

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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

Submission Number:

TPB/R/S/H10/22- S696



Signature

HKID (First 4 characters)



Name JUNE KUN A. JUNE KUN A. Date

19 - May - 2024

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Submission Number:

TPB/R/S/H10/22- S300

From: David Phu [REDACTED]
Sent: 2024-05-20 星期一 09:31:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22

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Signature

Jimmy Wong

HKID (First 4 characters)



Name Jimmy KWONG A. JUNG Date

19 - May - 2024

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

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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1. 環境問題

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

2. 居民健康問題

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

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

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3. 交通問題（採納的交通數據並非準確/鄰近地區問題）

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

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4. 薄扶林 Moratorium 1972

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

5. 香港納稅人的財務負擔

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

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

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC。但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全面的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
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透過共同反對在薄扶林發展全球創新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性。薄扶林土地有限，而 HSITP 佔地 87 公頃
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- 在預算赤字期間為納稅人節省金錢

Submission Number:
TPB/R/S/H10/22- S698



簽名

池

香港身份證號碼(首 4 位數字或字母)

chi yan jin

姓名

日期

19-5-2024

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

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Submission Number:
TPB/R/S/H10/22- S699



簽名

香港身份證號碼(首 4 位數字或字母)



鄧穎賢

姓名

18/5/2024

日期

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Submission Number:
TPB/R/S/H10/22- S700



簽名

香港身份證號碼(首 4 位數字或字母)

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日期

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Submission Number:
TPB/R/S/H10/22- S701



邱菊里

簽名



香港身份證號碼(首 4 位數字或字母)

YAU MAN LI

姓名

18-5-2024

日期

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Submission Number:
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21 MAY 2024

Town Planning
Board

簽名

香港身份證號碼(首 4 位數字或字母)

姓名

日期

CHIU WING SZE

18-5-2024

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

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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

1. 環境問題

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

2. 居民健康問題

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

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

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

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC。但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全面的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
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透過共同反對在薄扶林發展全球創新中心(GIC)的計劃並建議替代方案，我們可以：

- 保護 4.72 公頃樹木林立的綠化土地，是城市地區具有寶貴生態的綠化地
- 為香港大學未來的擴展提供彈性。薄扶林土地有限，而 HSITP 佔地 87 公頃
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Submission Number:
TPB/R/S/H10/22- S703



陳維君

簽名

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陳維君

姓名

19-5-2024

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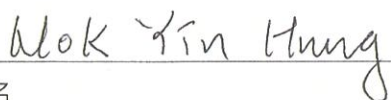
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簽名



姓名

Submission Number:
TPB/R/S/H10/22- S705

香港身份證號碼(首 4 位數字或字母)




日期



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

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簽名

CHENG SIU SHUN

姓名

Submission Number:
TPB/R/S/H10/22- S706



香港身份證號碼(首 4 位數字或字母)

19.5.2024

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Submission Number:
TPB/R/S/H10/22- S707



簽名

香港身份證號碼(首 4 位數字或字母)

姓名

日期

Yung Ki Fan

19-5-2024

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

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Submission Number:
TPB/R/S/H10/22- S708



簽名

[Handwritten signature]

香港身份證號碼(首 4 位數字或字母)



姓名

Ho Oi Ling

日期

18-5-2024

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

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姓名

ALAN ON TAK

Submission Number:
TPB/R/S/H10/22- S709

香港身份證號碼(首 4 位數字或字母)

日期

18-5-2024



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簽名

MELODY NGAN

姓名

Submission Number:
TPB/R/S/H10/22- S710

香港身份證號碼(首 4 位數字或字母)

日期

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

5. 香港納稅人的財務負擔

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

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

1. 前行政長官林鄭月娥領導的上屆政府建議在薄扶林內選址發展 GIC。但這已被李家超領導的現任政府於 2022 年政策所取代，其目標是提供更好、更具成本效益、更全面的開發項目，以完成於中央政府和 GPA 將所有上游和下游設施安置在 HSITP 的願望。
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透過共同反對在薄扶林發展全球創新中心(GIC)的計劃並建議替代方案，我們可以：

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

Submission Number:

TPB/R/S/H10/22- S711

RECEIVED

21 MAY 2024

Town Planning Board

簽名

香港身份證號碼(首 4 位數字或字母)

姓名

日期

FUNG YIU TUNG

18 / 5 / 24

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

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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

1. 環境問題

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

2. 居民健康問題

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

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

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

3. 交通問題（採納的交通數據並非準確/鄰近地區問題）

由香港大學委託，於 2024 年 2 月提交的交通影響評估，存在以下錯誤：

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

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

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

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5. 香港納稅人的財務負擔

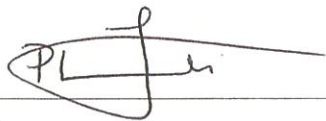
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- 為香港大學未來的擴展提供彈性。薄扶林土地有限，而 HSITP 佔地 87 公頃
- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢


簽名

FUNG HILL LAM
姓名

Submission Number:
TPB/R/S/H10/22- S712


香港身份證號碼(首 4 位數字或字母)

18 MAY 2024
日期



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)條所指的圖則向城市規劃委員會提交

我強烈反對這項改劃建議，以及在薄扶林片區發展全球創新中心。

香港大學（HKU）宣布計劃在薄扶林建立國際創新中心，並打算在那裡進行「頂級」研究。選擇薄扶林純粹是為了方便，因為它靠近現有的香港大學設施和瑪麗醫院。然而，並沒有考慮解決這個國際創新中心將為該地區帶來的嚴重問題，而更合適的替代地點立即出現，使得薄扶林的建議變得過時。

1. 環境問題

2000 棵樹（包括 22 棵成熟樹）將被移除。開發國際創新中心的土地目前是綠帶。

綠帶是城市地區之間的重要緩衝區。砍伐如此大量的樹木對我們的環境有害，並將降低我們社區的生態價值。香港大學提議最終種植 800 棵新樹，但這個數字只是一個提議，比目前的數量大幅減少。

2. 居民健康問題

2.1 香港大學並未表明該計畫需要多長時間才能完成。然而，鑑於它將由多個階段組成，我們預計這將是一個長期項目，可能需要 10 至 20 年才能完成。鑑於其靠近多棟住宅大樓、綜合體和學校（包括視障人士學校），擬議的開發案將對薄扶林居民的健康產生負面影響，噪音滋擾、建築灰塵/碎片會增加，從而增加焦慮。

2.2 擬建建築物的高度為 158 米，即高出薄扶林道平面 20 米，由域多利道開始，最靠近上碧瑤灣第 19、20 及 21 座及活普理閣。擬議的非住宅建築規模過大，會對許多毗鄰的住宅建築造成不可接受的視覺影響，並產生幽閉恐懼症的感覺。

2.3 國際創新中心的目標之一是研究疾病和疫苗接種。我們可以合理地假設實驗室將被評為 BSL-3（第二高等級）。此類實驗室要求民眾無法進入，所有傳染性廢棄物在處置前必須經過淨化。無法保證徹底淨化，因為可能會出現人為錯誤。

3. 交通問題（使用不準確的交通數據/鄰裡問題）

香港大學委託 2024 年 2 月提交的交通影響評估有以下錯誤：

3.1 該計畫的交通數據是在 2022 年 5 月、7 月和 12 月的工作日收集的。很普遍。此外，學校在七月暑假期間放假。數據並未考慮華富、數碼港、薄扶林道及沙宣道的新發展項目。儘管香港大學代表口頭辯稱他們預測了這種差異，但沒有支持證據證實這一點。地方檢察官也提出缺乏詳細的證據和研究

於 2024 年 1 月 17 日在南區區議會發展規劃委員會舉行。

3.2 在同一份報告中，填報加惠民路公營房屋發展項目的單位數目時發生錯誤。TIA 表示有 740 個單位，而根據香港房屋委員會的說法，應該有 2,340 個單位。

3.3 GIC 的設施設計可容納 15,000 人。域多利道是一條雙車道道路，其設計目的並不是為了容納大量車輛進出而不造成交通擁堵。香港大學提交的擬議工程均不包括任何道路網絡/交通充分改善措施。

3.4 此外，報告亦明確指出，部分路口的通行能力不足，並因場地限制而無法擴闊或改善。

4. 薄扶林暫停令 1972

暫停令是一種行政工具，政府可以而且應該使用它來控制此類過度開發，以保護該地區免遭過度開發，過度開發將導致本已緊張的道路網絡出現嚴重的產能過剩。

5. 香港納稅人的財務負擔

擬建的薄扶林綠帶用地坡度很大，極難進入。與在更合適、平坦和孤立的地點進行建設相比，在該地點進行的建設將帶來可觀的溢價。

還有更合適、更具成本效益且立即可用的替代方案：新田科技城（包括河套區的港深創新及科技園區）

1. 香港大學正在薄扶林尋求選址，其基礎是他們向政府提出的原則性建議，以提供陸地深度技術研究。因此，前行政長官《2021 年施政報告》第 60 段提及薄扶林“佔地 4 公頃的用地”，但沒有提供細節。然而，繼前任行政長官發表 2021 年施政報告後，現任行政長官在 2022 年施政報告中宣布發展新田科技城。該措施旨在透過促進科技城的上下游設施，提供更好、更具成本效益和更全面的開發，服務中央政府和大湾区一體化的願望。

2. 香港大學明確表示，國際创新中心旨在連結其他大學的研究人員以及來自中國和國際的人才。考慮到這一既定目標，與科學園的位置相比，薄扶林是孤立的。擬議的 PFL 地點並不靠近主要地鐵站，並且僅限於少量選定的雙層巴士和小巴。相較之下，科學園位於落馬洲環線，靠近深圳邊境（福田和皇崗口岸），步行即可抵達落馬洲地鐵站。附近的觀東港鐵站也預計於 2027 年完工。

透過推廣更適合國際创新中心的科學園選址，並反對薄扶林選址，香港可以：

- 節省 4.72 公頃的綠帶，為城市地區提供寶貴的生態系。
- 為香港大學擔保投資證未來的擴展提供彈性。
- 由於此國際创新中心是港深創新及科技園的核心，它將有助於吸引中低端研究到科學園，從而提高其整體價值。它也使與深圳的融合變得更加容易。
- 在預算赤字期間透過更便宜的建設節省寶貴的稅收收入

Submission Number:
TPB/R/S/H10/22- S859

姓名 黎環明

簽名

黎環明

日期 20/05/2024

香港身分證



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)條所指的圖則向城市規劃委員會提交

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Submission Number:

TPB/R/S/H10/22- S860

姓名

黎晴馨

簽名

黎晴馨

日期

20/05/2024

香港身分證



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)條所指的圖則向城市規劃委員會提交

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Submission Number:

TPB/R/S/H10/22- S861

姓名

張琮華

簽名

張琮華

日期

20/05/2024

香港身分證



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Submission Number:

TPB/R/S/H10/22- S862

姓名

蔡張小珠

簽名



日期

20/05/2024

香港身分證



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

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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簽名

姓名

Tom Cheung Tung Hei

香港身份證號碼(首 4 位數字或字母)

日期

28 / 5 / 2024



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

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LEUNG PAK LAM

日期

21.5.24

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我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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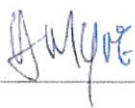
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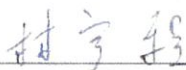
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- 在預算赤字期間為納稅人節省金錢



Mok
簽名

[Redacted]
香港身份證號碼(首 4 位數字或字母)

Mok YIK CHONG
姓名

21-5-2024
日期

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

我堅決反對更改土地用途作為興建全球創新中心於薄扶林

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

1. 環境問題

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

2. 居民健康問題

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

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

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

3. 交通問題（採納的交通數據並非準確/鄰近地區問題）

由香港大學委託，於 2024 年 2 月提交的交通影響評估，存在以下錯誤：

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

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

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

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

4. 薄扶林 Moratorium 1972

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

5. 香港納稅人的財務負擔

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

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

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- 由於此 GIC 是 HSITP 的核心，其頂級「深」科技將有助於吸引中低端研究到 HSITP，從而提高其整體價值，也使與深圳的融合變得更加容易
- 在預算赤字期間為納稅人節省金錢



簽名

Henry CHI HAN

姓名



香港身份證號碼(首 4 位數字或字母)

21/MAR/2024

日期



Representation Number:
TPB/R/S/H10/22- R3031

Submission Number:
TPB/R/S/H10/22- S484

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

From: John Malcolm Nicholls [REDACTED]
Sent: 2024-05-20 星期一 20:09:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22 - Objection
with comments included
Attachment: TPB Objection.pdf

Please find enclosed objection form with comment included

John Nicholls
[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.

See addendum.

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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

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

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

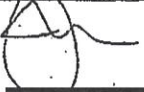

There is far more suitable, cost effective, and immediately available alternative: The San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

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

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

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- Allow flexibility for expansion for HKU's GIC in the future.
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

Name <u>J. MUMUKS</u>	Signature 
Date <u>20/1/2024</u>	HKID 
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID
Name	Signature
Date	HKID

Addendum: Currently staff at QMU and HKU need to wait 15 minutes at rush hour for buses. This will increase waiting time

Representation Number:
TPB/R/S/H10/22- R3032

Submission Number:
TPB/R/S/H10/22- S501

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

From: Ady Lam [REDACTED]
Sent: 2024-05-21 星期二 02:47:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131
Attachment: SHORT LETTER - POK FU LAM OUTLINE ZONING PLAN NO. S-H10-22 - ADY LAM.docx

To whom this may concern,

Good morning! I am a HK citizen concerned about the impact of pollution that will be created by the Global Innovation Centre at the Pokfulam Area. I have signed the attached petition.

Thank you,
Ady

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

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Signature



HKID (First 4 characters)



Name

Ady Lam

Date

20 May 2024

Representation Number:
TPB/R/S/H10/22- R3033

Submission Number:
TPB/R/S/H10/22- S505

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

From: Maddy Green [REDACTED]
Sent: 2024-05-21 星期二 08:42:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition OZP No. S/H10/22
Attachment: URGENT.pdf

Dear Sir/Madam

Please find my objection letter to the Town Planning Board on Pokfulam OZP No. S/H10/22 which strongly opposes this rezoning and the development of the Global innovation Centre at the Pokfulam Area

Sincerely

Peter Thompson [REDACTED]

URGENT:

**ALL SUBMISSIONS TO THE TOWN
PLANNING BOARD MUST BE MADE BY 21
MAY 2024**

BACKGROUND, BRIEFING AND INFORMATION DOCUMENT
(INCLUDING DRAFT SUBMISSION) **OPPOSING** THE LOCATION
OF THE PROPOSED GLOBAL INNOVATION CENTRE BY HKU

15 May 2024

FROM:

The combined Incorporated Owners Representatives of Pokfulam Residential
Apartments

FOR ATTENTION:

All Owners and Residents of Pokfulam and Hong Kong in general

SUBMISSION GUIDANCE/GUIDELINES:

Submit your representation to tpbpd@pland.gov.hk or via the online platform on you before 22 May 2024 (Wed). To submit your representation, you have to provide your full name shown on HKID Card/Passport, and the first four alphanumeric characters of HKID Card/Passport number.

1. Submissions must be made before 22 May 2024
2. Any resident in Hong Kong who is 18 years or older can make a submission.
3. Every member of a household who is 18 years or older can make a submission.
4. All submissions must be accompanied by the person's name and HKID.
5. Multiple, individualized submissions are preferable and carry more impact.
6. However, as a last resort and in order to generate maximum support, each Incorporated Owners Committee can submit one submission that lists the names and HKIDs of all the residents in support of that single submission.

STANDARD FULLY PREPARED LETTER TO BE PRINTED AND PLACED IN
EACH RESIDENT'S MAILBOX = CAN BE EMAILED TO: tpbpd@pland.gov.hk
OR SUBMITTED IN HARDCOPY WITH THE NAMES AND HKIDS OF ALL
OCCUPENTS HANDWRITTEN AT THE END OF THE LETTER

QUOTE:

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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.

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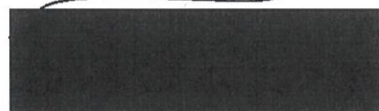
NAME PETER JAMES
THOMPSON

SIGNATURE



DATE 20/5/24

HKID



Representation Number:
TPB/R/S/H10/22- R3034

Submission Number:
TPB/R/S/H10/22- S512.1

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

From: Simon Watson <[REDACTED]>
Sent: 2024-05-21 星期二 10:39:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Diane Snook <[REDACTED]>
Subject: Rejection of Global Innovation Centre in Pokfulam
Attachment: Rejection of GIC centre Pokfulam_D.SNOOK.pdf; Rejection of GIC centre Pokfulam_S.WATSON.pdf

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[REDACTED]
Diane Snook, [REDACTED]

[REDACTED]
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NAME

SNOOK DIANE

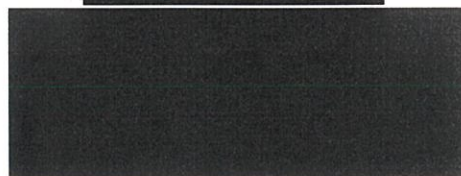
SIGNATURE



DATE

21 MAY 2024

HKID



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

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

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

The “San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian.” The “San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone. Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living. The Planning Department and the Civil Engineering and Development Department jointly commissioned a study in October 2021 to formulate a Recommended Outline Development Plan proposing land uses for the area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop.”

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

- “Gaining a leading position in the global race of innovation and scientific breakthroughs”;
- “Spurring economic growth and attracting global talents”;
- “Growing a vibrant I&T ecosystem”;

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.**

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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

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

We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land. Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

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

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

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

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

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

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

As such, HKU's concern for its staffs' convenience, sustainability, accessibility, and connectivity while "strengthening Hong Kong's development into an international innovation and technology hub" are all met by locating the GIC at the San Tin Technopole.

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

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

Moreover, there seems to be a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area, which clearly has not yet happened.

HKU will, no doubt, be expecting a premium free grant of this land from the government in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with taxpayers' money, should be sited where it can be constructed responsibly, in a cost effective manner, and where it will best serve the whole future of HK.

As HKU has not been allocated or granted this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Planning Intention & Explanatory Statement.

Thus an alternative site needs to be found to replace this problematic 'reserve' site therefore TPB should seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop), which would still enable Government to meet its original commitment to grant HKU a suitable site for its GIC.

NAME

SNOOK DIANE

SIGNATURE



DATE

21 MAY 2024

HKID



Representation Number:

TPB/R/S/H10/22- R3035

Submission Number:

TPB/R/S/H10/22- S512.2

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

From: Simon Watson [REDACTED]
Sent: 2024-05-21 星期二 10:39:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Diane Snook [REDACTED]
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WATSON Simon Talbot

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

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The “San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian.” The “San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone. Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living. The Planning Department and the Civil Engineering and Development Department jointly commissioned a study in October 2021 to formulate a Recommended Outline Development Plan proposing land uses for the area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop.”

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

- “Gaining a leading position in the global race of innovation and scientific breakthroughs”;
- “Spurring economic growth and attracting global talents”;
- “Growing a vibrant I&T ecosystem”;

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.**

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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

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

We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land. Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

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

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

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

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

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

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

As such, HKU's concern for its staffs' convenience, sustainability, accessibility, and connectivity while "strengthening Hong Kong's development into an international innovation and technology hub" are all met by locating the GIC at the San Tin Technopole.

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

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

Moreover, there seems to be a complete disregard of the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, for the purpose of prohibiting excessive development until there is an overall improvement in the transport network in the area, which clearly has not yet happened.

HKU will, no doubt, be expecting a premium free grant of this land from the government in addition to some support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will be heavily subsidised with taxpayers' money, should be sited where it can be constructed responsibly, in a cost effective manner, and where it will best serve the whole future of HK.

As HKU has not been allocated or granted this land, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous of the criteria of TPB PG No.10 but also runs contrary to the OZP's Planning Intention & Explanatory Statement.

Thus an alternative site needs to be found to replace this problematic 'reserve' site therefore TPB should seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop), which would still enable Government to meet its original commitment to grant HKU a suitable site for its GIC.

NAME

WATSON Simon Talbot

SIGNATURE



DATE

20 MAY 2024

HKID



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.

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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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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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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

Submission Number:

TPB/R/S/H10/22- S612

RECEIVED

21 MAY 2024

Town Planning
Board


Signature

HKID (First 4 characters)


Name

TSUI HOI LEONG

Date

20 MAY 2024

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S718
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

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

MR. TSUI HOI LEONG

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

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

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

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* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Pok Fu Lam OZP NO. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項? <input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons 理由^
The rezoning proposal and development of the Global Innovation Centre (GIC) at the Pokfulam Area	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	1. The site formation work will surely disrupt the precious Ecology 2. The construction will inevitably cause nuisances eg. air/ noise to the residents nearby and bad impact on their health 3. Foreseeable traffic problems ahead due to the two lanes road design 4. Other alternative locations are available that enable lower construction costs, less impact on ecology, residents etc.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

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

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Submission Number:

TPB/R/S/H10/22- S622



Signature

HKID (First 4 characters)



Name

Yat Quan TAN

Date

18/05/24

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

參考編號

Reference Number:

240520-174100-46880

Submission Number:

TPB/R/S/H10/22- S755

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 17:41:00

「申述人」全名

Full Name of "Representer":

先生 Mr. Yat Quan TAN

「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
Health Co ncerns to Residents	反對 Oppose	<p>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.</p> <p>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.</p> <p>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.</p>
Traffic Co ncerns (Us e of Inacc urate Traff ic Data/ N eighbourh ood Conce rns)	反對 Oppose	<p>The Traffic Impact Assessment commissioned by HKU, submitted in February 2024, has the following errors:</p> <p>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,</p>

		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Pokfulam Moratorium 1972	反對 Oppose	<p>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.</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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

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

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

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

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

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

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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.

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

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

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

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

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

Submission Number:

TPB/R/S/H10/22- S666

RECEIVED

21 MAY 2024

Town Planning
Board

Signature



HKID (First 4 characters)



Name

Philip Hong

Date

17 - MAY - 2024

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

Submission Number:

TPB/R/S/H10/22- S271

From: David Phu [REDACTED]
Sent: 2024-05-18 星期六 20:09:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO. S/H10/22

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

Signature

HKID (First 4 characters)

Name

Phu Hong

Date

17 - MAY - 2024

From: David Phu [REDACTED]
Sent: 2024-05-18 星期六 21:02:30
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

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

The University of Hong Kong (HKU) has announced its plans to develop a GIC in Pok Fu Lam, where it intends to conduct “top-tier” research. Pok Fu Lam 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 Pok Fu Lam proposal obsolete.

1. Environmental Concerns – 2000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.
2. Health Concerns to Residents – 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 decontamination before disposal. Thorough decontamination cannot be guaranteed, as human error can occur.
3. Financial burn on Hong Kong taxpayers – The proposed Greenbelt site in Pok Fu Lam 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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5. Allow flexibility for expansion for HKU's GIC in the future
6. 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.
7. Save valuable tax revenue through cheaper construction during a time of budget deficit.

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

Name: PHU, Hong



Date: 18-May-2024

Best Regards,
David Phu

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

Submission Number:

TPB/R/S/H10/22- S273

From: kaikiephu [REDACTED]
Sent: 2024-05-18 星期六 21:05:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam OZP NO.S/H10/22

Sent from Proton Mail for iOS

4. Pokfulam Moratorium 1972

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Signature

HKID (First 4 characters)

Name

Phu Hong

Date

17 - MAY - 2024

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

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.

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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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3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road,

which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.

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

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

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

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Signature

Name

KIM MELANIE
ARCULLI-WALKER

Submission Number:

TPB/R/S/H10/22- S885

HKID (First 4 characters)



Date

MAY 17th 2024



The Secretary
Town Planning Board
15/F North Point Govt Offices
333 Java Road
North Point
Hong Kong

May 20th 2024



Dear Ms Ho,

**Rezoning proposal and the development of the Global Innovation Centre
Draft Pokfulam outline Zoning Plan No. S/H10/22
as gazette on March 22 2024 under section 5 of Town Planning Ordinance**

I am writing to you as Chairperson of Cape Mansions in Pok Fu Lam. I, together with the residents, strongly oppose the rezoning proposal and development of the Global Innovation Centre.

This being Item A – rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt”, “Residential 6” and the area shown as “Road to” “Other Specific Uses” annotated “Global Innovation Centre”

I have tried to inform and explain what is being proposed to residents in the short time frame that has been available. The first I heard about this massive project was on Tuesday, May 14th 2024, and that the deadline is May 22nd 2024. This is all very puzzling and worrying that a project so large and proposed by our esteemed HKU has been kept so quiet. When was the consultation period and how was it carried out?

We already have 2 large developments underway presently:

- Wah Fu plus the work on Victoria Road at the Pok Fu lam end and
- Work on Victoria Road at the Kennedy Town end.

With all the developments - increased residents and schools- that have taken place in the past 20 years, very little has been added in terms of public transport and we are bursting at the seams.

Traffic jams in the area, especially on Victoria Road, are not only affecting “casual traffic” but also ambulances and fire engines. I am not sure what this would mean to accessing Queen

Mary Hospital, one of our main hospitals in HK, especially in case of emergencies, but it cannot be positive.

It also seems impractical to build a 222,000 sq metre centre on a Green Belt SLOPE. Not only will the work involved require more time, but from what I know, the slope is a rock formation and attempting to level this will not only be ridiculously costly but it could easily take a lot more time than anticipated. And how is this all going to be funded?

Innovation is good and I/we are all for that. We would love Hong Kong to found a place on the Global stage. That said, wouldn't an area zoned for this make more sense? There are areas in Hong Kong earmarked for research and development and innovation - wouldn't it make sense to have a "core tenant" from Hong Kong to show our confidence and commitment to the area. The University of Hong Kong will be the perfect candidate for this. The Hong Kong Government together with the rest of the GBA is encouraging cooperation – let us practice what we preach. This would suggest that land, that is already zoned for R&D and which is close to the border, is ideal for HONG KONG'S GLOBAL INNOVATION CENTRE".

I thank you for your time and consideration and hope that the Town Planning Board will realise that a decision to rezone and develop the Green belt will have a significantly negative impact environmentally, socially, practically, financially and to the Pok Fu lam and also a wider negative impact to those who live elsewhere but who work, attend school and need to use Queen Mary Hospital and rely on ambulance or fire services based on Pok Fu Lam Road or Victoria Road.

Yours Sincerely,



Kim Melanie Arculli-Walker

HKID: [REDACTED]

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5. Financial burn on Hong Kong taxpayers

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


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

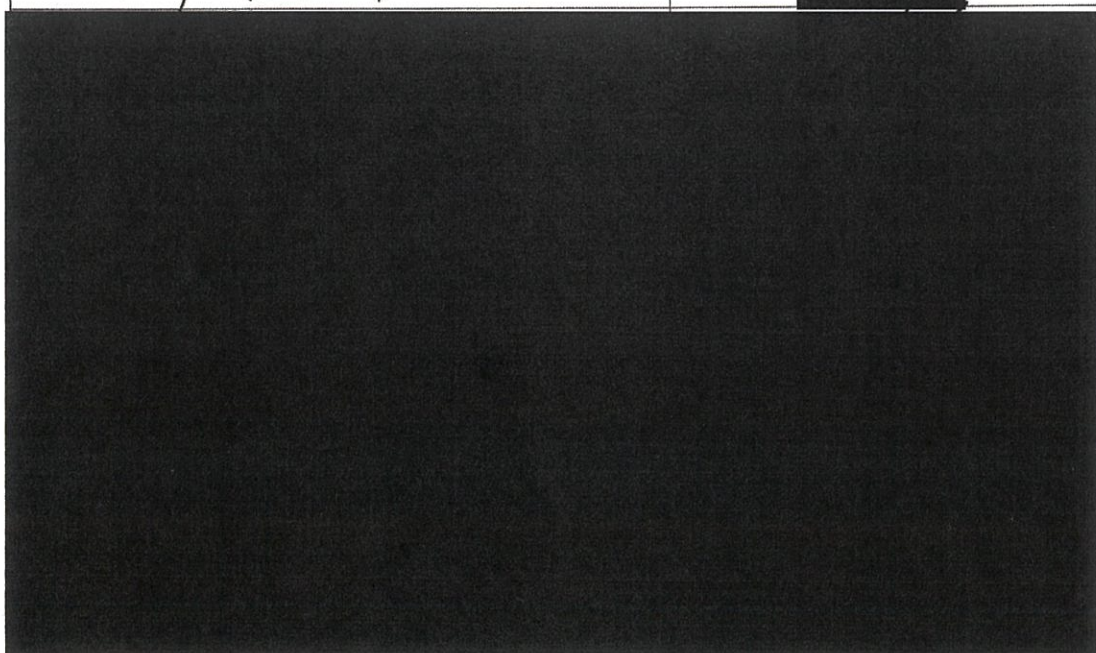
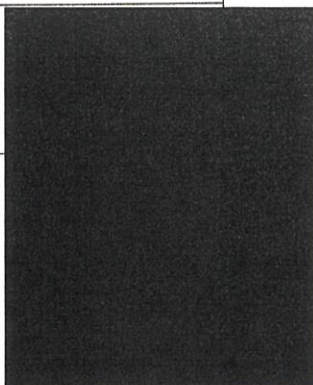
1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the former CE's Policy Address 2021, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former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

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

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

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

Name	<i>JIN PO ZOO13 CHILL</i>	Signature	<i>[Signature]</i>	Submission Number: TPB/R/S/H10/22- S1072
Date	<i>MAY. 17. 2024</i>	HKID		

	
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RECEIVED
2 MAY 2024
Tina Phang
[Redacted]

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

Submission Number:
TPB/R/S/H10/22- S247

From: Eddie Chiu [REDACTED]
Sent: 2024-05-17 星期五 21:28:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: GIC by HKU

Name: [REDACTED]
HKID: [REDACTED]

I object to the proposed location for the Global Innovation Centre by HKU at Victoria Road. This is a totally wrong location for the project. Please make use of the Technopole which is located by the Shenzhen River overlooking Futian District. This location will attract more young Chinese and International talents to help HK develop more innovative products.

Best regards,

Eddie Chiu

Representation Number:
TPB/R/S/H10/22- R3041

Submission Number:
TPB/R/S/H10/22- S180

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240516-172234-07077

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

提交日期及時間
Date and time of submission: 16/05/2024 17:22:34

「申述人」全名
Full Name of "Representer": 女士 Ms. Lai For Kiu

「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
Global Innovation Centre	反對 Oppose	<p>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 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 plant 800 new trees, but this number is a significant reduction from what currently exists.</p> <p>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 and complexes, the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.</p> <p>2.2 The proposed buildings are 158 mPD height which is 20 m above Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury</p>

Court . The scale of the proposed building is excessive, and will create 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 can not 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:

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 and Sassoon road. Although a HKU representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this.

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

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

4. Legal Issues (1972 Moratorium)

The Greenbelt has historically been protected by the 1972 moratorium to prevent any developments from occurring until major transport infrastructures are improved.

The development of the GIC is a breach of this law.

5. Financial burn on Hong Kong taxpayers

rs The Pokfulam Greenbelt is not flat, and heavily sloped. The construction of which will cost a substantial amount of money. This project should be considered in a more appropriate flat and isolated environment that would be more cost effective.

There is better alternative: Hong Kong Shenzhen 87HA Innovation and Technology Park (HSITP) 1. The previous administration lead by former Chief Executive Carrie Lam proposed a location within Pokfulam for the development of GIC. But this has been superseded by the 2022 policy of our current administration lead by John Lee, who has aimed to provide better cheaper and more integrated developments that serve the Central government and aspirations of GPA to locate all upstream and downstream facilities HSITP.

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from China. Pokfulam is 1,790 km away from the Mainland.

The proposed PFL site is not close to major MTR stations and limited to a small selected number of double deckers and minibuses. HSITP 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 together OPPOSING the development of the GIC in Pokfulam and proposing an alternative location, we can • Save 4.72 hectares of land that is mainly Greenbelt with a valuable ecosystem in an urban area • Allow flexibility for expansion for HKU's GIC in the future. Pokfulam has limited land, whereas the HSITP covers an area of 87 hectares.

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

- Save the tax payers money during 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- R3042

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S340

參考編號
Reference Number: 240518-120805-73061

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

提交日期及時間
Date and time of submission: 18/05/2024 12:08:05

「申述人」全名
Full Name of "Representer": 女士 Ms. Lee Hoi Kei Eugenia

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	反對 Oppose	<p>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.</p> <p>2. Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns) The Traffic Impact Assessment commissioned by HKU, submitted in February 2024, has the following errors:</p> <p>2.1 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</p>

ot 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.

2.2 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.

2.3 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.

2.4 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 improve.

3. 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).

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

4. Pokfulam Moratorium 1972

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

5. Financial burn on Hong Kong taxpayers

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

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

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

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

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

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

Submission Number:

TPB/R/S/H10/22- S723

Signature



HKID (First 4 characters)



Name

TANG HON

Date

May 20, 2024



Representation Number:
TPB/R/S/H10/22- R3044

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S195

參考編號
Reference Number: 240517-091903-29574

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

提交日期及時間
Date and time of submission: 17/05/2024 09:19:03

「申述人」全名
Full Name of "Representer": 先生 Mr. Lie Theodore

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, nitrogen tanks and biological waste pose dangers to the residents
Traffic	反對 Oppose	No preparation for improvement on existing transport and roads to support

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

Good project but bad location

Representation Number:
TPB/R/S/H10/22- R3045

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S196

參考編號
Reference Number: 240517-092905-98465

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

提交日期及時間
Date and time of submission: 17/05/2024 09:29:05

「申述人」全名
Full Name of "Representer": 先生 Mr. Lie Nathaniel

「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
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, nitrogen tanks and biological waste pose dangers to the residents
Traffic	反對 Oppose	No preparation for improvement on existing transport and roads to support

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

Good idea but bad location

Representation Number:
TPB/R/S/H10/22- R3046

Submission Number:
TPB/R/S/H10/22- S197

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-093749-30283

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

提交日期及時間
Date and time of submission: 17/05/2024 09:37:49

「申述人」全名
Full Name of "Representer": 女士 Ms. YEUNG SUI FUN

「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
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Good idea but terrible location

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S198

參考編號
Reference Number: 240517-094002-30586

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

提交日期及時間
Date and time of submission: 17/05/2024 09:40:02

「申述人」全名
Full Name of "Representer": 女士 Ms. LAI Pui Chee

「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/II10/22

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
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers

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

Good idea but terrible location

Representation Number:
TPB/R/S/H10/22- R3048

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S199

參考編號
Reference Number: 240517-101300-03025

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

提交日期及時間
Date and time of submission: 17/05/2024 10:13:00

「申述人」全名
Full Name of "Representer": 女士 Ms. LIE Kelvine Siu Ying

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construcion plan	反對 Oppose	Too close to upper Baguio Villa and Wo odbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road s system to support the project

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

Good project, terrible location

Representation Number:
TPB/R/S/H10/22- R3049

Submission Number:
TPB/R/S/H10/22- S200

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-102031-08777

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

提交日期及時間
Date and time of submission: 17/05/2024 10:20:31

「申述人」全名
Full Name of "Representer": 女士 Ms. Li Yuk Yin

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

與申述相關的圖則
Plan to which the representation relates: S/I110/22

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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Good project, terrible location

Representation Number:
TPB/R/S/H10/22- R3050

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S201

參考編號
Reference Number: 240517-102240-08895

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

提交日期及時間
Date and time of submission: 17/05/2024 10:22:40

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

「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
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road s system to support the project
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenscs will b e taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Wo odbury Court residents, the nitrogen tank s and biological waste pose potential dan gers to the residents

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

Good project, terrible location

Representation Number:
TPB/R/S/H10/22- R3051

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S203

參考編號
Reference Number: 240517-102558-92934

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

提交日期及時間
Date and time of submission: 17/05/2024 10:25:58

「申述人」全名
Full Name of "Representer": 先生 Mr. LIE Kam Lung

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Good plan, terrible location

Representation Number:
TPB/R/S/H10/22- R3052

Submission Number:
TPB/R/S/H10/22- S204

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-110120-64848

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

提交日期及時間
Date and time of submission: 17/05/2024 11:01:20

「申述人」全名
Full Name of "Representer": 女士 Ms. Leung Hing Yiu Slanki

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Good project, terrible location

Representation Number:
TPB/R/S/H10/22- R3053

Submission Number:
TPB/R/S/H10/22- S206

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-135937-32171

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

提交日期及時間
Date and time of submission: 17/05/2024 13:59:37

「申述人」全名
Full Name of "Representer": 先生 Mr. Ho Yue Ching Benjamin

「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
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

good plan, wrong location

Representation Number:

TPB/R/S/H10/22- R3054

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S207

參考編號

Reference Number:

240517-140127-07376

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

17/05/2024 14:01:27

「申述人」全名

Full Name of "Representer":

女士 Ms. Luk Wing Yiu

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Good idea, wrong location

Representation Number:

TPB/R/S/H10/22- R3055

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S208

參考編號

Reference Number:

240517-140307-68295

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

17/05/2024 14:03:07

「申述人」全名

Full Name of "Representer":

先生 Mr. Ho Yik Lam Magnus

「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/II10/22

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
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Good idea, wrong location

Representation Number:
TPB/R/S/H10/22- R3056

Submission Number:
TPB/R/S/H10/22- S209

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-145843-03291

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

提交日期及時間
Date and time of submission: 17/05/2024 14:58:43

「申述人」全名
Full Name of "Representer": 先生 Mr. Ho Yik Yin Marquis

「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
The chosen site	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Good plan, wrong location

Representation Number:

TPB/R/S/H10/22- R3057

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S370

參考編號

Reference Number:

240520-114317-88949

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 11:43:17

「申述人」全名

Full Name of "Representer":

女士 Ms. LIE KELVINE SIU YING

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
the construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Terrible location

Representation Number:

TPB/R/S/H10/22- R3058

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S371

參考編號

Reference Number:

240520-114518-93835

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 11:45:18

「申述人」全名

Full Name of "Representer":

女士 Ms. Lau Hiu Ching

「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
The site chosen	反對 Oppose	estroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Bad location

Representation Number:

TPB/R/S/H10/22- R3059

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S372

參考編號

Reference Number:

240520-114706-55795

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 11:47:06

「申述人」全名

Full Name of "Representer":

女士 Ms. Lau Hiu Lam

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and roads system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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Representation Number:
TPB/R/S/H10/22- R3060

Submission Number:
TPB/R/S/H10/22- S373

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-114829-96230

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 11:48:29

「申述人」全名
Full Name of "Representer": 先生 Mr. Lau Ka Lun

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Worst location ever

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S374

參考編號
Reference Number: 240520-115106-51015

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 11:51:06

「申述人」全名
Full Name of "Representer": 先生 Mr. Tse Heung Yu

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad location chosen

Representation Number:
TPB/R/S/H10/22- R3062

Submission Number:
TPB/R/S/H10/22- S375

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-115256-48738

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 11:52:56

「申述人」全名
Full Name of "Representer": 女士 Ms. Lau Hoi Yan

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad location for the residents

Representation Number:
TPB/R/S/H10/22- R3063

Submission Number:
TPB/R/S/H10/22- S376

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-115527-42631

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 11:55:27

「申述人」全名
Full Name of "Representer": 先生 Mr. Tse Dave Yui Chun

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad site chosen

Representation Number:

TPB/R/S/H10/22- R3064

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S377

參考編號

Reference Number:

240520-115739-15456

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 11:57:39

「申述人」全名

Full Name of "Representer":

女士 Ms. Tse Hayley Wai Shuen

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Location is not good

Representation Number:

TPB/R/S/H10/22- R3065

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S378

參考編號

Reference Number:

240520-115852-83577

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 11:58:52

「申述人」全名

Full Name of "Representer":

先生 Mr. Kwok Pui Man

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and biological waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Location is not right

Representation Number:
TPB/R/S/H10/22- R3066

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S379

參考編號
Reference Number: 240520-120157-58255

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 12:01:57

「申述人」全名
Full Name of "Representer": 女士 Ms. Chow Luen Winnie

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic		Traffic Department has no preparation to improve on existing transport and road system to support the project

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

bad location

Representation Number:

TPB/R/S/H10/22- R3067

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S380

參考編號

Reference Number:

240520-120347-37814

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 12:03:47

「申述人」全名

Full Name of "Representer":

女士 Ms. Mak Lai Mei

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

location is harmful to PFL residents

Representation Number:
TPB/R/S/H10/22- R3068

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S381

參考編號
Reference Number: 240520-120624-46492

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 12:06:24

「申述人」全名
Full Name of "Representer": 女士 Ms. Chan Wing Yan

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad location

Representation Number:
TPB/R/S/H10/22- R3069

Submission Number:
TPB/R/S/H10/22- S382

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-120750-43078

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 12:07:50

「申述人」全名
Full Name of "Representer": 先生 Mr. Yip Carlo Kar Lun

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad decision on location

Representation Number:

TPB/R/S/H10/22- R3070

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S383

參考編號

Reference Number:

240520-120957-27216

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 12:09:57

「申述人」全名

Full Name of "Representer":

先生 Mr. Lam Kam Fai Dick

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Bad location, no planning on traffic impact (2022 report performed in July was not accurate)

Representation Number:

TPB/R/S/H10/22- R3071

Submission Number:

TPB/R/S/H10/22- S385

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-123859-06122

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 12:38:59

「申述人」全名

Full Name of "Representer":

女士 Ms. Wu ching

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Terrible location

Representation Number:

TPB/R/S/H10/22- R3072

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S386

參考編號

Reference Number:

240520-124015-59401

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 12:40:15

「申述人」全名

Full Name of "Representer":

女士 Ms. Yang Siu Nei

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Bad location

Representation Number:
TPB/R/S/H10/22- R3073

Submission Number:
TPB/R/S/H10/22- S387

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-124139-37228

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 12:41:39

「申述人」全名
Full Name of "Representer": 先生 Mr. Liew Hung

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Expensive construction on a bad location

Representation Number:

TPB/R/S/H10/22- R3074

Submission Number:

TPB/R/S/H10/22- S388

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-124312-67151

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 12:43:12

「申述人」全名

Full Name of "Representer":

先生 Mr. Lee Man Kit

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Too expensive for tax payer, terrible decision on the location

Representation Number:
TPB/R/S/H10/22- R3075

Submission Number:
TPB/R/S/H10/22- S389

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-124755-21365

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 12:47:55

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong Tsz Man

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Wo odbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and roads system to support the project

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

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Representation Number:

TPB/R/S/H10/22- R3076

Submission Number:

TPB/R/S/H10/22- S390

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-124912-69342

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 12:49:12

「申述人」全名

Full Name of "Representer":

先生 Mr. Lui Chi chiu

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Bad location

Representation Number:
TPB/R/S/H10/22- R3077

Submission Number:
TPB/R/S/H10/22- S391

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-125020-00511

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 12:50:20

「申述人」全名
Full Name of "Representer": 先生 Mr. Au Kan Yuen

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Terrible location

Representation Number:
TPB/R/S/H10/22- R3078

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S392

參考編號
Reference Number: 240520-125209-92712

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 12:52:09

「申述人」全名
Full Name of "Representer": 先生 Mr. Ma Shi Long

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Good project, yet bad location, no advantage to the neighbour

Representation Number:
TPB/R/S/H10/22- R3079

Submission Number:
TPB/R/S/H10/22- S393

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-125327-50225

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 12:53:27

「申述人」全名
Full Name of "Representer": 女士 Ms. Yuen Wai Chun

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad decision on the location

Representation Number:
TPB/R/S/H10/22- R3080

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S394

參考編號
Reference Number: 240520-125434-59825

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 12:54:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Cheung Ka Lok

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad location

Representation Number:
TPB/R/S/H10/22- R3081

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S395

參考編號
Reference Number: 240520-125611-86198

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 12:56:11

「申述人」全名
Full Name of "Representer": 先生 Mr. Fu Siu 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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Terrible location, only convenient to the HKU professors and staff; no benefit on the PFL neighbours

Representation Number:
TPB/R/S/H10/22- R3082

Submission Number:
TPB/R/S/H10/22- S396

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-125715-21252

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 12:57:15

「申述人」全名
Full Name of "Representer": 先生 Mr. Fu Man chi

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Bad location chosen

Representation Number:
TPB/R/S/H10/22- R3083

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S397

參考編號
Reference Number: 240520-125819-83643

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 12:58:19

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong chi Man

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Terrible location of the project

Representation Number:

TPB/R/S/H10/22- R3084

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S398

參考編號

Reference Number:

240520-130111-86636

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 13:01:11

「申述人」全名

Full Name of "Representer":

先生 Mr. Chow Kwok Fung

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Bad location selected

Representation Number:
TPB/R/S/H10/22- R3085

Submission Number:
TPB/R/S/H10/22- S400

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-134845-45442

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 13:48:45

「申述人」全名
Full Name of "Representer": 先生 Mr. Cheung Yan Fung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Location chosen is only for the convenience of HKU

Representation Number:

TPB/R/S/H10/22- R3086

Submission Number:

TPB/R/S/H10/22- S401

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-135001-57374

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 13:50:01

「申述人」全名

Full Name of "Representer":

先生 Mr. Ling Hong

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Good project but terrible site

Representation Number:
TPB/R/S/H10/22- R3087

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S403

參考編號
Reference Number: 240520-135116-62728

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 13:51:16

「申述人」全名
Full Name of "Representer": 先生 Mr. Au Ka Chun

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Location is wrong for this project

Representation Number:
TPB/R/S/H10/22- R3088

Submission Number:
TPB/R/S/H10/22- S404

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-135224-22843

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 13:52:24

「申述人」全名
Full Name of "Representer": 先生 Mr. IP Ho Wing

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Location not appropriate

Representation Number:
TPB/R/S/H10/22- R3089

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S405

參考編號
Reference Number: 240520-135334-68601

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 13:53:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong Wai Him

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

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Representation Number:
TPB/R/S/H10/22- R3090

Submission Number:
TPB/R/S/H10/22- S406

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-135502-23950

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 13:55:02

「申述人」全名
Full Name of "Representer": 先生 Mr. Mak Yung Hin

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Location is the problem

Representation Number:
TPB/R/S/H10/22- R3091

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S407

參考編號
Reference Number: 240520-135713-57682

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 13:57:13

「申述人」全名
Full Name of "Representer": 先生 Mr. Nam Sun Cheuk

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

location is not right for this project

Representation Number:

TPB/R/S/H10/22- R3092

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S408

參考編號

Reference Number:

240520-135827-20533

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 13:58:27

「申述人」全名

Full Name of "Representer":

先生 Mr. Tong Ho Tang

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Location is wrong

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S409

參考編號
Reference Number: 240520-135940-74219

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 13:59:40

「申述人」全名
Full Name of "Representer": 先生 Mr. Tsang Yuen Pan

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Terrible location

Representation Number:
TPB/R/S/H10/22- R3094

Submission Number:
TPB/R/S/H10/22- S416

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-145532-84058

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 14:55:32

「申述人」全名
Full Name of "Representer": 先生 Mr. Ho Chi Sum

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

bad location

Representation Number:
TPB/R/S/H10/22- R3095

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S417

參考編號
Reference Number: 240520-145920-73178

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 14:59:20

「申述人」全名
Full Name of "Representer": 先生 Mr. Ho Tsz Shing

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Wodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Wrong location

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S418

參考編號
Reference Number: 240520-150106-19237

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 15:01:06

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong Chun Ho

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Wrong spot for this project

Representation Number:

TPB/R/S/H10/22- R3097

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S419

參考編號

Reference Number:

240520-150228-65016

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 15:02:28

「申述人」全名

Full Name of "Representer":

先生 Mr. Lau Kwok Hang

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Wrong place for this good project

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-150923-86669

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 15:09:23

「申述人」全名
Full Name of "Representer": 先生 Mr. Lau Kwok Hang

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

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

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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Location not chosen properly

Representation Number:
TPB/R/S/H10/22- R3098

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-151856-03971

Submission Number:

TPB/R/S/H10/22- S724

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 15:18:56

「申述人」全名

Full Name of "Representer":

先生 Mr. Lam Chi Hin

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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Representation Number:

TPB/R/S/H10/22- R3099

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-152141-56867

Submission Number:

TPB/R/S/H10/22- S725

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 15:21:41

「申述人」全名

Full Name of "Representer":

先生 Mr. Mak Wing Kan

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Poor location

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-152256-95392

Submission Number:
TPB/R/S/H10/22- S726

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 15:22:56

「申述人」全名
Full Name of "Representer": 先生 Mr. Kwan King Tong Felix

「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
The site chosen	反對 Oppose	Destroying natural green belt, expensive and difficult to construct, expenses will be taken from the HK tax payers
The construction plan	反對 Oppose	Too close to upper Baguio Villa and Woodbury Court residents, the nitrogen tanks and infectious waste pose potential dangers to the residents
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support the project

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

Wrong place to build this project