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

Submission Number:
TPB/R/S/H10/22- S3316.1

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

Representation Number:
TPB/R/S/H10/22- R2401

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

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

1. **Inappropriate location**

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

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

2. **Very high cost**

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

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

3. **Large scale and massive tree removal**

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

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

Conclusion

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

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

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

Date: May 21, 2021

Email address: [redacted]

Correspondence address: [redacted]

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

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

From: Yuen's Family <yuen.fam@gmail.com>
Sent: 2024-05-22 星期三 21:29:08
To: IO office of Baguio Villa, Hong Kong (iobv@biznetvigator.com) <iobv@biznetvigator.com>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition on GIC site in Pokfulam

Pls refer to the attached.

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

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

1. **Inappropriate location**

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

Hong Kong Identity Card/Passport Number: [redacted] nglish letters and first 3 digits)

Date: May 21, 2021

Email address: [redacted]

Correspondence address: [redacted]

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

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

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

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email [redacted]

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

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

From: Trust Consultant [redacted]
Sent: Wednesday, May 22, 2024 10:14 PM
To: tspd/PLAND [redacted]
Subject: Opposition on GIC site in Pokfulam

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

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

1. Inappropriate location

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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

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

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

Conclusion

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

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

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

Date: May 21, 2021

Email address: [redacted]

Correspondence address: [redacted]

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

Submission Number:
TPB/R/S/H10/22- S3316.2

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

Representation Number:
TPB/R/S/H10/22- R2402

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

2. Very high cost

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

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8. NOT VALUE FOR MONEY - The Building cost is very expensive to Conclusion Cut trees, level the slope etc. USE SHA TIN landscape

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

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

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

Date: MAY 21, 2024

Email address: [redacted]

Correspondence address: [redacted]

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

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

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

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email: [redacted]

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

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

From: Trust Consultant [redacted]
Sent: Wednesday, May 22, 2024 10:14 PM
To: tspd/PLAND <[redacted]
Subject: Opposition on GIC site in Pokfulam

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

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

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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

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5. Huge increase in traffic flow

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Conclusion

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

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

Date: MAY 21, 2024

Email address: [redacted]

Correspondence address: [redacted]

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

Submission Number:
TPB/R/S/H10/22- S3316.3

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

Representation Number:
TPB/R/S/H10/22- R2403

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

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

Date: MAY 21, 2024

Email address: [redacted]

Correspondence address: [redacted]

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

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

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

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Planning Department

From: Trust Consultant [redacted]
Sent: Wednesday, May 22, 2024 10:14 PM
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Subject: Opposition on GIC site in Pokfulam

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

1. **Inappropriate location**

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

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

2. **Very high cost**

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

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

3. **Large scale and massive tree removal**

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

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

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

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

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

5. Huge increase in traffic flow

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

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

6. Lack of prior proper consultation

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

7. Weakening Slope Stability

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

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

Conclusion

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

Name: YUEN, GABRIELLE GAYAGA (please fill in the full name in Hong Kong ID card/passport)
Hong Kong Identity Card/Passport Number: [redacted] (English letters and first 3 digits)
Date: MAY 21, 2024
Email address: [redacted]
Correspondence address: [redacted]

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

Submission Number: TPB/R/S/H10/22- S3317

Representation Number: TPB/R/S/H10/22- R2404

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

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

Pls refer to the attached.

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

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

1. **Inappropriate location**

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

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

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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.

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

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

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

Conclusion

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

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

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

Date: May 21, 2024

Email address: [redacted]

Correspondence address: [redacted]

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

Submission Number:
TPB/R/S/H10/22- S3325

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

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

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

Pls refer to the attached.

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

Conclusion

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

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

Date: May 21, 2021

Email address: [redacted]

Correspondence address: [redacted]

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

Submission Number:
TPB/R/S/H10/22- S3345

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

Dear Sir/Madam,

We acknowledge receipt of your email dated 22.5.2024 addressed to our email: [redacted]

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

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

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

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

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

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Conclusion to cut trees and level the slope

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

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

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

Date: May 21, 2021

Email address: [redacted]

Correspondence address: [redacted]

Representation Number:
TPB/R/S/H10/22- R2405

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

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Name: Fu, How Kin Frank (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]

RECEIVED
21 MAY 2024
Town Planning Board

Representation Number:
TPB/R/S/H10/22- R2406

Submission Number:
TPB/R/S/H10/22- S216

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

From:	Louisa Berry [redacted]
Sent:	2024-05-17 星期五 09:51:18
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam OZP NO. S/H10/2
Attachment:	SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 .doc

To whom it may concern,

I strongly oppose this rezoning proposal and the development of the Global Innovation Centre at the Pokfulam Area. Please see attached supporting document.

My name is: Louisa Berry
ID: [redacted]

Best
Louisa

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

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

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

1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

3. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns)
The Traffic Impact Assessment commissioned by HKU, submitted in February 2024, has the following errors:
3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.
3.2 In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

There is far more suitable, cost effective, and immediately 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 Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

Representation Number:
TPB/R/S/H10/22- R2407

☐Urgent ☐Return receipt ☐Expand Group ☐F

Submission Number:
TPB/R/S/H10/22- S222

From: Gayle Gill [redacted]
Sent: 2024-05-17 星期五 12:46:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Global Innovation Centre in Pokfulam

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)

As a president of Pokfulam, 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.

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- Allow flexibility for expansion for HKU's GIC in the future.
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Gayle Gill

[redacted]

Sent from my iPad

Representation Number: TPB/R/S/H10/22- R2408

Submission Number: TPB/R/S/H10/22- S229

☐Urgent ☐Return receipt ☐Expand Group ☐Re

Representation Number: TPB/R/S/H10/22- R2409

Submission Number: TPB/R/S/H10/22- S230

From: Richard Xu
Sent: 2024-05-17
To: tpbpd/PLAND <tpbpd@planning...
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)
Attachment: Representation on Pok Fu Lam OZP NO. SH1022 to the Town Planning Board in respect of plan under section 6(1) of the Town Plannir...(CAP.131).pdf

Representation Number: TPB/R/S/H10/22- R2410

Submission Number: TPB/R/S/H10/22- S231

TO: TOWN PLANNING BOARD

Attached please kindly find our strong objection 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).

please consider objection seriously.

Representation Number: TPB/R/S/H10/22- R2411

Submission Number: TPB/R/S/H10/22- S232

best regards
XU ZHIGANG
SHEN TONG
SHEN GUOHUA
ZHAO MIN
XU KUNPENG

Representation Number: TPB/R/S/H10/22- R2412

Submission Number: TPB/R/S/H10/22- S233

Representation Number: TPB/R/S/H10/22- R2408
Representation Number: TPB/R/S/H10/22- R2409
Representation Number: TPB/R/S/H10/22- R2410
Representation Number: TPB/R/S/H10/22- R2411
Representation Number: TPB/R/S/H10/22- R2412

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

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

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

Name: XU ZHIGANG Date: 17 May 2024	Submission Number: TPB/R/S/H10/22- S229	Signature HKID: [redacted]
Name: SHEN TONG Date: 17 May 2024	Submission Number: TPB/R/S/H10/22- S230	Signature HKID: [redacted]
Name: SHEN GUOHUA Date: 17 May 2024	Submission Number: TPB/R/S/H10/22- S231	Signature HKID: [redacted]
Name: ZHAO MIN Date: 17 May 2024	Submission Number: TPB/R/S/H10/22- S232	Signature HKID: [redacted]
Name: XU KUNPENG Date: 17 May 2024	Submission Number: TPB/R/S/H10/22- S233	Signature HKID: [redacted]

Representation Number: TPB/R/S/H10/22- R2413

Submission Number: TPB/R/S/H10/22- S248

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

Representation Number: TPB/R/S/H10/22- R2414

Submission Number: TPB/R/S/H10/22- S249

From: Trisha [redacted]
Sent: 2024-05-17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Pradeep Mohinani [redacted]
Subject: POKFULAM OZP/ No S/H10/22
Attachment: Pokfulam OZP NO SH1022.pdf

To Whom This May Concern

Please find our comments attached.

Best regards

Trisha Tra[redacted]
Pradeep Mohinani [redacted]

Sent from my iPhone

Representation Number:
TPB/R/S/H10/22- R2413

Representation Number:
TPB/R/S/H10/22- R2414

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Name TRISHA TRAN [redacted] Date 17 MAY 2024	Signature HKID [redacted] Submission Number: TPB/R/S/H10/22- S248
Name PRADEEP MOHNANI [redacted] Date 17 MAY 2024	Signature HKID [redacted] Submission Number: TPB/R/S/H10/22- S249
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

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Name TRISHA TRAN [redacted]	Signature [signature]
Date 17 MAY 2024	HKID [redacted]
Name PRADEEP MOHNANI	Signature [signature]
Date [redacted] 17 MAY 2024	HKID [redacted]
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID

Submission Number: TPB/R/S/H10/22- S1001

Submission Number: TPB/R/S/H10/22- S1002

RECEIVED 22 MAY 2024 Town Planning Board

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

From: [redacted]
Sent: 2024-05-20 星期一 10:49:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Boa
Attachment: Representati

Representation Number: TPB/R/S/H10/22- R2415
Submission Number: TPB/R/S/H10/22- S314

Dear Sirs,

Representation Number: TPB/R/S/H10/22- R2416
Submission Number: TPB/R/S/H10/22- S315

Attached please find. Thanks

Representation Number: TPB/R/S/H10/22- R2417
Submission Number: TPB/R/S/H10/22- S316

Kind regards,
Pearl Lee

Tel:(852) [redacted]

Representation Number: TPB/R/S/H10/22- R2418
Submission Number: TPB/R/S/H10/22- S317

Representation Number: TPB/R/S/H10/22- R2419
Submission Number: TPB/R/S/H10/22- S318

Representation Number: TPB/R/S/H10/22- R2420
Submission Number: TPB/R/S/H10/22- S319

Representation Number:
TPB/R/S/H10/22- R2415

Submission Number:
TPB/R/S/H10/22- S314

Representation on Pok Fu Lam OZP [illegible] to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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Signature

Name

LI SAU YING

HKID (First 4 characters)

[redacted]

Date

19. 5. 2024

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Submission Number:
TPB/R/S/H10/22- S688

Signature

Name

LI SAU YING

HKID (First 4 characters)

[redacted]

Date

19. 5. 2024

Representation Number:
TPB/R/S/H10/22- R2416

Submission Number:
TPB/R/S/H10/22- S315

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

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Signature

HKID (First 4 characters)

[redacted]

Name

HO YUEN CHU

Date

19-5-2024

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Submission Number:
TPB/R/S/H10/22- S689

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

HO YUEN CHU

Date

19-5-2024

Representation Number:
TPB/R/S/H10/22- R2417

Submission Number:
TPB/R/S/H10/22- S316

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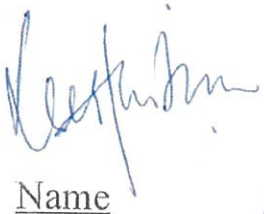
Signature



HKID (First 4 characters)

[redacted]

Name

LEE HUI SUM

Date

19/5/2024

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4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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Submission Number:
TPB/R/S/H10/22- S690

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name
LEE HUI SUM

Date
19/5/2024

Representation Number:
TPB/R/S/H10/22- R2418

Submission Number:
TPB/R/S/H10/22- S317

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

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

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

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2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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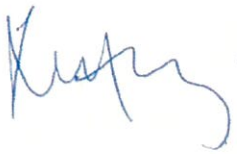
Signature



HKID (First 4 characters)

[redacted]

Name

LEE Ho Cheung

Date

19/5/2024.

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

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Submission Number:
TPB/R/S/H10/22- S685

Signature

HKID (First 4 characters)

[redacted]

Name

LEE Ho Cheung

Date

19/5/2024.

Representation Number:
TPB/R/S/H10/22- R2419

Submission Number:
TPB/R/S/H10/22- S318

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Signature

HKID (First 4 characters) [redacted]

Name

LEE YEUK LUI ROSA

Date 19/5/2024

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

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Submission Number:
TPB/R/S/H10/22- S686

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

LEE YEUK LUI ROSA

Date 19/5/2024

Representation Number:
TPB/R/S/H10/22- R2420

Submission Number:
TPB/R/S/H10/22- S319

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

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

There is far more suitable, cost effective, and immediately 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:
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Signature

HKID (First 4 characters)

[redacted]

Name

Date

19/5/24

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

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

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

1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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

There is far more suitable, cost effective, and immediately availailable alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)
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2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and limited to a small, selected number of double deckers and minibuses. The Technopole in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027.

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

Submission Number:
TPB/R/S/H10/22- S687

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters) [redacted]

Name

Date 19/5/24

Representation Number:
TPB/R/S/H10/22- R2421

Submission Number:
TPB/R/S/H10/22- S358

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240519-125847-42857

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 12:58:47

「申述人」全名
Full Name of "Representer": 先生 Mr. YIP Hang Kin

「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**
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		ides easier integration with Shenzhen. • Save valuable tax revenue through cheaper constructio n during a time of budget deficit

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- R2422

Submission Number:
TPB/R/S/H10/22- S359

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240519-130417-11699

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 13:04:17

「申述人」全名
Full Name of "Representer": 女士 Ms. LAM NGA YEE

「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:

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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- R2423

Submission Number:
TPB/R/S/H10/22- S423

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

From: [redacted]
Sent: 2024-05-20 星期一 12:23:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]

Subject: Fwd: Pok Ful Lam Representation Letter May 2024
Attachment: CBL Pok Ful Lam Representation Letter.pdf

Please see the attached representation letter for the Pok Ful Lam matter.

Thank you.

Craig Lindsay

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

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Name LINDSAY CRAIG BLACK
Date 20 May 2024

Representation Number:
TPB/R/S/H10/22- R2424

Submission Number:
TPB/R/S/H10/22- S437

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

From:	joanna chan [redacted]
Sent:	2024-05-20 星期一 15:07:01
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation on Pok Fu Lam OZP No, S/H10/22
Attachment:	From Mr. Tou Kwok Chiu Philip.pdf

Dear Sirs,

Attached is the 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)

Thank you.

From : Mr. You Kwok Chiu Philip
HKID : [redacted]

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

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

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

1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

3. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns)
The Traffic Impact Assessment commissioned by HKU, submitted on February 2024, has the following errors:
3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.
3.2 In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development . The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road,

which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong - Shenzhen Innovation and Technology Park in the Loop)
1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the 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 Techno-pole 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 Kwun Tung MTR station is also set to complete in 2027.

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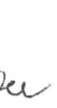
- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper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

NAME Tou Kwok chiu Philip. **SIGNATURE** 

DATE 28th May 2024 **HKID** [redacted]

Representation Number:
TPB/R/S/H10/22- R2425

Submission Number:
TPB/R/S/H10/22- S438

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

From:	joanna chan [redacted]
Sent:	2024-05-20 星期一 15:08:32
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation on Pok Fu Lam OZP No, S/H10/22
Attachment:	From Miss Cecilia Lam Shiu Ling.pdf

Dear Sirs,

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Thank you.

From : Miss Cecilia Lam Shiu Ling

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

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2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
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which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

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

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

NAME CECILIA LAM SHIU LING **SIGNATURE** [signature]

DATE 24th May 2024 **HKID** [redacted]

Representation Number:
TPB/R/S/H10/22- R2426

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

Submission Number:
TPB/R/S/H10/22- S439

From: h lo [redacted]
Sent: 2024-05-20 星期一 15:11:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)
Attachment: 20240520150545812.pdf

Dear Sir/Madam,

Please find attached the subject representation for your attention.

LO Wai Man

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 which is Item A of draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 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)").

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

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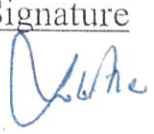
Signature 

HKID (First 4 characters) [redacted]

Name
LO WAI MAN

Date
20 May 2024

Representation Number:
TPB/R/S/H10/22- R2427

Submission Number:
TPB/R/S/H10/22- S440

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

From: Lawrence Lee <[redacted]
Sent: 2024-05-20 星期一 15:17:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO. S/H10/22

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

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LEE, CHUN WO LAWRENCE
HKID#[redacted]

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-153258-11433

Submission Number:
TPB/R/S/H10/22- S732

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

提交日期及時間
Date and time of submission: 20/05/2024 15:32:58

「申述人」全名
Full Name of "Representer": 先生 Mr. Lee Chun Wo Lawrence

「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**
rezoning and the development of the Global Innovation Centre at the Pokfulam Area.	反對 Oppose	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

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4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and shou ld use, to control excessive developments such as this one in order to pr otect 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 an d extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isol ated 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.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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

Representation Number:
TPB/R/S/H10/22- R2428

Submission Number:
TPB/R/S/H10/22- S444

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

From:	Dorothy Berry [redacted]
Sent:	2024-05-20 星期一 15:56:25
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation on Pok Fu Lam OZP No. S/H10/22
Attachment:	2024-05-20 15-48.pdf

Dear Sirs,

I attach a scanned copy of my representation in respect of the above named proposal.

Kind regards

Dorothy SILKSTONE (Berry)
--
Sent with Genius Scan for iOS.
[redacted]

Sent from my iPhone

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

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

I have been a resident of Pokfulam for 7 years and am very familiar with the area. I chose this area to live in, attracted by the low density developments, proximity to the sea and greenery.

I am aware that the University of Hong Kong (HKU) has announced its plans to develop a GIC in Pokfulam, where it intends to conduct "top-tier" research. It seems to me that 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 in the New Territories making the Pokfulam proposal obsolete.

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

Traffic along Pokfulam Road and Victoria Road has increased noticeably since the new Block at Queen Mary Hospital started 5 years ago as well as the redevelopment at Wah Fu,pften causing long delays at commuter times.

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

1.1 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 the summer holidays. 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.

1.2 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.

1.3 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.

1.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which, due to physical constraints , cannot be widened or improved.

2.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.

3. Health Concerns to Residents

3.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise 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.
3.2 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.
3.3 One of the goals of the 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.

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

1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the 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.
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By promoting the more suitable Technopole location for the GIC, and opposing the Pokfulam location, Hong Kong can:

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

Signature **HKID (First 4 characters)**

Dorothy Silkstone [redacted]

Name **Date**

DOROTHY SILKSTONE. 20.5.2024.

Representation Number:
TPB/R/S/H10/22- R2429

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

Submission Number:
TPB/R/S/H10/22- S451

tpbpd/PLAND

寄件者: Joshua Green [redacted]
寄件日期: 2024年05月20日星期一 16:27
收件者: tpbpd/PLAND
主旨: Representation on Pok Fu Lam OZP No. S/H10/22
附件: Representation on Pok Fu Lam OZP No. S-H10-22 - May 2024.pdf

類別: Internet Email

Dear Sir/Madam,

Please find attached my objection letter to the Town Planning Board on Pok Fu Lam OZP No. S/H10/22, strongly opposing this rezoning and the development of the Global Innovation Centre at the Pokfulam Area.

Sincerely,

Joshua Green
[redacted]

Joshua Green
Co-Head of Hong Kong
[redacted]

AITi | TIEDEMANN GLOBAL

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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)

Dear Sir/Madam,

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

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

1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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Signature HKID [redacted]

Name JOSHUA MICHAEL GREEN Date 20/05/2024

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

From: Customer Service [redacted]
Sent: 2024-05-20 星期一 14:03:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》（第 131 章）第 6(1)條所指的圖則"
Attachment: 12B.pdf; 13A.pdf;

Representation Number: TPB/R/S/H10/22- R2430
Submission Number: TPB/R/S/H10/22- S456

Representation Number: TPB/R/S/H10/22- R2431
Submission Number: TPB/R/S/H10/22- S457

Representation Number: TPB/R/S/H10/22- R2432
Submission Number: TPB/R/S/H10/22- S458

Representation Number: TPB/R/S/H10/22- R2433
Submission Number: TPB/R/S/H10/22- S459.1

Representation Number: TPB/R/S/H10/22- R2434
Submission Number: TPB/R/S/H10/22- S459.2

Representation Number: TPB/R/S/H10/22- R2435
Submission Number: TPB/R/S/H10/22- S460.1

Representation Number: TPB/R/S/H10/22- R2436
Submission Number: TPB/R/S/H10/22- S460.2

致：城市規劃委員會

附上：本廈 5 位住戶的反對信，請查收．謝

Best regards,

Vista Mount Davis Management Office

[redacted]

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immediately. There is no warranty that this e-mail is error or virus free.

Representation Number:
TPB/R/S/H10/22- R2430

Submission Number:
TPB/R/S/H10/22- S456

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

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

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NAME RANDALL KIM, HE SHIN

SIGNATURE

DATE 19/5/2024

HKID [redacted]

Representation Number:
TPB/R/S/H10/22- R2431

Submission Number:
TPB/R/S/H10/22- S457

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

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

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

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• 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 GENG HANXING

SIGNATURE [signature]

DATE 17/5/2024

HKID [redacted]

Representation Number:
TPB/R/S/H10/22- R2432

Submission Number:
TPB/R/S/H10/22- S458

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.

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

SIGNATURE

DATE 19/5/24

HKID [redacted]

Representation Number:
TPB/R/S/H10/22- R2433

Submission Number:
TPB/R/S/H10/22- S459.1

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

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

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NAME KELLY LAM [redacted] **SIGNATURE** [redacted]

DATE 19th May 2024 **HKID** [redacted]

Representation Number:
TPB/R/S/H10/22- R2434

Submission Number:
TPB/R/S/H10/22- S459.2

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

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NAME [redacted] CHAN KA KEUNG

SIGNATURE [redacted]

DATE 19th May 2024

HKID [redacted]

Representation Number:
TPB/R/S/H10/22- R2435

Submission Number:
TPB/R/S/H10/22- S460.1

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

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NAME Chow Yeung Shan [redacted] **SIGNATURE** [redacted]

DATE 19 May 2024 **HKID** [redacted]

Representation Number:
TPB/R/S/H10/22- R2436

Submission Number:
TPB/R/S/H10/22- S460.2

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NAME [redacted] **SIGNATURE** [redacted]

Tong Yuen Sze Cecilia

DATE 19 May 2024 **HKID** [redacted]

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

From:	grace wong [redacted]
Sent:	2024-05-20 星期一 13:02:40
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Pok Fu Lam OZP (S/H10/22)
Attachment:	All submissions to TPB.pdf; submission to TPB.pdf

Representation Number:	Submission Number:
TPB/R/S/H10/22- R2437	TPB/R/S/H10/22- S461
TPB/R/S/H10/22- R2438	TPB/R/S/H10/22- S462
TPB/R/S/H10/22- R2439	TPB/R/S/H10/22- S463
TPB/R/S/H10/22- R2440	TPB/R/S/H10/22- S464
TPB/R/S/H10/22- R2441	TPB/R/S/H10/22- S465
TPB/R/S/H10/22- R2442	TPB/R/S/H10/22- S466

Representation Number:
TPB/R/S/H10/22- R2437

Representation Number:
TPB/R/S/H10/22- R2438

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

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

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

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Name CARTHY, DAVID PAUL Date 20/05/24	Signature D Carthy HKID [redacted]
Name CARTHY, ROSSLYN AMELIA VICTORIA Date 20/05/24	Signature R. Carthy HKID [redacted]
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

Submission Number: TPB/R/S/H10/22- S461

Submission Number: TPB/R/S/H10/22- S462

Representation Number:
TPB/R/S/H10/22- R2439

Representation Number:
TPB/R/S/H10/22- R2440

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Name LI, YE (Mr.) Date 2024.5.18.	Signature HKID [redacted]
Name Hu, Weiwei (Winston) Date 2024.5.18	Signature HKID [redacted]
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

Submission Number: TPB/R/S/H10/22- S463

Submission Number: TPB/R/S/H10/22- S464

Representation Number: TPB/R/S/H10/22- R2441

Representation Number: TPB/R/S/H10/22- R2442

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Name CHU SIU MAN KITTY Date 19 May 2024	Signature HKID [redacted]
Name HUANG CHUA HUI GZ Date 19 May 2024	Signature HKID [redacted]
Name Date	Signature HKID
Name Date	Signature HKID
Name Date	Signature HKID

Submission Number: TPB/R/S/H10/22- S465

Submission Number: TPB/R/S/H10/22- S466

Representation Number: TPB/R/S/H10/22- R2443

Submission Number: TPB/R/S/H10/22- S472

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Private

From: Annette Niem [redacted]
Sent: 2024-05-20 星期一 17:49:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO. S/H10/22

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Niem An Liang Annette

HKID (First 4 characters) [redacted]

Representation Number: TPB/R/S/H10/22- R2444

Submission Number: TPB/R/S/H10/22- S473

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

From: Adrian Lee [redacted]

Sent: 2024-05-20 星期一 17:51:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO. S/H10/22

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

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• 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

Signed,
Lee Tze Kin Adrian
[redacted]
20/5/2024

Representation Number:
TPB/R/S/H10/22- R2445

Submission Number:
TPB/R/S/H10/22- S474

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

From: David Lee [redacted]
Sent: 2024-05-20 星期一 17:54:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO. S/H10/22

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.

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2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.

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

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Lee Tze Hong David

HKID (First 4 characters): [redacted]

Representation Number:
TPB/R/S/H10/22- R2446

Submission Number:
TPB/R/S/H10/22- S480

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

From: John Budge [redacted]
Sent: 2024-05-20 星期一 18:47:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22
Attachment: 20052024183943-0001.pdf

Dear Sirs,
I strongly oppose this rezoning and the development of the Global Innovation Centre at the Pokfulam Area. I attach my Representation.
Regards,
John Budge SBS JP
[redacted]

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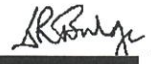
Yours faithfully,

Name Budge John Robertson Date 20/05/2024	Signature  HKID [redacted]

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

Submission Number: TPB/R/S/H10/22- S3954

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Name Budge John Robertson Date 20/05/2024	Signature HKID [redacted]

[redacted]

[redacted]

RECEIVED
21 MAY 2024
Town Planning Board

☐Urgent ☐Return receipt ☐Expand Group ☐Re:

Representation Number:
TPB/R/S/H10/22- R2447

Submission Number:
TPB/R/S/H10/22- S485

From:	Terence Keyes [redacted]
Sent:	2024-05-20 星期一 20:25:16
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:	Leslie Keyes [redacted]
Subject:	Objection to Pok Fu Lam OZP No. S/H 10/22
Attachment:	Representation by KEYES, TF objecting to Pok Fu Lam OZP S-H 10-22.pdf

To the Town Planning Board:

I am writing to submit my representation which objects to Pok Fu Lam Outline Zoning Plan No. S/H 10/22. My signed representation is set out in the attached pdf file.

Terence Francois KEYES
HKID no. [redacted]
20th May 2024

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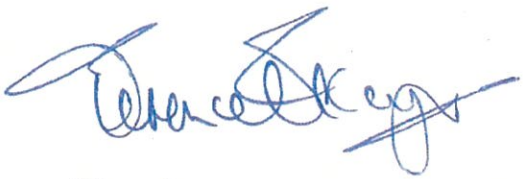

Signature

[redacted]

HKID (First 4 characters)

KEYES, TERENCE FRANCOIS

Name

20 May 2024

Date

Representation Number: TPB/R/S/H10/22- R2448

Submission Number: TPB/R/S/H10/22- S499

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

From:	Nigel Smith [redacted]
Sent:	2024-05-21 星期二 00:42:15
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)
Attachment:	Opposition letter for POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 - DNA Smith 20.05.22.pdf

Please see my objection letter.

Kind regards, Nigel
KSA: [redacted]
HK: +[redacted]

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

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

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1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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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)
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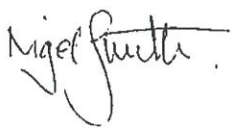
Signature



HKID (First 4 characters)
[redacted]

Name
David Nigel Adrian Smith

Date
20 May 2024

Representation Number:
TPB/R/S/H10/22- R2449

Submission Number:
TPB/R/S/H10/22- S517.1

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

From:	Customer Service [redacted]
Sent:	2024-05-21 星期二 11:33:04
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Re: 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》（第 131 章）第 6(1)條所指的圖則"
Attachment:	11B.pdf; 17B.pdf; 18B.pdf

致：城市規劃委員會

附上：本廈 3 位住戶的反對信，請查收． 謝

Best regards,

Vista Mount Davis Management Office

[redacted]

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NAME Ritu L Melwani

SIGNATURE [redacted]

[redacted]

DATE 20-05-24

HKID

☐Urgent ☐Return receipt ☐Expand Group ☐Re:

Representation Number: TPB/R/S/H10/22- R2450

Submission Number: TPB/R/S/H10/22- S517.2

From:	Customer Service [redacted]
Sent:	2024-05-21 星期二 11:33:04
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Re: 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》（第 131 章）第 6(1)條所指的圖則"
Attachment:	11B.pdf; 17B.pdf; 18B.pdf

致：城市規劃委員會

附上：本廈 3 位住戶的反對信, 請查收. 謝

Best regards,

Vista Mount Davis Management Office

[redacted]

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NAME [redacted]

NEETA D MELWANI

SIGNATURE [redacted]

DATE 20-05-24

HKID [redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐

Representation Number: TPB/R/S/H10/22- **R2451**

Submission Number: TPB/R/S/H10/22- **S517.3**

From:	Customer Service <[redacted]
Sent:	2024-05-21 星期二 11:33:04
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Re: 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》（第 131 章）第 6(1)條所指的圖則"
Attachment:	11B.pdf; 17B.pdf; 18B.pdf

致：城市規劃委員會

附上：本廈 3 位住戶的反對信，請查收. 謝

Best regards,

Vista Mount Davis Management Office

[redacted]

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NAME
WITOLD ANDREW NOWAK-SOLINSKI

SIGNATURE
[redacted]

DATE
20 MAY 2024

HKID
[redacted]

Representation Number: TPB/R/S/H10/22- R2452

Submission Number: TPB/R/S/H10/22- S517.4

☐Urgent ☐Return receipt ☐Expand Group ☐...

From:	Customer Service <[redacted]
Sent:	2024-05-21 星期二 11:33:04
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Re: 強烈反對"薄扶林分區計劃大綱草圖的代表 S/H10/22 就《都市計畫條例》（第 131 章）第 6(1)條所指的圖則"
Attachment:	11B.pdf; 17B.pdf; 18B.pdf

致：城市規劃委員會

附上：本廈 3 位住戶的反對信，請查收．謝

Best regards,

Vista Mount Davis Management Office

[redacted]

CHINACHEM GROUP (CCG)DISCLAIMER: The e-mail (including any attachments) is confidential and intended solely for the use of the person to whom it is addressed. If you are not the intended recipient, you must not read, use or disseminate that information. If you have received this email in error, please notify us and destroy it immediately. There is no warranty that this e-mail is error or virus free.

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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which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
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4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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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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 Techno-pole 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 Kwun Tung MTR station is also set to complete in 2027.

By promoting the more suitable Techno-pole 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 LILIA D. CANILA **SIGNATURE** [redacted]

DATE MAY 21, 2024 **HKID** [redacted]

Representation Number:
TPB/R/S/H10/22- R2453

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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2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
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Submission Number:
TPB/R/S/H10/22- S542

Signature: [signature] HKID (First 4 characters): [redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Name: Sham Tsuen Man Date: 17/5/2024

Representation Number:
TPB/R/S/H10/22- R2454

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

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

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Submission Number:
TPB/R/S/H10/22- S545

RECEIVED
21 MAY 2024
Town Planning Board

Signature

[redacted]

HKID (First 4 characters)

MIGUEL, JOEL GARMA 20-05-2024

Name Date

Representation Number:
TPB/R/S/H10/22- R2455

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

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Submission Number:
TPB/R/S/H10/22- S546

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

EMILY YA YING CHAN

Date

18/5/2024

Representation Number:
TPB/R/S/H10/22- R2456

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

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Submission Number:
TPB/R/S/H10/22- S547

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

HKID (First 4 characters)

MOHAMMED NAZIR BEGUM

Name

Date 20/5/24

Representation Number:
TPB/R/S/H10/22- R2457

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

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2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
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2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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Submission Number:
TPB/R/S/H10/22- S548

RECEIVED
21 MAY 2024
Town Planning Board

Signature HKID (First 4 characters) [redacted]

Name HAU YEE MANN Date 16 May 2024

Representation Number:
TPB/R/S/H10/22- R2458

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.

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Submission Number:
TPB/R/S/H10/22- S549

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

CHOI KWAN SIU VICTOR

Date

18/5/2024

Representation Number:
TPB/R/S/H10/22- R2459

Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town P
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.

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Submission Number:
TPB/R/S/H10/22- S551

RECEIVED
21 MAY 2024
Town Planning Board

Signature Sui Ching

HKID [redacted] (First 4 characters)

Name Chan Sui Ching

Date 20/5/2024

Representation Number:
TPB/R/S/H10/22- R2460

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

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Submission Number:
TPB/R/S/H10/22- S552

Signature

HKID (First 4 characters)

[redacted]

Name

Lam Ka Lang

Date

19/5/2024

Representation Number:
TPB/R/S/H10/22- R2461

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

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Submission Number:
TPB/R/S/H10/22- S553

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

Terry Kwok Ming Yan

Date

19/05/2024

Representation Number:
TPB/R/S/H10/22- R2462

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

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2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

5. Financial burn on Hong Kong taxpayers
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:
TPB/R/S/H10/22- S554

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

Tang Ho Yi

Date

19 May 2024

Representation Number:
TPB/R/S/H10/22- R2463

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.

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

Submission Number:
TPB/R/S/H10/22- S555

Signature

HKID (First 4 characters)

[redacted]

Name

HUI HO TING

Date

19-5-2024

Representation Number:
TPB/R/S/H10/22- R2464

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

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

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Submission Number:
TPB/R/S/H10/22- S556

RECEIVED
21 MAY 2024
Town Planning Board

Signature

[redacted] HKID (First 4 characters)

Sulastri
Name

Date 18th May 2024

Representation Number:
TPB/R/S/H10/22- R2465

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

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Submission Number:
TPB/R/S/H10/22- S557

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

Matthew LAM Man Hang

Date

17 May 2024

Representation Number:
TPB/R/S/H10/22- R2466

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

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Submission Number:
TPB/R/S/H10/22- S558

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name

HUANG Hung Man, Patrick

Date

17/5/2024

Representation Number:
TPB/R/S/H10/22- R2467

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

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

5. Financial burn on Hong Kong taxpayers
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Submission Number:
TPB/R/S/H10/22- S559

RECEIVED
21 MAY 2024
Town Planning Board

Signature

HKID (First 4 characters)

[redacted]

Name
TSE LAI MEI

Date
17/5/2024

Representation Number:
TPB/R/S/H10/22- R2468

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.

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2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
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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Submission Number:
TPB/R/S/H10/22- S560

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

HKID (First 4 characters)

TAI CHI HUNG

17/5/24

Name

Date

Representation Number:
TPB/R/S/H10/22- R2469

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

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Submission Number:
TPB/R/S/H10/22- S561

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

NG WAI YANG ERIC
Full Name (as in HKID)

17 MAY 2024
Date

Representation Number:
TPB/R/S/H10/22- R2470

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

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Submission Number:
TPB/R/S/H10/22- S562

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Leung Po Yan
Full Name (as in HKID)

17.5.2024
Date

Representation Number:
TPB/R/S/H10/22- R2471

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

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Submission Number:
TPB/R/S/H10/22- S563

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Nam Cheuk Ling, Zalgi
Full Name (as in HKID)

17 May 2024
Date

Representation Number:
TPB/R/S/H10/22- R2472

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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.

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)

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

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

Submission Number:
TPB/R/S/H10/22- S564

Signature

[redacted]

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

SHU YEN TSI

Full Name (as in HKID)

17/5/2024

Date

Representation Number:
TPB/R/S/H10/22- R2473

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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Submission Number:
TPB/R/S/H10/22- S565

RECEIVED
21 MAY 2024
Town Planning Board

Signature

[redacted]

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

Leung Ka Yuen

Full Name (as in HKID)

17/5/24

Date

Representation Number:
TPB/R/S/H10/22- R2474

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

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

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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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Submission Number:
TPB/R/S/H10/22- S566

[redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

TSUI WAI HONG

Full Name (as in HKID)

17 May 2024

Date

Representation Number:
TPB/R/S/H10/22- R2475

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

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Submission Number:
TPB/R/S/H10/22- S567

RECEIVED
21 MAY 2024
Town Planning Board

Xiaoyu (Daniel) Yang
Signature

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

YANG Xiaoyu
Full Name (as in HKID)

17 May, 2024
Date

Representation Number:
TPB/R/S/H10/22- R2476

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

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Submission Number:
TPB/R/S/H10/22- S568

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

CHO SUK CHING DEBORAH
Full Name (as in HKID)

17 May 2024
Date

Representation Number:
TPB/R/S/H10/22- R2477

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

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

Submission Number:
TPB/R/S/H10/22- S569

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

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

Leung Man Kit

Full Name (as in HKID)

17/5/2024

Date

Representation Number:
TPB/R/S/H10/22- R2478

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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Submission Number:
TPB/R/S/H10/22- S570

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

LAM CHUN
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2479

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.

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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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Submission Number:
TPB/R/S/H10/22- S571

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

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

MAN Yeung Lam

Full Name (as in HKID)

17-5-2024

Date

Representation Number:
TPB/R/S/H10/22- R2480

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

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

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Submission Number:
TPB/R/S/H10/22- S572

RECEIVED
21 MAY 2024
Town Planning Board

Signature

[redacted]

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

Chang Lai Sheung

Full Name (as in HKID)

17/5/2024

Date

Representation Number:
TPB/R/S/H10/22- R2481

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

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

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Submission Number:
TPB/R/S/H10/22- S573

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

WONG TSZ ICZN
Full Name (as in HKID)

17/5/24
Date

Representation Number:
TPB/R/S/H10/22- R2482

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

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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

Submission Number:
TPB/R/S/H10/22- S574

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Yue Wing Lung
Full Name (as in HKID)

17 - 5 - 2024
Date

Representation Number:
TPB/R/S/H10/22- R2483

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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Submission Number:
TPB/R/S/H10/22- S575

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

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

Chni Vanessa Yee Lam

Full Name (as in HKID)

17-5-2024

Date

Representation Number:
TPB/R/S/H10/22- R2484

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

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

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2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
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Submission Number:
TPB/R/S/H10/22- S576

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

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

Soi Dennis Chee Kei

Full Name (as in HKID)

17-5-2024

Date

Representation Number:
TPB/R/S/H10/22- R2485

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

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Submission Number:
TPB/R/S/H10/22- S577

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

YIM CHAI YUN JANICE
Full Name (as in HKID)

16 May 2024
Date

Representation Number:
TPB/R/S/H10/22- R2486

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

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Submission Number:
TPB/R/S/H10/22- S578

[redacted]

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

YANG SHET HUNG

Full Name (as in HKID)

16 May 2024

Date

Representation Number:
TPB/R/S/H10/22- R2487

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

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4. Pokfulam Moratorium 1972
The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

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

Submission Number:
TPB/R/S/H10/22- S579

RECEIVED
21 MAY 2024
Town Planning Board

[redacted]

Signature

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

MA SUET YING

Full Name (as in HKID)

16 May 2024

Date

Representation Number:
TPB/R/S/H10/22- R2488

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.

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

Submission Number:
TPB/R/S/H10/22- S580

Signature

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

Kwan Man Ching
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2489

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

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

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Submission Number:
TPB/R/S/H10/22- S581

Signature

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

Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2490

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

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Submission Number:
TPB/R/S/H10/22- S582

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Yu Mo Chong
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2491

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

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Submission Number:
TPB/R/S/H10/22- S584

Signature

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

[redacted]
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2492

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

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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

Submission Number:
TPB/R/S/H10/22- S585

[redacted]

Signature

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

CHU WING LUN

Full Name (as in HKID)

17/5/2024

Date

Representation Number:
TPB/R/S/H10/22- R2493

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
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2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
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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Submission Number:
TPB/R/S/H10/22- S586

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

LAM WING HAY

Full Name (as in HKID)

17 May 24

Date

Representation Number:
TPB/R/S/H10/22- R2494

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

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Submission Number:
TPB/R/S/H10/22- S587

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

LEE YAK YUEN
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2495

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

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Submission Number:
TPB/R/S/H10/22- S588

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Lam Chor Daw
Full Name (as in HKID)

17.5.2024
Date

Representation Number:
TPB/R/S/H10/22- R2496

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

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Submission Number:
TPB/R/S/H10/22- S589

RECEIVED
21 MAY 2024
Town Planning Board

Signature

[redacted]

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

LEUNG KIN FAI
Full Name (as in HKID)

May 20, 2024
Date

Representation Number:
TPB/R/S/H10/22- R2497

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

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

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Submission Number:
TPB/R/S/H10/22- S590

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Wong Hei Yan
Full Name (as in HKID)

17-5-2024
Date

Representation Number:
TPB/R/S/H10/22- R2498

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

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

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

1. Environmental Concerns
2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists.

2. Health Concerns to Residents
2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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Submission Number:
TPB/R/S/H10/22- S591

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

Ko Wing Chun Teresa
Full Name (as in HKID)

17/5/2024
Date

Representation Number:
TPB/R/S/H10/22- R2499

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Submission Number:
TPB/R/S/H10/22- S592

RECEIVED
21 MAY 2024
Town Planning Board

Signature

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

LI KWONG CHUNG
Full Name (as in HKID)

17 MAY 2024
Date

Representation Number:
TPB/R/S/H10/22- R2500

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TPB/R/S/H10/22- S593

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Signature

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

Lam Wai Ki

Full Name (as in HKID)

17-5-2024

Date