are intended to be high-rises, using the hills as backdrop to reduce the visual effect, while the developments at the Amendment Site are intended to be capped below the level of Pok Fu Lam Road. The protected public views and visual amenity under the planning intention of the ES is illustrated in **Figure 2.**

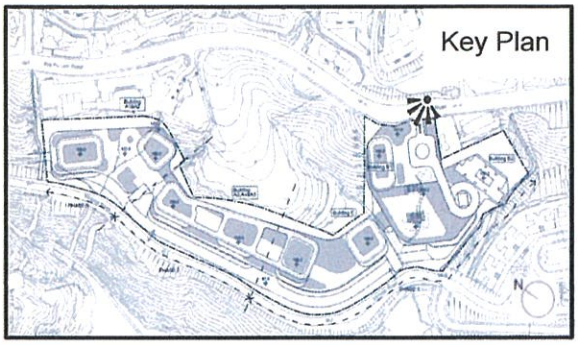


Figure 2. Photo illustrating the existing public views and visual amenity toward the west across the Amendment Site at Pok Fu Lam Road

3.4.4 There are existing developments at the section of Pok Fu Lam Road in the vicinity of the Amendment Site exceeding above the street level, their locations are indicated in **Figure 3.** However, they are not considered to be relevant precedents for the consideration of the building height of the proposed Global Innovation Centre, for the reasons discussed in **Table 2:**

Table 2. Existing developments exceeding above Pok Fu Lam Road that should not have been taken into account for the proposed building height of the Global Innovation Centre

	Existing developments in the vicinity of the Amendment Site that exceed above Pok Fu Lam Road street level	**Considerations for the non-relevance for the proposed building height of the Global Innovation Centre**
i.	The Academic Building at No.3 Sassoon Road and the HKU Hong Kong Jockey Club Building for Interdisciplinary Research	These two buildings are at the core of the HKU's Sassoon Road Campus, whereas the Amendment Site is on the fringe of the Campus with significant interfaces with residential zones and the Ebenezer New Hope School. They do not belong to the same locality or character.
ii	The Ebenezer School and Home for the Visually Impaired, and the Ebenezer New Hope School	Construction of the School commenced in 1955, with the latest building completed in 1995 about 30 years ago. The site of the Ebenezer School and Home for the Visually Impaired has been rezoned to "Residential (Group C)7" with BHR of 151mPD. The future development will be generally in place of the existing buildings, and comparable with the existing buildings at 150.6mPD that is not degradation to the general public view and amenity and general character of the area.
iii	The Woodbury Court	This building was completed in 1981 more than 40 years ago, where the planning controls respect the existing building height.
iv	The Bethanie	This building was built in 1875 and is a declared monument.

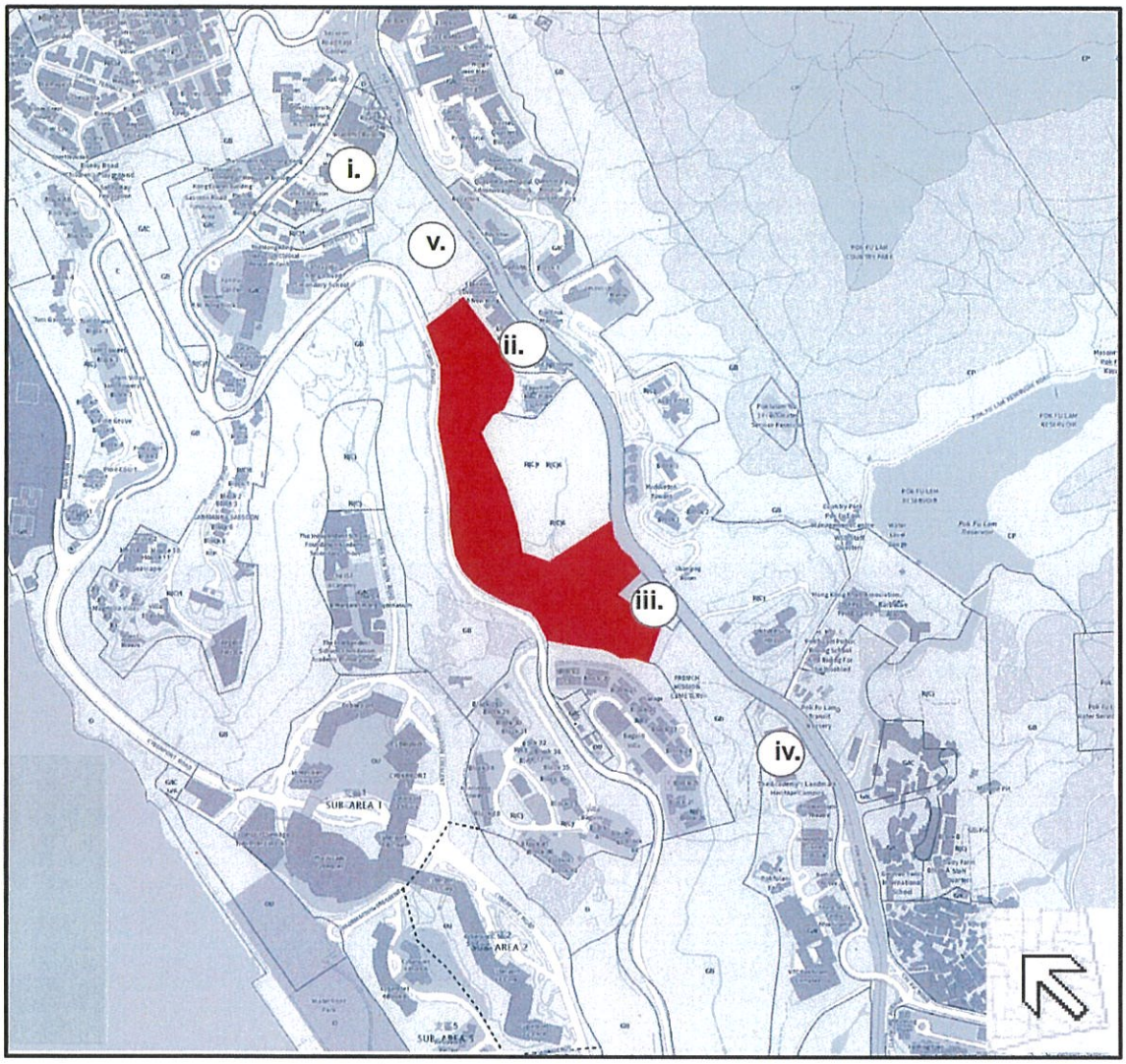


Figure 3. Existing and approved developments exceeding above Pok Fu Lam Road that should not have been taken into account for the proposed building height of the Global Innovation Centre, on an extract of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Source: Town Planning Board Statutory Planning Portal 3)

Legend

- Amendment Site
- i. The Academic Building at No.3 Sassoon Road and the HKU Hong Kong Jockey Club Building for Interdisciplinary Research
- ii. Ebenezer School and Home for the Visually Impaired, Ebenezer New Hope School
- iii. Woodbury Court
- iv. Bethanie
- v. HKU's Faculty of Medicine campus expansion located to the east of No. 3 Sassoon Road

3.4.5 For the HKU's Faculty of Medicine campus expansion located to the east of No. 3 Sassoon Road which obtained Section 12A application approval in 2021, the indicative scheme was amended 4 times during the processing of the Section 12A application partly to address the concerns from nearby residents: The building height of Block A had been reduced from 169mPD to 164mPD, and that of Block B reduced from 150mPD to 148 mPD so that it was lower than the adjacent Ebenezer School. Subsequent to the Section 12A approval, Block A was further reduced from 164mPD to 161mPD i.e. up to 8 metres reduction in total so that it was lower than the first residential floor of the adjacent Royalton residential development. (Source: Minutes of 684th Meeting of the Board on 26.11.2021; and the Legislative Council Brief in relation to the Approved Pok Fu Lam OZP No. S/H10/21 dated June 2023). However, there was no guarantee that the HKU would consider a reduced building height that would provide a reasonable protection of the views and visual amenity. It is therefore important that the design elements for views and visual amenity be governed by statutory planning controls providing certainty in the implementation in the development of the Amendment Site.

3.5 <u>The proposed BHR is considered excessive in relation to the urban design guidelines of the Hong Kong Planning Standards and Guidelines</u>

3.5.1 The urban design guidelines in Chapter 11 of Hong Kong Planning Standards and Guidelines with regards to building height at hillside reads:

"6.2.8 For other parts of Hong Kong Island, development height should enhance the district character of specific localities, retain characteristic mountain backdrop and respect the character of neighbourhood. The sectional profile should echo the natural topographical profile. Gradation of height profile should be created in relation to topography. Relief and diversity in height and massing of developments should be provided in different localities. Low rise and low density areas should be preserved to enhance diversity in the urban core."

3.5.2 When compared with the original land use zonings of the Amendment Site which are listed in **Table 3**, the Draft Plan will result in a 21m increase in the permissible building height at the Amendment Site.

Table 3. The original land use zonings of the Amendment Site (emphasis **bolded**)

Land area	**Zoning**	**Planning intention/ development restrictions**
90% of the about 4.72ha	"GB"	The planning intention of this zone is primarily for **the conservation of the existing natural environment** amid the built-up areas/ at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. **There is a general presumption against development within this zone.**

10% of the about 4.72ha	"Residential (Group C) 6" ("R(C)6")	The maximum height of any building shall be limited to 12 storeys in addition to 1 storey of carports and building height of **137mPD**, or the height of the existing building, whichever is the greater.
About 0.09ha	"Road"	No development permitted.

3.5.3 In relation to No.138 Pok Fu Lam Road, located to the east of the Amendment Site across the road on the higher side of the hill with existing building heights at 167.2mPD, the proposed Global Innovation Centre main roof would only be about two floors below that of No.138 Pok Fu Lam Road. This is considered inadequate gradation of height profile in relation to the natural topography, or relief and diversity in the height of developments, provided in the urban design guidelines.

3.5.4 Furthermore, the General Building Plans for the development of No.138 Pok Fu Lam Road, compliant with the plot ratio and site coverage restrictions, had been subject to stringent scrutiny and were initially rejected on the basis of building bulk and building height considerations. The Buildings Department's concerns, in para 7C in the letter of 2017 in **Appendix A** of this Representation, relate to excessive car parking and maneuvering space, sunshades and E&M designs that subsequently were required to be reduced in scale in a smaller building bulk, by lowering the entire building by a full 2 metres and relocated E&M provisions to unexcavated space, consequential to over 3 years of liaison with the Buildings Department. In the approved General Building Plans, the existing retaining walls are demolished, carpark and E&M plant rooms are occupying over 60% of the site area at street level, only less than 40% of the site area at street level remains unexcavated. On the basis of the Buildings Department's requirements that were applicable to the development immediately opposite the Amendment Site, it is considered that the current conceptual design scheme of the proposed Global Innovation Centre also including aboveground carpark, maneuvering space, sunshades and E&M provisions contribute to avoidable building bulk and excessive building height. It should likewise be subject to stringent scrutiny and design modified.

3.6 <u>The proposed conceptual design scheme represents a significant visual bulk with a lack of visual relief, and will obstruct the existing public views obtained from Pok Fu Lam Road.</u>

3.6.1 The proposed Global Innovation Centre would significantly adversely obstruct the existing public view of the ocean in distance obtained from Pok Fu Lam Road. The negative impact is illustrated in **Figure 4.**

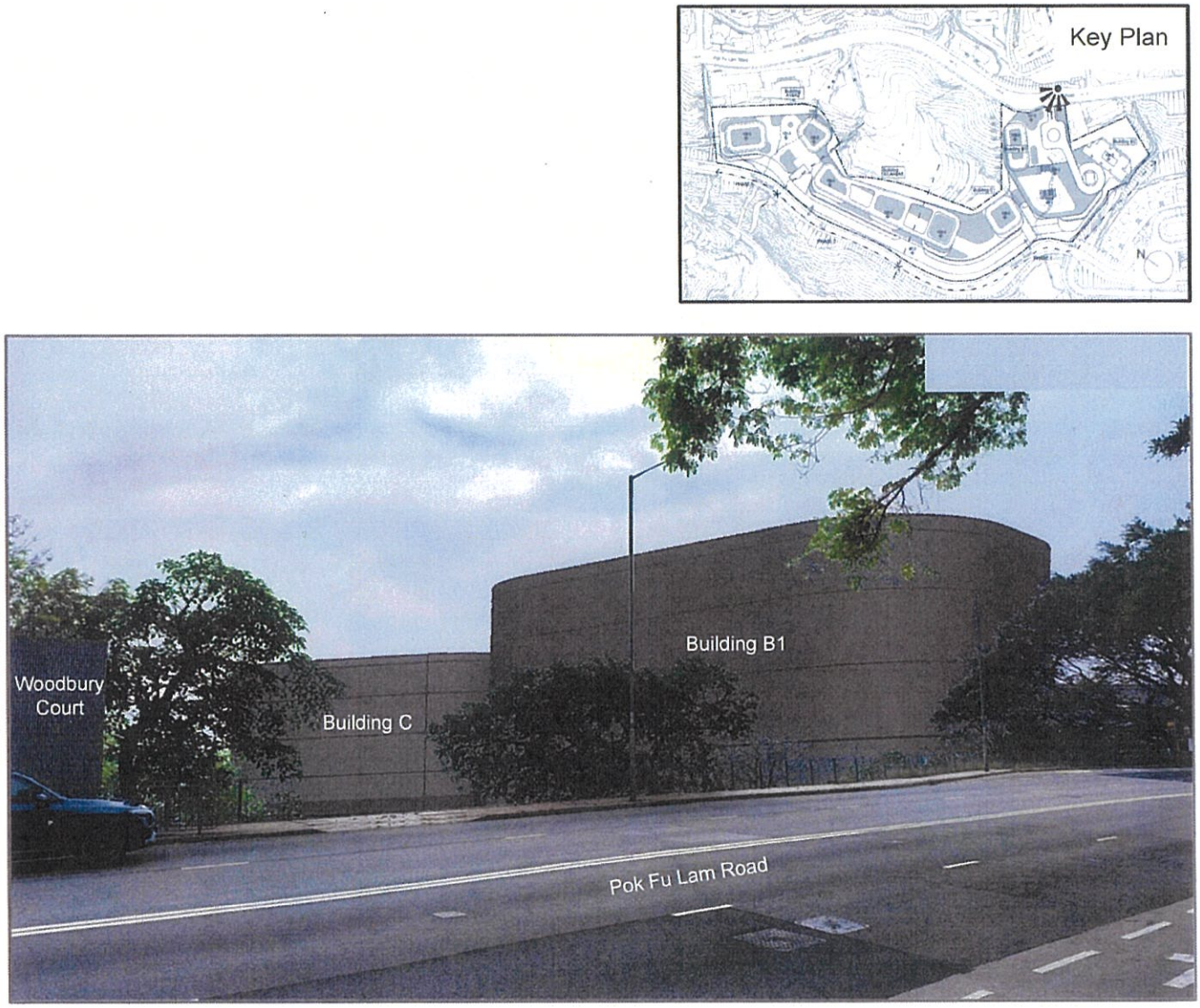


Figure 4. Photomontage illustrating the future public views and visual amenity blocked by the proposed development at the Amendment Site at Pok Fu Lam Road.

3.7 <u>There is a lack of consideration given to the context and character of the low-density development at and around No.138 Pok Fu Lam Road in the consideration of the Draft Plan by the TPB</u>

3.7.1 The Representer's property at No.138 Pok Fu Lam Road, in the immediate vicinity of the Amendment Site, is a low-density development, being occupied by 3 dwelling houses, each with 4 domestic storeys. However, the descriptions of the surrounding, and the consideration of the land use compatibility and development intensity for the Amendment Site in the MPC Paper 3/24 are as follow, and have not mentioned the low-density development at and around No.138 Pok Fu Lam Road in the texts:

"4.2(ii) Further east are Pok Fu Lam Road (a primary distributor road with two lanes for each direction with levels ascending from about 139mPD in the north to about 142mPD in the south) and a number of medium-rise residential towers zoned "R(C)", namely Royalton II (216mPD), Royalton (217mPD), Redcliff (216mPD), Jessville Tower (227mPD), and HKU's residences at Middleton Towers (203mPD), High West and University Hall (184mPD);"

"4.2 (iii) to the immediate south-east and south are a 20-storey residential tower Woodbury Court (218mPD) zoned "R(C)6", a vegetated slope and a medium-rise residential development, namely Baguio Villa (163mPD), zoned "R(C)";"

"4.16 The Site is in close proximity to various existing HKU facilities to its immediate north and northwest locating along Sassoon Road and medium-rise, medium density residential developments to its northeast, east and south locating at the slopes along Pok Fu Lam Road and Victoria Road."

"4.17 The proposed Global Innovation Centre with a total GFA of 222,720m² and a maximum BH of 158mPD as shown in the Indicative Scheme is considered not incompatible with the surrounding existing/ planned land uses and descending building height profile (from east to west) from over 200mPD for medium-rise developments on the eastern side of Pok Fu Lam Road such as QMH buildings (about 231mPD at Block K), Royalton (about 217mPD), Redcliff (about 216mPD) and Jessville Tower (about 227mPD); and between 160mPD and 200mPD for developments between Pok Fu Lam Road and Victoria Road such as academic building at 3 Sassoon Road (about 172mPD), the proposed HKUMed Campus (BH restriction of 164mPD), Woodbury Court (218mPD), Baguio Villa (about 61mPD to 163mPD) and the Ebenezer site zoned "R(C)7" (BH restriction of 151mPD)."

3.7.2 While the buildings heights of No.138 Pok Fu Lam Road and those of the surrounding properties are indicated in the Plans and the Visual Impact Assessment in Attachment V of the MPC Paper 3/24, they are provided in terms of mPD, not metres or storeys. No.138 Pok Fu Lam Road (167.2mPD), the Old Alberose at No.132 Pok Fu Lam Road (170.70mPD) and the Jessville Mansion at No.128 Pok Fu Lam Road (182mPD) have not been specified as low rise developments. As such, the TPB was not given adequate information to enable full consideration of the issue. It was not able to recognise the entire development context and character of the Amendment Site, and to suitably address the relationship between the low-rise development and the seven 17 storeys

non-domestic blocks and the one no. 9 storeys domestic block of the proposed Global Innovation Centre. The impact on the low rise development has been ignored in this discussion.

3.7.3 Similarly, upon consultation, the members of Development Planning Committee of the Southern District Council (the DPC of SDC) suggested HKU to provide more information of the proposed development to the nearby residents, in particular those of the Baguio Villas and Woodbury Court and Ebenezer (Source: MPC Paper 3/24 para 11.2), without the mentioning of No.138 Pok Fu Lam Road.

3.7.4 In any case, in the HKU's consultation with the DPC of SDC on 17 January 2024, it has been explicitly stated in the powerpoint presentation that the proposed structures of the Global Innovation Centre will not be higher than the floor level of the lowest residential units of Pok Fu Lam Road. (Relevant extract of the HKU's powerpoint presentation is provided in **Appendix B** of this Representation.) This clearly indicates that the HKU realises it is their social responsibility not to let the Global Innovation Centre affect the view and interests of the Pok Fu Lam Road residents. However, this was not carried through the design of the current proposal as it has a height of 158mPD exceeding the height of No.138 Pok Fu Lam Road's G/F level of 151mPD.

3.8 A simple modification to the lease for an increase in permitted site coverage resulted in payment to the Government of a significant land premium at No.138 Pok Fu Lam Road, where the views obtained will be obstructed by the proposed rezoning

3.8.1 It was reasonably anticipated that the views from the Representer's property towards the sea would be protected because of the zoning and BHR that existed on the approved OZP at that time. At the time of the construction works for superstructure at No.138 Pok Fu Lam Road commenced in early 2019, the Building Plans approved in October 2017 (with the first Building Plans submitted as early as June 2015), the lease modification executed in August 2020 and the Occupation Permit issued in June 2022, it was expected that the 3 houses of 4 storeys (over 1 storey with carparks, plant room and ancillary accommodation for non-domestic use and 1 storey loading and loading, plant rooms and ancillary accommodation for non-domestic use) at No.138 Pok Fu Lam Road which the 4 storeys are located at 151mPD above the street level at 141mPD will enjoy unobstructed distanced open ocean view. These were because of the protection of the public views over the "GB" and "R(C)6" zones with maximum building height of 137mPD.

3.8.2 This was especially so given the significant land premium amount that the Government charged for a modification to the lease to permit an increase in site coverage with the objective to maximise the frontage of views from the Representer's property across Pok Fu Lam Road. The modification did not relate to an increase in GFA or building height, and the land premium was based on the value of the view obtained from the property and guaranteed by the restrictions and zoning on the OZP.

3.8.3 As a result of the proposed Global Innovation Centre, the views obtained from the living areas and bedrooms on the first two floors of the 3 houses with the larger

floor plates will be entirely obstructed. This is a significantly adverse impact. The views obtained from the kitchen and the master bedrooms on the top two floors of the 3 houses will also be affected, as the perspective and view shed downhill will be interfered with by the rooftop of the proposed development. This is a moderately adverse impact.

3.9 Legitimate expectation that the public views from Pok Fu Lam Road would be respected

3.9.1 The protection of public views from Pok Fu Lam Road to the west is a planning policy which has long been in existence and has been incorporated into all the previous versions of the Pok Fu Lam OZP, including the Approved OZP No. S/H10/21 which is subject to the amendments of the Draft Plan. In the Approved OZP, the public views from Pok Fu Lam Road in the vicinity of No.138 Pok Fu Lam Road have been protected by the following:-

i. The ES reflects the planning intention and objectives of the TPB and in paragraph 5.2 for the relevant section of the road it is stated that *"it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area".*

ii. The BHR for the "R(C)6" zone on the opposite side of the road from No.138 Pok Fu Lam Road, had a BHR of 137mPD, so as to preserve public views and amenity.

iii. To the west of the "R(C)6" zone was the "GB" zone which had a planning intention of "*conservation of the existing natural environment*" and "*a general presumption against development*".

Collectively these are very clear statements from the TPB, and an unambiguous promise and practice that this policy would be applied. The Representer therefore could legitimately have expected this planning principle to have been carried through to any amended OZP.

3.9.2 The Draft OZP No. S/H10/22 has treated these 3 aspects as follows:-

i. The ES paragraph 5.2 has the **same broad statement of planning intention and objective** that *"it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area."*

ii. The **BHR for the "R(C)6" zone is retained at 137mPD** in accordance with the broad planning policy and practice. However, part of the "R(C)6" zone fronting and immediately adjacent to Pok Fu Lam Road has been included in the "OU (Global Innovation Centre)" zone, effectively increasing the permitted height in this critical location from 137mPD to 158mPD and blocking public views.

iii. The "GB" zone at this section of the slope has been largely replaced by the "OU(Global Innovation Centre)" zoning with a BHR of 158mPD.

3.9.3 Therefore, the broad statement of the planning intention regarding protecting the public views and amenity and general character remains unchanged. The 137mPD BHR in the R(C)6 zone remains unchanged to protect this important planning principle. To protect these characteristics, the TPB should have followed the clearly established principles and practice by imposing a BHR of 137mPD on the "OU (Global Innovation Centre)" zone. By imposing this restriction instead of the 158mPD, the TPB would have been complying with its own broad policy "as far as possible". By removing part of this land from the "R(C)6" zone and permitting an increase in building height fronting and immediately adjacent to Pok Fu Lam Road, it is effectively acting in conflict with the over-riding public planning principle of protecting public views.

3.9.4 Given the over-riding importance of the preservation of the public views from Pok Fu Lam Road, it is a reasonable expectation from the general public and the Representer, for the TPB to apply the same logic that it had applied to the R(C)6 zone and impose a BHR of 137mPD. HKU has no rights of ownership over the "OU" zoned site, so no existing private rights are affected by the 137mPD restriction. In terms of proportionality, the public benefit to be accrued by the 137mPD is a legitimate and appropriate restriction to be imposed on an area of Government land for which there are no existing ownership rights. In terms of good planning and a rational and consistent approach to development restrictions, the BHR needs to be changed to 137mPD.

3.9.5 While the HKU's representative has presented the proposed conceptual development scheme to the surrounding residents and users, there was no indication given that the HKU would consider an alternative scheme that would provide a reasonable protection of the public views from Pok Fu Lam Road. It is therefore important that the design elements for views and visual amenity be governed by statutory planning controls providing certainty in the implementation in the development of the Amendment Site. The TPB should not delegate consideration of planning matters to Government departments under the land document. They should rightly be submitted to the TPB for consideration under the Section 16 of the TPO.

4. The amendments proposed to the Draft Plan

4.1 Outline of the proposed amendments

4.1.1 The amendments proposed to the Draft Plan include the following items:

i. Reversion to the original zoning, and location of the proposed development to a more suitable site elsewhere; or
ii. Removal of the provision for the permissibility for staff quarters; and/ or
iii. Reduction of the BHR for the proposed Global Innovation Centre, to 137mPD.

The proposed amendments items ii and iii above are also in conjunction with the following:

iv. Requirement for a layout plan to be submitted to the TPB for approval to address concerns on view and visual amenity aspects of the proposed development of the Amendment Site.

4.2 Reversion to the original zoning

4.2.1 The "OU (Global Innovation Centre)" zoning at the Amendment Site is proposed to be reverted to the original "GB" and "R(C)6" for reasons discussed in para 3.2 above. The proposed Global Innovation Centre would be better located to areas identified for such uses in the Northern Metropolis, and would be consistent with Government policy.

4.3 Removal of the provision for the permissibility for scholar's residence/ staff quarters

4.3.1 Should the proposed amendment to revert to the original zoning discussed in para 4.2 not be supported by the TPB, the provision for the permissibility for scholar's residence/ staff quarters in the Notes of the Draft Plan (and the ES as appropriate) is proposed to be entirely removed. Alternatively, it could be amended for inclusion in column 2 use for reasons discussed in para 3.3 above. The preferences are shown in **Tables 4a and 4b.**

Table 4a. The first preference of the proposed amendments in relation to the removal of the permissibility for scholar's residence/ staff quarters under the Draft Plan (also taking into account of the proposed BHR amendments discussed in para 4.4 below), should the proposed amendment to revert to the original zoning not be supported by the Board.

Other Specified Uses	
Column 1 **Uses always permitted**	**Column 2** **Uses that may be permitted with or without conditions on application to the Town Planning Board**
For "Global Innovation Centre" Only	
Eating Place Educational Institution Exhibition or Convention Hall ~~Flat (staff quarters only)~~ Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre ~~Residential Institution~~ Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	~~Flat (not elsewhere specified)~~ Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Remarks (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of ~~222,720m²~~ **112,100m²** ~~(including not more than 10,620m² domestic gross floor area)~~, and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater.	

Table 4b. The second preference in relation to the permissibility for scholar's residence/ staff quarters under Column 2 the Draft Plan (also taking into account of the proposed amendments discussed in para 4.4 below), should the proposed amendment to revert to the original zoning discussed not be supported by the Board

Other Specified Uses	
Column 1 **Uses always permitted**	**Column 2** **Uses that may be permitted with or without conditions on application to the Town Planning Board**
For "Global Innovation Centre" Only	
Eating Place Educational Institution Exhibition or Convention Hall ~~Flat (staff quarters only)~~ Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre ~~Residential Institution~~ Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Flat (~~not elsewhere specified staff quarters~~ **only)** Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation **Residential Institution**
Remarks (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area **may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.**), and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater.	

4.4 Reduction of the BHR for the proposed Global Innovation Centre to 137mPD

4.4.1 Should the proposed amendment in para 4.2 not be supported by the Board, the building height of the proposed Global Innovation Centre should be reduced, and thereby a reduction of the BHR should be imposed.

4.4.2 Protection of public views from Pok Fu Lam Road is an important planning policy for the Pok Fu Lam OZP. The BHR on the "OU (Global Innovation Centre)" zoned site should be 137mPD, that is generally in accordance with the maximum building height permissible prior to the amendment of the Draft Plan. This will effectively address the requirement of the planning intention under the ES of the Draft Plan, the urban design guidelines of the Hong Kong Planning Standards and Guidelines, and the visual impact on the public views obtained from Pok Fu Lam Road. This would also be similar to the building height and building bulk considerations for the revisions to the General Building Plans for No.138 Pok Fu Lam Road which had obtained approval after 3 years of liaison with the Buildings Department..

4.4.3 Accordingly, the BHR in the Notes of the Draft Plan (and the ES as appropriate) for the "OU (Global Innovation Centre)" zone is proposed to be reduced to 137mPD. The proposed amendment, along with the relevant considerations is tabulated in **Table 5.**

Table 5. The proposed reduction of the BHR for the "OU (Global Innovation Centre)" zone of the Draft Plan

Proposed amendments to the Draft Plan	**Considerations**
No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m^2 (including not more than 10,620m^2 domestic gross floor area), and a maximum building height of ~~158mPD~~ **137mPD**, or the gross floor area and height of existing building, whichever is the greater **(including roof-top structures).**	i. This will address Buildings Department's concerns on building bulk and building height in their consideration of General Building Plans for the development at sloping site. ii. This will address the requirement of the planning intention to protect public views under the ES of the Draft Plan, and the urban design guidelines of the Hong Kong Planning Standards and Guidelines. iii. This will alleviate the potential visual impact on the public views obtained from Pok Fu Lam Road as a result of the development of the Amendment Site. iv. The reference to the roof-top structures is following the same provision for "R(C)2" zone in the Draft Plan.

4.5 Requirement for a layout plan to be submitted to the TPB for approval to address concerns on view and visual amenity aspects of the proposed development of the Amendment Site

4.5.1 In conjunction with the proposed amendments discussed in para 4.3 and 4.4 above, it is proposed that a requirement be introduced so that a Section 16 Application is necessary for a layout plan to be submitted to the TPB for approval. This would address the disposition of buildings within the proposed development, vehicle access arrangements, landscaping and protection of vegetation. It would also be required to address concerns relating to compatibility with the general neighbourhood, and the views and visual amenity aspects of the proposed development of the Amendment Site. The proposal along with the considerations is tabulated in **Table 6**.

Table 6. The proposed amendments to the Draft Plan regarding a layout plan requirement for submission to the TPB to address various concerns on building disposition, views and visual amenity aspects of the proposed development of the Amendment Site

Proposed amendments to the Draft Plan	**Considerations**
Add to the remarks for "OU (Global Innovation Centre)": **For any new development or redevelopment of an existing building at "OU (Global Innovation Centre)", a layout plan shall be submitted for the approval of the Town Planning Board by way of an application under s.16 of the TPO. The layout plan should include the following information:** **(i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;** **(ii) the proposed total gross floor area for various uses and facilities;** **(iii) an assessment report to examine any possible problems in terms of view/ visual amenity that may be caused to the proposed development and the proposed mitigation measures to tackle them;** **(iv) Traffic Impact, noise impact, water supply impact and sewerage impact;** **(v) such other information as may be required by the Town Planning Board.**	i. Given with the grave concern on the design details of the proposed development and their potential impact on the general amenity and on views and visual amenity, a layout plan for submission to the TPB for approval would give certainty to the future development of the Amendment Site. ii It would also give the TPB the control over the development and the right to the public to submit comments to the TPB for consideration. iii. This is following the similar provision for the "R(C)7" zone in remarks (3) of the Notes and para 7.4.3 of the ES of the Draft Plan. iv. The TPB should not delegate consideration of planning matters to Government departments under the land document. They should rightly be submitted to the TPB for
Add to para 7.8.7 of the ES: **For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on view/ visual amenity**	

aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant assessments to ensure the view/ visual amenity impact could be properly addressed.	consideration under the Section 16 of the TPO.

5. Conclusion

5.1 There has been inadequate consideration given to the siting of the proposed deep technology research and scholar residences/ senior staff quarters at the Amendment Site. The development scale, form and disposition of the proposed 8 building blocks, all at the same height, spanning across the 430 metres long site, have not been given due consideration with the objective to avoid the significantly adverse impact on the existing public views and visual amenity at Pok Fu Lam Road.

5.2 The importance of the protection of the existing public views and visual amenity at Pok Fu Lam Road is established in the planning policy for the area, under para 5.2 of the ES, the "GB" and the 137mPD BHR at "R(C)6 zonings fronting and immediately adjacent to Pok Fu Lam Road. The proposed amendments to the Draft Plan, namely the reduced BHR to 137mPD and requirement for a layout plan submission, would and make the building height and building bulk on the hillside more acceptable..

5.3 The TPB's favourable consideration of this Representation is sought, in accepting the reasons for the concern on the BHR and the proposed amendments in relation to Amendment Item A of the Draft Plan.

Appendix A
Buildings Department's letter of 2017 concerning the building bulk of the development of No.138 Pok Fu Lam Road

屋宇署
BUILDINGS DEPARTMENT

YOUR REF 來函檔號：
OUR REF 本署檔號：[redacted]
FAX 圖文傳真：
TEL 電話：
www.bd.gov.hk

26 January 2017

LIN Hsien Wen Daniel
[redacted]

(J)30

Dear Sirs/Madam,

138 Pok Fu Lam Road, Hong Kong - R.B.L. 757

I refer to your application received on 14 December 2016 for approval of proposals in respect of BUILDING.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, the submission has been found to be fundamentally unacceptable and I hereby disapprove the submission for the reasons detailed in paragraph 7 of this letter.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. With the exception of one set of plans which I will retain for record purposes, the remaining copies of your submission are returned herewith.

6. You are advised that under Section 44(1) of the Buildings Ordinance, any person aggrieved by a decision made by the Building Authority may appeal from that decision. Should your client wish to appeal against my decision in this letter, please refer to the provisions of Part VI of the Buildings Ordinance. In particular, please note that a Notice of Appeal should be served by your client in writing directly on the Secretary to the Appeal Tribunal to be received by him not later than 21 days from the date of this letter.

/7A. .....

[redacted]

Our Ref: BD 2/2045/14

7A. Your plans are disapproved under section 16(1)(b) of the BO in that the plans are not endorsed with or accompanied by a certificate from the Director of Fire Services.

7B. Your plans are disapproved under section 16(1)(d) of the BO:

(a) Under regulation 23(3)(a) of the Building (Planning) Regulations (B(P)R), the voids on 2/F of Houses 1 to 3 should be included in the gross floor area (GFA) calculation since the headroom of such void was found deviated from the original design which has been accepted in previous Building Committee I. In this connection, your Form BA16 is considered unacceptable under PNAP APP-2.

(b) Under regulations 20 and 23(3)(a) of the B(P)R, the following features should be included in site coverage (SC) and GFA calculations:

(i) Horizontal architectural features at 2/F of Houses 1 to 3 facing Pok Fu Lam Road with projection over 500mm.
(ii) Vertical greenery at pedestrian zone. No Form BA16 with detailed drawing and justification is submitted to apply for exemption from GFA and SC calculation.

(c) Under regulations 30 and 31 of the B(P)R, the provisions of lighting and ventilation for the following areas are not acceptable.

(i) As the prescribed window of watchmen's office does not face into the external air, regulation 31 of the B(P)R is not complied with.
(ii) As the proposed prescribed windows at living room 2 on 1/F of Houses 1 to 3 are obstructed by the noise barriers, regulation 30 of the B(P)R is not complied with.

(d) Demonstration of compliance with lighting and ventilation requirements is partly based on the prescriptive requirements under regulations 30, 31 and 32 of the B(P)R and partly based on the performance standards under PNAP APP-130. No Form BA16 is submitted applying for modification of the regulations 30, 31 and 32 of the B(P)R to adopt the performance standards under PNAP APP-130.

(e) The following items do not comply with the requirements in PNAP APP-130. In this connection, I reserve my position under regulations 30, 31 and 32 of the B(P)R regarding lighting and ventilation requirements.

(i) Error is noted in the measurement of UVA with the cone protruding beyond the site boundary for Bedroom 4 of House 1 and Study Rooms of Houses 1 to 3 on G/F. Paragraph 3.3(d) of Appendix A of PNAP APP-130 refers.
(ii) The top of window at Study Room on G/F is less than 2m above the floor level. Paragraph 3.4(b) of Appendix A of PNAP APP-130 refers.
(iii) Mechanical ventilation of not less than 5ACH should be provided to kitchens on 2/F of Houses 1 to 3 according to paragraph 4(c) of Appendix A of PNAP APP-130.

/7B(f). .....

(f) Areas for planter on G/F should not be included in the calculation for open space as those areas are inaccessible, regulation 25(6) of the B(P)R is not complied with.

(g) Under Appendix D of PNAP APP-152, the proposed greenery by means of covered greenery areas on LG2/F and vertical greenery is not acceptable as they contribute more than 30% of the total required greenery areas and some of them are not visible and enjoyed by the public. In this connection, the pre-requisites stipulated in PNAP APP-151 for the granting of GFA concessions for green/ amenity features and non-mandatory/ non-essential plant rooms and services are not complied with.

7C. Your plans are also disapproved under section 16(1)(i) of the BO in that the following further particulars/clarifications should be provided:

(a) Excessive car parking and manoeuvring space/ undesignated space of each house on LG1/F and LG2/F should be justified. In this connection, I have reservation on granting exemption from GFA calculation under regulation 23(3)(a) of the B(P)R and reserve my position under regulation 21 of the B(P)R.

(b) Excessive sunshades are not acceptable as the RRTV report does not fully comply with the Guidelines on Design and Construction Requirements for Energy of Residential Buildings 2014. In this connection, your Form BA16 is considered unacceptable as you failed to proof that the sunshade is a genuine sun shading device under PNAP APP-67 and APP-156. The followings should be provided/ clarified:

(i) Clear dimension should be marked on the each layout plan and elevation.

(ii) Specification/ Details of the proposed glazing (e.g. double pane, low-E, argon filled) should be provided in support of the claimed R-value and U-value.

(iii) Arithmetic errors are noted in $RTTV_{roof}$ and $RTTV_{wall}$ calculations.

(iv) You should demonstrate the $RTTV_{wall}$ in the condition with and without sunshades in order to justify the need of the proposed sunshades.

(c) Demonstrate that the planters on LG1/F and LG2/F complied with the requirements of covered landscape area under PNAP APP-42. I reserve my position under regulations 21 and 23(3)(a) of the B(P)R.

(d) Justify the extensive scale of the vertical architectural features on the eastern facades of Houses 1 to 3 for my consideration of SC and GFA calculations under regulations 20 and 23(3)(a) of the B(P)R respectively.

(e) Clarify the use of the area beyond the LV Switch Room, Transformer Room and HV Switch Gear Compartment on LG2/F for my consideration of GFA calculation under regulation 23(3)(a) of the B(P)R.

/7C(f). .....

(f) Clarify the access to the entrance of House 1 on G/F. It is noted that access should be gained from the accessible lift to the entrance of House 1 on G/F through a planter. I reserve my position under regulation 72 of the B(P)R.

(g) Justify the provision of two stores at bedroom 4 on G/F. I reserve my position under regulations 30 and 31 of the B(P)R.

(h) Detailed floor plan for E&M zone at carpark on LG1/F, drainage/plumbing zone on G/F and raised floor for E&M zone on 1/F should be provided to show all mandatory/ essential and non-mandatory/ non-essential services. I reserve my position under regulation 23(3)(a) of the B(P)R regarding the GFA of green/ amenity features and non-mandatory/ non-essential plant rooms and services.

7D. Your plans are also disapproved under section 16(1)(j) of the BO in that the following further particulars/clarifications should be provided:

(a) The required statement as stipulated in paragraph 6 of PNAP APP-156 should be shown on the submitted building plans. I reserve my position under regulation 23(3)(a) of the B(P)R regarding the GFA of green/ amenity features and non-mandatory/ non-essential plant rooms and services. Paragraph 7B(b) of my letter dated 13 September 2016 refers.

8. Your submission of plans has been selected for audit checking. The following non-fundamental issues are identified:

(a) Survey plan prepared and endorsed by Authorized Land Surveyor should be submitted to confirm whether the site area derived from the boundary coordinates shown on drawing no. 202(C) tallies with the claimed site area.

(b) The refuse storage and material recovery chamber on LG2/F should comply with the regulations 5 and 7 of the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations.

(c) Section of the lift lobby and filtration plant rooms on LG1/F should be shown on plan.

(d) Minimum thickness of concrete cover of R.C. wall should be shown on the table of fire resisting requirement for elements of construction in drawing no. 201(d).

(e) Pok Fu Lam Road and its width should be shown on the plan.

(f) The purpose of the typical section for water tanks for measurement of height of effective water in drawing no. 202(d) should be clarified.

(g) Access to the upper roof floor should be provided under regulation 49(2) of the Building (Construction) Regulations.

/8(h). .....

(h) Window calculation should be demonstrated for toilets of bedroom 1 on G/F, toilets on 1/F and 2/F and bathroom on 3/F of Houses 1 to 3 according to regulation 36 of the B(P)R.

(i) Northwest elevation does not tally with the layout plans.

(j) The floor area of 3/F is inconsistent with the floor area as shown on the GFA diagram in drawing no. 209(d).

(k) Demonstration of the compliance with building set back requirement should be shown on the plan under PNAP APP-152.

(l) The following information should be provided/ clarified regarding the demonstration in compliance with building separation requirement under PNAP APP-152:

(i) Diagram/ Layout plan should be provided to demonstrate the continuous projected façade length (Lp) and mean width of street canyon (U) in compliance with the requirements under PNAP APP-152.
(ii) Level Zero" shown in the elevational projection in drawing no. 211(d) should be the mean street level of the lower or lowest street for assessment of the building separation requirement under PNAP APP-152.
(iii) I.S.2 and I.S.3 should be considered as permeable element (PE) where PE should contribute to maximum 1/3 of the required P.
(iv) The area of middle zone does not tally with the dimension shown on the elevational projection.

9. Your Forms BA16 dated 14 December 2016 would be considered upon resubmission of plans.

10. You are reminded that under regulation 29(3) of the Building (Administration) Regulations (B(A)R) and without prejudice to regulation 30(3) of the B(A)R, the submission of further particulars or other plans consequent upon the refusal of the BA to give his approval under sections 16(1)(i) or (2)(f) of the BO shall be deemed to be a fresh application in respect of the plans which the BA had refused to approve. Your future re-submission of plans for the subject proposal will be considered as plans submitted for the first time to the BA for approval, which regulation 30(3)(a) of the B(A)R applies.

11. The Chief Highway Engineer/Hong Kong, Highways Department (HyD) (contact person: Ms. Irene Y. Y. CHAN, tel. no. 2231 5626) has the following comments:

(a) Details of the run-in/out shall comply with HyD Standard Drawing Nos. H1113B & H1114A or H5115B & H5116A (for concrete pavement) or H5133A, H5134A & H5135A (for paving block) as appropriate.
(b) The proposed levels at both sides of the run-in/out should match with the existing level of Pok Fu Lam Road.

/11(c). .....

(c) The AP should provide a covered intercepting channel of adequate capacity within the lot boundary at the back of the run-in/out to intercept all surface run-off from the lot.
(d) The gradient of ramp for a distance of 7.5m at right angle from the boundary should not exceed 1:30.
(e) The AP should provide a demarcation line to differentiate between the private area and the public pavement.
(f) The AP should ensure that the proposed works falls within the lot boundary without encroaching onto the adjacent public road.

12. The Commissioner for Transport, Transport Department (contact person: Ms. Carrie LAU Wai Yee, tel. no. 2829 5428) has no adverse comment on your plans.

13. The Chief Geotechnical Engineer/Island, Geotechnical Engineering Office, Civil Engineering and Development Department (contact person: Mr. Danny W. T. KWOK, tel. no. 2762 5265) has no geotechnical objection to your plans. The conditions and requirements as stipulated in Appendix I of BD's letter dated 13 February 2015 are still pertinent.

14. Your plans have been referred to the District Lands Officer/Hong Kong West and South for comments and he will reply to you directly.

15. Your plans have been referred to the District Planning Officer/Hong Kong and his reply memo will be copied to you directly. I reserve my position under section 16(1)(d) of the BO.

16. A minimum unused space of 90 mm wide by 150 mm high, for accommodating the official stamps of approval and certification of copies of approved plans by the Building Authority, should be provided on every plan at the lower right corner. Appendix A(4) of ADM-10 refers.

17. If you have any questions to the above, please contact our Building Surveyor/HKW6, Ms. Shani YIP at [redacted].

Yours faithfully,

(YEUNG Yee-man, Ella)
Senior Building Surveyor
for Building Authority

c.c. Goreway Limited
[redacted]

DLO/ HKW&S, LandsD
DPO/HK, PlanD
D of FS
CHE/HK, HyD
C for T, TD
CGE/I, GEO, CEDD
SPO/IAU

Appendix B
Extract of the HKU's presentation to the Development Planning Committee of the Southern District Council on 17 January 2024

Jan, 2024 | 初步構想

土地面積	47,400 平方米 (s.m.)
總樓面面積	222,000 平方米 (s.m.)
建議設施	乾實驗室 濕實驗室 研究設施 教學設施 會議設施 短期住宿設施 休憩空間 餐飲設施 公共綠化地帶
建築特色	**按山勢而建，且建造主要上蓋高度不會高於薄扶林道住宅最低層住戶的地面高度** 採用綠色建築理念，並於建築群加入大量綠化元素，以減低視覺上影響及更融入當處環境 盡量採用預製組件，並於工地上灑水，減少現場產生塵粒 除使用噪音屏障、滅聲器、隔音罩外，亦會採用較寧靜的打樁及建築方法

香 港 大 學
THE UNIVERSITY OF HONG KONG

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Submission Number: TPB/R/S/H10/22- S3302

Representation Number: TPB/R/S/H10/22- R262

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

Dear Town Planning Board and Official of the Government Department,

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

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

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

1. Significant Environmental Repercussions of Construction: Patients at Queen Mary Hospital and residents of adjacent housing complexes, including Woodbury Court and Baguio Villa, are expected to be adversely affected by the noise pollution and dust that is expected to accompany construction activities. This not only disturbs the tranquil lives of residents but also disrupts the learning rhythms of students. Although we recognize the practicality of environmental standards in the construction context, we maintain that these measures are inadequate to alleviate the enduring adverse impacts on the community completely.

2. Assessment of Transportation Infrastructure Strain: The ongoing renovations at Wah Fu Estate and Yue Kwong Chuen have already significantly strained the local transportation network. The imminent establishment of the GLOBAL INNOVATION Center would further strain the precarious state of the current traffic system, resulting in profound congestion and commuting difficulties for local inhabitants.

3. Ongoing commotion Pollution: The ongoing commercial operations of the GLOBAL INNOVATION Center will produce significant levels of commotion, which will negatively impact the quality of life for nearby inhabitants, especially students, hospitalized individuals, and those who depend on a tranquil setting.

4. Urban Heat Island Effect: Substituting expansive concrete and glass surfaces for natural green spaces will intensify the urban heat island effect, resulting in regionalized temperature escalations, modifications to microclimates, heightened cooling requirements for adjacent dwellings, and consequent energy consumption.

5. Restricted Community Involvement: Local inhabitants' existing obligations to adjust to the alterations resulting from the reconstruction of the Wah Fu Estate may impede their ability or availability to participate in the project's planning and consultation stages. This may lead to disregarding community opinions, which may adversely impact the project's social acceptability and long-term viability.

6. Obstacle to Medical Emergency Routes: Queen Mary Hospital, serving as a regional medical centre, manages a substantial influx of emergency services on a daily basis, which necessitates prompt ambulance access. Amid the ongoing construction of the GLOBAL INNOVATION Center, the potential for traffic congestion

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

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

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

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

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

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

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

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

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

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With sincerity,

Chui Tim Wai
Community Devolvement Officer
New Peoples Party

HKID: [redacted]
Email [redacted]

Representation Number: TPB/R/S/H10/22- R263

Submission Number: TPB/R/S/H10/22- S294

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Paul Zimmerman [redacted]
Sent:	2024-05-20 星期一 07:38:58
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation regarding Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre.
Attachment:	Global Innovation Centre objections by Designing Hong Kong My 2024.pdf; Time line Global Innovation Centre May 2024.pdf; Letter from ITB - 4 hectare of green belt site for hku 10 Jan 2022.pdf; Letter from ITB - 4 hectare of green belt site for hku 22 Nov 2021.pdf; Letter to HKU - 4 hectare of green belt site for HKU 8 Apr 2022.pdf

Submission of representation consists for 5 (five) documents. Please acknowledge receipt.

Paul Zimmerman 司馬文
Mobile: [redacted]

CEO, Designing Hong Kong 創建香港
[redacted]
[redacted]

Date : 19 May 2024
Pages : 4 plus 4 attachments
To : Town Planning Board (tpbpd@pland.gov.hk)
From : Paul Zimmerman (HKID [redacted]
Re : Representation regarding Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre.

I write to you as CEO of Designing Hong Kong and former District Councillor of Pok Fu Lam. I object to the proposed rezoning of the area between Pok Fu Lam Road and Victoria Road for reasons set out below.

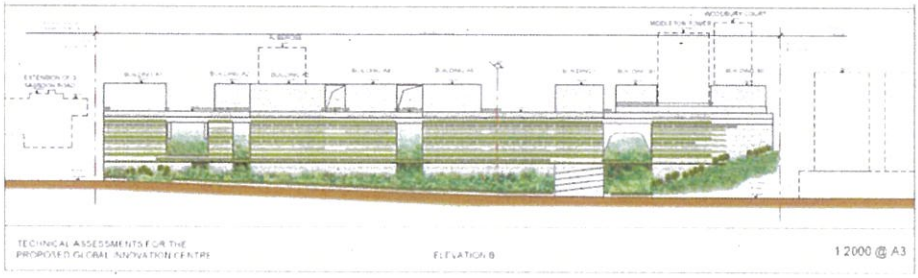
1. Failure to consult the community.
The University of Hong Kong failed to consult the community during the preparation of its plans – despite promises to do so. There appears no good reason why the plans presented to the Board had not been discussed with stakeholders at an early stage. Note the attached timeline and relevant correspondence.

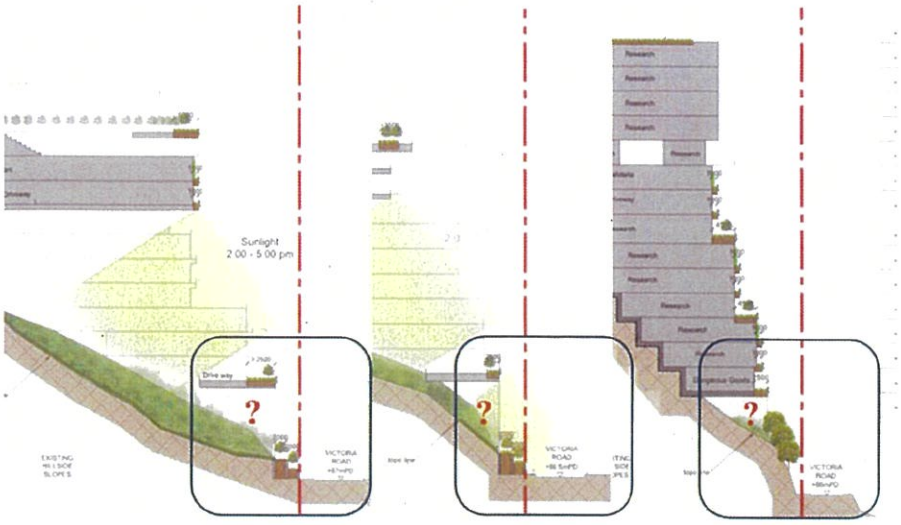
2. Failure to consider alternative locations.
The timeline also indicates a failure to consider alternative locations for the Global Innovation Centre. Absent is a thorough independent review of alternative locations considering environmental, educational, financial, research, operational, and other relevant factors. The proposal appears a "Pok Fu Lam land grab" by the University of Hong Kong, unconcerned with limits on its financing or impacts on the community.

3. Dramatic visual impacts.
The development site is a heavily vegetated area. The redevelopment will dramatically alter the outlook of Victoria Road. Together with the approved laboratory, the green belt between Sassoon Road and Baguio Villa will be impacted and denuded. The vegetated slope along Victoria Road will either be excavated or overhung with a continues development including two vehicular entrances. The deck and elevated internal roads deprive the slopes beneath from sunlight. The decorative planters indicated along Victoria Road fail to mitigate the visual impact and shadow of the large concrete structure.

[redacted]

LANDSCAPE LAYOUT PLAN - OVERALL



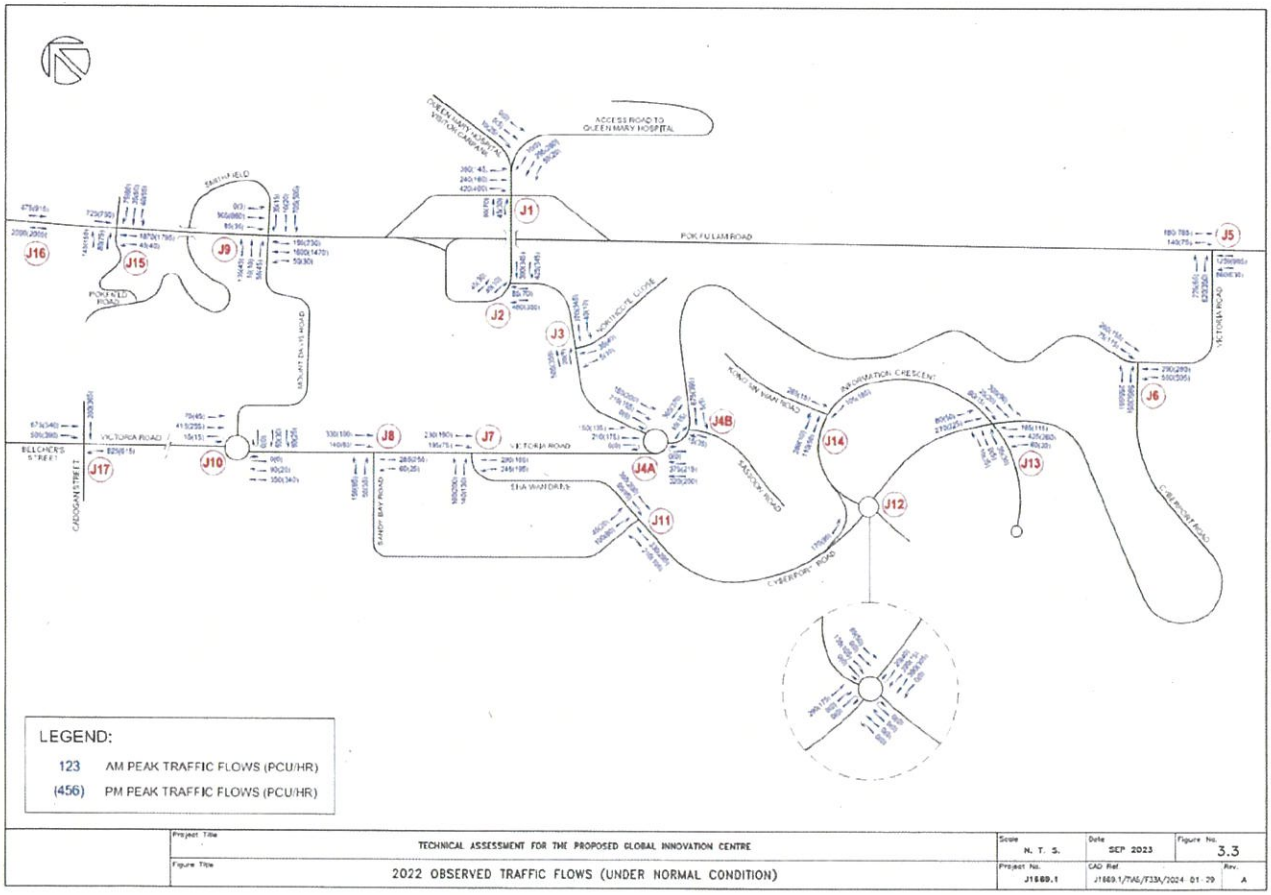


[redacted]

4. Traffic concerns.

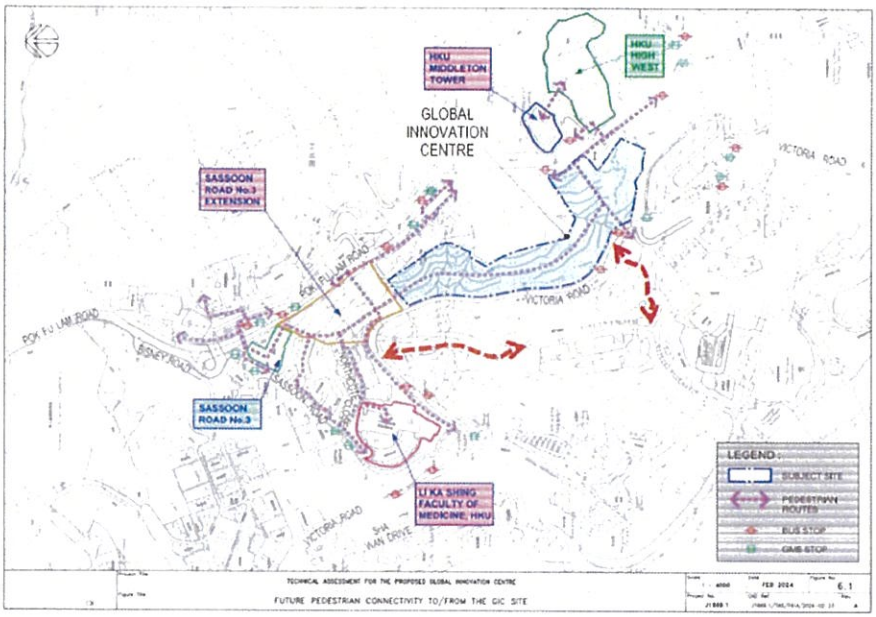
Pok Fu Lam is subject a development moratorium in recognition of limited transport capacity. The traffic impact assessment is based on 2022, a year subject abnormal conditions (COVID, migration, social challenges, economic downturn, work from home). Impact of the public housing, HKU and Cyberport projects under construction nearby have yet to be experienced. The selection of 2032 as the design year appears to be false as the project is unlikely to be completed. Selecting 2032 justifies ignoring ongoing development plans such as the redevelopment of Wah Fu beyond the five decanting sites already under construction, the phased expansion of QMH, and other projects in the pipeline.

Pok Fu Lam Road lacks a central divider and bus lay-bys and is regularly subject congestion and vehicle accidents. The junction of Sassoon Road and Pok Fu Lam Road critical for emergency access of QMH has limited capacity for expansion and its configuration quickly results in queues forming on connected roads. Sassoon Road is a steep and narrow access road for the Pokfulam community, Cyberport and the many HKU facilities, with little spare capacity. The proposals for Victoria Road ignore the difficulty entering Victoria Road from lower Baguio Villa.



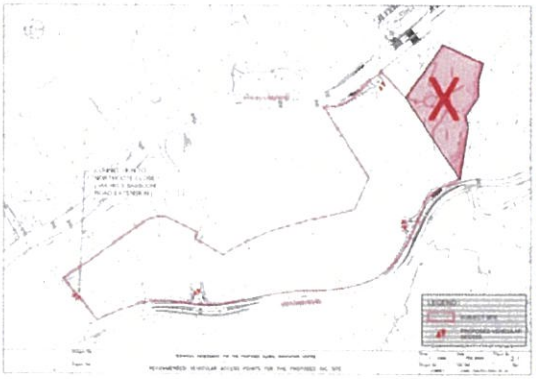
5. Improve pedestrian connectivity.

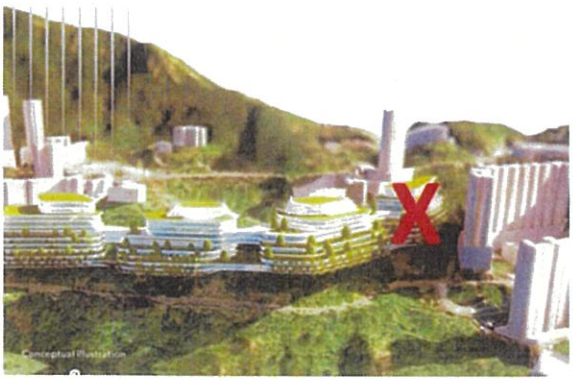
References are made to pedestrian circulation and connections with the neighbourhood. Absent are plans to widen pavements along Pok Fu Lam Road (effective width 1.3m or less in various places), and to improve links to Cyberport and the waterfront park.



6. Modify site to reduce impacts on residents.

In case the development proceeds, a small adjustment – eliminating development between Woodbury Court and Baguio Villa – can significantly reduce negative impacts on the neighbourhood. Transfer of the development floor area will have minimal impact on the height of remainder of the complex.





Enclosed:

1. Timeline Global Innovation Centre May 2024
2. Letter from the Innovation Technology Bureau 22 November 2021
3. Letter from the Innovation Technology Bureau 10 January 2022
4. Letter to the University of Hong Kong 8 April 2022

[redacted]

Time line : Global Innovation Centre - Pok Fu Lam OZP No. S/H10/22

1. **6 October 2021 : Policy Address announce site for deep technology research**
   It was announced in the Policy Address that Government had accepted proposals from HKU to construct facilities for deep technology research at a 4-hectare site currently zoned "Green Belt" at Pokfulam. (Para 60 on page 33 https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf)

2. **22 November 2021 : District Councillor requested details**
   Government responded to Paul Zimmerman's request for site details (attached) (https://www.paulzimmerman.hk/planning/hku-plans-to-take-another-large-green-belt-area-in-pokfulam)

   "The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for the Visually Impaired, but ***the exact boundary, development parameters and timeline are subject to further study.****"*

3. **10 January 2022 : Government promised local consultation**
   The Innovation and Technology Bureau promised to consult the community (attached).

   "Please rest assured that the Government continues to pay due regard to local sentiments, and ***would consider consulting the local community via various appropriate channels in a timely manner.****"*

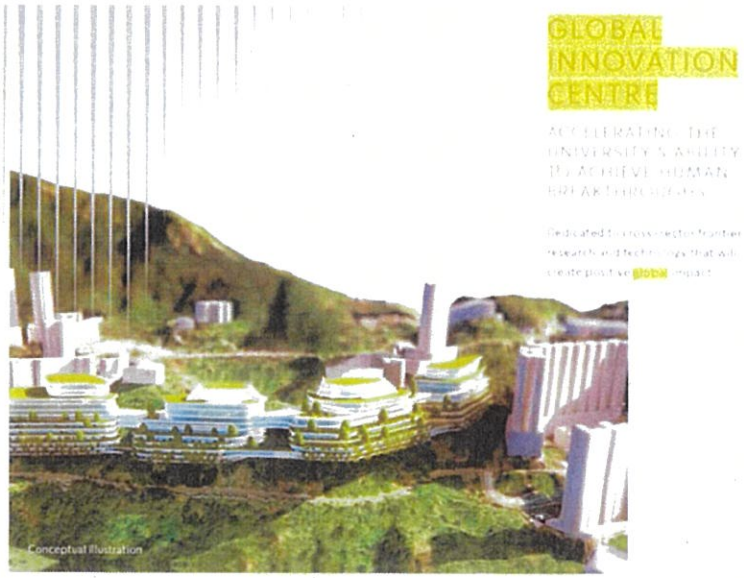
4. **8 April 2022 : District Councillor's request for information**
   Paul Zimmerman wrote to Professor Xiang Zhang, President and Vice-Chancellor of The University of Hong Kong (attached).

   "Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans." "First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site." "Secondly, residents wish to understand what consultation HKU is planning to undertake for this project. Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road."

5. **27 May 2022 : Response to District Councillor**
   Following a meeting with Jeffrey Sy, Director of Estates, HKU; Prof. Richard WONG, Provost and Deputy Vice-Chancellor, HKU; and Bernard Lim, AD+RG Architects, Paul Zimmerman reported on the outcome of the meeting including the site boundary to Pokfulam residents https://www.paulzimmerman.hk/planning/new-hku-technology-research-centre-in-pokfulam.

   "We recently met with HKU to learn more about the plans. They are in the process of acquiring consultants to assist with planning for the development site identified by government (below). The target development plot ratio is set at 5." "In response to our request for early consultation, ***HKU agreed to reach out to the Pokfulam community after the summer to receive input before developing detailed plans.****" "In line with comments received, we have expressed concerns over traffic impacts, the loss of sightlines for residents nearby and the further loss of green space in Pokfulam following the approved medical laboratory building east of 3 Sassoon Road."*

6. **Mid 2023 : The University of Hong Kong included a visual in their annual report**
The University of Hong Kong included a rendering of the "Global Innovation Centre" in its annual report https://www4.hku.hk/pubunit/annualreport/ebook_AR2022/12-13Extended/



7. **17 January 2024 : The University of Hong Kong briefed the District Council**
The University of Hong Kong raised an item under the heading 'Global Innovation Centre' for discussion at the first meeting of the Development Planning Committee of the new term of the Southern District Council (1 January 2024 – 31 December 2027). The information presented includes the "2023" visual.

"In conclusion, the Chairman said that most members supported the proposed project" and ***"hoped that the University of Hong Kong will be able to cooperate and strengthen communication with stakeholders."***

Agenda (English):
https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_agenda/DPC/DPC_2024_Agenda_01_EN.pdf
Agenda (Chinese):
https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_agenda/DPC/DPC_2024_Agenda_01_TC.pdf
Discussion papers (Chinese only):
https://districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC.pdf
https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC_Annex.pdf
https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_ppt.pdf
Audio (Chinese only):
https://www.districtcouncils.gov.hk/south/doc/2024_2027/common/committee_meetings_audio/DPC/25654/DPC_2024_01_Agenda_01.mp3
Minutes (Chinese only):
https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_minutes/DPC/DPC_2024_Mins_01_TC.pdf

8. **1 March 2024 : The Town Planning Board considered HKU's plans and urged local consultation**
The Town Planning Board considered proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Pok Fu Lam involved rezoning of a site at Victoria Road to facilitate the development of the proposed Global Innovation Centre. The University of Hong Kong (HKU) is the project proponent of the proposed Global Innovation Centre.

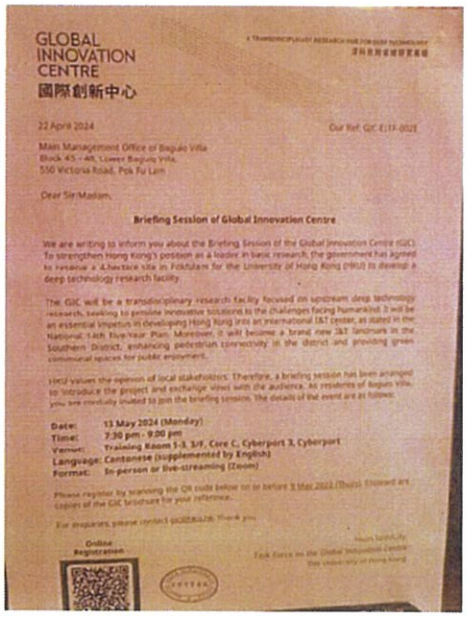
Minutes: https://www.tpb.gov.hk/en/meetings/MPC/Minutes/m737mpc_e.pdf
Papers: https://www.tpb.gov.hk/en/plan_making/S_H10_22.html

*"The Chairman remarked that **Members had expressed different views and suggestions on the proposed Centre and consultations with the local community**, and HKU was invited to take them into account in refining the development proposal of the proposed Centre, as appropriate, in order to maximise its public benefit."*

"After deliberation, the Committee decided to : "(a) agree to the proposed amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) and that the draft Pok Fu Lam OZP No. S/H10/21A at Attachment II of the Paper (to be renumbered to S/H10/22 upon exhibition) and its Notes at Attachment III are suitable for exhibition under section 5 of the Ordinance; and (b) adopt the revised Explanatory Statement (ES) for the draft Pok Fu Lam OZP No. S/H10/21A at Attachment IV of the Paper (to be renumbered to S/H10/22 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP."

9. **22 March 2024 : The Town Planning Board informed the public of the plans**
The Town Planning Board announced amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) involving the rezoning a site between Pok Fu Lam Road and Victoria Road from "Green Belt", "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" for proposed Global Innovation Centre of the University of Hong Kong. https://www.info.gov.hk/gia/general/202403/22/P2024032200241.htm. The Board is inviting inviting representations regarding to these amendments until 22 May 2024. https://www.tpb.gov.hk/en/plan_making/draft_plan.html.

10. **22 April 2024 : The University of Hong Kong issued invitations for a briefing session**
HKU invites Baguio Villa residents. Missing are references to the Town Planning process.



GLOBAL INNOVATION CENTRE
國際創新中心

22 April 2024

Main Management Office of Baguio Villa
Block 4,5 – 48, Lower Baguio Villa,
550 Victoria Road, Pok Fu Lam

Dear Sir/Madam,

Briefing Session of Global Innovation Centre

We are writing to inform you about the Briefing Session of the Global Innovation Centre (GIC). To strengthen Hong Kong's position as a leader in basic research, the government has agreed to reserve a 4.5-hectare site in Pokfulam for the University of Hong Kong (HKU) to develop a deep technology research facility.

The GIC will be a transdisciplinary research facility focused on upstream deep technology research, seeking to provide innovative solutions to the challenges facing humankind. It will be an essential impetus in developing Hong Kong into an international I&T center, as stated in the National 14th Five-Year Plan. Moreover, it will become a brand new I&T landmark in the Southern District, enhancing pedestrian connectivity in the district and providing green communal spaces for public enjoyment.

HKU values the opinion of local stakeholders. Therefore, a briefing session has been arranged to introduce the project and exchange views with the audience. As residents of Baguio Villa, you are cordially invited to join the briefing session. The details of the event are as follows:

Date: 13 May 2024 (Monday)
Time: 7:30 pm - 9:00 pm
Venue: Training Room 1-3, 3/F, Core C, Cyberport 3, Cyberport
Language: Cantonese (supplemented by English)
Format: In-person or live-streaming (Zoom)

Please register by scanning the QR code below on or before 3 May 2024 (Thurs). Enclosed are copies of the GIC brochure for your reference.

For enquiries, please contact GLOBAL@HKU. Thank you.

Online Registration

Yours faithfully,
Task Force on the Global Innovation Centre
The University of Hong Kong

11. **7 May 2024 : 'Designing Hong Kong' alerted residents to town planning deadlines**
Designing Hong Kong published a newsletter titled *"Victoria Road - Town Planning Board to consider large development"*
https://mailchi.mp/designinghongkong/pokfulamozpsh1022?e=d55e9b8a9a

"In addition to the large laboratory (1) the University of Hong Kong is proposing to develop a global innovation centre (2) (see below). It is proposed to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to "Other Specified Uses" for a "Global Innovation Centre". The community can comment on the plans until 22 May 2024 (Wed). Submit your representation to tpbpd@pland.gov.hk or via the online platform on or before 22 May"

香港特別行政區政府

創新及科技局

香港添美道 2 號
政府總部西翼 20 樓

INNOVATION AND TECHNOLOGY BUREAU

THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

20/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

本函編號 Our Ref: [redacted]
來函編號 Your Ref:
電話 Tel: [redacted]
圖文傳真 Fax:

10 January 2022

Mr Paul Zimmerman
Vice-Chairman, Southern District Council &
District Councillor, Pok Fu Lam
c/o Designing Hong Kong Limited
[redacted]

Dear Mr Zimmerman,

Proposed Facilities for Deep Technology Research at the University of Hong Kong

I refer to your letter dated 22 November 2021 regarding the land reserved at Pokfulam for the University of Hong Kong (HKU) to construct facilities for deep technology research. Our reply, in consultation with HKU, is set out as follows –

As mentioned in our letter dated 22 November 2021, the exact boundary, development parametres and timeline of the said research facility are subject to further study. Please rest assured that the Government continues to pay due regard to local sentiments, and would consider consulting the local community via various appropriate channels in a timely manner.

Yours sincerely,

(Fung Long-yin)
for Secretary for Innovation and Technology

c.c.
Development Bureau
The University of Hong Kong

香港特別行政區政府

創新及科技局

香港添美道 2 號
政府總部西翼 20 樓

INNOVATION AND TECHNOLOGY BUREAU

THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

20/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

本函編號 Our Ref: [redacted]
來函編號 Your Ref:
電話 Tel:
圖文傳真 Fax:

22 November 2021

Mr Paul Zimmerman
Vice-Chairman, Southern District Council &
District Councillor, Pok Fu Lam
c/o Designing Hong Kong Limited
[redacted]

Dear Mr Zimmerman,

Proposed Facilities for Deep Technology Research at the University of Hong Kong

I refer to your letter dated 6 October 2021 addressed to the Secretary for Innovation and Technology requesting for information regarding the land reserved at Pokfulam for the University of Hong Kong (HKU) to construct facilities for deep technology research. In consultation with the Development Bureau and HKU, our reply is set out as follows –

The Chief Executive announced in her 2021 Policy Address that a four-hectare site currently zoned "Green Belt" at Pokfulam would be reserved for HKU to construct facilities for deep technology research. The concept of deep technology focuses on interdisciplinary research for innovative solutions to everyday life, such as artificial intelligence and quantum computing. The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for

the Visually Impaired, but the exact boundary, development parameters and timeline are subject to further study.

Yours sincerely,

(Fung Long-yin)
for Secretary for Innovation and Technology

c.c.
Development Bureau
The University of Hong Kong

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

南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

Hong Kong, 8 April 2022

Professor Xiang Zhang
President and Vice-Chancellor
The University of Hong Kong
Pok Fu Lam Road, Hong Kong

By fax: [redacted] and by email [redacted]

4 hectares green belt site in Pokfulam for The University of Hong Kong to develop R&D facilities

Dear Professor Zhang,

In the policy address published on 6 October 2021, it was announced that the government will reserve a 4-hectare site currently zoned "Green Belt" in Pokfulam for the University of Hong Kong to construct facilities for deep technology research.

Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans. In the absence of relevant information at https://www.estates.hku.hk/ we turn to your office.

First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site. Can you confirm the attached plan?

Secondly, residents wish to understand what consultation HKU is planning to undertake for this project.

Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road.

I will try and contact your office on the above. In the meantime, feel free to contact me via [redacted] or my email [redacted]

Yours sincerely,

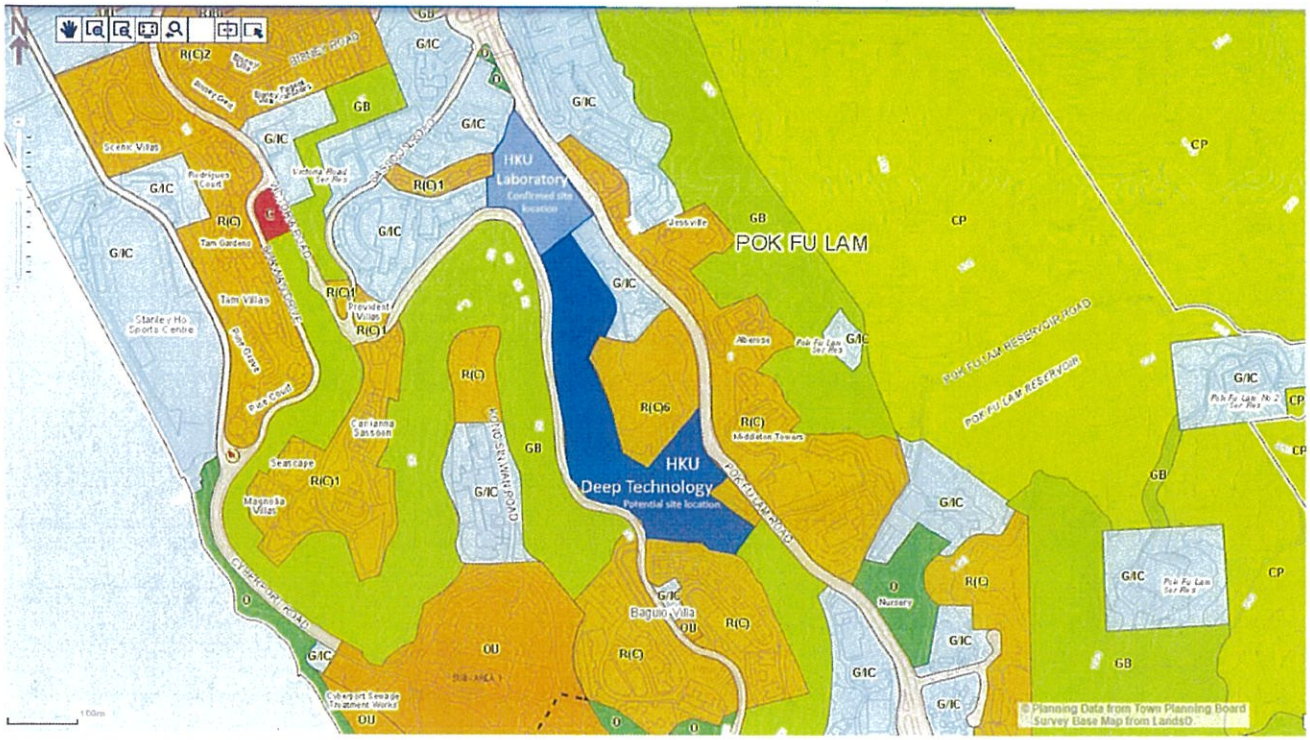
Paul Zimmerman
Vice-Chairman, Southern District Council

[redacted]

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

南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

Indicative site for The University of Hong Kong to develop R&D facilities (Deep Technology)



[redacted]

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Submission Number: TPB/R/S/H10/22- S3308

Representation Number: TPB/R/S/H10/22- R264

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

Dear Sir/Madam,

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

Thank you.

Best Regards,

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

HKBWS 香港觀鳥會
BirdLife International Partner
EAAFP
IUCN Member
People and birds living

香港註冊成立的法定慈善機構及無股本擔保有限公司
A charitable organization incorporated in Hong Kong with limited liability by guarantee

HKBWS 香港觀鳥會

人鳥和諧 自然長存

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

By email only

22 May 2024

Dear Sir/Madam,

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

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

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

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

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

Figure 1.
The GeoInfo map shows that there are woodland and natural streams within the rezoning site.

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

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

Yours faithfully,
The Hong Kong Bird Watching Society

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22- S3356

Representation Number: TPB/R/S/H10/22- R265

From: EAP KFBG [redacted]
Sent: 2024-05-21 星期二 17:34:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's representation relating to draft plan S/H10/22
Attachment: 240521 KFBG's representation relating to draft plan S_H10_22.pdf

Dear Sir/ Madam,

Attached please see KFBG's submission regarding the draft plan S/H10/22 .

Representer: Kadoorie Farm and Botanic Garden
Representer's representative: Mr. NIP Hin Ming
HKID: [redacted]

Please do NOT disclose the above personal particulars to parties not related to the administration of the process.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

21st May, 2024. **By email only**

Dear Sir/ Madam,

KFBG's representation relating to draft plan S/H10/22
Amendment Item no. A

1. We refer to the captioned.

2. We urge the Board to look at an aerial photo showing the site of amendment item no. A in **Figure 1** (extracted from Town Planning Board Statutory Planning Portal 3 website).

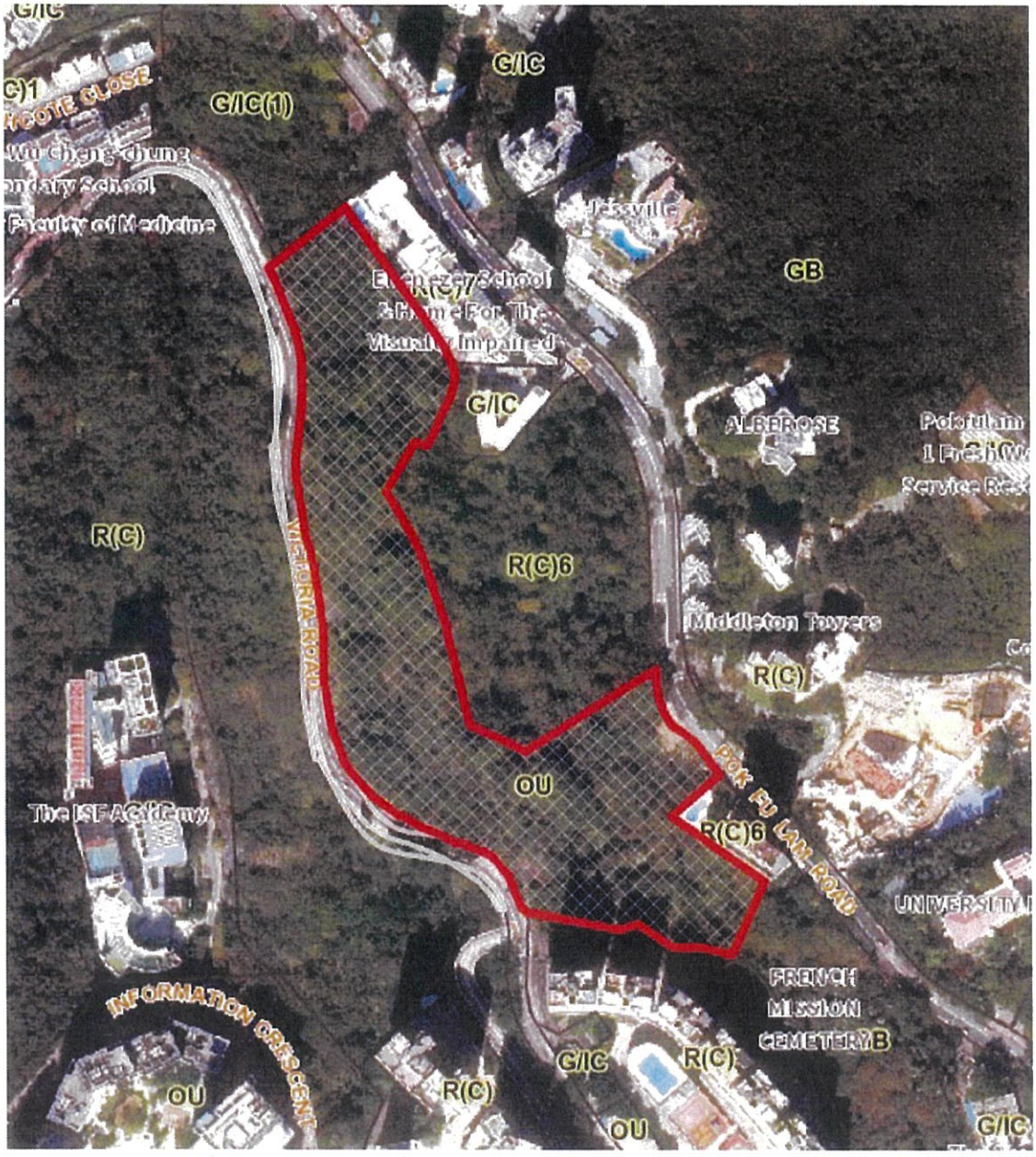
3. We urge the Board to seriously consider why we need to rezone such a relatively small-sized (ca. 4.7 ha) but well-wooded area into a zone entitled "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)"). The San Tin Technopole will be constructed in the near future, and the Lok Ma Chau Loop area is also designated for developing an I&T Park. Both are huge in size as compared to item no. A. We urge the Board to seriously consider whether there is strong justification to rezone this well-wooded area for the aforementioned purpose.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[redacted]

Figure 1. Site of amendment item no. A (shaded area bounded by red line).



[redacted]

Representation Number:
TPB/R/S/H10/22- R266

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)

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:
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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.

PERFECT INVESTMENTS LIMITED
Authorized Signature(s)

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 availailable 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 formers 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

For and on behalf of
鴻祥投資有限公司
CO-PERFECT INVESTMENTS LIMITED

Authorized Signature(s)

Submission Number:
TPB/R/S/H10/22- S721

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

Name

CHOI KWOK CHUNG VINCENT

Date 17 MAY 2024

Submission Number:
TPB/R/S/H10/22- S1472

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

Representation Number:
TPB/R/S/H10/22- R267

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.

RECEIVED
21 MAY 2024
Town Planning Board

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

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

Date: 17.05.2024

Email address: [redacted]

Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S422

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

Name SILVIA CARUSI Date 20.05.2024	Signature [redacted]
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

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

Submission Number:
TPB/R/S/H10/22- S2472

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

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

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

Name SILVIA CARUS Date 20.05.2024	Signature HKID [redacted]
Name [redacted] Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

RECEIVED
21 MAY 2024
Town Planning Board

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

Submission Number:
TPB/R/S/H10/22- S1473

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

Representation Number:
TPB/R/S/H10/22- R268

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

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

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: GUNTHER RITTNER (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] English letters and first 3 digits)
Date: 17/5/2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S421

The Secretariat of the Town Planning Board
15/F North Point Government 333, Java Road
North Point – Hong Kong

OZP No. S/H 10/22- Plan under section 6 (1)
HKU's Global Innovation Centre

Dear Town Planning Bord,

As a longtime HKG resident and Pok Fu Lam Resident please permit me to raise my following objections.

HKU GIC Project
As this project will certainly help to bring Hong Kong to the international forefront of research and development it is most commendable that it is fully supported by our Government. It no doubt deserves also the full support of HKG's citizens.
However, the intended location and the way this is done is highly objectionable. HKU may have reported to the Planning bord that they have obtained support from the Pok Fu Lam Residents but this is totally wrong! The HKU's development plans became for the first time known to all Pok Fu Lam residents only 14 days ago and caused an wide spread shockwave as to the proposed location of the GIC. Two exchanges with HUD Representatives took place on 13th and 14th May where the main objections were raised but no satisfactory answers were given.

Location
The only remaining green belt in Pok Fu Lam which was so far protected by previous Administrations would be destroyed! This green belt is not flat but heavily sloped with 5 channelized water courses running through. The construction will be highly expensive. The project should be considered in a more appropriate flat environment of which there are already much more suitable alternatives available. For example in the Lok Ma Chau Loop for the creation of the Hong Kong Shenzhen Innovation &Technology Park or at San Tin Techopole. This instead of the Planning Bord to give in to HKU's egotistic desire to have this huge project near its existing campus which is already in an densely populated residential area.

Also there is no consideration for destroying the habitat of an ecosystem with birds (cockatoos) and other animals living in these woods. The removal of some 2000 trees will seriously degrade the existing landscape which is currently acting as a buffer between the urban areas.

Traffic

With the existing redevelopment of Wah Fu Estate the traffic density can already be seen to be at its limits and will get worse in future. Baguio Villa on Victoria Road will be right in the middle of the planed GIC development. Considering that Victoria Road is a two-way Street of which one lane would certainly be heavily occupied during the long construction period, movement of Baguio Villa Residents will be severely affected by road closures and inadequate Public Transport facilities. Furthermore Ambulances and emergency services destined for QM Hospital will be stuck in frequent traffic jams for years to come!

Finally it is beyond me to understand if our Government would approve HKU's proposed self-serving location. This for reasons mentioned above and the fact that the site formation would be mega expensive. This at a time when Govt. Finances are stressed and much cheaper more suitable sites are available.

Thank you for your attention.

Hong Kong, 20th May 2024

Gunther RITTNER
[redacted]

[redacted]

Submission Number:
TPB/R/S/H10/22- S3972

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Thank you for your attention.

Hong Kong, 20th May 2024

Gunther RITTNER
HKID : [redacted]

[redacted]

Representation Number:
TPB/R/S/H10/22- R269

Submission Number:
TPB/R/S/H10/22- S2037

反對在薄扶林興建港大國際創新中心

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，國際創新中心應設在新田科技城，以符合香港的最佳利益， 這才對是一個明確且更好的選擇。

2、成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5.車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: KWOK LAI PING NORA (需填上香港身份證/護照所在的全名)

香港身份證/護照號碼: [redacted] （英文字母及首 3 個數字）

日期: 18.5.2021

電郵地址： [redacted]

通訊地址： [redacted]

Submission Number:
TPB/R/S/H10/22- S2474

Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Pl 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 availailable 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 formers CE's Policy Address 2021, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.
2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and limited to a small, selected number of double deckers and minibuses. The Technopole in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027.

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

Name Kwok Lai Ping Nora.	Signature
Date 19.5.2024	HKID [redacted]
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID

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Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/H10/22- S3259
	Date Received 收到日期		

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/ .
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as " Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (Mr. /Ms./Company/Organization* 先生/女士/公司/機構*)

KWOK CAI PING NORA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

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(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫 「不適用」

3. Details of the Representation (use separate sheet if necessary)#
申述詳情(如有需要，請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
	☐ support 支持 ☑ oppose 反對	Health concerns to Residents
	☐ support 支持 ☑ oppose 反對	Traffic concerns to Residents
	☐ support 支持 ☑ oppose 反對	Environmental Concerns

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本，另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

Representation Number:
TPB/R/S/H10/22- R270

Submission Number:
TPB/R/S/H10/22- S1328

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

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

1. **Inappropriate location**

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

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

2. **Very high cost**

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

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

3. **Large scale and massive tree removal**

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

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

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

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

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

5. **Huge increase in traffic flow**

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

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

6. **Lack of prior proper consultation**

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

7. **Weakening Slope Stability**

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

Conclusion

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

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Name: LAM YUEN CHI FRANKIE (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S107

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-145140-85314

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

提交日期及時間
Date and time of submission: 15/05/2024 14:51:40

「申述人」全名
Full Name of "Representer": 先生 Mr. Lam Yuen Chi Frankie

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R271	Submission Number: TPB/R/S/H10/22- S1329

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

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

1. **Inappropriate location**

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

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.

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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.

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Conclusion

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

RECEIVED
21 MAY 2024
Town Planning Board

Name: CHAN Tsz Yin (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S108

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-145926-86307

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

提交日期及時間
Date and time of submission: 15/05/2024 14:59:26

「申述人」全名
Full Name of "Representer": 女士 Ms. Chan Tsz Yin

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R272	Submission Number: TPB/R/S/H10/22- S1370

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: LAM Hiu Yu Hailee (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S109

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-150203-99565

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

提交日期及時間
Date and time of submission: 15/05/2024 15:02:03

「申述人」全名
Full Name of "Representer": 女士 Ms. Lam Hiu Yu Haylie

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:	Submission Number:
TPB/R/S/H10/22- R273	TPB/R/S/H10/22- S1371

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: LAM CHUN MING CASPER (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S110

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-150526-75930

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

提交日期及時間
Date and time of submission: 15/05/2024 15:05:26

「申述人」全名
Full Name of "Representer": 先生 Mr. Lam Chun Ming Casper

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R274	Submission Number: TPB/R/S/H10/22- S1372

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

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RECEIVED
21 MAY 2024
Town Planning Board

Name: LAU WAI KIT GARY (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S117

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-213522-47556

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

提交日期及時間
Date and time of submission: 15/05/2024 21:35:22

「申述人」全名
Full Name of "Representer": 先生 Mr. Lau Wai Kit Gary

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R275

Submission Number: TPB/R/S/H10/22- S1373

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.

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2. **Very high cost**

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

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**

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

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

5. **Huge increase in traffic flow**

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

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

6. **Lack of prior proper consultation**

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

7. **Weakening Slope Stability**

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

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: CHAN KAM PING (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/~~Passport~~ Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S113

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-151542-86136

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

提交日期及時間
Date and time of submission: 15/05/2024 15:15:42

「申述人」全名
Full Name of "Representer": 先生 Mr. Chan Kam Ping

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R276	Submission Number: TPB/R/S/H10/22- S1374

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.

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

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

5. **Huge increase in traffic flow**

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

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

6. **Lack of prior proper consultation**

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

7. **Weakening Slope Stability**

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

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: NG MEI MUI (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S114

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-151818-30684

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

提交日期及時間
Date and time of submission: 15/05/2024 15:18:18

「申述人」全名
Full Name of "Representer": 女士 Ms. Ng Mei Mui

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R277	Submission Number: TPB/R/S/H10/22- S1375

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: YICK WAI YAN (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S116

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-213322-44344

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

提交日期及時間
Date and time of submission: 15/05/2024 21:33:22

「申述人」全名
Full Name of "Representer": 女士 Ms. Yick Wai Yan

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R278	Submission Number: TPB/R/S/H10/22- S1376

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: YAM YIK HANG (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/~~Passport~~ Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S121

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-214309-64264

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

提交日期及時間
Date and time of submission: 15/05/2024 21:43:09

「申述人」全名
Full Name of "Representer": 先生 Mr. Yam Yik Hang

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:	Submission Number:
TPB/R/S/H10/22- R279	TPB/R/S/H10/22- S1378

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.

RECEIVED
21 MAY 2024
Town Planning
Board

Name: NG SHUN HING (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S112

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-151057-75402

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

提交日期及時間
Date and time of submission: 15/05/2024 15:10:57

「申述人」全名
Full Name of "Representer": 女士 Ms. Ng Shun Hing

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R280	Submission Number: TPB/R/S/H10/22- S1379

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.

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3. **Large scale and massive tree removal**

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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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: CHEUNG KING BUN TERENCE (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S118

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-213721-68023

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

提交日期及時間
Date and time of submission: 15/05/2024 21:37:21

「申述人」全名
Full Name of "Representer": 先生 Mr. Cheung King Bun Terence

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R281

Submission Number: TPB/R/S/H10/22- S1380

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

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

1. **Inappropriate location**

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

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

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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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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.

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

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.

RECEIVED
21 MAY 2024
Town Planning

Name: DAO CHEUK YU ELISE (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S125

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-215153-40209

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

提交日期及時間
Date and time of submission: 15/05/2024 21:51:53

「申述人」全名
Full Name of "Representer": 女士 Ms. Dao Cheuk Yu Elise

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:
TPB/R/S/H10/22- R282

Submission Number:
TPB/R/S/H10/22- S1382

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

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

1. **Inappropriate location**

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

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

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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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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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: DAO CHI SHING (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S122

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-214504-82949

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

提交日期及時間
Date and time of submission: 15/05/2024 21:45:04

「申述人」全名
Full Name of "Representer": 先生 Mr. Dao Chi Shing

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:
TPB/R/S/H10/22- R283

Submission Number:
TPB/R/S/H10/22- S1383

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: HO FUNG (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S119

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-213905-23619

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

提交日期及時間
Date and time of submission: 15/05/2024 21:39:05

「申述人」全名
Full Name of "Representer": 先生 Mr. Ho Fung

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R284	Submission Number: TPB/R/S/H10/22- S1384

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.

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

5. **Huge increase in traffic flow**

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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.

RECEIVED
21 MAY 2024
Town Planning

Name: TSE PUI SHAN SHARON (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/~~Passport~~ Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S356

參考編號
Reference Number: 240519-114526-84073

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

提交日期及時間
Date and time of submission: 19/05/2024 11:45:26

「申述人」全名
Full Name of "Representer": 女士 Ms. Tse Pui Shan Sharon

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/HI 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number: TPB/R/S/H10/22- R285	Submission Number: TPB/R/S/H10/22- S1385

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.

RECEIVED
21 MAY 2024
Town Planning Board

Name: LO SUET FUNG (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/~~Passport~~ Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S354

參考編號
Reference Number: 240519-114143-66779

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

提交日期及時間
Date and time of submission: 19/05/2024 11:41:43

「申述人」全名
Full Name of "Representer": 先生 Mr. Lo Suet Fung

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/HI 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:	Submission Number:
TPB/R/S/H10/22- R286	TPB/R/S/H10/22- S1386

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

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

1. Inappropriate location

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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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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.

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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**

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Conclusion

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

RECEIVED
21 MAY 2024
Town Planning Board

Name: CHANG SZE WING (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S124

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-214944-46931

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

提交日期及時間
Date and time of submission: 15/05/2024 21:49:44

「申述人」全名
Full Name of "Representer": 女士 Ms. Chang Sze Wing

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

Representation Number:	Submission Number:
TPB/R/S/H10/22- R287	TPB/R/S/H10/22- S1387

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.

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3. **Large scale and massive tree removal**

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Conclusion

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

RECEIVED
21 MAY 2024
Town Planning Board

Name: YEUNG HUNG CHIT (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 19 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S355

參考編號
Reference Number: 240519-114314-88284

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

提交日期及時間
Date and time of submission: 19/05/2024 11:43:14

「申述人」全名
Full Name of "Representer": 先生 Mr. Yeung Hung Chit

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

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

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

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/Hl 0/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22- S872

Representation Number: TPB/R/S/H10/22- R288

From: Ted Yeung, HK, SavillsGuardian [redacted]
Sent: 2024-05-21 星期二 14:51:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No.S/H10/22
Attachment: draft objection to TPF re HKU's GIU 16.5.24.pdf

Please see attachment

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

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

Date: _____

Email address: _____

Correspondence address: _____

_____

反對在薄扶林興建港大國際創新中心

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，國際創新中心應設在新田科技城，以符合香港的最佳利益， 這才對是一個明確且更好的選擇。

2、成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5.車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: Tsang Tak-ming , Douglas (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: 21/5/2024

電郵地址：

通訊地址：[redacted]

Representation Number: TPB/R/S/H10/22- R289	Submission Number: TPB/R/S/H10/22- S1231

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

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

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Name: Li Yan Zhi (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/~~Passport~~ Number: [redacted] (English letters and first 3 digits)
Date: 21 MAY 2024
Email address: [redacted]
Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S2128

反對在薄扶林興建港大國際創新中心

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。

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2、成本極高

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

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

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國際創新中心規模龐大，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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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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姓名: 李燕枝 (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: 20-5-2024

電郵地址： [redacted]

通訊地址： _____

_____

Representation Number:	Submission Number:
TPB/R/S/H10/22- R290	TPB/R/S/H10/22- S1576

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21 MAY 2024
Town Planning Board

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

反對在薄扶林興建港大國際創新中心

Submission Number:
TPB/R/S/H10/22- S1632

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，國際創新中心應設在新田科技城，以符合香港的最佳利益， 這才對是一個明確且更好的選擇。

2、成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5.車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: Olivier Gallimidi (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: 16/05/2024

電郵地址： [redacted]

通訊地址： [redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Representation Number:
TPB/R/S/H10/22- R291

Submission Number:
TPB/R/S/H10/22- S2343

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.

RECEIVED
21 MAY 2024
Town Planning Board

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

Submission Number:
TPB/R/S/H10/22- S2119

反對在薄扶林興建港大國際創新中心

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。

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國際創新中心規模龐大，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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結論

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姓名: Chan Yuen (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: 16/5/2024

電郵地址： [redacted]

通訊地址： [redacted]

[redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Representation Number: TPB/R/S/H10/22- R292	Submission Number: TPB/R/S/H10/22- S2345

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:

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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.

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

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

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

5. **Huge increase in traffic flow**

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Conclusion

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RECEIVED
21 MAY 2024
Town Planning Board

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

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

Date: 19/5/2024

Email address: [redacted]

Correspondence address: [redacted]

Submission Number:
TPB/R/S/H10/22- S2231

反對在薄扶林興建港大國際創新中心

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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姓名: LO FOOK CHEUNG (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: 21/5/2024

電郵地址：

通訊地址：[redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Submission Number:
TPB/R/S/H10/22- S2356

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: Lo Fook Cheung (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/5/2024

Email address: [redacted]

Correspondence address: [redacted]

Representation Number: TPB/R/S/H10/22- R293	Submission Number: TPB/R/S/H10/22- S2699

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

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Name: THAM SONG YUM RONALD (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: 18/5/24

Email address: [redacted]

Correspondence address: [redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22- S298

From: Winnie WC Siu [redacted]
Sent: 2024-05-20 星期一 09:24:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam - S/H10/22
Attachment: objection to TPF re HKU's GIU 16.5.24.pdf

Hi Siri

Please find the attached file for your further processing.

Best Regards
Winnie

領展 LINK
Winnie Siu
Executive Secretary
[redacted]

We LINK People To A Brighter Future
Follow us Twitter LinkedIn Instagram YouTube

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

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Name: Tham Seng Yum Ronald (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 20 May 2024
Email address: [redacted]
Correspondence address: [redacted]

反對在薄扶林興建港大國際創新中心

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，國際創新中心應設在新田科技城，以符合香港的最佳利益， 這才對是一個明確且更好的選擇。

2、成本極高

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

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

3. 規模龐大並大量砍伐樹木

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

4. 施工期間嚴重擾民

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

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

5.車流量大幅增加

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

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

6. 缺乏事先適當的諮詢

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

7. 削弱斜坡穩定性

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

結論

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

姓名: _____(需填上香港身份證/護照所在的全名)

香港身份證/護照號碼:_____（英文字母及首 3 個數字）

日期: _____

電郵地址： _____

通訊地址： _____

_____

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Submission Number: TPB/R/S/H10/22- S429

From: [redacted]
Sent: 2024-05-20 星期一 14:13:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Dear Neighbor of Pok Fu Lam
Attachment: Document-Baguio Villa.pdf

Representation Number: TPB/R/S/H10/22- R294

Date: 20-May-2024
To: Town planning Board
Email: tpbpd@pland.gov.hk

From: Mr. H.Y. Kim
Hanshine International Ltd.
Tel:
Email: [redacted]

Dear Neighbor of Pok Fu Lam

As per your request , I hereby sending the singed document of TPB as attached.

Best regards,

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:

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Conclusion

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Name: KIM. HO-YONG (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: May 20. 2024
Email address: [redacted]
Correspondence address: [redacted]

Representation Number: TPB/R/S/H10/22- R295

Submission Number: TPB/R/S/H10/22- S468

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/[redacted] for the following reasons:

1. [redacted] location

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Conclusion

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

Name: LAN NGAN CHING (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: 20 May 2024
Email address: [redacted]
Correspondence address: [redacted]

Representation Number: TPB/R/S/H10/22- R296

Submission Number: TPB/R/S/H10/22- S488

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Gordon Lam [redacted]
Sent:	2024-05-20 星期一 22:01:32
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission
Attachment:	20240521(HKU's GIU objection)GL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,
LAM,Chun Ming Gordon.

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

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

1. **Inappropriate location**

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

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

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Conclusion

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Name: LAM, Chun Ming Gordon (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: 21st May 2024
Email address: [redacted]
Correspondence address: _____

Representation Number:
TPB/R/S/H10/22- R297

Submission Number:
TPB/R/S/H10/22- S489

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Tienson Lam [redacted]
Sent:	2024-05-20 星期一 22:08:16
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission
Attachment:	20240521(HKU's GIU objection)TL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,
LAM,Tienson Theodore.

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

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Conclusion

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Name: LAM, Tienson Theodore (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: 21st May 2024
Email address: [redacted]
Correspondence address: _____

Representation Number:
TPB/R/S/H10/22- R298

Submission Number:
TPB/R/S/H10/22- S490

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Carol Wong [redacted]
Sent:	2024-05-20 星期一 22:11:23
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission
Attachment:	20240521(HKU's GIU objection)CW.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,
WONG, Ho Yan Carol.

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Name: WONG, Ho Yan Carol (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: 21st May 2024
Email address: [redacted]
Correspondence address: _____

Representation Number:
TPB/R/S/H10/22- R299

Submission Number:
TPB/R/S/H10/22- S491

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Gordon Lam [redacted]
Sent:	2024-05-20 星期一 22:21:34
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission
Attachment:	20240521(HKU's GIU objection)LKC.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

Many thanks and regards,
LAM, Kam Chien.

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Name: LAM, Kam Chien (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: 21st May 2024
Email address: [redacted]
Correspondence address: _____

Representation Number:
TPB/R/S/H10/22- R300

Submission Number:
TPB/R/S/H10/22- S492

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	Trinity 333 <[redacted]
Sent:	2024-05-20 星期一 22:36:56
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Representation Submission
Attachment:	20240521(HKU's GIU objection)RL.pdf

Dear Sir/Madam,

Attached please find my representation opposing the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for your kind perusal and consideration.

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LEUNG, Ka Yin.

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Name: LEUNG, Ka Yin (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: 21st May 2024
Email address: [redacted]
Correspondence address: _____