

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-152359-54840

Submission Number:
TPB/R/S/H10/22- S727

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 15:23:59

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

「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 location

Representation Number:

TPB/R/S/H10/22- R3102

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-152528-16710

Submission Number:

TPB/R/S/H10/22- S729

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 15:25:28

「申述人」全名

Full Name of "Representer":

先生 Mr. Hsu Chi Kit Gin

「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 location for this project

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-152644-50858

Submission Number:
TPB/R/S/H10/22- S730

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 15:26:44

「申述人」全名
Full Name of "Representer": 先生 Mr. Chan Wong Kau

「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

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-162523-03176

Submission Number:
TPB/R/S/H10/22- S735

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 16:25:23

「申述人」全名
Full Name of "Representer": 女士 Ms. Hsu Ming Fen

「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 was chosen

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-162711-96152

Submission Number:
TPB/R/S/H10/22- S736

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 16:27:11

「申述人」全名
Full Name of "Representer": 先生 Mr. Tang Yiu Ming Patrick

「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):

Using tax payer's money incorrectly

Representation Number:
TPB/R/S/H10/22- R3106

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-163007-20115

Submission Number:
TPB/R/S/H10/22- S737

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 16:30:07

「申述人」全名
Full Name of "Representer": 先生 Mr. Nau Kin Shing Billy

「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 for this project

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-164528-14694

Submission Number:
TPB/R/S/H10/22- S739

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 16:45:28

「申述人」全名
Full Name of "Representer": 女士 Ms. Au Yeung Sau Ching Alice

「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 the project
Traffic	反對 Oppose	Traffic Department has no preparation to improve on existing transport and road system to support it

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

Poor decision on the site chosen

Representation Number:
TPB/R/S/H10/22- R3108

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-164644-75405

Submission Number:
TPB/R/S/H10/22- S740

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 16:46:44

「申述人」全名
Full Name of "Representer": 先生 Mr. Chui 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):

Good project, yet poor location

Representation Number:

TPB/R/S/H10/22- R3109

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-164802-67417

Submission Number:

TPB/R/S/H10/22- S741

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 16:48:02

「申述人」全名

Full Name of "Representer":

女士 Ms. Ng Hoi Yee Iris

「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, wasting tax payers' money

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-164924-17692

Submission Number:
TPB/R/S/H10/22- S742

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 16:49:24

「申述人」全名
Full Name of "Representer": 女士 Ms. Hui Yun Yan Cookie

「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, destroy the neighbourhood

Representation Number:
TPB/R/S/H10/22- R3111

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-165040-98909

Submission Number:

TPB/R/S/H10/22- S743

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 16:50:40

「申述人」全名

Full Name of "Representer":

女士 Ms. Fan Wai 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 The construction plan Traffic	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 chosen for this good project

Representation Number:

TPB/R/S/H10/22- R3112

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-165204-49941

Submission Number:

TPB/R/S/H10/22- S744

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 16:52:04

「申述人」全名

Full Name of "Representer":

先生 Mr. Yuen Chi Pun

「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

Representation Number:

TPB/R/S/H10/22- R3113

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-165337-74922

Submission Number:

TPB/R/S/H10/22- S745

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 16:53:37

「申述人」全名

Full Name of "Representer":

女士 Ms. Tse Siu 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):

Pure convenience for HKU staff in terms of the chosen location

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-165458-94261

Submission Number:
TPB/R/S/H10/22- S746

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 16:54:58

「申述人」全名
Full Name of "Representer": 女士 Ms. Poon Man 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):

Terrible location

Representation Number:
TPB/R/S/H10/22- R3115

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-165609-40988

Submission Number:
TPB/R/S/H10/22- S747

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 16:56:09

「申述人」全名
Full Name of "Representer": 先生 Mr. Lung Hiu 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):

Great project, but Pokfulam is not a good location

Representation Number:
TPB/R/S/H10/22- R3116

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-165749-30578

Submission Number:
TPB/R/S/H10/22- S748

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 16:57:49

「申述人」全名
Full Name of "Representer": 女士 Ms. Yeung Ying Lau

「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):

No benefit to the environment and the residents

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240520-170217-34196

Submission Number:

TPB/R/S/H10/22- S749

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 17:02:17

「申述人」全名

Full Name of "Representer":

女士 Ms. Kam Chi Shan

「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):

chosen site was not the best, significant impact on the environment and PFL neighbour

Representation Number:
TPB/R/S/H10/22- R3118

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-170334-85549

Submission Number:
TPB/R/S/H10/22- S750

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 17:03:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Lee Shing Lai

「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):
Not agree with the location of the project

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-170452-24107

Submission Number:
TPB/R/S/H10/22- S752

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 17:04:52

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong Ching Hoi

「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 for HK, bad location for PFL neighbours

Representation Number:
TPB/R/S/H10/22- R3120

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240520-171652-77308

Submission Number:
TPB/R/S/H10/22- S753

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 17:16:52

「申述人」全名
Full Name of "Representer": 先生 Mr. Mok Matthew Martin Chi 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):

Great project for HK, but PFL is definitely not a good location to develop such project

Representation Number:

TPB/R/S/H10/22- R3121

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-105149-18572

Submission Number:

TPB/R/S/H10/22- S795

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 10:51:49

「申述人」全名

Full Name of "Representer":

先生 Mr. Tong Kam Fai

「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):

Serious error in the chosen location

Representation Number:

TPB/R/S/H10/22- R3122

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-113015-44221

Submission Number:

TPB/R/S/H10/22- S813

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:30:15

「申述人」全名

Full Name of "Representer":

女士 Ms. NG Fung Chu

「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):

Serious error in the chosen location, wasting tax payers' money

Representation Number:

TPB/R/S/H10/22- R3123

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-113118-85292

Submission Number:

TPB/R/S/H10/22- S814

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:31:18

「申述人」全名

Full Name of "Representer":

女士 Ms. So Ming

「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):

Serious error in the chosen location

Representation Number:

TPB/R/S/H10/22- R3124

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-124624-79866

Submission Number:

TPB/R/S/H10/22- S816

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 12:46:24

「申述人」全名

Full Name of "Representer":

女士 Ms. Shiu Yuk Ming Doris

「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):

Serious error in the chosen location

Representation Number:
TPB/R/S/H10/22- R3125

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-095052-43961

Submission Number:
TPB/R/S/H10/22- S784

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

提交日期及時間
Date and time of submission: 21/05/2024 09:50:52

「申述人」全名
Full Name of "Representer": 先生 Mr. Daniel Pao Tin Yeung

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-095222-15108

Submission Number:
TPB/R/S/H10/22- S785

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

提交日期及時間
Date and time of submission: 21/05/2024 09:52:22

「申述人」全名
Full Name of "Representer": 女士 Ms. Wong Ka Yee

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-095333-87225

Submission Number:
TPB/R/S/H10/22- S786

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

提交日期及時間
Date and time of submission: 21/05/2024 09:53:33

「申述人」全名
Full Name of "Representer": 先生 Mr. Yeung Sze Nok Marcus

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3128

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-095457-61282

Submission Number:
TPB/R/S/H10/22- S787

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

提交日期及時間
Date and time of submission: 21/05/2024 09:54:57

「申述人」全名
Full Name of "Representer": 女士 Ms. Leung Amanda

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3129

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-095607-35824

Submission Number:

TPB/R/S/H10/22- S788

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 09:56:07

「申述人」全名

Full Name of "Representer":

女士 Ms. Mak Yin Yan Akina

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-104746-65907

Submission Number:
TPB/R/S/H10/22- S791

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

提交日期及時間
Date and time of submission: 21/05/2024 10:47:46

「申述人」全名
Full Name of "Representer": 女士 Ms. Mak Tsui 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
工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋夷平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-104924-20804

Submission Number:
TPB/R/S/H10/22- S792

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

提交日期及時間
Date and time of submission: 21/05/2024 10:49:24

「申述人」全名
Full Name of "Representer": 女士 Ms. Chan Kwai Fong Mimi

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
工程選址	反對 Oppose	選址不佳（需砍伐大量樹）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3132

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-105035-83100

Submission Number:

TPB/R/S/H10/22- S794

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 10:50:35

「申述人」全名

Full Name of "Representer":

先生 Mr. Ma Wang Yui

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3133

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-105305-55093

Submission Number:

TPB/R/S/H10/22- S796

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 10:53:05

「申述人」全名

Full Name of "Representer":

女士 Ms. Tong Lai 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
工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋夷平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-105423-17973

Submission Number:
TPB/R/S/H10/22- S797

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

提交日期及時間
Date and time of submission: 21/05/2024 10:54:23

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

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111328-19468

Submission Number:
TPB/R/S/H10/22- S800

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

提交日期及時間
Date and time of submission: 21/05/2024 11:13:28

「申述人」全名
Full Name of "Representer": 女士 Ms. Law Sui Hing

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

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

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

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3136

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111457-15512

Submission Number:
TPB/R/S/H10/22- S801

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

提交日期及時間
Date and time of submission: 21/05/2024 11:14:57

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Sin Yau

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3137

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-111606-99850

Submission Number:

TPB/R/S/H10/22- S802

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:16:06

「申述人」全名

Full Name of "Representer":

女士 Ms. CHEUK Lai Shan

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3138

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111740-45205

Submission Number:
TPB/R/S/H10/22- S803

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

提交日期及時間
Date and time of submission: 21/05/2024 11:17:40

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Yu 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
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-111857-01095

Submission Number:
TPB/R/S/H10/22- S805

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

提交日期及時間
Date and time of submission: 21/05/2024 11:18:57

「申述人」全名
Full Name of "Representer": 先生 Mr. CHIU Yu Shun

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112016-73405

Submission Number:
TPB/R/S/H10/22- S806

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

提交日期及時間
Date and time of submission: 21/05/2024 11:20:16

「申述人」全名
Full Name of "Representer": 先生 Mr. CHEUK Kan Tong

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112121-38387

Submission Number:
TPB/R/S/H10/22- S807

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

提交日期及時間
Date and time of submission: 21/05/2024 11:21:21

「申述人」全名
Full Name of "Representer": 女士 Ms. YEUNG Pui 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
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3142

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112235-79688

Submission Number:
TPB/R/S/H10/22- S808

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

提交日期及時間
Date and time of submission: 21/05/2024 11:22:35

「申述人」全名
Full Name of "Representer": 女士 Ms. ONG Bee Ling

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3143

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112334-96079

Submission Number:
TPB/R/S/H10/22- S809

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

提交日期及時間
Date and time of submission: 21/05/2024 11:23:34

「申述人」全名
Full Name of "Representer": 女士 Ms. FONG KA WAI CLARA

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112540-21614

Submission Number:
TPB/R/S/H10/22- S810

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

提交日期及時間
Date and time of submission: 21/05/2024 11:25:40

「申述人」全名
Full Name of "Representer": 先生 Mr. Lam Kwun Chung

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通		工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3145

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240521-112722-30106

Submission Number:

TPB/R/S/H10/22- S811

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 11:27:22

「申述人」全名

Full Name of "Representer":

先生 Mr. Tse Fei Cheung

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3146

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-112837-49999

Submission Number:
TPB/R/S/H10/22- S812

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

提交日期及時間
Date and time of submission: 21/05/2024 11:28:37

「申述人」全名
Full Name of "Representer": 先生 Mr. LEUNG Wai Yeung

「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 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程有考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-135834-96200

Submission Number:
TPB/R/S/H10/22- S819

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

提交日期及時間
Date and time of submission: 21/05/2024 13:58:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Fung Siu 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
Item A 工程選址	反對 Oppose	選址不佳（需砍伐大量樹木同埋移平座山）
工程影響	反對 Oppose	造成環境/空氣污染
交通	反對 Oppose	工程冇考慮交通負荷

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3148

Submission Number:
TPB/R/S/H10/22- S329

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240517-155354-98785

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 15:53:54

「申述人」全名
Full Name of "Representer": 女士 Ms. Karen Poon

「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
反對通過計劃	反對 Oppose	環境及空氣污染
對薄扶林交通影響	反對 Oppose	薄扶林交通未能負荷
選址決定	反對 Oppose	選址不佳，對交通和薄扶林居民對交通和薄扶林居民影響重大負面影響重大

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

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From: Raj Jain [REDACTED]
Sent: 2024-05-17 星期五 12:47:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Strong objection to the proposed rezoning of the green belt (GB) land in Pokfulam (OZP No. S/H10/22)

Dear Sir/Madam,

I am writing to express my strong objection to the proposed rezoning of the green belt (GB) land in Pokfulam (OZP No. S/H10/22) to accommodate the Hong Kong University's (HKU) Global Innovation Center. As outlined in the South China Morning Post article on August 12, 2024, HKU's plan involves a significant development on a site that is currently zoned as a Green Belt, a move that I believe is highly inappropriate and detrimental for several reasons.

HKU's proposed site encompasses 4.72 hectares, of which 87% is Green Belt government land. The development plan includes a gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. To put this in perspective, the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken two decades to develop, has a GFA of 330,000 square meters.

The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which has a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, and includes five channelized watercourses. The massive site formation works required for development would involve the removal of around 2,000 trees, significantly degrading the existing landscape and ecological value of the area. This green zone currently serves as a crucial buffer within and between urban areas.

When considering this application, due regard should be given to the criteria set out in TPB PG No.10 for development in GB zones under Section 16:

1. ****General presumption against development:**** There is a strong presumption against development in GB zones.
2. ****Exceptional circumstances and strong planning grounds:**** New developments should only be considered in exceptional circumstances, justified by strong planning grounds.
3. ****Essential developments with no alternative sites:**** The proposed development must demonstrate that it is essential and that no alternative sites are available.
4. ****Slope stability concerns:**** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a moratorium on traffic grounds since 1972 to prevent excessive development until there is an overall improvement in the transport network. This has clearly not yet occurred.

Moreover, the proposed development's scale is excessive, with a PR of 4.72, particularly when compared with the adjoining Residential Group 3 sites, which are subject to plot ratio controls ranging from 0.6 up to a maximum of 3. The proposed scale would fundamentally and irretrievably alter the existing character of the locality.

Fortunately, there is a suitable alternative. The government is currently forming land in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is ideally zoned for research and development, education, and cultural and creative industries. This site offers 38.6 hectares with a GFA of 1,143,000 square meters, making it a perfect fit for the HKU facility and allowing it to serve as a centerpiece for the San Tin Technopole. This location is already planned for such purposes and would maximize the benefits of government investment in innovation and

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technology.

Given that HKU does not own the land in Pokfulam and considering the significant environmental, ecological, and planning concerns, I strongly oppose the rezoning proposal. The proposal fails to meet numerous criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider its original decision and support relocating the project to the more appropriate site at HSITP.

Thank you for considering my representation.

Yours sincerely,

Raj Jain



HK ID:



From: Raj Jain [REDACTED]
Sent: 2024-05-21 星期二 11:50:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Strong Objection to Rezoning Proposal for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)

Dear Sir/Madam,

I am writing to express my strong objection to the proposed rezoning of the green belt (GB) land in Pokfulam (OZP No. S/H10/22) to accommodate the Hong Kong University's (HKU) Global Innovation Center. As outlined in the South China Morning Post article on August 12, 2024, HKU's plan involves a significant development on a site that is currently zoned as a Green Belt, a move that I believe is highly inappropriate and detrimental for several reasons.

HKU's proposed site encompasses 4.72 hectares, of which 87% is Green Belt government land. The development plan includes a gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. To put this in perspective, the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken two decades to develop, has a GFA of 330,000 square meters.

The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which has a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, and includes five channelized watercourses. The massive site formation works required for development would involve the removal of around 2,000 trees, significantly degrading the existing landscape and ecological value of the area. This green zone currently serves as a crucial buffer within and between urban areas.

When considering this application, due regard should be given to the criteria set out in TPB PG No.10 for development in GB zones under Section 16:

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2. ****Exceptional circumstances and strong planning grounds:**** New developments should only be considered in exceptional circumstances, justified by strong planning grounds.
3. ****Essential developments with no alternative sites:**** The proposed development must demonstrate that it is essential and that no alternative sites are available.
4. ****Slope stability concerns:**** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a moratorium on traffic grounds since 1972 to prevent excessive development until there is an overall improvement in the transport network. This has clearly not yet occurred.

Moreover, the proposed development's scale is excessive, with a PR of 4.72, particularly when compared with the adjoining Residential Group 3 sites, which are subject to plot ratio controls ranging from 0.6 up to a maximum of 3. The proposed scale would fundamentally and irretrievably alter the existing character of the locality.

Fortunately, there is a suitable alternative. The government is currently forming land in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is ideally zoned for research and development, education, and cultural and creative industries. This site offers 38.6 hectares with a GFA of 1,143,000 square meters, making it a perfect fit for the HKU facility and allowing it to serve as a centerpiece for the San Tin Technopole. This location is already planned for such purposes and would maximize the benefits of government investment in innovation and

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technology.

Given that HKU does not own the land in Pokfulam and considering the significant environmental, ecological, and planning concerns, I strongly oppose the rezoning proposal. The proposal fails to meet numerous criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider its original decision and support relocating the project to the more appropriate site at HSITP.

Thank you for considering my representation.

Yours sincerely,

Raj Jain

[Redacted Signature]

HK ID

[Redacted ID]

Subject: Strong Objection to Rezoning Proposal for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)



Dear Sir/Madam,

I am writing to express my strong objection to the proposed rezoning of the green belt (GB) land in Pokfulam (OZP No. S/H10/22) to accommodate the Hong Kong University's (HKU) Global Innovation Center. As outlined in the South China Morning Post article on August 12, 2024, HKU's plan involves a significant development on a site that is currently zoned as a Green Belt, a move that I believe is highly inappropriate and detrimental for several reasons.

HKU's proposed site encompasses 4.72 hectares, of which 87% is Green Belt government land. The development plan includes a gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. To put this in perspective, the Hong Kong Science and Technology Park at Pak Shek Kok, which has taken two decades to develop, has a GFA of 330,000 square meters.

The current GB zoning accurately reflects the vegetated nature of the steep sloping site, which has a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, and includes five channelized watercourses. The massive site formation works required for development would involve the removal of around 2,000 trees, significantly degrading the existing landscape and ecological value of the area. This green zone currently serves as a crucial buffer within and between urban areas.

When considering this application, due regard should be given to the criteria set out in TPB PG No.10 for development in GB zones under Section 16:

1. ****General presumption against development:**** There is a strong presumption against development in GB zones.
2. ****Exceptional circumstances and strong planning grounds:**** New developments should only be considered in exceptional circumstances, justified by strong planning grounds.
3. ****Essential developments with no alternative sites:**** The proposed development must demonstrate that it is essential and that no alternative sites are available.
4. ****Slope stability concerns:**** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a moratorium on traffic grounds since 1972 to prevent excessive development until there is an overall improvement in the transport network. This has clearly not yet occurred.

Moreover, the proposed development's scale is excessive, with a PR of 4.72, particularly when compared with the adjoining Residential Group 3 sites, which are subject to plot ratio controls ranging from 0.6 up to a maximum of 3. The proposed scale would fundamentally and irretrievably alter the existing character of the locality.

Fortunately, there is a suitable alternative. The government is currently forming land in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which is ideally zoned for research and development, education, and cultural and creative industries. This site offers 38.6 hectares with a GFA of 1,143,000 square meters, making it a perfect fit for the HKU facility and allowing it to serve as a centerpiece for the San Tin Technopole. This location is already planned for such purposes and would maximize the benefits of government investment in innovation and technology.

Given that HKU does not own the land in Pokfulam and considering the significant environmental, ecological, and planning concerns, I strongly oppose the rezoning proposal. The proposal fails to meet numerous criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider its original decision and support relocating the project to the more appropriate site at HSITP.

Thank you for considering my representation.

Yours sincerely, ..

Raj Jain



就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-135211-35405

Submission Number:
TPB/R/S/H10/22- S817

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

提交日期及時間
Date and time of submission: 21/05/2024 13:52:11

「申述人」全名
Full Name of "Representer": 先生 Mr. LAW HO PUI

「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
Pok Fu Lam O ZP NO . S/H10/22 "to re-zone a Pokfulam area for Hong Kong University to develop a so-called Global Innovation Centre."	反對 Oppose	<p>The location proposed by Hong Kong university ("HKU") has been adopted solely on the grounds of expediency: namely, that it is adjacent to the Queen Mary Hospital and existing teaching facilities. The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land.</p> <p>This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:</p> <ul style="list-style-type: none"> (i) a general presumption against development; (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds; (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. <p>The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even when the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.</p> <p>The proposed 220,000 square metres of non-residential development at 4.72 PR 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 t</p>

		<p>his 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. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.</p> <p>In fact, HKU's self-serving proposal can be discarded because there is an infinitely more suitable proposition. Properly planned land is now being formed by Government in the Lok Ma Chau Loop, for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of Hong Kong. This is immediately adjacent and complimentary to the existing well-developed and thriving I&T hub in Shenzhen. The land is already zoned for the appropriate purposes: Research & Development, Education and Cultural & Creative Industries. Approximately 38.6 hectares will be available with a GFA of 1,143,000 square metres. The proposed HKU facility would fit perfectly in HSITP and could serve as the centrepiece for this phase of the Technopole.</p> <p>If one of the objectives of the "Global Innovation Centre" is to connect with researchers from other Universities and with talent from China and elsewhere, the HSITP location would triumph over Pokfulam. Government's commitment to identify a suitable site for the GIC would be fulfilled. It therefore simply cannot be argued that there is a need for the GIC to be located in Pokfulam.</p>
<p>Pok Fu Lam OZP NO. S/H1 0/22</p> <p>"to re-zone one a Pokfulam area for Hong Kong University to develop a so-called Global Innovation Centre."</p>	反對 Oppose	<p>The Technopole is located in the Lok Ma Chau loop, the centroid of a major urban development, close to Shenzhen (Futian and Huanggang Port) and within walking distance of Lok Ma Chau MTR station. Nearby Kwu Tung MTR station will be completed in 2027.</p> <p>In contrast, Pokfulam is a relatively isolated ribbon development. Pokfulam Road is the only arterial road and its capacity is already strained, particularly at peak times. The HKU Traffic Impact Assessment submitted in February 2024 is superficial, partial and error-strewn. It fails to explain how the traffic impacts of major developments (including Wah Fu, Ka Wai Man Road and Cyberport, for example) have been taken into account.</p> <p>Fifteen thousand working people, together with all the necessary support services vehicles, would add an immense burden to the existing roads. Victoria Road, already constrained, offers no relief. Widening and improving Pokfulam Road has not been made a condition precedent for the proposed re-zoning and would anyway be a fantasy.</p>
<p>Pok Fu Lam OZP NO. S/H1 0/22</p> <p>"to re-zone one a P</p>	反對 Oppose	<p>recognise that no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land. Furthermore, the topography of the proposed site, being a precipitously steep slope, would add substantially to construction and maintenance costs.</p> <p>The HSITP option represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal should</p>

<p>okfula m area for Ho ng Kon g Univ ersity t o devel op a so -called Global Innova tion Ce ntre."</p>	<p>ld be undertaken and the results assessed before the HKU proposal is giv en consideration.</p>
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對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-135643-77193

Submission Number:
TPB/R/S/H10/22- S818

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

提交日期及時間
Date and time of submission: 21/05/2024 13:56:43

「申述人」全名
Full Name of "Representer": 女士 Ms. SCHROEDER, Julia Carolin

「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
Pok Fu Lam OZP NO. S/H10/22 "re-zone a Pokfulam area for Hong Kong University to develop a Global Innovation Centre."	反對 Oppose	<p>Strategic Considerations</p> <p>The location proposed by Hong Kong university ("HKU") has been adopted solely on the grounds of expediency: namely, that it is adjacent to the Queen Mary Hospital and existing teaching facilities. The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land.</p> <p>This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:</p> <ul style="list-style-type: none"> (i) a general presumption against development; (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds; (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available. <p>The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even when the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.</p> <p>The proposed 220,000 square metres of non-residential development at 4.72 PR 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-r</p>

		<p>ise 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. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.</p> <p>In fact, HKU's self-serving proposal can be discarded because there is an infinitely more suitable proposition. Properly planned land is now being formed by Government in the Lok Ma Chau Loop, for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of Hong Kong. This is immediately adjacent and complimentary to the existing well-developed and thriving I&T hub in Shenzhen. The land is already zoned for the appropriate purposes: Research & Development, Education and Cultural & Creative Industries. Approximately 38.6 hectares will be available with a GFA of 1,143,000 square metres. The proposed HKU facility would fit perfectly in HSITP and could serve as the centrepiece for this phase of the Technopole.</p> <p>If one of the objectives of the "Global Innovation Centre" is to connect with researchers from other Universities and with talent from China and elsewhere, the HSITP location would triumph over Pokfulam. Government's commitment to identify a suitable site for the GIC would be fulfilled. It therefore simply cannot be argued that there is a need for the GIC to be located in Pokfulam.</p>
<p>Pok F u Lam OZP NO. S /H10/ 22</p> <p>"re-zone a Pokfulam area for Hong Kong University to develop a Global Innovation Centre."</p>	反對 Oppose	<p>Transport and Traffic Considerations</p> <p>The Technopole is located in the Lok Ma Chau loop, the centroid of a major urban development, close to Shenzhen (Futian and Huanggang Port) and within walking distance of Lok Ma Chau MTR station. Nearby Kwu Tung MTR station will be completed in 2027.</p> <p>In contrast, Pokfulam is a relatively isolated ribbon development. Pokfulam Road is the only arterial road and its capacity is already strained, particularly at peak times. The HKU Traffic Impact Assessment submitted in February 2024 is superficial, partial and error-strewn. It fails to explain how the traffic impacts of major developments (including Wah Fu, Ka Wai Man Road and Cyberport, for example) have been taken into account.</p> <p>Fifteen thousand working people, together with all the necessary support services vehicles, would add an immense burden to the existing roads. Victoria Road, already constrained, offers no relief. Widening and improving Pokfulam Road has not been made a condition precedent for the proposed re-zoning and would anyway be a fantasy.</p>
<p>Pok F u Lam OZP NO. S</p>	反對 Oppose	<p>Financial Considerations</p> <p>Although financial aspects may not fall within the purview of the TPB, it is important to recognise that no provision has been made in Government</p>

<p>/H10/ 22</p> <p>"re-zo ne a P okfula m are a for Hong Kong Unive rsity t o deve lop a Globa l Inno vation Centre ."</p>	<p>'s Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land. Furthermore, the topography of the proposed site, being a precipitously steep slope, would add substantially to construction and maintenance costs.</p> <p>The HSITP option represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal should be undertaken and the results assessed before the HKU proposal is given consideration.</p>
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對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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Subject: Opposition to Rezoning for HKU Global Innovation Center in Pokfulam (OZP No. S/H10/22)

Dear Sir/Madam,

I am writing to voice my strong opposition to the proposal to rezone Green Belt land in Pokfulam (OZP No. S/H10/22) for the construction of the Hong Kong University (HKU) Global Innovation Center. The proposed development poses several significant concerns that need to be addressed.



HKU's proposed project site encompasses 4.72 hectares, of which a substantial 87% is currently designated as Green Belt. This site, characterized by its vegetated slopes with an elevation change of around 80 meters between Pok Fu Lam Road and Victoria Road, also includes five channelized watercourses. The extensive site formation and construction required would necessitate the removal of approximately 2,000 trees, severely impacting the landscape and ecological integrity of this buffer zone.

The development plan includes a gross floor area (GFA) of 220,000 square meters with a plot ratio (PR) of 4.72, intended for deep technical research, laboratories, conference/exhibition/office spaces, and residential staff quarters. For comparison, the Hong Kong Science and Technology Park at Pak Shek Kok, developed over two decades, has a GFA of 330,000 square meters. The scale of this proposed development is excessive and unsuitable for the current site.

When evaluating this application, it is crucial to consider the guidelines set forth by the Town Planning Board (TPB) in PG No.10 for development in Green Belt zones:

1. ****Presumption against development:**** There is a strong presumption against development in Green Belt zones.
2. ****Exceptional circumstances requirement:**** New developments should only be considered under exceptional circumstances supported by strong planning arguments.
3. ****Necessity and lack of alternative sites:**** The proposal must demonstrate that the development is essential and that no alternative sites are available.
4. ****Slope stability issues:**** The significant height differential between the top and bottom of the proposed site raises serious concerns about slope stability.
5. ****Pok Fu Lam Moratorium:**** The area has been under a development moratorium since 1972 due to traffic concerns and to prevent excessive development until there is an overall improvement in the transport network, which has yet to occur.

Moreover, the proposed development's plot ratio of 4.72 is disproportionately high compared to the surrounding Residential Group 3 sites, which have plot ratio controls ranging from 0.6 to 3. Such a high-density development would drastically and irreversibly change the character of the locality.

Fortunately, there is a more suitable alternative. The government is currently developing the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP). This site, already zoned for research and development, education, and cultural and creative industries, offers 38.6 hectares with a GFA of 1,143,000 square meters. This location is ideal

for the HKU facility, which could serve as a centerpiece for the San Tin Technopole, maximizing the benefits of government investment in innovation and technology.

Considering that HKU does not own the land in Pokfulam and the significant environmental, ecological, and planning issues involved, I strongly oppose the rezoning proposal. The proposal fails to meet multiple criteria of TPB PG No.10 and contradicts the OZP's Explanatory Statement. I urge the TPB to reconsider its decision and support relocating the project to the more appropriate HSITP site.

Thank you for your attention to this matter.

Yours sincerely,


Usha Jain



就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240513-000122-97605

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

提交日期及時間
Date and time of submission: 13/05/2024 00:01:22

「申述人」全名
Full Name of "Representer": 先生 Mr. Chan Ching Hei Jaffy

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Representation on Pok Fu Lam OZP No. S/H10/22 May 2024 tpbpland.gov.hk	反對 Oppose	<p>Representation on Pok Fu Lam OZP No. S/H10/22 May 2024 tpbpland.gov.hk</p> <p>HKU's innovation centre is a great idea in the wrong place - SCMP 12th August 2024 HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 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.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 a buffer between and within the urban areas.</p> <p>In considering this application due regard should also be taken of the criteria</p>

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set out by you in TPB PG No.10 which relates to Applications for Development in GB zones under s.16 and includes (i) a General presumption against development; (ii) Applications for new development such as this should only be considered in exceptional circumstances and justified on strong planning grounds; (iii) Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential and no alternative sites are available; (iv) 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 (v) 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. By any measure the proposed 220,000 sq.m of development at 4.72 PR must be considered to be excessive particularly when compared with the adjoining Residential Group 3 sites. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is 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 and size of development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of this locality.

Fortunately all this is completely avoidable as there is suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop for the creation of the Hong Kong- Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of HK immediately adjacent and complimentary to the existing well developed and thriving I&T hub in Shenzhen. The land is already zoned for the right purposes; Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 ha made available with a GFA of 1,143,000sq.m so the HKU facility would be a perfect fit and could serve as the centrepiece for this phase of the Technopole. As importantly 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 tax payers money, should be sited where it will best serve the whole future of HK.

Particularly as HKU does not even own 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 Explanatory Statement. TPB should, therefore, seriously reconsider their original decision and, instead, support the idea of directing this project to the more appropriate location of HSITP.

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- R3154

Submission Number:
TPB/R/S/H10/22- S69

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240513-105556-79766

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

13/05/2024 10:55:56

「申述人」全名

Full Name of "Representer":

先生 Mr. Liu Wai 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
Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H1	反對 Oppose	<p>HKU's innovation centre is a great idea in the wrong place - SCMP 12th August 2024 HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 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.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 a buffer between and within the urban areas.</p> <p>In considering this application due regard should also 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 (i) a General presumption against development; (ii) Applications for new development such as this should only be considered in exceptional circumstances and justified on strong plan</p>

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ning grounds; (iii) Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential and no alternative sites are available; (iv) 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 (v) 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. By any measure the proposed 220,000 sq.m of development at 4.72 PR must be considered to be excessive particularly when compared with the adjoining Residential Group 3 sites. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is 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 and size of development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of this locality.

Fortunately all this is completely avoidable as there is suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop for the creation of the Hong Kong- Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of HK immediately adjacent and complimentary to the existing well developed and thriving I&T hub in Shenzhen. The land is already zoned for the right purposes; Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 ha made available with a GFA of 1,143,000sq.m so the HKU facility would be a perfect fit and could serve as the centrepiece for this phase of the Technopole. As importantly 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 tax payers money, should be sited where it will best serve the whole future of HK.

Particularly as HKU does not even own 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 Explanatory Statement. TPB should, therefore, seriously reconsider their original decision and, instead, support the idea of directing this project to the more appropriate location of HSITP.

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- R3155

Submission Number:
TPB/R/S/H10/22- S72

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240513-132616-25958

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

提交日期及時間
Date and time of submission: 13/05/2024 13:26:16

「申述人」全名
Full Name of "Representer": 先生 Mr. Huguet, Alexandre Marie-joseph Haoyan

「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
反對 Oppose		<p>HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 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.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 a buffer between and within the urban areas.</p> <p>In considering this application due regard should also be taken of the criteria set out by you in TPB PG No.10 which relates to Applications for Development</p>

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nt in GB zones under s.16 and includes (i) a General presumption against development; (ii) Applications for new development such as this should only be considered in exceptional circumstances and justified on strong planning grounds; (iii) Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential and no alternative sites are available; (iv) 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 (v) 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. By any measure the proposed 220,000 sq.m of development at 4.72 PR must be considered to be excessive particularly when compared with the adjoining Residential Group 3 sites. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is 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 and size of development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of this locality.

Fortunately all this is completely avoidable as there is suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop for the creation of the Hong Kong- Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of HK immediately adjacent and complimentary to the existing well developed and thriving I&T hub in Shenzhen. The land is already zoned for the right purposes; Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 ha made available with a GFA of 1,143,000sq.m so the HKU facility would be a perfect fit and could serve as the centrepiece for this phase of the Technopole. As importantly 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 tax payers money, should be sited where it will best serve the whole future of HK.

Particularly as HKU does not even own 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 Explanatory Statement. TPB should, therefore, seriously reconsider their original decision and, instead, support the idea of directing this project to the more appropriate location of HSITP.

Alexandre Huguet

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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Representation to the Town Planning Board in respect of planning 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, 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)”).

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

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

It would appear that HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land for research, including reserving (not allocating or granting) a 4 hectare site currently zoned “Green Belt” at Pokfulam for HKU to construct facilities for deep technology research. As such, the former CE's Policy Address 2021, para 60, made reference “a 4-hectare site” in Pokfulam without providing detail.

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

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

The “San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop) is located at the heart of the Northern Metropolis and in close proximity to Shenzhen's innovation and technology (I&T) zone in Huangang and Futian.” The “San Tin Technopole will become a hub for clustered I&T development that creates synergy with Shenzhen I&T Zone. Besides, it will contribute to the development of the South-North dual engine (finance - I&T) for Hong Kong, and become a new community for quality, healthy and green living.

The Planning Department and the Civil Engineering and Development Department jointly commissioned a study in October 2021 to formulate a Recommended Outline Development Plan proposing land uses for the area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop.”

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

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

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

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

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

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

Aside from the obvious I&T seamless integration and preferred location, other important factors such as ease of construction, speed of construction, vastly lower

cost of construction, and critically, well-planned, already existing, and robust infrastructural support, make the San Tin Technopole the obvious location for the GIC.

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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.

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Submission Number:
TPB/R/S/H10/22- S943

NAME

WONG SAU KIKI KEI

DATE

SIGNATURE



HKID



(Please provide the first 4 digits)



Representation to the Town Planning Board in respect of planning 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, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on 22 March 2024 under section 5 of Town Planning Ordinance.

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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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NAME

Anna Park

SIGNATURE



DATE

20 May 2024

HKID



Submission Number:
TPB/R/S/H10/22- S944

Representation to the Town Planning Board in respect of planning under section 6(1) of the Town Planning Ordinance (CAP.131)

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NAME

Marco Giubini

SIGNATURE

Marco Giubini

DATE

20 May 2024

HKID



Submission Number:

TPB/R/S/H10/22- S945

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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

PANG
JEROME PANG

DATE

16/5/24

SIGNATURE



HKID



Submission Number:

TPB/R/S/H10/22- S946



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

Email: tpbpd@pland.gov.hk

21 May 2024

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

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

1. Environmental Impact

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

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

2. Traffic impact

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



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

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

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

3. Affect on resident' health during and after construction

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

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

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

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

The following existing HKU sites offer development potential for research buildings

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

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

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

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

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

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

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

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

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

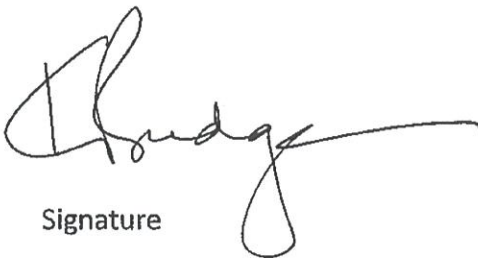
Siting the GIC in the San Tin Technopole in the Lok Ma Chau loop will allow these professors and research staff easy access to Lok Ma Chau MTR station & Kwu Tung MTR stations and to Shenzhen, Futian and Huanggang Port and the ability to live and travel anywhere in Hong Kong without traffic concerns

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

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

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

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



Signature

Budge Kathleen Ann

Date: 21 May 2024

HKID: 

Representation Number:
TPB/R/S/H10/22- R3161

Submission Number:
TPB/R/S/H10/22- S104

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240514-161726-62817

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

提交日期及時間
Date and time of submission: 14/05/2024 16:17:26

「申述人」全名
Full Name of "Representer": 女士 Ms. LIU EVA

「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
R ep re se nt ati on on P ok F u L a m O Z P N	反對 Oppose	<p>HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 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.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 a buffer between and within the urban areas.</p> <p>In considering this application due regard should also be taken of the criteria set out by you in TPB PG No.10 which relates to Applications for Development</p>

o. S/ II 10 /2 2 M ay 20 24		<p>nt in GB zones under s.16 and includes (i) a General presumption against development; (ii) Applications for new development such as this should only be considered in exceptional circumstances and justified on strong planning grounds; (iii) Applications for GIC/OU uses such as this must demonstrate that the proposed development is essential and no alternative sites are available; (iv) 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 (v) 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. By any measure the proposed 220,000 sq.m of development at 4.72 PR must be considered to be excessive particularly when compared with the adjoining Residential Group 3 sites. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is 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 and size of development proposed for this site is not only excessive and inappropriate but would fundamentally, and irretrievably, change the existing character of this locality.</p> <p>Fortunately all this is completely avoidable as there is suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop for the creation of the Hong Kong- Shenzhen Innovation & Technology Park (HSITP) which will, in effect, become the first phase of the San Tin Technopole which is to be the future I&T centre of HK immediately adjacent and complimentary to the existing well developed and thriving I&T hub in Shenzhen. The land is already zoned for the right purposes; Research & Development, Education and Cultural & Creative Industries. There will be about 38.6 ha made available with a GFA of 1,143,000sq.m so the HKU facility would be a perfect fit and could serve as the centrepiece for this phase of the Technopole. As importantly 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 tax payers money, should be sited where it will best serve the whole future of HK.</p> <p>Particularly as HKU does not even own 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 Explanatory Statement. TPB should, therefore, seriously reconsider their original decision and, instead, support the idea of directing this project to the more appropriate location of HSITP.</p>
R ep re se nt ati on on P ok F u L a	反對 Oppose	<p>HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%) are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise.</p> <p>The total GFA proposed is 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.</p> <p>The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 t</p>

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對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

HKU's proposed site for its Global Innovation Centre comprises 4.72 ha of which 4.12 ha (87%)

are currently zoned Green Belt (GB), being government land. Hence the rezoning exercise. The total GFA proposed is 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.

The site chosen seems purely for their own convenience being close to their main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam Road and Victoria Road 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 a buffer between and within the urban areas.

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就圖則作出申述**Representation Relating to Plan****Submission Number:**

TPB/R/S/H10/22- S348

參考編號

Reference Number:

240518-213559-48155

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 21:35:59

「申述人」全名

Full Name of "Representer":

女士 Ms. LIU EVA

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Representation on Pok Fu Lam OZPN o.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This "white elephant" project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.
Representation on Pok Fu Lam OZPN o.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This "white elephant" project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.
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對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Extremely serious traffic congestion is the overriding concern with no solution at all being proposed. The 1972 Moratorium must be upheld. There is no proper costing or budget estimate. There is no government funding approval. Destruction of the Greenbelt containing woodland and wildlife is against all reasoning. There has been minimal public consultation for such a huge scale project, which in itself is unacceptable. This “white elephant” project and its location are solely being driven by HKU. In reality there are no suitable sites anywhere within the Pok Fu Lam area for the GIC. The synergy of locating the GIC in the San Tin Technopole will enable a much better connection / integration with other HKU facilities in Qianhai / Shenzhen – in support of the Greater Bay Area development planning. For example, HKU already has a hospital in Shenzhen.

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Submission Number:

TPB/R/S/H10/22- S174

From: Rahul Jain [REDACTED]
Sent: 2024-05-16 星期四 16:12:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC location in Pokfulam

Representation Number:

TPB/R/S/H10/22- R3162

Dear members of the TPB,

I am writing to express my strong objection to the proposed Global Innovation Center by Hong Kong University (HKU) in Pokfulam. I believe that this plan is not only ill-suited for the location but also fails to meet several crucial criteria outlined in TPB PG No.10. Allow me to outline my concerns based on the background information provided.

Firstly, the proposed site for the Global Innovation Center comprises a significant portion (87%) of government land currently zoned as Green Belt (GB). The existing zoning accurately reflects the natural vegetated state of the steep slope, which features a height difference of approximately 80 meters between Pok Fu Lam Road and Victoria Road, with multiple channelized water courses running through it. Rezoning this land for the construction of the Innovation Center would necessitate extensive and costly site formation works and the removal of approximately 2000 trees. Such actions would severely degrade the existing landscape and ecological value of the area, which currently acts as a vital buffer between and within urban areas.

Secondly, the scale of the proposed development is disproportionate to the surrounding area. With a total gross floor area (GFA) of 220,000 square meters and a plot ratio (PR) of 4.72, the planned Innovation Center is considerably larger than the nearby Hong Kong Science and Technology Park at Pak Shek Kok, which itself took around two decades to develop and has a GFA of 330,000 square meters. The excessive size and scale of the proposed development would fundamentally alter the character of the locality and is inconsistent with the plot ratio controls of the adjacent Residential Group 3 sites.

Moreover, the criteria set out in TPB PG No.10 should be seriously considered when evaluating this application. These criteria include a general presumption against development in Green Belt zones, exceptional circumstances and strong planning grounds for new developments, demonstration of the essential nature of GIC/OU uses and the unavailability of alternative sites, and consideration of slope stability given the height differential of the proposed site. Additionally, the long-standing Pok Fu Lam Moratorium, in effect since 1972 due to traffic concerns, prohibits excessive development until there is an overall improvement in the transport network in the area, which has yet to occur. The proposed development clearly disregards these criteria and the moratorium, further reinforcing the unsuitability of the selected location.

Fortunately, an alternative and appropriately planned land is currently being formed by the government in the Lok Ma Chau Loop. This land is designated for the creation of the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), which will serve as the first phase of the San Tin Technopole and become the future I&T center of Hong Kong. The HSITP, adjacent and complementary to the thriving I&T hub in Shenzhen, is already zoned for Research & Development, Education, and Cultural & Creative Industries, with approximately 38.6 hectares of land and a GFA of 1,143,000 square meters. Given these facts, the HKU facility would be a perfect fit and could serve as the centerpiece for this phase of the Technopole. Considering the substantial subsidies and grants that HKU would likely receive from the government for this project, it is imperative that the facility be situated where it can best serve the future of Hong Kong as a whole.


In light of these reasons, I strongly oppose the rezoning proposal for the Global Innovation Center by HKU. It not only fails to meet several criteria outlined in TPB PG No.10 but also runs counter to the

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OZP's Explanatory Statement. I urge the TPB to reconsider their original decision and instead support the idea of directing this project to the more suitable location of HSITP.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns raised and make a decision that aligns with the best interests of the community and the long-term development of Hong Kong.

Yours sincerely,

Stephanie Leung


Subject: Strong opposition to **outline zoning plan number no. S/H10/22**

Dear Town Planning Board members,



I am writing to express my firm opposition to the proposed Global Innovation Center by Hong Kong University (HKU) in Pokfulam. I strongly believe that this plan is entirely unsuitable for the chosen location and fails to meet several crucial criteria outlined in TPB PG No.10. Allow me to outline my concerns based on the provided background information, along with three additional reasons for opposing this development.

1. Environmental Impact: The construction of the Global Innovation Center on the designated green zone slope in Pokfulam would cause significant ecological harm. The site formation works required for building erection would result in the removal of about 2000 trees, leading to a substantial loss of greenery and biodiversity. Such deforestation would disrupt the delicate ecological balance and have adverse effects on the local flora and fauna. Moreover, the proposed development's massive scale and scope would necessitate extensive resource consumption, contributing to heightened carbon emissions and exacerbating Hong Kong's already burdened environment. It is of utmost importance to prioritize sustainable development practices that minimize ecological damage, and the current proposal fails to align with this fundamental principle.

2. Traffic Congestion and Infrastructure Strain: The chosen location for the Global Innovation Center already suffers from severe traffic congestion issues. Introducing a large-scale facility with a gross floor area of 220,000 square meters would significantly worsen the existing transportation challenges. The surrounding road network and public transit systems are ill-equipped to handle the increased influx of employees, visitors, and residents that the innovation center would attract. This would inevitably lead to substantial traffic congestion, prolonged commuting times, and a considerable strain on the quality of life for local residents. Without substantial improvements to the infrastructure, the proposed development would place an excessive burden on the already overwhelmed transportation systems in the area.

3. Preservation of Cultural Heritage: The proposed development fails to acknowledge and respect the cultural and historical significance of the chosen location. The Pokfulam area boasts numerous heritage sites, including historic buildings and landmarks that are integral to Hong Kong's unique cultural fabric. The construction of an enormous innovation center would not only overshadow these cultural assets but also pose a threat to their historical integrity and value. It is imperative to safeguard and celebrate Hong Kong's rich cultural heritage, and relocating the innovation center to a more suitable site would ensure the preservation and appreciation of the area's profound historical and cultural identity.

In addition to the aforementioned reasons, the concerns raised in my previous communication regarding the unsuitability of the location, the disregard of TPB PG No.10 criteria, and the availability of a more appropriate site in the Lok Ma Chau Loop for the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) remain valid and further underscore the need to reconsider the proposed development.

I urge the TPB to carefully evaluate these concerns and give due consideration to the long-term implications on the environment, traffic congestion, and cultural heritage when making a decision regarding the rezoning proposal. It is crucial to prioritize sustainable and responsible development that serves the best interests of the community and safeguards Hong Kong's natural and cultural assets.

Thank you for your attention to this matter. I trust that you will thoughtfully consider the additional concerns raised and make a decision that upholds the principles of sustainable urban planning and the preservation of Hong Kong's unique character.

Yours sincerely,


Stephanie Leung



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3163	Submission Number: TPB/R/S/H10/22- S3081
	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/>.
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

Balanay, Cristie Piano

(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*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

Representation on Pok Fu Lam OZP
No. S/H 10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Failure to consult the community and inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Health Concerns to residence	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Traffic Concerns	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper

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主是與政府收回/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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

Nature of and Reasons for the representation for the OPPOSITION to the Global Innovation Centre in Pokfulam

1.Failure to consult the community and inappropriate location.

The University of Hong Kong failed to consult the community during the preparation of its plan. The residence living close to the area who are the major stakeholder are not consulted. No consideration has been given to address the serious problem that GIC will bring to the district. Pokfulam was chosen as it is convenient and close to HKU. HKU should seek for more suitable alternative location for the GIC project.

2. Health concerns to Residences

The duration of the project could take 10-20 years to finish. The scale of the proposed non-residential building is excessive and will be very close to the residential area, including Baguio Villa, Sassoon Road, Woodbury Court. It will negatively impact the wellness of Pokfulam residents with increased noise nuisance, construction dust and debris, and causing anxiety and mental illness. One of the goal of the GIC is to research disease and vaccination. We would assume the laboratory would be graded as BSL-3 (the second highest grading). Such laboratory should be inaccessible by general public and all infectious waste should be decontaminated before disposal. These Labs should not be built close to the residential area.

3. Traffic concerns

Victoria Road is a two-lane road and is not intended to accommodate for heavy traffic. There is no bus lay-bys. Sassoon Road is a steep and narrow access road for the Pokfulam Community, Cyberport and many HKU facilities, leaving little spare capacity. Victoria Road cannot accommodate the heavy traffic during the construction and after the completion of GIC.

Representation Number:

TPB/R/S/H10/22- R3164

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3082
	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。
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

Calibuso, Remylyn Tabuyo

(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)

Representation on Pok Fu Lam OZP
No. 8/H. 10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Failure to consult the community and inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Health Concerns to residence	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Traffic Concern	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper.

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

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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。

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

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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

Nature of and Reasons for the representation for the OPPOSITION to the Global Innovation Centre in Pokfulam

1.Failure to consult the community and inappropriate location.

The University of Hong Kong failed to consult the community during the preparation of its plan. The residence living close to the area who are the major stakeholder are not consulted. No consideration has been given to address the serious problem that GIC will bring to the district. Pokfulam was chosen as it is convenient and close to HKU. HKU should seek for more suitable alternative location for the GIC project.

2. Health concerns to Residences

The duration of the project could take 10-20 years to finish. The scale of the proposed non-residential building is excessive and will be very close to the residential area, including Baguio Villa, Sassoon Road, Woodbury Court. It will negatively impact the wellness of Pokfulam residents with increased noise nuisance, construction dust and debris, and causing anxiety and mental illness. One of the goal of the GIC is to research disease and vaccination. We would assume the laboratory would be graded as BSL-3 (the second highest grading). Such laboratory should be inaccessible by general public and all infectious waste should be decontaminated before disposal. These Labs should not be built close to the residential area.

3. Traffic concerns

Victoria Road is a two-lane road and is not intended to accommodate for heavy traffic. There is no bus lay-bys. Sassoon Road is a steep and narrow access road for the Pokfulam Community, Cyberport and many HKU facilities, leaving little spare capacity. Victoria Road cannot accommodate the heavy traffic during the construction and after the completion of GIC.

Representation Number:

TPB/R/S/H10/22- R3165

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3083
	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.
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- 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閱覽，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*)

Lau Ho Wang Ryan

(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*)

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

* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要,請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則(請註明圖則名稱及編號)

Representation on Pok Fu Lam OZP
No. S/H 10/22

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Failure to Consult the community and inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Health Concerns to residence	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Traffic Concerns	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper

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。

^A 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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

Nature of and Reasons for the representation for the OPPOSITION to the Global Innovation Centre in Pokfulam

1.Failure to consult the community and inappropriate location.

The University of Hong Kong failed to consult the community during the preparation of its plan. The residence living close to the area who are the major stakeholder are not consulted. No consideration has been given to address the serious problem that GIC will bring to the district. Pokfulam was chosen as it is convenient and close to HKU. HKU should seek for more suitable alternative location for the GIC project.

2. Health concerns to Residences

The duration of the project could take 10-20 years to finish. The scale of the proposed non-residential building is excessive and will be very close to the residential area, including Baguio Villa, Sassoon Road, Woodbury Court. It will negatively impact the wellness of Pokfulam residents with increased noise nuisance, construction dust and debris, and causing anxiety and mental illness. One of the goal of the GIC is to research disease and vaccination. We would assume the laboratory would be graded as BSL-3 (the second highest grading). Such laboratory should be inaccessible by general public and all infectious waste should be decontaminated before disposal. These Labs should not be built close to the residential area.

3. Traffic concerns

Victoria Road is a two-lane road and is not intended to accommodate for heavy traffic. There is no bus lay-bys. Sassoon Road is a steep and narrow access road for the Pokfulam Community, Cyberport and many HKU facilities, leaving little spare capacity. Victoria Road cannot accommodate the heavy traffic during the construction and after the completion of GIC.

Representation Number:
TPB/R/S/H10/22- R3166

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3084
	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。
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

Ms. Kung Chau Wah

(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*)

RECEIVED

21 MAY 2022

Town Planning
Board

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

* 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)		Representation on Pok Fu Lam OZP No. S/H 10 / 22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Failure to consult the community and inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Health concerns to residence	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Traffic concerns	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper.
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。

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

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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

Nature of and Reasons for the representation for the OPPOSITION to the Global Innovation Centre in Pokfulam

1.Failure to consult the community and inappropriate location.

The University of Hong Kong failed to consult the community during the preparation of its plan. The residence living close to the area who are the major stakeholder are not consulted. No consideration has been given to address the serious problem that GIC will bring to the district. Pokfulam was chosen as it is convenient and close to HKU. HKU should seek for more suitable alternative location for the GIC project.

2. Health concerns to Residences

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Representation Number:

TPB/R/S/H10/22- R3167

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3085
	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.
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1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士（下稱「申述人」）

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

Lau Mackie Meng Kee

(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*)

21 MAY 2024

Town Planning Board

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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)		Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
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[#] 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.
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[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

Nature of and Reasons for the representation for the OPPOSITION to the Global Innovation Centre in Pokfulam

1.Failure to consult the community and inappropriate location.

The University of Hong Kong failed to consult the community during the preparation of its plan. The residence living close to the area who are the major stakeholder are not consulted. No consideration has been given to address the serious problem that GIC will bring to the district. Pokfulam was chosen as it is convenient and close to HKU. HKU should seek for more suitable alternative location for the GIC project.

2. Health concerns to Residences

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Representation Number:
TPB/R/S/H10/22- R3168

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3134
	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/>.
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- 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*)

Kung Man Piu

(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*)



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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pok Fu Lam OZP No. S/H 10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Failure to consult the community and inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Health Concerns to residence	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper
Traffic Concerns	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons written in additional paper.
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[#] 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。

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

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

3. Details of the Representation

The plan to which the representation relates

Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
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Representation Number:
TPB/R/S/H10/22- R3169

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3135
	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。
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Doo Oi Tak

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

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

RECEIVED

21 MAY 2024

Town Planning Board

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

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

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Representation on Pok Fu Lam OZP No. S/H 10/22 : Global Innovation Centre
Plan under section 6(1) of the Town Planning Ordinance (CAP. 131)

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Representation Number:

TPB/R/S/H10/22- R3170

Submission Number:

TPB/R/S/H10/22- S3347

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

From: tsz chuen cheung [REDACTED]
Sent: 2024-05-21 星期二 16:16:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation for the construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam
Attachment: Opposition to the Construction of HKU Global Innovation Centre.pdf

Dear sir/madam,

I am writing to submit representation for the construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam. Attached please find the details. Thank you.

Regards,
Edwina Yeung

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

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

- 1 Inappropriate location
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states “the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments”. This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states “to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses.” This project is not a compatible use to the permitted use in Green Belt zones.
 - c. TPB PG-no. 10 also states: “There is a general presumption against development ... “. “An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds.” There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 Setting a bad precedent for Green Belt Zone protection
 - a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 Very high cost
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.
- 4 Large Scale and massive tree removal
 - a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Name: Yeung Tsz Ching

HKID: _____ (English letter plus first 3 numbers)

Date: 21 May 2024

Email address: _____

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

From: Jay Alphonse Man [REDACTED]
Sent: 2024-05-21 星期二 18:01:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam
Attachment: 21052024175829-0001.pdf

Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam By email to – tpbpd@pland.gov.hk

Fax: [REDACTED]

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

1 Inappropriate location

- a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
- b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
- c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
- d. This project is not a compatible use to Green Gelt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
- e. This project is in direct violation of the planning intention of TPB.

2 Setting a bad precedent for Green Belt Zone protection

- a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.

3 Very high cost

a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.

4 Large Scale and massive tree removal

a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Name: Man Pak Him

HKID: [REDACTED]

Date: 21/5/2024

Email Address: [REDACTED]

Address: [REDACTED]

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

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

- 1 Inappropriate location
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
 - c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 Setting a bad precedent for Green Belt Zone protection
 - a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 Very high cost
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.
- 4 Large Scale and massive tree removal
 - a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Name: MAN PAK HIM (please fill in full name per HKID)

HKID: [REDACTED] (English letter plus first 3 numbers)

Date: 21/5/2024

Email: [REDACTED]

Address: [REDACTED]

Representation Number:

TPB/R/S/H10/22- R3172

Submission Number:

TPB/R/S/H10/22- S3374

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

From: Caroline Pang [REDACTED]
Sent: 2024-05-21 星期二 21:46:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to the proposed amendments to the Pok Fu Lam
OZP No. S/H10/22
Attachment: Opposition to the Construction of HKU Global Innovation
Centre.docx

To:

The Secretary of the Town Planning Board

Please find attached the representation document regarding the subject proposed amendments to the **Pok Fu Lam Outline Zoning Plan No. S/H10/22** for your further process.

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

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

- 1 Inappropriate location
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
 - c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 Setting a bad precedent for Green Belt Zone protection
 - a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 Very high cost
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.
- 4 Large Scale and massive tree removal
 - a. It requires the removal of over 2000 trees and will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of a large number of birds, butterflies and urban wildlife thus detrimentally destroying the existing urban ecology permanently.

Name: Caroline Y Pang

HKID: [REDACTED]

Date: May 21, 2024

Email address: [REDACTED]

Representation Number:

TPB/R/S/H10/22- R3173

Submission Number:

TPB/R/S/H10/22- S3389

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

From: Jake McCallum [REDACTED]
Sent: 2024-05-22 星期三 07:41:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition Letter to Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: Opposition to the Construction of HKU Global Innovation Centre_signed.pdf

To whom it may concern,

Please find attached my strong opposition to Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Thank you,
Jake McCallum

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

By email to – tpbpd@pland.gov.hk

Fax: 2877-0245; 2522-8426

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

- 1 **Inappropriate location**
 - a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
 - b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones, and **we strongly object to re-zoning the proposed site for the purposes of circumventing Town Planning Board Guidelines.**
 - c. There are no exceptional reasons for permitting this project to be located at this location. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
 - d. This project is not a compatible use to Green Gelt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
 - e. This project is in direct violation of the planning intention of TPB.
- 2 **Setting a bad precedent for Green Belt Zone protection.**
 - a. This project will give developers a signal that all Green Belt zones can be developed, or rezoned to be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.
- 3 **Very high cost**
 - a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive, adding significant expenses to taxpayers during construction and for an unforeseeable amount of time into the future. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.

4 Large Scale and massive tree removal

- a. It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals, as well as severely affecting the scenic environment for surrounding residents and possibly even negatively affecting real estate valuations in the long-term.

Name: Jake McCallum  (please fill in full name per HKID)

HKID: [REDACTED] (English letter plus first 3 numbers)

Date: 21st of May, 2024

Email address: [REDACTED]

Correspondence address:
[REDACTED]

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

From: Iris Hoi [REDACTED]
 Sent: 2024-05-22 星期三 10:42:35
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: Opposition to the Construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam

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

1 Inappropriate location

- a. 90% of the site is within a green belt zone. TPB PG-no. 10 states "the planning intention of the Green Belt zone is primarily to promote the conservation of natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation to this TPB planning intention.
- b. TPB PG-no. 10 also states "to preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not a compatible use to the permitted use in Green Belt zones.
- c. TPB PG-no. 10 also states: "There is a general presumption against development ... ". "An application for new development ... will only be consider in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.
- d. This project is not a compatible use to Green Belt usage, in fact it proposes to remove all natural slopes and vegetation and replace them with artificial podiums of typical urban settings of 100% concrete.
- e. This project is in direct violation of the planning intention of TPB.

2 Setting a bad precedent for Green Belt Zone protection

- a. This project will give developers a signal that all Green Belt zones can be developed for their financial / developmental gains and they will cite this project for reason for permitting their projects to be also approved in future, thereby threatening all other green belts in Hong Kong.

3 Very high cost

- a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive which expense will be funded by taxpayers. It will be more cost effective for the GIC project to be built elsewhere; e.g., San Tin Technopole.

4 Large Scale and massive tree removal

It requires the removal of some 2000 trees that will seriously degrade the landscape and ecological value of the area. It will result in habitat loss of large numbers of birds, butterflies and other animals.

Iris Hoi
 Landscape Architect

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

HKID

Representation Number:
TPB/R/S/H10/22- R3175

Submission Number:
TPB/R/S/H10/22- S3558

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240521-202142-86440

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

提交日期及時間
Date and time of submission: 21/05/2024 20:21:42

「申述人」全名
Full Name of "Representer": 先生 Mr. Keith Hak-Kong Huang

「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
Inappropriate location	反對 Oppose	<p>a. 90% of the site is within a green belt zone. TPB PG-no. 10 says, "The planning intention of the Green Belt zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments". This project is in direct violation of this TPB planning intention.</p> <p>b. TPB PG-no. 10 says "To preserve the character and nature of green belt zones, the only uses which will always be permitted ... are compatible... such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses." This project is not compatible with the permitted use in Green Belt zones.</p> <p>c. TPB PG-no. 10 says: "There is a general presumption against development ...". "An application for new development ... will only be considered in exceptional circumstances and must be justified with very strong planning grounds." There are no exceptional reasons for permitting this project to be located at this location. This GIC proposal for a HKU development can be located elsewhere with less environmental, ecological, and landscape merit.</p> <p>d. This project is not compatible with Green Belt usage. In fact, it proposes to remove all natural slopes and vegetation and replace them with artificial podiums in typical urban settings of 100% concrete.</p> <p>e. This project is in direct violation of TPB's planning intention.</p>
Setting a bad precedent for Green Belt Zone protection, and large Scale and mass	反對 Oppose	<p>a. This project will signal to developers that all Green Belt zones can be developed for their financial/developmental gains. They will cite this project as a reason for permitting their projects to be approved in the future, thereby threatening all other green belts in Hong Kong.</p> <p>b. It requires the removal of some 2000 trees that will seriously de</p>

live tree removal		grade the landscape and ecological value of the area. It will result in habitat loss for many birds, butterflies, and other animals. c. Given their maturity, size, and species, multiple trees on the Site are potential Trees of Particular Interest (TPIs) that would be lost.
High costs	反對 Oppose	a. The location is at a steep and fully vegetated slope. Site formation will destroy the existing natural slopes, threaten slope stability, and will be hugely expensive, which expense will be funded by taxpayers. It will be more cost-effective for the GIC project to be built elsewhere, e.g., San Tin Technopole.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

I object to the Town Planning Board's approval to amend the Pok Fu Lam Outline Zoning Plan No. S/H10/22, and the general construction of HKU Global Innovation Centre (GIC) in Pok Fu Lam.

Representation Number:
TPB/R/S/H10/22- R3176

Submission Number:
TPB/R/S/H10/22- S448

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

From: anthony hui [REDACTED]
Sent: 2024-05-20 星期一 16:15:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22
Attachment: Opposition to Razing the Pokfulam Greenbelt zone for HKU's
GIC.pdf

I submit, as enclosed, my strong opposition to the re-zoning proposal and the development of the Global Innovation Center outlined by Zoning Plan No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

HUI Chi Sang Anthony

ID: [REDACTED]

Email: [REDACTED]

Correspondence address: [REDACTED]

REPRESENTATION ON POKFULAM 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)

Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

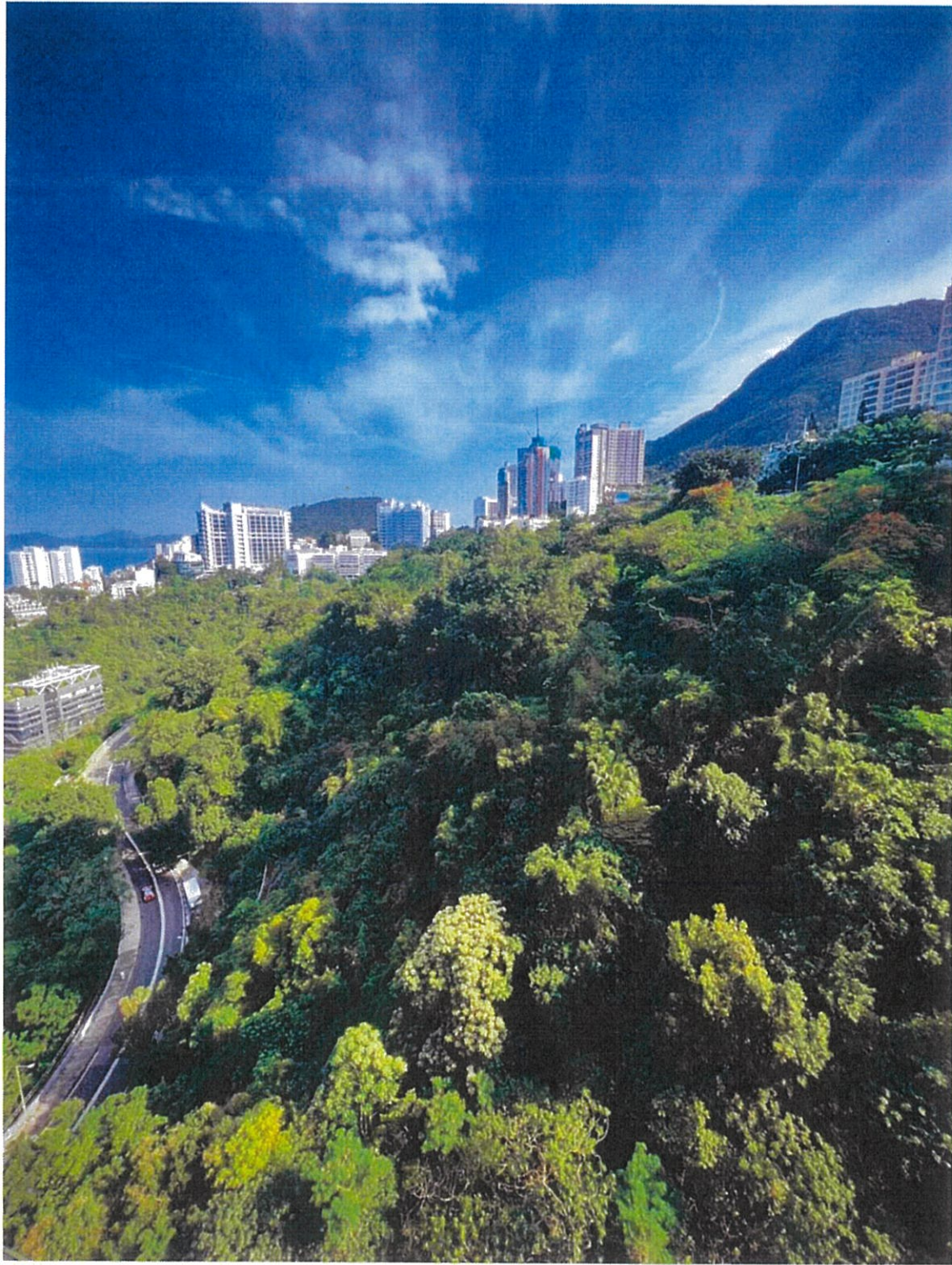
The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no

need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L'Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world's largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024



The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: HUI Chi Sang Anthony

Signature:

AcsH

Hong Kong Identity Card Number: [REDACTED]

(English letter and first 3 digits)

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

REPRESENTATION ON POKFULAM 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)

Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

Currently Cyberport is tenanted to largely disjoint small companies and start-ups mostly because of significant rental concessions. Many of them have little to do with technological breakthrough. Cyberport is run under the Cyberport Authority, established and owned by the government. There are meeting rooms and conference halls. A hotel and cinema are there, too. All facilities are readily available with a lot more footage than the requirements of GIC. By turning Cyberport to house GIC, this huge development and all the ancillary facilities will be put to good use. It is right under the nose of HKU, and there is no issue of distance and separation impeding research synergies with the main Campus. To fast-track technology and innovation, the government can repossess the premises and grant them to HKU. With the slump in commercial property rental, present tenants will not have problems to find other locations. The government may consider offering incentives for tenants to vacate the premises. There will still be huge savings compared to the proposal to build GIC anew on a steep slope.

Even if the current tenants would like to stay, the expansion of Cyberport to construct a new building complex with 66,000 Sq M should be a welcomed opportunity to HKU. The futuristic design of Cyberport 5 erected on reclaimed land has more space than the requirements of 47,400 Sq M for GIC by HKU. It is already under construction, and will be completed by end-2025 the soonest. HKU, and Hong Kong as a whole, do not have to cool our heels for another decade for the finalization of design and construction of GIC to pursue innovation. Cyberport Authority will not have to labor with finding new tenants amidst the prevailing doldrums of commercial property market. HKU's GIC will be the anchor at Cyberport 5 to breathe new impetus into the grand scheme of the Cyberport project, reviving its original purpose as a coherent hub to stoke innovation.

The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no

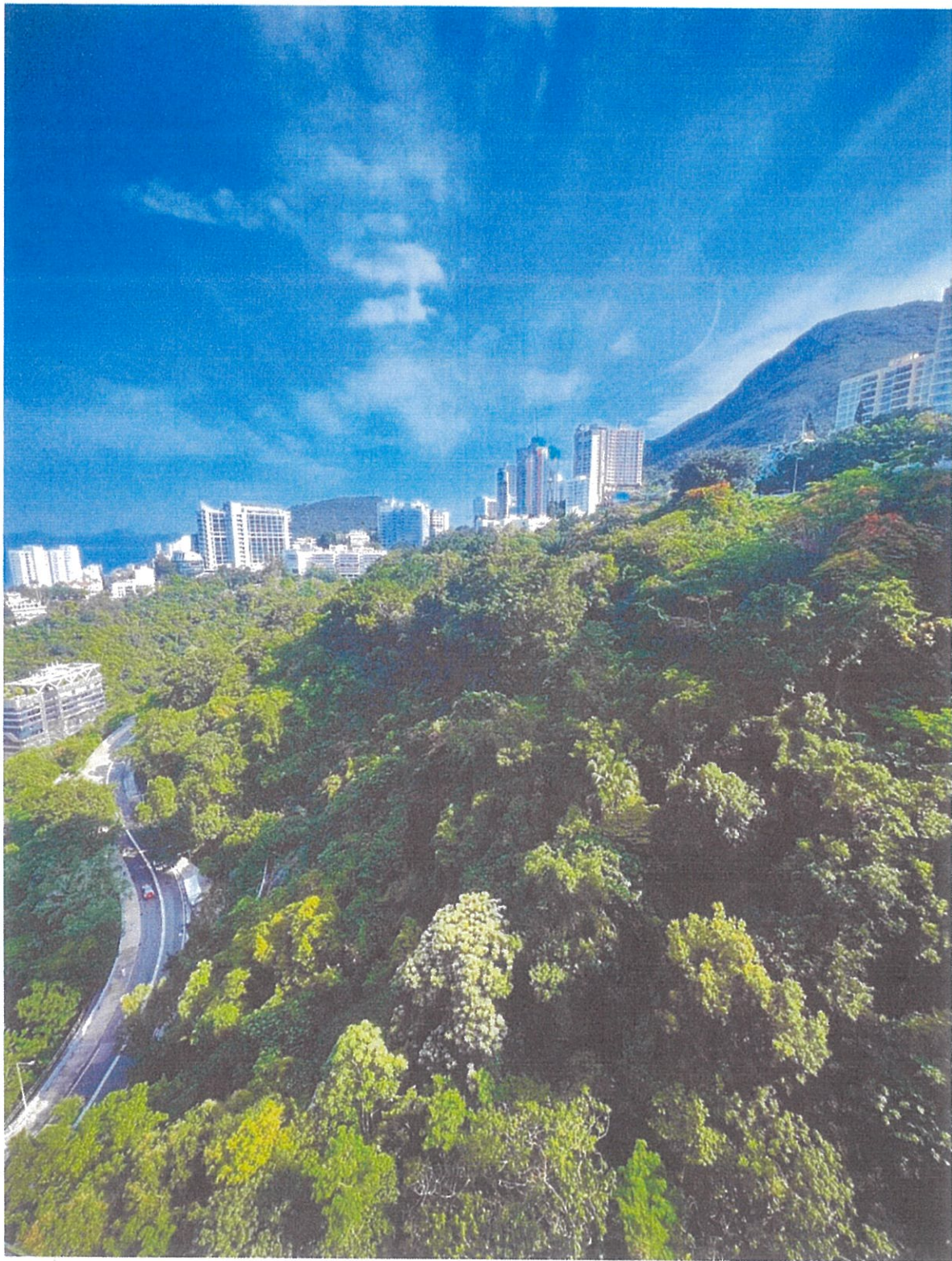


need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L'Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world's largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024



The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: HUI Chi Sang Anthony

Signature: *AcstH*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address [REDACTED]

Representation Number:
TPB/R/S/H10/22- R3177

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

Submission Number:
TPB/R/S/H10/22- S452

From: anthony hui [REDACTED]
Sent: 2024-05-20 星期一 16:33:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22
Attachment: Opposition to Razing the Pokfulam Greenbelt zone for HKU's GIC Ryeung.pdf

I submit, as enclosed, my strong opposition to the re-zoning proposal and the development of the Global Innovation Center outlined by Zoning Plan No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

Name: Yeung Fung Lee Rebecca
Hong Kong ID No.: [REDACTED] (English letter and first 3 digits)
Date: May 20, 2024
Email: [REDACTED]
Correspondence address: [REDACTED]
[REDACTED]

REPRESENTATION ON POKFULAM 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)

Opposition to the proposed construction of Global Innovation Center (GIC) by the University of Hong Kong (HKU) at the Pokfulam Greenbelt zone

I suggest that HKU and the government move the proposed location of GIC to Cyberport. Twenty years ago Cyberport was built with the mission to spearhead technology in HK. But for two decades, Cyberport has failed to live up to its promise. Hardly has any transformative technology transpired from the development. And Hong Kong is feeling the crunch of lagging behind in the global era of innovation. Across the border is the meteoric rise of Shenzhen as a coveted tech hub in Southern China in the same twenty years. Today Cyberport is no more than a cluster of condominiums at vertiginous prices with an odd business location not ideal to enterprises. Of the top seven global technology companies in the world, six are not in Cyberport for their HK HQs. They are in Kowloon Bay, Quarry Bay and Causeway Bay. Even Chinese tech unicorn companies like Tencent, Alibaba and Huawei are not there. Mocked as a business ghost town in the media, its sprawling yet listless shopping mall is so forsaken that one can play football there anytime.

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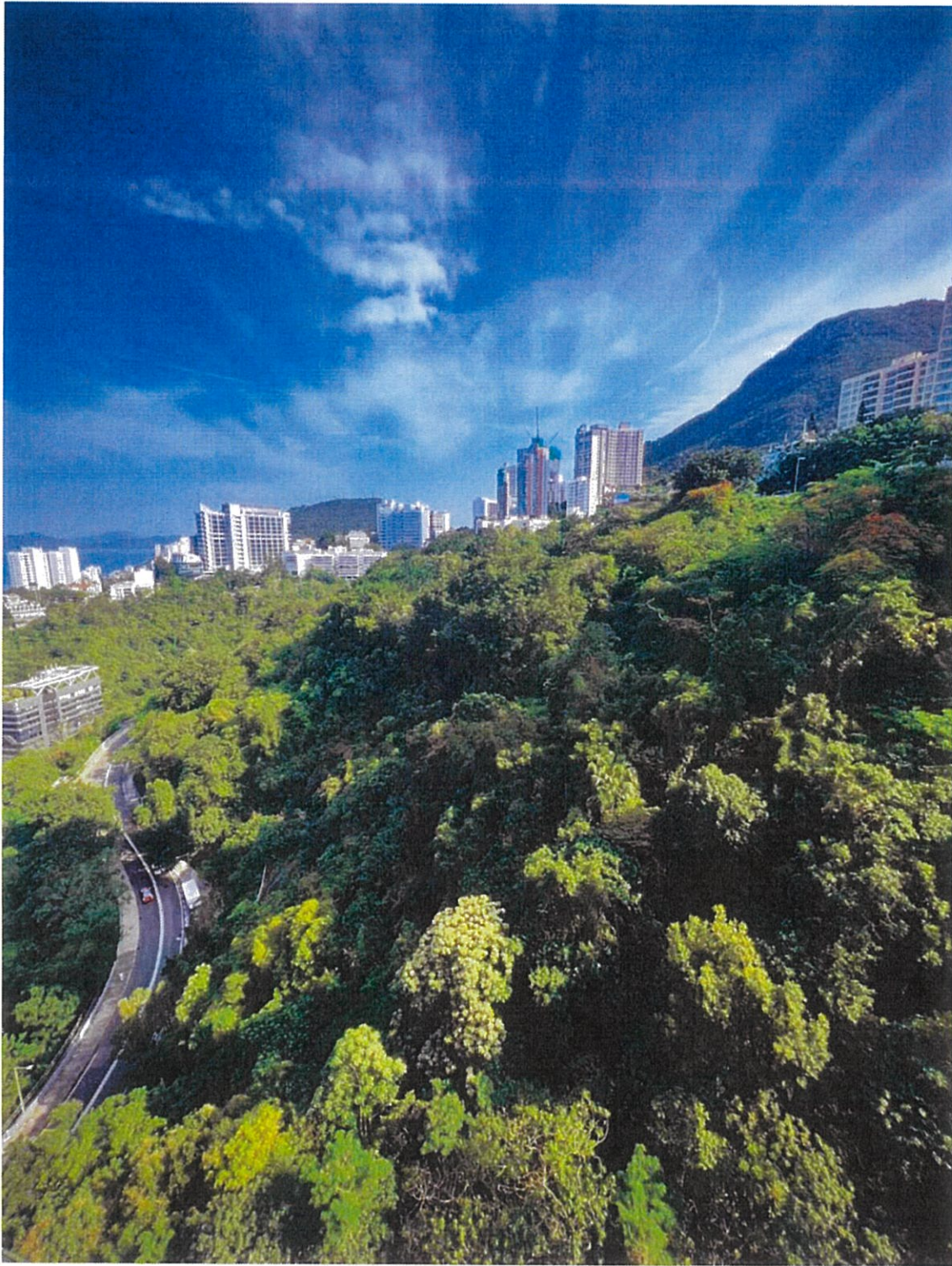
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Source: China Daily, April 7, 2024



The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: YEUNG Fung Lee Rebecca

Signature: *Rebecca*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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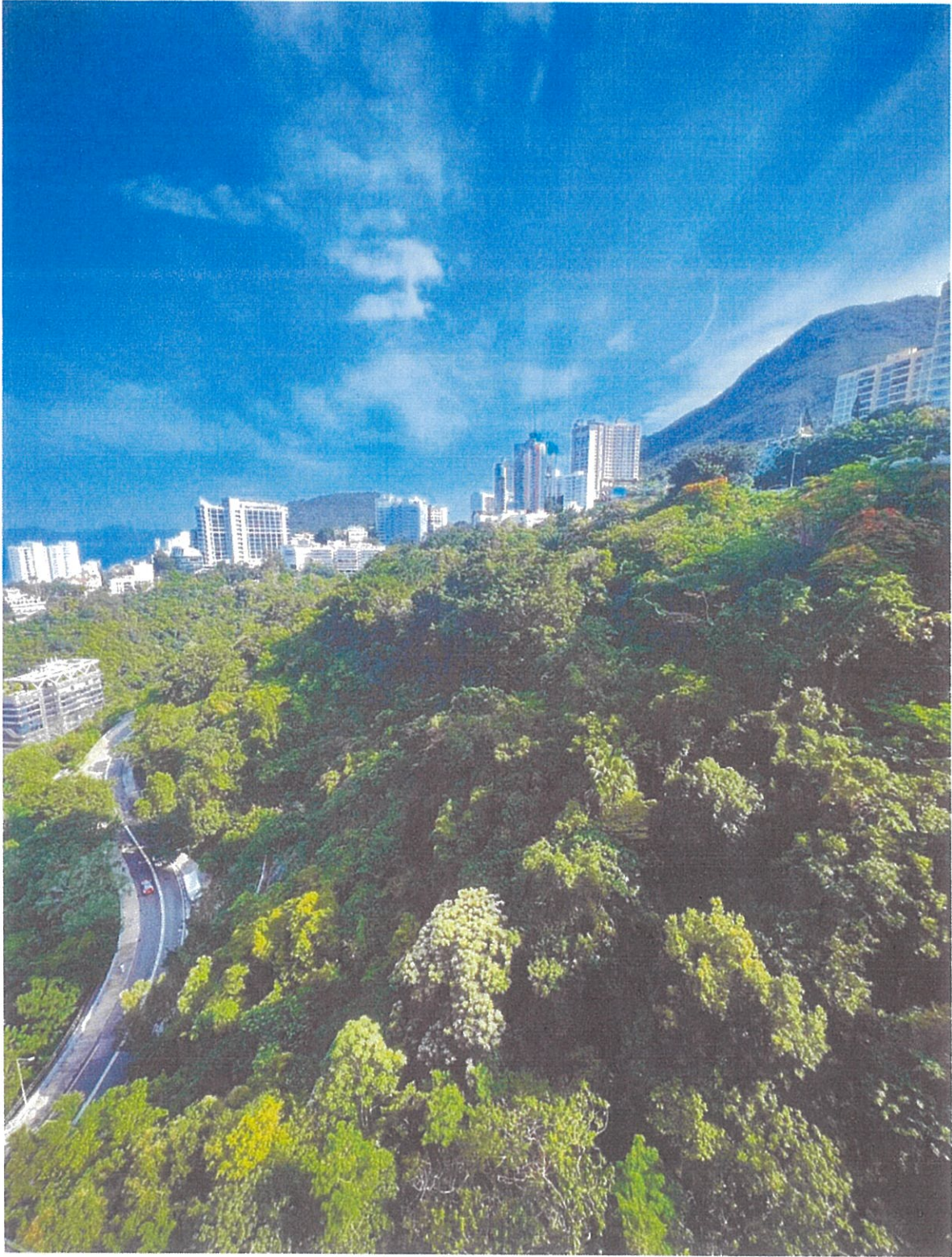


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Cyberport 5 Internet image. Soucre: HK01 media

Name: YEUNG Fung Lee Rebecca

Signature: *Rebecca Y*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

Representation Number:
TPB/R/S/H10/22- R3178

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

Submission Number:
TPB/R/S/H10/22- S453

From: anthony hui [REDACTED]
Sent: 2024-05-20 星期一 16:39:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22
Attachment: Opposition to Razing the Pokfulam Greenbelt zone for HKU's
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Konan Hui

ID: [REDACTED]

Email: [REDACTED]

Correspondence address: [REDACTED]
[REDACTED]

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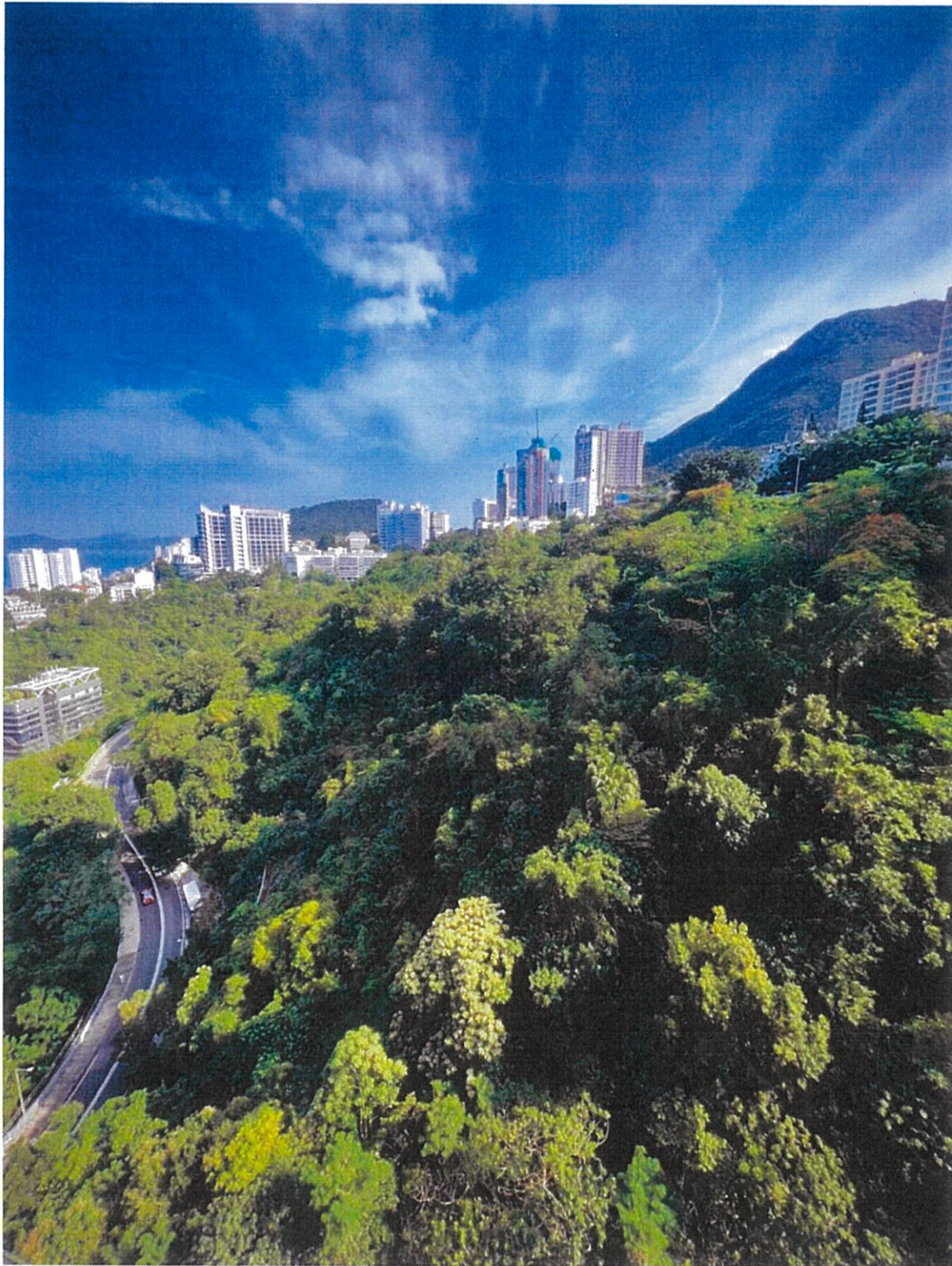
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Source: China Daily, April 7, 2024




The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: Konan HUI

Signature: 

Hong Kong Identity Card Number:  (English letter and first 3 digits)

Date: May 20, 2024

Email address: 

Correspondence address: 

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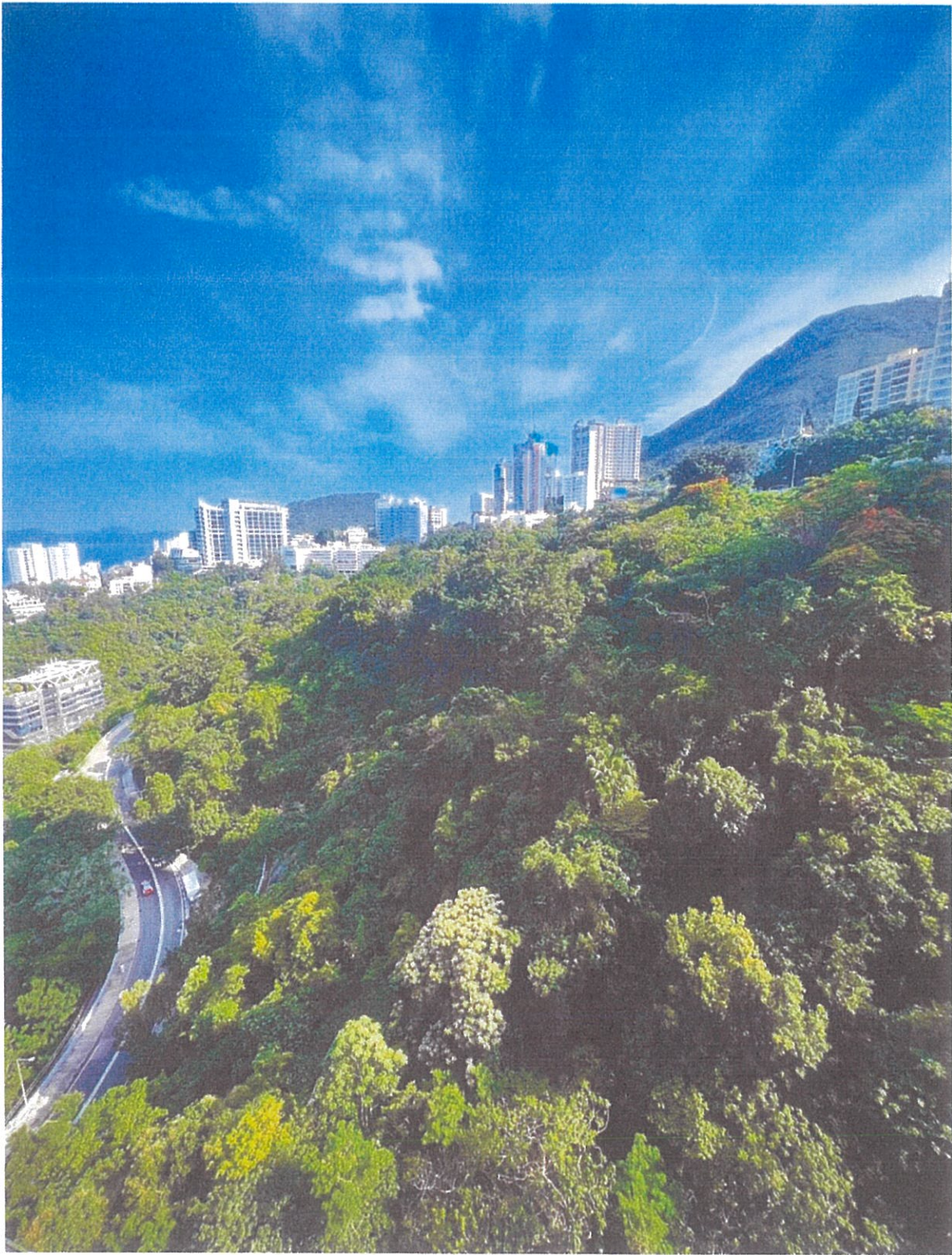


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Cyberport 5 Internet image. Soucre: HK01 media

Name: Konan HUI

Signature: 

Hong Kong Identity Card Number:  (English letter and first 3 digits)

Date: May 20, 2024

Email address: 

Correspondence address: 

Representation Number:
TPB/R/S/H10/22- R3179

Submission Number:
TPB/R/S/H10/22- S454

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From: anthony hui [REDACTED]
Sent: 2024-05-20 星期一 16:43:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No. S/H10/22
Attachment: Opposition to Razing the Pokfulam Greenbelt zone for HKU's
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Konrad Hui

ID No. [REDACTED] (English Letter and first 3 digits)

Email: [REDACTED]

Correspondence address: [REDACTED]
[REDACTED]

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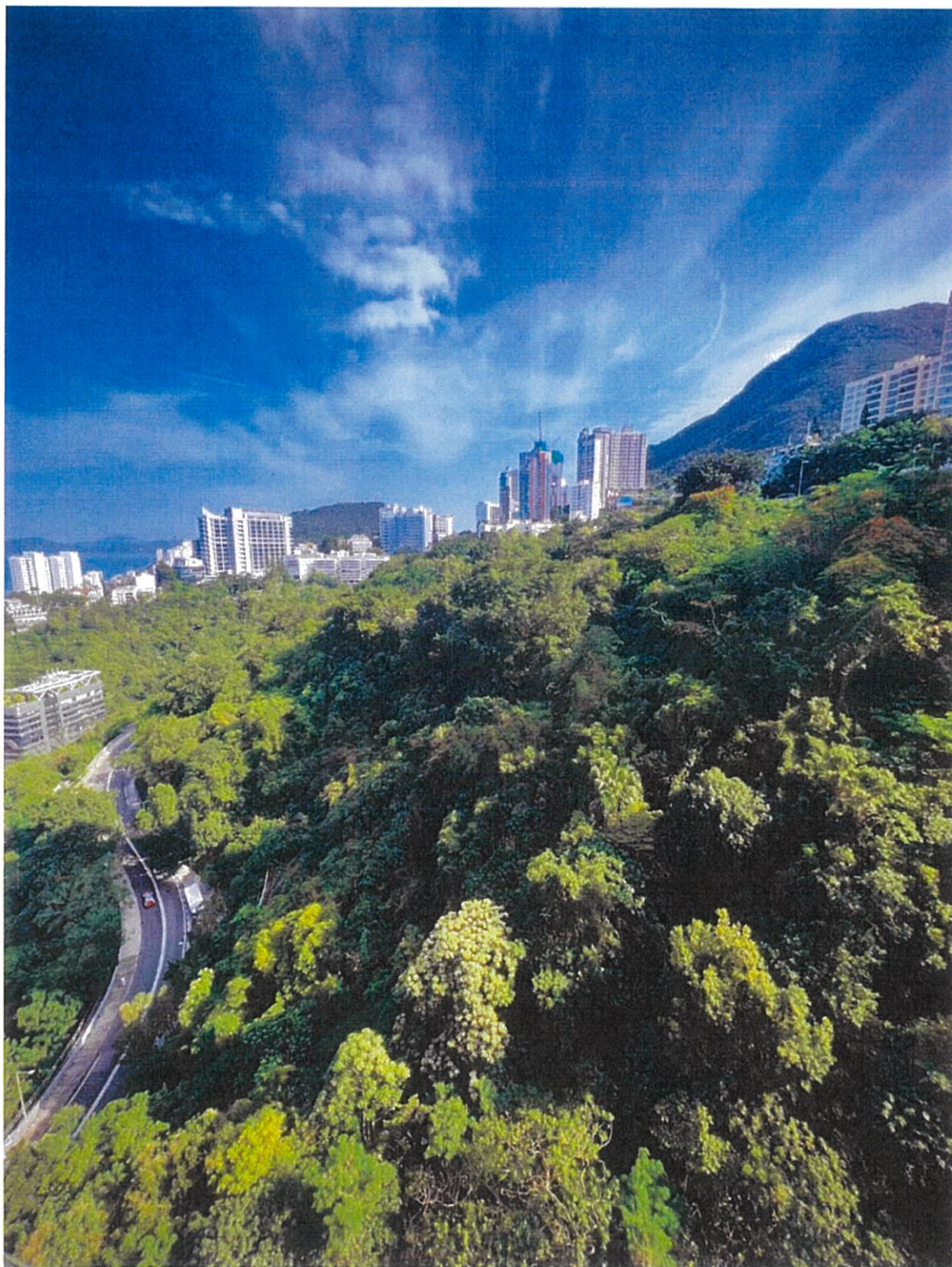
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Source: China Daily, April 7, 2024



The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: Konrad HUI

Signature: *Konrad Hui*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

**REPRESENTATION ON POKFULAM OZP NO. S/H10/22 TO THE
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The move of HKU's proposed GIC to Cyberport obviates the calamitous re-zoning of a kilometer of the Victoria Road hillside, obliterating irrevocably the current Greenbelt, felling 2000 trees. There is no

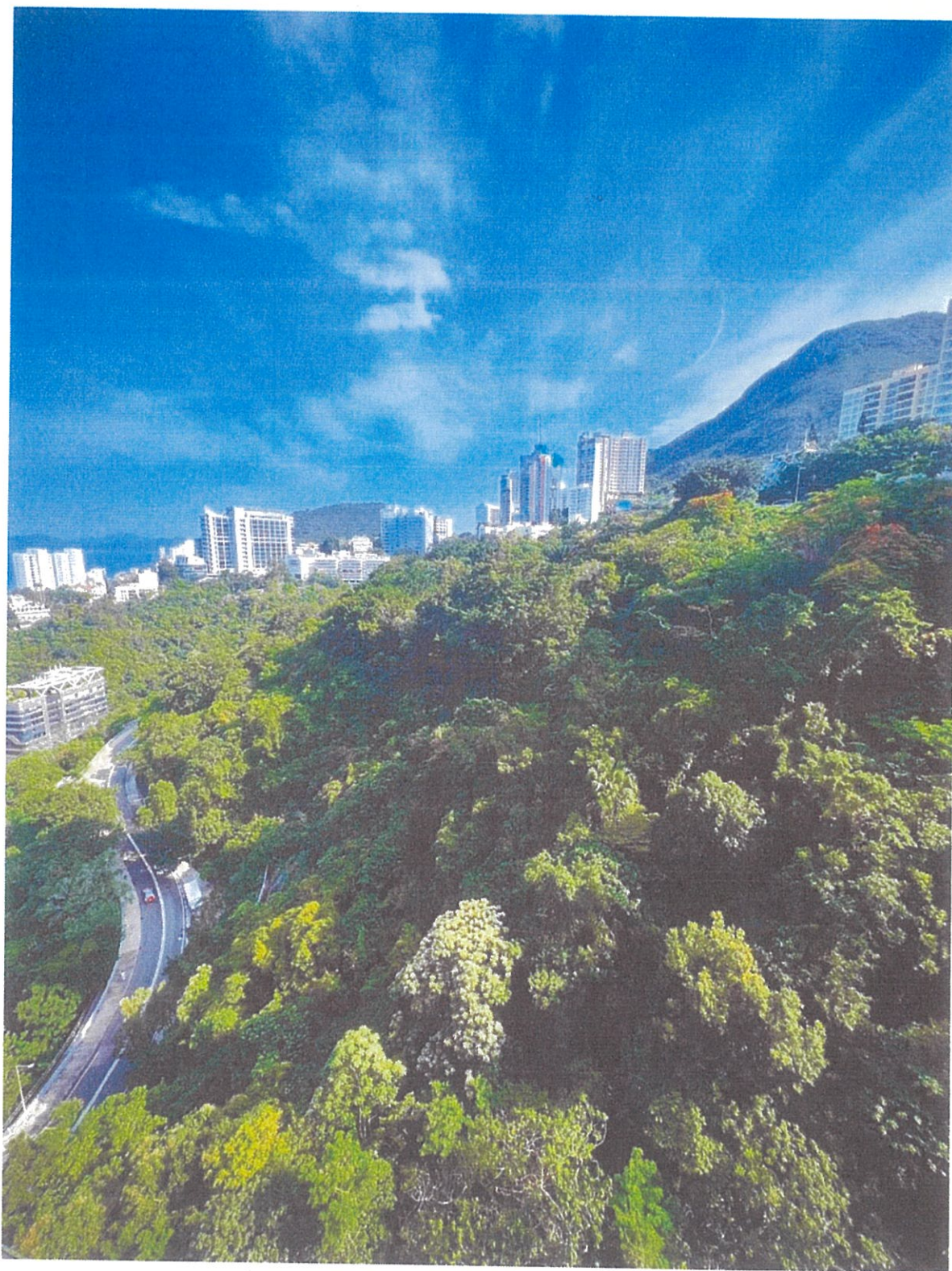


need to level a steep slope to make expansive land. A few decades ago, China embarked on a historic and successful economic modernization program, which at times came at the expense of conservation of environment and ecology. Since then, China has become the subject of global criticism for ruining Planet Earth, a place we all share as home. The deforestation of the Amazon region in Brazil has drawn sharp rebuke not only from NGOs, but woke global enterprises questioning our conscience inured to the razing of vast tracts of the precious rainforest to the ground. Unilever, L'Oreal and Hershey have imposed sanctions on palm oil sourced from deforestation regions. Disney, the world's largest publisher of children books and magazines, has implemented a no-deforestation policy, dropping its global paper suppliers linked with deforestation. Businesses and institutions now have specific carbon emission goals as key corporate metrics. No one aspires anymore to expedient achievements reliant on felling forests. So should HKU.

Today China is advocating environmental protection. Our President Xi participates actively in tree planting, setting a role model. I support the initiative of HKU to establish the GIC. But the proposed site is a wrong location. A show of hands at the Town Planning Board would wave in lumberjacks and bulldozers to annihilate one kilometer of lush Greenbelt in Pokfulam, which has been there before anyone of us was born. Planet Earth has bled enough. Destroy or protect – it is a flick of mind. This decision is yours.



Source: China Daily, April 7, 2024



The current lush Greenbelt zone between Victoria Road and Pokfulam Road.



Cyberport 5 Internet image. Soucre: HK01 media

Name: Konrad HUI

Signature: *Konrad Hui*

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

Date: May 20, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

就圖則作出申述
Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S107

Representation Number:

TPB/R/S/H10/22- R3181

參考編號

Reference Number:

240515-145140-85314

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 14:51:40

「申述人」全名

Full Name of "Representer":

先生 Mr. Lam Yuen Chi Frankie

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240515-150857-89533

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

提交日期及時間
Date and time of submission: 15/05/2024 15:08:57

「申述人」全名
Full Name of "Representer": 先生 Mr. Lam Hon Keung

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

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

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Representation Number:
TPB/R/S/H10/22- R3183

Submission Number:
TPB/R/S/H10/22- S120

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240515-214127-13352

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

15/05/2024 21:41:27

「申述人」全名

Full Name of "Representer":

女士 Ms. Yuen Ka 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
S/H10/22 Item A Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 as gazetted on March 22, 2024 under section 5 of Town Planning Ordinance.	反對 Oppose	Negative to our policy of Environmental Protection by mean of green area removal. Introducing too much traffic which existing transportation infrastructure could not handle. Building B1, B2 and C too close to residential area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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Representation Number:
TPB/R/S/H10/22- R3184

Submission Number:
TPB/R/S/H10/22- S19

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240507-172813-18361

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

提交日期及時間
Date and time of submission: 07/05/2024 17:28:13

「申述人」全名
Full Name of "Representer": 先生 Mr. Wong Shui Lun Larry

「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
Amendments proposed to Approved P ok Fu Lam OZP (S/H10/22)	反對 Oppose	Can you stop destroying greenery of Pok Fu Lam? Enough is enough.

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- R3185

Submission Number:
TPB/R/S/H10/22- S20

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240507-185141-33642

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

提交日期及時間
Date and time of submission: 07/05/2024 18:51:41

「申述人」全名
Full Name of "Representer": 先生 Mr. Liew Chean Chuan Arthur

「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
Proposal to develop a global innovation centre under S/H10/22.	反對 Oppose	The development of such a large development at the expense of the local greenery and fauna is incompatible with the environmental characteristics of the location. Pokfulam is known for its green and healthy air, with low density of population and traffic. Such a large scale development as proposed will affect the quality of the air in the area and the traffic along Victoria and Pokfulam Roads. The traffic is bad enough as it is with the near by schools and further development of the HK University laboratory. With the proposed new development, the roads infrastructure will not be able to cope with the additional traffic. The situation will be made worse during the Ching Ming festivals due to the proximity of the cemeteries. The noise and environmental impact of such a large scale development will impact negatively on the residents and affect the greenery of the surrounding area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Do not approve the proposed amendment; or if to proceed, reduce the footprint of the amendment by 70%.

Representation Number:
TPB/R/S/H10/22- R3186

Submission Number:
TPB/R/S/H10/22- S21

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240507-185936-39576

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

提交日期及時間
Date and time of submission: 07/05/2024 18:59:36

「申述人」全名
Full Name of "Representer": 女士 Ms. Rebecca L Nunan

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

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
This whole redevelopment	反對 Oppose	Ruining more of my home Pok Fu Lam. Please don't take away even more of the nature. The cockatoos live there. We live there. Please don't build more than you need to.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Please don't waste money on furthering the erosion of Hong Kong's natural landscape and destroying the homes for many animal species.

Representation Number:
TPB/R/S/H10/22- R3187

Submission Number:
TPB/R/S/H10/22- S22

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240507-203824-41426

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

提交日期及時間
Date and time of submission: 07/05/2024 20:38:24

「申述人」全名
Full Name of "Representer": 女士 Ms. Lee Chee Ling Sharon

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Rezoning a large area (4.5ha) that is zoned as Green Belt into "Other Specified Uses"	反對 Oppose	It is a huge area that you are taking away as a Green Belt. Pok Fu Lam used to be known for its greenery, but to remove 4.5 ha of green belt to build so many buildings will change the community for the worse. The traffic disruption, noise and pollution will reduce our quality of life, not to mention the longer term effect of having less greenery around us. Less negative ions to reduce our already stressful lives in HK, less oxygen and more carbon dioxide around. The animals like the wild boars and snakes will also be displaced and might harm the children walking to school on the roads and paths. The dog park in Cyberport was reduced in size recently, and to further remove more greenery from our community must be taken seriously and cannot be approved so easily like this.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Keep the development of HKU just to what is absolutely necessary - the large laboratory. Drop the plans of this ambiguous "Global Innovation Centre" that looks to be 3 times the size of Queen Mary Hospital. Put it into perspective and why would such a large green belt be taken away from the community for something not absolutely necessary.

Representation Number:
TPB/R/S/H10/22- R3188

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S23

參考編號
Reference Number: 240507-210655-40453

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

提交日期及時間
Date and time of submission: 07/05/2024 21:06:55

「申述人」全名
Full Name of "Representer": 女士 Ms. E Laine Yap

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Rezoning 4.5ha of Green Belt land to "Other Specified Uses"	反對 Oppose	The green belt is essential to maintain a good healthy living environment for the residents of pokfulam. It literally is the lung of the community. This is why it is designated a green belt in the first place.
The construction of the Global Innovation Centre	反對 Oppose	The footprint of the project is massive. The environmental impact would be disastrous. We have already experienced a landslide in the black rain of 2023. Further destruction of green cover will be disastrous. The daily obstruction to traffic and pollution from this project will have a bad impact on the residents for a prolonged period. This is unacceptable for a project which has little tangible benefit for the community

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

--

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

From: Robert Whitehead SC [REDACTED]
Sent: 2024-05-07 星期二 19:28:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP [SH/10/22]

I am a resident of Sassoon Rd, and I have consulted nearby neighbours. We are all unanimously **OPPOSED** to this proposed project. It would destroy a huge designated green belt, result in the destruction of hundreds of trees and exacerbate an already congested traffic system. And just to build a "Global Innovative Centre" whatever that means – not a community necessity such as a hospital or power station.

Speaking as a Lawyer the Government should also consider the prospect of a **JUDICIAL REVIEW**. This project will adversely affect the lives of thousands of Pokfulam residents, and I will not be surprised if Judicial proceedings are instituted to put a stop to this misguided proposal.

Robert John Whitehead ID number [REDACTED]

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

Submission Number:
TPB/R/S/H10/22- S25

From: Simone Soong [REDACTED]
Sent: 2024-05-08 星期三 00:33:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam Outline Zoning Plan (OZP)

Representation Number:
TPB/R/S/H10/22- R3190

Dear Town Planning Board

In relation to the amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) announced on 22 March 2024, I want to object to the amendments made to the original use of the land.

My full name: SOONG Lok Man, Simone
HKID card first four alphanumeric characters: [REDACTED]

Best regards,
Simone Soong

就圖則作出申述

Representation Relating to Plan**Submission Number:**

TPB/R/S/H10/22- S28

Representation Number:

TPB/R/S/H10/22- R3191

參考編號

Reference Number:

240508-211507-09251

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

08/05/2024 21:15:07

「申述人」全名

Full Name of "Representer":

女士 Ms. Lim Ching Yee Julie

「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
Building in a green zone on a steep slope in a residential area	反對 Oppose	Strongly object to building in a green zone on a steep slope in a residential area. It would significantly reduce the natural foliage in the area. The two roads enveloping the land - Pokfulam Road and Victoria Road - are already very busy as it is.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

I am not against the construction of a Global Innovation Centre, but not in the proposed location which is a green zone in a residential area.

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S29

Representation Number:

TPB/R/S/H10/22- R3192

參考編號

Reference Number:

240508-211405-21804

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

08/05/2024 21:14:05

「申述人」全名

Full Name of "Representer":

女士 Ms. Larissa Anne Downes

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/H 10/22 (Amendments proposed to Approved Pok Fu Lam OZP)	反對 Oppose	As a long-term resident of Pokfulam (Baguio Villa) I oppose rezoning of this Green Belt area and construction of the large-scale 'Global Innovation Centre'. It will have a significant detrimental impact on the neighboring residential area, primarily through destruction of the hillside and natural environment, including removal of mature trees and loss of the 'green' outlook and surroundings in this quiet part of Victoria Road. Other concerns include increased traffic flow and changing of the road network, construction noise/duration, and inconvenience to residents, motorists and pedestrians alike. The large scale of the project appears out of proportion to the other university buildings along Sassoon Road.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S30

Representation Number:

TPB/R/S/H10/22- R3193

參考編號

Reference Number:

240508-214232-56447

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

08/05/2024 21:42:32

「申述人」全名

Full Name of "Representer":

先生 Mr. MIU Chun 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
Amendment Item A, Rezoning of a site between Pok Fu Lam Road and Victoria Road [...] to "Other Specified Uses" annotated "Global Innovation Centre"	反對 Oppose	<p>Dear Sir/Madam,</p> <p>I would like to express my concern and objection regarding the proposed expansion of the HKU facilities ("Global Innovation Centre") to between Pok Fu Lam Road and Victoria Road.</p> <p>My concerns are twofold --</p> <p>1.) Significant loss of green belts in Pok Fu Lam, that are important for the area's noise reduction, air circulation, and temperature moderation, especially important in reducing the urban "heat island" effect.</p> <p>2.) "Scope creep" of HKU's campus, in which recently completed expansions, such as the Sassoon Road academic building opposite Queen Mary Hospital, appears to embolden HKU to continue requesting more land for development.</p> <p>It is foreseeable that, without restraint, the campus will encroach into residential and green belt areas, adversely affecting both living and natural environments.</p> <p>Please refer to the below previously submitted feedback to proposal Y/H10/13, specifically points 16, 17, 18, 19, 20, 21, 23. These comments were made by concerned residents including myself alongside previous district council members.</p>

ilior Mr. Paul Zimmerman in August 2021. The proposed expansion reneges on the consideration of public comments, and offer little or no reconciliation to the issues expressed therein.

It is my hope that a concession, such as a scaling back of the expansion, can be made.

--

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

Chairman and Members of the Town Planning Board,
致城市規劃委員會主席及委員

While supporting expansion of Hong Kong's medical research and education facilities, we are deeply concerned over the biosafety risks, loss of green belt and traffic (especially during construction).

We urge HKU to study alternative sites, either already within HKU's portfolio or other unallocated land, which are more suitable and safer to develop.

In any case, the Town Planning Board must require a Master Layout Plan for approval since the final scheme is likely to be very different from the plans presented.

Below please find our comments on the planning application Y/H10/13 regarding the laboratory complex proposed between Sassoon Road and Ebenezer School.

我們認同香港有需要擴充醫學院及相關研究設施，但是對於生物安全、損失綠化地帶及交通等問題，我們表示極度關注。

我們促請香港大學考慮其他更合適及更安全的選址，包括港大現有的土地及物業，或其他未撥用的政府土地。

無論如何，城規會應要求港大就項目提交總綱發展藍圖以供審批，理由為最終設計方案很大機會與現時方案出現重大分別。

以下是我對港大醫學院擬於沙宣道與心光學校之間興建實驗室大樓（規劃申請Y/H10/13）的意見。

[...]

Development as proposed will impact air ventilation
項目會影響瑪麗醫院的通風走廊

- 16. Development at the Site will block wind and negati

vely impact air ventilation at Queen Mary Hospital.

Significant visual impact of proposed development for public

項目遮擋了公眾人士的景觀

- 17. Development at the Site will block the views of Kowloon Sin Wan valley and East Lamma Channel for the public along Pok Fu Lam Road and at Queen Mary Hospital.

Green belt area will be destroyed

大片「綠化地帶」會被摧毀

- 18. The Site falls within an area zoned "Green Belt" (GB). The planning intention of this zone is primarily for the conservation of the existing natural environment amidst the built-up areas/at the urban fringe. There is a general presumption against development within this zone.

- 19. The Site is a steep vegetated area with nearly 800 trees some of which have a crown of over 20 meters. The area nurtures birds, reptiles, wild boars, and aquatic fauna. This eco-system will be destroyed as 553 trees are expected to be affected of which 502 will be felled.

High risk that the environmental impact will be greater than suggested

最終對環境造成更大影響的風險為高

- 20. It is not possible to construct these massive structures on this steep hillside without a major disturbance to the hillside and existing vegetation.

- 21. It is likely that more trees will need to be removed to facilitate construction, slope stabilization and mitigation. The 'floating' design of the building in this notional scheme is unrealistic. Even if this design could be achieved on this Site, vegetation will be deprived from sunlight and perish below the building.

There is no locational requirement for laboratories at this site

無需要於這個選址興建實驗室大樓

- 22. The Green Belt presumption requires an overriding need for any development to proceed. However, no information has been provided showing why a laboratory complex should be provided at this Site. There are no locatio

nal requirements for research laboratories and animal facilities at this Site.

Failure to offer a comparison of alternative sites (unallocated land or sites under HKU)

港大未有提供其他選址的分析

- 23. Missing is a detailed search and assessment of alternative sites – whether within HKU or unallocated Government land - with a comparison of benefits, costs and risks.

- 24. Residents have identified sites within HKU and on unallocated government land. HKU staff have identified opportunities for use of under-utilized HKU properties:

a. Teaching laboratories in Queen Mary Block T may suffice for teaching.

b. Developments including the Medical Complex Extension at 21 Sassoon Road, the faculty project at 3 Sassoon Road and the Laboratory Animal Unit at Sassoon Road provide sufficient new space for research.

c. The planned redevelopment of the Patrick Manson Building, the Estates Building and the Pauline Chan Building provide adequate opportunities for expansion.

d. There are alternative sites which can be considered, including Alberose and Middleton Towers, both rented out in the open residential market.

e. The slopes north of Queen Mary Hospital may well be better options.

f. Alternatively, increases in Plot Ratio on selected existing sites may provide the GFA required. Or, existing HKU facilities, which are not essential to be located in this area, be relocated elsewhere to free space.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan**Submission Number:**

TPB/R/S/H10/22- S31

Representation Number:

TPB/R/S/H10/22- R3194

參考編號

Reference Number:

240509-121539-73083

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

09/05/2024 12:15:39

「申述人」全名

Full Name of "Representer":

先生 Mr. Wong Sai Yeung Colin

「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
Amendments proposed to Approved Pok Fu Lam OZP (S/H 10/22)	反對 Oppose	I strongly oppose the proposal to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to "Other Specified Uses" for a "Global Innovation Centre". This will fundamentally destroy the green belt area and permanently affect the green view between Victoria Road and Pok Fu Lam Road.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

I strongly disagree and oppose the amendment and it should not be done.

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

Submission Number:

TPB/R/S/H10/22- S33

From: Laurel Chor [REDACTED]
Sent: 2024-05-08 星期三 17:29:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comment re: Amendments proposed to Approved Pok Fu Lam
OZP (S/H10/22)

Representation Number:

TPB/R/S/H10/22- R3195

To whom it may concern,

As a resident of this area I am strongly against the proposed OZP (S/H10/22). This project would remove a vast green area (and deprive Hong Kongers of its associated ecosystem services) in addition to causing an unacceptable amount of pollution and noise nuisance.

HKID: [REDACTED]

Best regards,
Laurel

Journalist, Photographer & Filmmaker
[REDACTED]



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

Submission Number:

TPB/R/S/H10/22- S36

From: Gloria Chor [REDACTED]
Sent: 2024-05-09 星期四 14:15:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: Comment re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)

Representation Number:

TPB/R/S/H10/22- R3196

Sent from my iPhone

Begin forwarded message:

From: Gloria Chor <[REDACTED]>
Date: 9 May 2024 at 12:27:58 HKT
To: tpbpd@pland.gov.hk
Subject: Comment re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)

To whom it may concern,

As a resident of this area I am strongly against the proposed OZP (S/H10/22). This project would remove a vast green area (and deprive Hong Kongers of its associated ecosystem services) in addition to causing an unacceptable amount of pollution and noise nuisance.

Regards

TUNG OI CHUN GLORIA
[REDACTED]

Sent from my iPhone

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

Submission Number:

TPB/R/S/H10/22- S37

From: Michel Sealy [REDACTED]
Sent: 2024-05-14 星期二 14:04:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Proposed Development on Victoria Road

Representation Number:

TPB/R/S/H10/22- R3197

I **strongly** object to the Pok Fu Lam Outline Zoning Plan No. S/H10/22.

The location chosen for the GIC is simply not right.

- A large green belt area will be destroyed
- The slope is unsuitable for construction
- Lack of transport in the area - disregard of the 1972 Pokfulam Moratorium
- Lack of transparency from HKU and the planning department
- Lack of communication/consultation
- Lack of thought for residents
- This proposal is for the convenience of HKU. Other sites would be better and prove cheaper to construct, i.e. Hong Kong Shenzhen Innovation Tech Park

Michel Colomba Sealy (Mrs)
[REDACTED]

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, May 13, 2024 4:54 PM
To: Michel Sealy [REDACTED]
Subject: Re: Proposed Development on Victoria Road

Dear sir/madam,

I refer to your email dated 9.5.2024.

I should be grateful if you would confirm whether your email should be treated as a representation under the Town Planning Ordinance. If affirmative, please **confirm** whether the plan to which your representation relates is the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Should you have any enquiries, please contact us at [REDACTED] Thank you.

Town Planning Board Secretariat

From: Michel Sealy [REDACTED]
Sent: Thursday, May 9, 2024 3:40 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Proposed Development on Victoria Road

Hello,

I would like to strongly oppose the proposed planning on Victoria Road.

Not only will the building of this huge development disrupt and affect the community, but the tree and plantation felling will be devastating in terms of the loss of nature and habitat to the many birds and animals who live there.

I have never opposed plans, but this proposal, is quite frankly an abuse of the small amount of greenery that Pokfulam actually has.

Also, we have disruption at the end of Victoria Road by the Fire Station. When will that be finished, and what is it?

Yours sincerely,

Michel Sealy

Baguio Villaa

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

Submission Number:

TPB/R/S/H10/22- S38

From: Astrid Andersson [REDACTED]
Sent: 2024-05-13 星期一 17:21:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Planned development in Victoria Road

Representation Number:

TPB/R/S/H10/22- R3198

Hi,

Affirmative. I can **confirm** the plan to which my representation relates is the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Thank you,
Astrid

On Mon, 13 May 2024 at 4:54 PM, tpbpd/PLAND <tpbpd@pland.gov.hk> wrote:

Dear sir/madam,

I refer to your email dated 9.5.2024.

I should be grateful if you would confirm whether your email should be treated as a representation under the Town Planning Ordinance. If affirmative, please **confirm** whether the plan to which your representation relates is the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Should you have any enquiries, please contact us at [REDACTED] Thank you.

Town Planning Board Secretariat

From: Astrid Andersson [REDACTED]
Sent: Thursday, May 9, 2024 4:04 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Planned development in Victoria Road

Dear sir/madam,

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

The planned development in Victoria Road will destroy local habitat that is important to bird, reptile and insect species – some of which are globally threatened. Critically Endangered Yellow-crested Cockatoos (*Cacatua sulphurea*) often feed on trees there, for example.

Please do not destroy this land and take down the trees on it. Green space is important for the mental health of people in the neighbourhood, and the trees may also play an important role in landslide prevention, climate regulation and soil nutrition.

I strongly advise against this development.

Sincerely,

Astrid Andersson

National Geographic Explorer



就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S52

參考編號

Reference Number:

240509-232643-33428

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

09/05/2024 23:26:43

「申述人」全名

Full Name of "Representer":

女士 Ms. Wong Nga Sze

「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
Planned HKU Innovation Centre	反對 Oppose	Protect the 2000 trees and the environment around the area, many of them have taken few decades to grow

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240510-081046-62085

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

10/05/2024 08:10:46

「申述人」全名

Full Name of "Representer":

女士 Ms. Mia Dochi Fong

「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
Proposed S/H10/22 PAn	反對 Oppose	HKU has endless building proposals in the Pokfulam area. HKU removes the much necessary trees and greenery which houses many yellow-crested cockatoo (Cacatua sulphurea), an endangered species. Removing their habitat not only endangers the species, but creates endless noise and dust pollution for residents and other wildlife over the course of several years.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):