

## 就圖則作出申述

## Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S54

Representation Number:

TPB/R/S/H10/22- R3201

參考編號

Reference Number:

240510-132140-95807

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 13:21:40

「申述人」全名

Full Name of "Representer":

Gore Akruti Pundalik

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/H10/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Global innovation centre	反對 Oppose	<p>The environmental impact is opposed. This proposal is on land designated as "Green Belt" zone and must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to the healthy animal and insect life will be significant. The nearby Cyberport campus which has just been extended to another building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation without the need for another new building. Additionally the building work is proposed next to multiple school and education facilities and the impact on the students health, and ability to learn is also unacceptable.</p>

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- S58

Representation Number:  
TPB/R/S/H10/22- R3202

參考編號  
Reference Number: 240510-221252-79874

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 22:12:52

「中述人」全名  
Full Name of "Representer": 先生 Mr. Cheng Dien Leung Peter

「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
HKU Global Innovation Centre	反對 Oppose	Severely affect the existing residents near the proposed site of HKU Global Innovation Centre. No prior consultation with the residents around the proposed site The large area of the proposed site means cutting down many trees; lengthy period of construction; prolonged period of dust and noise affecting residents around the site in particular Baguio Villa. The view and natural scenery is severely compromised.

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

Submission Number:  
TPB/R/S/H10/22- S63

參考編號  
Reference Number: 240512-225021-85794

Representation Number:  
TPB/R/S/H10/22- R3203

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

提交日期及時間  
Date and time of submission: 12/05/2024 22:50:21

「申述人」全名  
Full Name of "Representer": 先生 Mr. Kwok Ching Him

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	反對 Oppose	<p>The proposed GIC development is a significant visual, environmental, transport and infrastructural intrusion, and will cause irrecoverable damage to the local neighbourhood. I strongly object to the proposed GIC development.</p> <p>My reasons for objecting to the proposed development are as follows:</p> <ol style="list-style-type: none"><li>1. The local residents are currently enjoying views to the natural terrain and vegetation, but these will be completely destroyed by the proposed development.</li><li>2. Natural ventilation will also deteriorate severely due to the building mass comprising one podium spread across the entire frontage of Victoria Road and 8 tower blocks which rises above Pokfulam Road.</li><li>3. There are also grave concerns regarding privacy, lighting, noise causing inconvenience, disturbance, and nuisance to the neighbours, given that the new development is only about 40m away from the neighbouring residential buildings.</li><li>4. There is no risk assessment included in the technical assessment which is a gro</li></ol>

ss negligence by the proponent on the potential risks and impacts to the surroundings brought about from the chemical and biomedical research laboratories and facilities, dangerous goods storage, animal storage and testing, nitrogen tanks, etc. that are proposed for the development. The proponent also has to be very transparent to state whether there will be any facilities related to radioactive, biochemical, genetic research and whether there are external implications.

5. The adverse impacts from the proposed development on traffic and public transport have been considerably underestimated in the report. Victoria Road is already under-served by public transport services right now, with no more than a handful of minibus and franchise bus routes operating at very low frequencies, and long waiting times and inability to get onboard are very common issues faced by the local users already. The conclusion by the proponent that public transport services are adequate is fundamentally flawed and unacceptable. The future MTR South Island Line West is programmed to be in place in 2034-38 according to the Government Transport Blueprint, which is so far away from the stated opening year of 2028 for the proposed development, that it cannot be considered as a justifiable solution on transport terms. The assumption that convention/exhibition events occur outside of the peak hours is unfounded, unless this is tied to a legally binding undertaking agreed by the proponent. If this is not the case, then this assumption cannot stand as valid.

6. The justification that the development scale of the proposed development being comparable to other neighbouring buildings of HKU is again fundamentally flawed. The other existing HKU buildings, which are not without their impacts on the local neighbourhood, are primarily standalone buildings. The proposed GIC development is a massive collection of 8 tower blocks sitting on top of a podium straddling across a length of over 500m with a GFA of over 200000sqm and 364 car park spaces. There is no justification as to why such a massive development scale is considered as "appropriate scale".

	<p>7. The factor of "constructability" was mentioned as one of the key aspects in determining that the site is appropriate for the proposed development. This finding is highly dubious, as the site terrain is steep with heavy vegetation and a number of stream courses and runoff waterways. Taking reference from the Wah Fu North site formation works where the slope extent is much smaller and yet the construction works have been going on for years, resulting in massive scarring of the natural terrain, and considerable traffic and pedestrian diversion, and yet it is still not yet at superstructure construction stage, it can be reasonably inferred that the site formation and construction for the proposed development will cause enormous and irrecoverable damages to environment and natural resources, ecology, traffic and pedestrians, and many other aspects.</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****Submission Number:**

TPB/R/S/H10/22- S66

參考編號

**Reference Number:**

240513-102054-12521

**Representation Number:**

TPB/R/S/H10/22- R3204

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 10:20:54

「申述人」全名

**Full Name of "Representer":**

女士 Ms. LAI PUI SHAN SANDY

「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 "passing" the plan	反對 Oppose	The developer claims Baguio agreed to this. Neither the owners committee nor the management company informed residence of any such plan. If these parties were aware and didn't inform the residents, there is a breach of fiduciary duty and both parties should be pursued legally by residents.
Traffic on Pokfulam during the construction	反對 Oppose	With the existing re-development of Wah Fu Estate, and now this newly proposed development plan, Baguio villa located right in the middle, which already has poor and unreliable public transportation systems, is left with even worse traffic. Traffic Department keeps reducing the bus and minibus service on Victoria Road, the Baguio Villa residents will be forced to rely on private cars to reach out. There are only more traffic and no solutions.
The site chosen	反對 Oppose	Purely for their own convenience being close to HKU 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.

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

Submission Number:  
TPB/R/S/H10/22- S67

參考編號  
Reference Number: 240513-104204-56207

Representation Number:  
TPB/R/S/H10/22- R3205

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 10:42:04

「申述人」全名  
Full Name of "Representer": 先生 Mr. Long Kit Lambert Liu

「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/H10/22	反對 Oppose	<p>n 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 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 co</p>



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ntrols 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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## 就圖則作出申述

## Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S68

參考編號

Reference Number:

240513-104953-63857

Representation Number:

TPB/R/S/H10/22- R3206

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 10:49:53

「申述人」全名

Full Name of "Representer":

先生 Mr. Jason Soong

「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>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 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</p>



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4)

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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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S70

參考編號  
Reference Number: 240513-120549-92860

Representation Number:  
TPB/R/S/H10/22- R3207

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 12:05:49

「申述人」全名  
Full Name of "Representer": 先生 Mr. Chan 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
Hku renovation plan	反對 Oppose	Too close to residential area. Too many trees will be removed
Hku renovation plan	反對 Oppose	Too close to residential area. Too many trees will be removed
Hku renovation plan	反對 Oppose	Too close to residential area. Too many trees will be removed

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****Submission Number:**

TPB/R/S/H10/22- S71

參考編號

**Reference Number:**

240513-131316-75940

**Representation Number:**

TPB/R/S/H10/22- R3208

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 13:13:16

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Li Tak Ching Horace

「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 to the Pok Fu Lam Outline Zoning Plan No. S/H10/22	反對 Oppose	<p>I strongly oppose the "Amendments to the Outline Zoning Plan (OZP) for the planning area of Pok Fu Lam involved rezoning of a site at Victoria Road to facilitate the development of the proposed Global Innovation Centre (Amendment Item A) and rezoning of strips of land along Victoria Road (Amendment Items B1 and B2)" plan No. S/H10/22.</p> <p>My family and I have been living in the Upper Baguio Villa since 2014. We have never been informed or consulted regarding this plan before. It has come to our surprise and suddenly notice popped up just one week ago.</p> <p>The proposed rezoning area is full of trees and greens. It is a natural habitat for many animals, birds, and eagles. It provides refreshing, clean air, and relaxing environment for nearby residence. The rezoning and removing the greenery will totally destroy the ecological balance and impose a heavy negative effect on environmental, social, residence physical and psychological health.</p> <p>The building of such a large complex in the proposed area will also create heavy pollution and heavy traffics in Victoria Road. Noise pollution will dramatically increase in the area, a major problem, both for human health and the environment. This will affect the daily life of the Baguio residence for many years to come.</p> <p>To conclude, my family and I object strongly the above proposed plan No. S/H10/22. We really appreciate your time and consider and reflect our opinions to the HKU and Town Planning Board.</p>

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**

**Submission Number:**  
TPB/R/S/H10/22- S73

參考編號  
**Reference Number:** 240513-134430-59246

**Representation Number:**  
TPB/R/S/H10/22- R3209

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 13:44:30

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Ho Chung Wai Ambrose

「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 of development if allowed in full.	反對 Oppose	Too much green zone and trees (>200) are to be destroyed.
The road connection via Victoria Road	反對 Oppose	Traffic congestion and not enough space if connection is allowed via Victoria Road.

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

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

Submission Number:

TPB/R/S/H10/22- S74

**From:** Tony Sealy <[REDACTED]>  
**Sent:** 2024-05-13 星期一 17:54:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Proposed Development on Victoria Road

Yes -I write to confirm that this should be treated as a representation under the Town Planning Ordinance, Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Mr. AJ Sealy

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

Dear sir/madam,

I refer to your email dated 10.5.2024.

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:** Tony Sealy [REDACTED]  
**Sent:** Friday, May 10, 2024 9:20 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,  
 Anthony Sealy [REDACTED]

☐Urgent   ☐Return receipt   ☐Expand Group   ☐Restricted   ☐Prevent Copy**Submission Number:****TPB/R/S/H10/22- S77**

**From:** anna chan [REDACTED]  
**Sent:** 2024-05-11 星期六 11:53:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Proposed plan of HKU to construct a global innovation center

Dear sir,

I strongly object to the proposal of the University of Hong Kong to build a global innovation center at a site between Pokfulam Road and Victoria Road. The planned structure is enormous and will simply destroy the environment of the area. In recent years HKU has already taken up and destroyed much of the green belt in this area and it is time to stop it from doing so.

Thank you for your attention.

CHAN YIN LING ANNA  
[REDACTED]

Sent from my iPad



**Representation Number:**  
TPB/R/S/H10/22- R3212

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

**Submission Number:**  
TPB/R/S/H10/22- S87

**From:** edsy [REDACTED]  
**Sent:** 2024-05-14 星期二 00:37:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** - HKU Global Innovation Centre at PokFuLam

Sir,

Please don't take away the green area in PokFuLam. We are all surrounded by concrete buildings and are running out of green space in our neighborhoods.

Our government should make use of the land available at FanLing where transportation infrastructure is efficient and local economic development is low.

Thank you!

Sincerely,

Edward Sy  
[REDACTED]

**Representation Number:**

TPB/R/S/H10/22- R3213

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

TPB/R/S/H10/22- S93

參考編號

**Reference Number:**

240513-155117-20179

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 15:51:17

「申述人」全名

**Full Name of "Representer":**

女士 Ms. KRISTEL SAYABOC

「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 "passing" the plan	反對 Oppose	The developer claims Baguio agreed to this. Neither the owners committee nor the management company informed residence of any such plan. If these parties were aware and didn't inform the residents, there is a breach of fiduciary duty and both parties should be pursued legally by residents.
Traffic on Pokfulam during the construction	反對 Oppose	With the existing re-development of Wah Fu Estate, and now this newly proposed development plan, Baguio villa located right in the middle, which already has poor and unreliable public transportation systems, is left with even worse traffic. Traffic Department keeps reducing the bus and minibus service on Victoria Road, the Baguio Villa residents will be forced to rely on private cars to reach out. There are only more traffic and no solutions.
The site chosen	反對 Oppose	Purely for their own convenience being close to HKU 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.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

The idea is good but the site chosen is bad



**Representation Number:**

TPB/R/S/H10/22- R3214

就圖則作出申述

**Representation Relating to Plan****Submission Number:**

TPB/R/S/H10/22- S94

參考編號

**Reference Number:**

240513-155202-56884

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 15:52:02

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Lam Wai Ling Nicole

「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 massive development will increase lots of traffic congestion , Wah Fu Estate is going to demolish for 10 years .	反對 Oppose	It started to create noises and lots of construction on the road at Victoria Rd. Baguio Villa is mainly using this road to home
To expand the construction cause of HKU	反對 Oppose	It destroys the natural beauty and creates lots of dust , too close to the resident in Baguio Villa . It ruins the lives of the people there who are living there for 10 yrs plus
Wah Fu Estate and HKU expansion	反對 Oppose	It brings lots of people to come and use the space there . However, we only have mini bus and buses which are not accessible easily . The traffic itself isn't efficient enough for years and it creates more congestion without the proper planning

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- R3215

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S95

參考編號

Reference Number:

240513-160421-87350

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 16:04:21

「申述人」全名

Full Name of "Representer":

女士 Ms. Yuen Cheuk Lam

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
整個項目	反對 Oppose	港島南現時交通已非常繁忙，特別是域多利道只有雙線單程行車，在上班上學時間已經常出現塞車之情況。為了限制車輛數目，在域多利道的學校大多以校巴或公共交通工具往返。現時主要在堅尼地城設巴士及小巴接載，但班次疏落，經時都有長長的人龍。如港大延伸至域多利道，定加重交通負擔。另外，香港正面對少子化，港大為維持校園人數，已多番在中國及內地招生，所設之新宿舍、校巴已非常擾民，無必要再增加。或應待港鐵正式動工南港島線至堅尼地城才決定。

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:

240513-161310-20679

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 16:13:10

「申述人」全名

Full Name of "Representer":

先生 Mr. LIE HUNG

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The "passing" the plan	反對 Oppose	The developer claims Baguio agreed to this. Neither the owners committee nor the management company informed residence of any such plan. If these parties were aware and didn't inform the residents, there is a breach of fiduciary duty and both parties should be pursued legally by residents.
Traffic on Pokfulam during the construction	反對 Oppose	With the existing re-development of Wah Fu Estate, and now this newly proposed development plan, Baguio villa located right in the middle, which already has poor and unreliable public transportation systems, is left with even worse traffic. Traffic Department keeps reducing the bus and minibus service on Victoria Road, the Baguio Villa residents will be forced to rely on private cars to reach out. There are only more traffic and no solutions.
The chosen site	反對 Oppose	Purely for their own convenience being close to HKU 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.

對圖則的建議修訂(如有的話)



**Proposed Amendments to Plan(if any):**

The idea is good but the chosen site is bad

Representation Number:  
TPB/R/S/H10/22- R3217

Submission Number:  
TPB/R/S/H10/22- S99

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240513-171454-94263

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 17:14:54

「申述人」全名  
Full Name of "Representer": 先生 Mr. Leung koon lap reo

「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
薄扶林道增加港大建築物	反對 Oppose	嚴重影響薄扶林道之暢順性及交通負荷已遠遠超出預期

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- R3218

Submission Number:

TPB/R/S/H10/22- S100

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240514-075248-71699

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 07:52:48

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Kwan kwok yue William

「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
這個項目對於香港是很有幫助及前途的，政府要考慮一些適合的地方方便人群出入，希望能夠達到經濟效應，教育為創新為前提的主要目的	反對 Oppose	項目很好，但選址錯誤！要考慮當地市民的起居飲食，生活習慣，作息時間，生態環境！現在薄扶林區，本區本來是一個優秀的生活區，但近年這邊的社區發展，令附近都已經在上下班上下課時候都已經感覺到有點飽和，生活習慣及方式，已經開始有改變，如果這項目繼續勉強進行，以後無論出行人士，上班及上課市民都已經要準備更多時間出發！還有一項更主要的生態環境，還要砍伐超過2000棵森林大樹，這也是嚴重影響生態環境！本來香港都已經是爭分奪秒及喜歡享受生態大自然的群體，如果這樣勉強增加地標性建築及增加人群在這一區！絕對會影響到本區人群的時間管理及生活作息的大前提！這幾點有誰能代替及保證不受影響？這就是本人的個人睇法及意見！我不同意這項目的發展及進行！

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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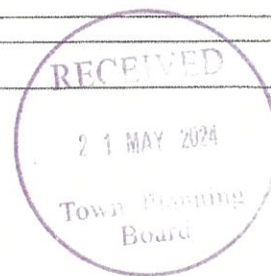
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3279
	Date Received 收到日期	

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)  Kwan Kwok Yue William  (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)

Pok Fu Lam OZP No.  
S/H10/22

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

Subject matters 有關事項 <sup>⑥</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>⑦</sup>
The 'passing' the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>The developer claims he agreed to this. Neither the owner committee nor the management committee is for residence of any such plan. If these parties are aware and didn't inform the residents, there is a breach of fiduciary duty and both parties should be pursued legally by residents.</p>
Traffic on Pokfulam the Construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>With the existing re-development of Wan Chai Estate and now the new proposed development plan. We located right in the middle, which already has poor and unreliable public transportation system, is left with even worse traffic. Traffic department reduce the use of mini bus, can't reduce the use of mini bus, can't reduce the use of mini bus.</p>
The site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>Private car to reach out. There are already more traffic and residents</p>

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。

purely for their own convenience being close to HKU main campus the current

6th zoning correctly reflects the nature of the steep sloping site with a height difference of some 80m between Pok Fu Lam road and Victoria road with not much less water courses running through the middle. It is a very expensive site for the removal of some 200 trees which

\* 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。

⑥ 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。

⑦ 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

seriously degrade the existing landscape ecological value of the land which is currently acting as a buffer and part of the urban areas

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

From: Nelson Wong [REDACTED]  
Sent: 2024-05-14 星期二 16:04:27  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation relating to Plan No. S/H10/22 (Support Item A)

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

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

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

My reasons are as follows:

1. The proposed Global Innovation Centre (GIC) will provide about 223,000 sqm in Gross Floor Area. This is an enormous structure and of a scale rarely seen in Hong Kong. To develop such a structure in Pok Fu Lam is simply NOT sensible. While I am totally in support of Hong Kong’s aspiration to develop I&T research, to put GIC in this proposed location, without a cluster of upstream and downstream research labs and centres nearby, it is highly doubtful that GIC will achieve the desired effects.
2. Alternatives abound. The San Tin Technopole will provide fresh land for development with little to no delay due to consultation and planning. Construction will likely be cheaper given the more agreeable typology and can easily be expedited with land formation well underway already. To take a significantly harder and longer path to pursue the project is not helping the cause to fast-track Hong Kong tech development.
3. The scale of the GIC is so vast that it is proposed to span over 500m from Sassoon Road to Baguio Villa. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. This will alienize the local community, especially after finding out that considerable planning and studies have gone into this project without ever being engaged, consulted or informed.

I am not opposing the development of the GIC. I am opposing the development of the GIC of the proposed scale and at the proposed location.

Regards  
Wong Chi Fai Nelson

[REDACTED]



**Representation Number:**

TPB/R/S/H10/22- R3220

**Submission Number:**

TPB/R/S/H10/22- S105

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240514-171631-44769

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 17:16:31

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Siu 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
HKU Global Innovation Centre	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 200 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged. The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost? Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going</p>

		<p>ng in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>
HKU Global Innovation Centre	反對 Oppose	<p>This proposal is on land designated as “Green Belt” zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them and their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students’ health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>
HKU Global Innovation Centre	反對 Oppose	<p>This proposal is on land designated as “Green Belt” zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them and their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged.</p> <p>The nearby Cyberport development which</p>



	<p>h has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>
--	--

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversibly destroyed or damaged.

The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?

Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).

I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.



Representation Number:

TPB/R/S/H10/22- R3221

Submission Number:

TPB/R/S/H10/22- S115

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240515-184725-02488

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 18:47:25

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Martina Shaw

「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	反對 Oppose	Pokfulam is mainly a residential area and this type of large development does not fit in this area. It would change the character of the district completely.

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:

240515-214653-19225

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 21:46:53

「申述人」全名

Full Name of "Representer":

女士 Ms. Sylvia Hoosen

「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 application and agreement of HKU Global innovation centre construction	反對 Oppose	The residents near the construction site has not been given enough time to be consulted. From the time we learn about it, to the time we are allow to write to the government, it was 2 weeks
Location in pokfulam green belt next to baguio Villa	反對 Oppose	The landscape of pokfulam will be changed so much with so many trees cut down. This is a green belt - very eco unfriendly. Moreover, the noise and dust pollution over a decade or so of construction will affect the health of residents
Destruction of echo system, traffic congestion with no improvement in traffic infrastructure	反對 Oppose	Makes residents lives very affected with closure of parts of road during construction. Both pokfulam rd and Victoria are very narrow roads and there will definitely be huge traffic jams with many workers during construction and after construction when about 15,000 more people will be added to this area whether they are coming to work or whether they stay at the staff quarters

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

The project itself is not a bad idea but the location chosen is totally unsuitable. The echo system like trees will be destroyed. Traffic congestion caused by an huge increase of people coming to research/working in the area. We went to the presentation by HKU and told that other more suitable areas have not be looked into. We will be using tax payers money to build this project. The topography of the sit next to Baguio will make it a very expensive. The same project can also be built at a much cheaper place like San Tiin where you don't have to cut down trees and built very expensive foundation because of the steep slopes. Failure to assess storage of biohazard materials. Noise/dust pollution for a long long time near an area where it is mainly residential.



## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240516-093636-43221

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 09:36:36

「申述人」全名

Full Name of "Representer":

女士 Ms. Pawanya Trakulmechokchai

「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
Incompatible Scale and Disproportionate Development	反對 Oppose	The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.
Neglecting Sustainable Alternatives	反對 Oppose	The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.
Financial Responsibility and Efficient Resource	反對 Oppose	Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth



ce All ocatio n	with and development of Hong Kong's innovation and technology sector.
對圖則的建議修訂(如有的話) <b>Proposed Amendments to Plan(if any):</b> <div></div>	

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

**From:** Pawanya Trakulmechokchai [REDACTED]  
**Sent:** 2024-05-14 星期二 22:10:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Opposition to GIC location in Pokfulam

Dear Town Planning Board,

I am writing to express my strong opposition to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. My wife and I share deep concerns regarding this plan, and we believe it should be reassessed due to the following reasons:

- 1. Environmental Impact and Loss of Green Space:** The chosen site for HKU's Global Innovation Center consists of 4.72 hectares, with a significant portion (4.12 hectares or 87%) currently designated as Green Belt (GB) land. The existing GB zoning appropriately acknowledges the natural and vegetated nature of the steep sloping site, which is home to approximately 2,000 trees. Rezoning this area for development purposes would result in the removal of these trees, leading to a severe loss of greenery, ecological value, and biodiversity. Such an act would further exacerbate the ongoing environmental challenges faced by our city.
- 2. Incompatible Scale and Disproportionate Development:** The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.
- 3. Ignoring Community and Public Interest:** As concerned members of the community, we firmly believe that any development project should prioritize the public interest and community well-being. The proposed Global Innovation Center seems to primarily serve the convenience of HKU's main campus, rather than considering the broader needs of the residents and the surrounding neighborhoods. It is crucial for the Town Planning Board (TPB) to carefully assess the project's impact on the local community, including traffic congestion, noise pollution, and the overall livability of the area.
- 4. Neglecting Sustainable Alternatives:** The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.
- 5. Financial Responsibility and Efficient Resource Allocation:** Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth and development of Hong

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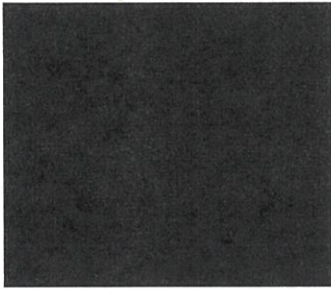
Kong's innovation and technology sector.

In summary, I strongly urge the TPB to reconsider the proposed rezoning and reject the construction of the HKU Global Innovation Center in Pokfulam. I firmly believe that preserving the natural environment, safeguarding green spaces, and promoting sustainable development should be key priorities for our city. Redirecting the project to the Lok Ma Chau Loop at the HSITP would not only address these concerns but also align with the long-term goals of creating a thriving innovation and technology ecosystem in Hong Kong.

Thank you for your attention to this matter. I trust that you will carefully evaluate the valid points raised in this representation and make a decision that best serves the interests of the community and the future of our city.

Yours sincerely,

Pawanya Trakulmechokchai





Dear Town Planning Board,

I am writing to express my strong opposition to the proposed construction of the Global Innovation Center by Hong Kong University (HKU) on the green zone slope in Pokfulam. Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131. I have deep concerns regarding this plan, and I believe it should be reassessed due to the following reasons:

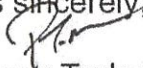
1. **Environmental Impact and Loss of Green Space:** The chosen site for HKU's Global Innovation Center consists of 4.72 hectares, with a significant portion (4.12 hectares or 87%) currently designated as Green Belt (GB) land. The existing GB zoning appropriately acknowledges the natural and vegetated nature of the steep sloping site, which is home to approximately 2,000 trees. Rezoning this area for development purposes would result in the removal of these trees, leading to a severe loss of greenery, ecological value, and biodiversity. Such an act would further exacerbate the ongoing environmental challenges faced by our city.
2. **Incompatible Scale and Disproportionate Development:** The proposed project has a total gross floor area (GFA) of 220,000 square meters, with a plot ratio (PR) of 4.72. These figures indicate a scale of development that is disproportionate to the adjoining Residential Group 3 sites and the surrounding area. The excessive size of the project would not only disrupt the existing character of the locality but also strain the infrastructure and amenities, leading to potential congestion, inadequate services, and a decreased quality of life for residents in the vicinity.
3. **Ignoring Community and Public Interest:** As concerned members of the community, we firmly believe that any development project should prioritize the public interest and community well-being. The proposed Global Innovation Center seems to primarily serve the convenience of HKU's main campus, rather than considering the broader needs of the residents and the surrounding neighborhoods. It is crucial for the Town Planning Board (TPB) to carefully assess the project's impact on the local community, including traffic congestion, noise pollution, and the overall livability of the area.
4. **Neglecting Sustainable Alternatives:** The Lok Ma Chau Loop, which is currently being developed by the government as the Hong Kong-Shenzhen Innovation & Technology Park (HSITP), offers a more suitable and sustainable alternative for HKU's Global Innovation Center. The Lok Ma Chau Loop has already been designated for research and development, education, and cultural and creative industries. By redirecting the proposed project to this location, HKU can contribute to the overall vision of creating a vibrant and integrated innovation and technology hub, while preserving the natural environment and minimizing the ecological impact.
5. **Financial Responsibility and Efficient Resource Allocation:** Considering the current economic climate and the need for responsible financial management, it is essential for the government to allocate resources wisely and prioritize projects that offer maximum benefits to the entire community. The HSITP presents a prime opportunity for HKU to establish its Global Innovation Center without incurring excessive costs.

related to site formation and ecological restoration. By leveraging the existing infrastructure and support systems at the Lok Ma Chau Loop, HKU can ensure the efficient use of taxpayer funds while contributing to the long-term growth and development of Hong Kong's innovation and technology sector.

In summary, I strongly urge the TPB to reconsider the proposed rezoning and reject the construction of the HKU Global Innovation Center in Pokfulam. I firmly believe that preserving the natural environment, safeguarding green spaces, and promoting sustainable development should be key priorities for our city. Redirecting the project to the Lok Ma Chau Loop at the HSITP would not only address these concerns but also align with the long-term goals of creating a thriving innovation and technology ecosystem in Hong Kong.

Thank you for your attention to this matter. I trust that you will carefully evaluate the valid points raised in this representation and make a decision that best serves the interests of the community and the future of our city.

Yours sincerely,



Pawanya Trakulmechokchai



**Representation Number:**

**TPB/R/S/H10/22- R3225**

**Submission Number:**

**TPB/R/S/H10/22- S154**

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**From:** YATMING LAI [REDACTED]  
**Sent:** 2024-05-16 星期四 09:39:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to approval of building the GIC adjacent to residential estate

Dear TPB,

The introduction made by HKU had not provided substantial info to answer our doubts.

No viable solution to Traffic Impact Assessment.

No explanation regarding storage of dangerous goods near residential buildings.

The size of development calls for removal of 2,000 plus trees which raise question is it really necessary.

Has HKU consider other locations rather than ruining the Pokfulam green belt?

We hope there's a proper consultation before the project is allowed to go ahead.

LAI YAT MING  
[REDACTED]



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**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-16 星期四 14:27:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

In addition, here is my full name and HKID (first 4 characters) for you to use for submission.

Thank you,  
[REDACTED]

On May 11, 2024, at 10:15, Allan Yee [REDACTED] wrote:

Dear TPD,

I refer to the project in subject of this email. As residents of [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

I had previously written to you on March 3, 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this. However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should be interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

Thank you,

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

Residents of Royalton

Begin forwarded message:

**From:** Designing Hong Kong [REDACTED]  
**Date:** May 7, 2024 at 17:19:50 GMT+8  
**To:** [REDACTED]  
**Subject:** Victoria Road - Town Planning Board will consider large development  
**Reply-To:** Designing Hong Kong [REDACTED]

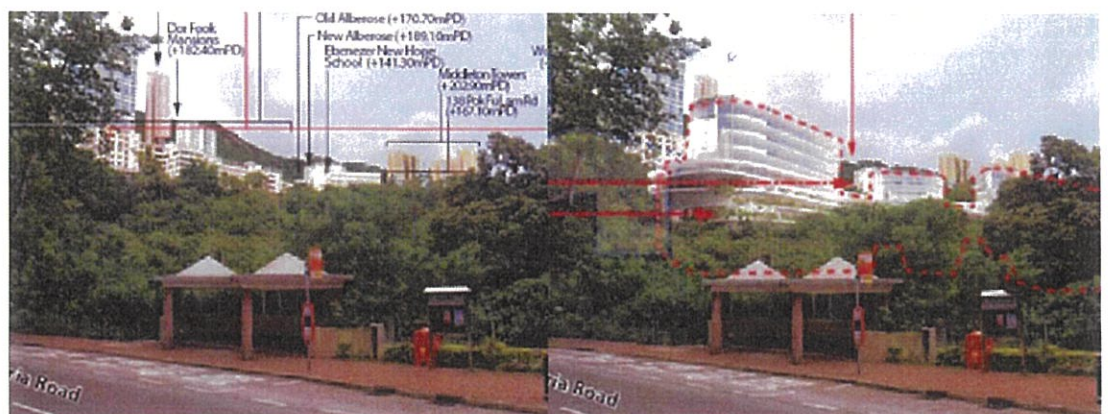
07/05/24

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## Victoria Road - Town Planning Board to consider large development

(僅提供英文版本)



Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

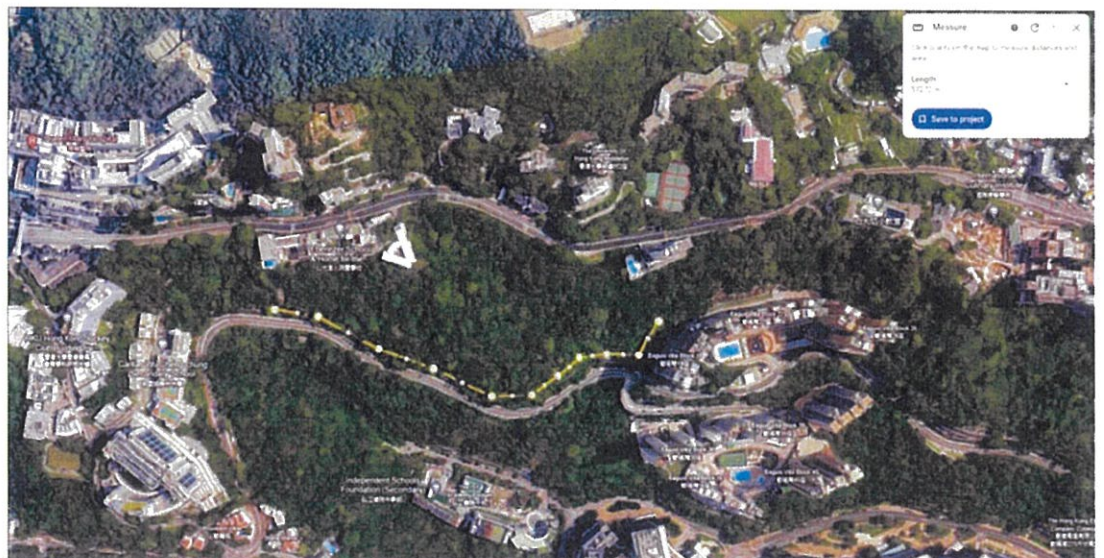
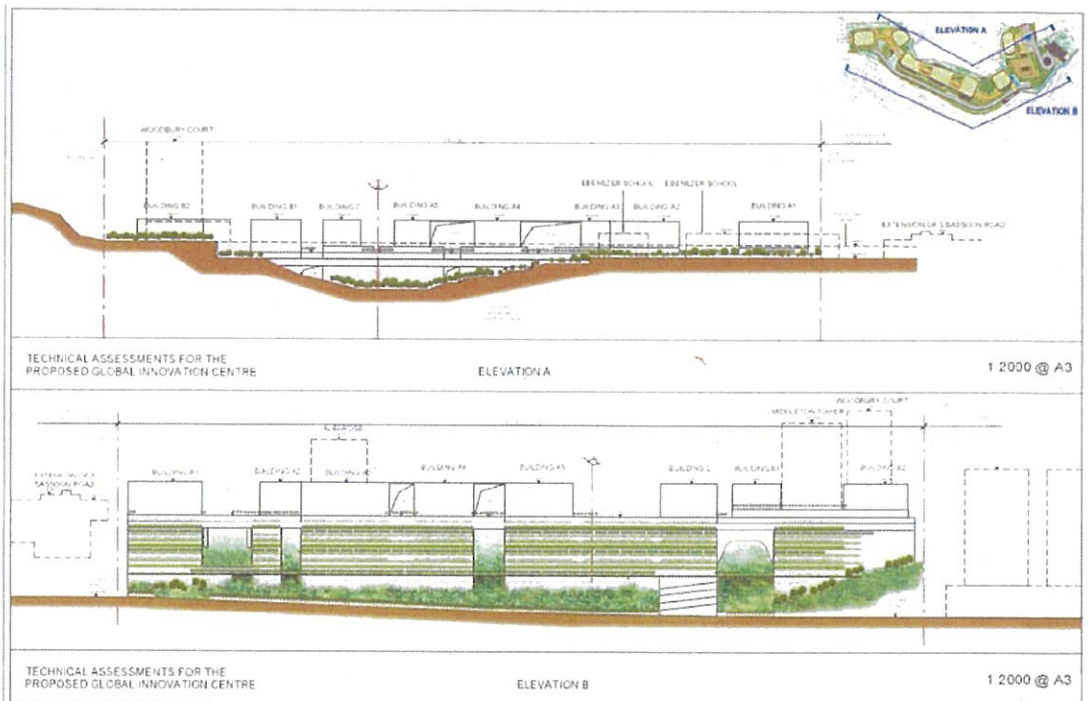


In addition to the large laboratory (1) the University of Hong Kong is proposing to develop a global innovation centre (2) (see below). It is proposed to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to "Other Specified Uses" for a "Global Innovation Centre". The community can comment on the plans until 22 May 2024 (Wed). Submit your representation to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or via the [online platform](#) on or before 22 May 2024 (Wed).

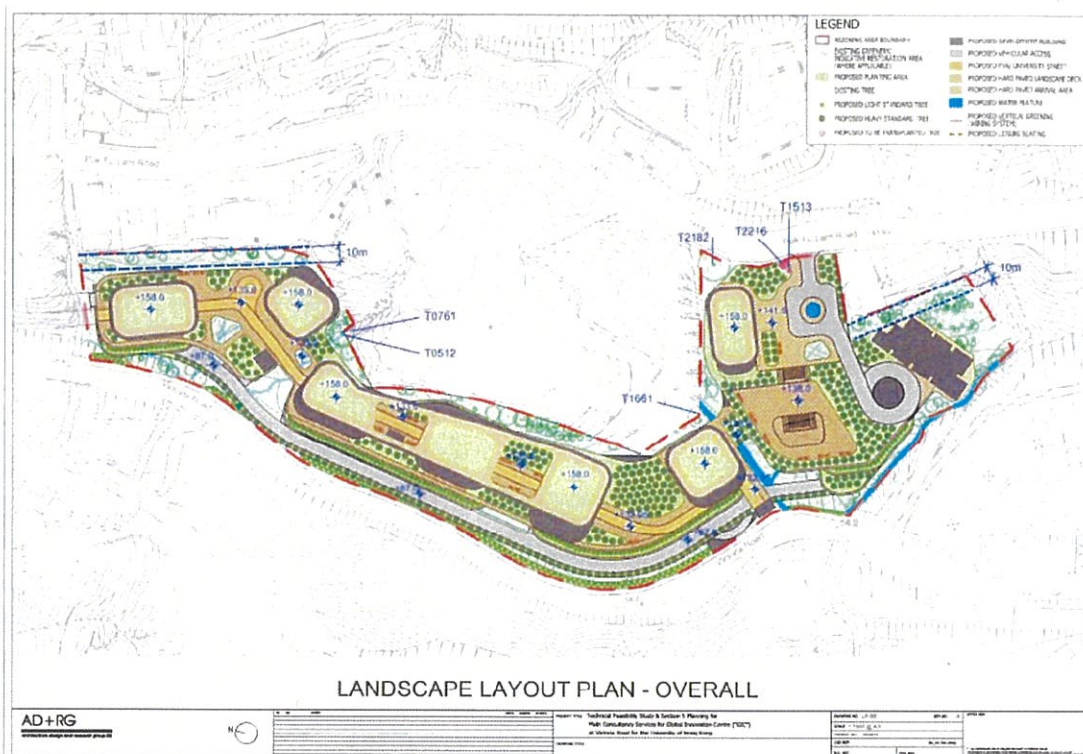
**More information below the pictures.**







Over 500 meter-long development – from future laboratory to behind Baguio Villa.



Location of the rare or protected species and 26 mature/large sized trees

### Planned HKU's Global Innovation Centre

The site is a vegetated slope with a level difference of about 80m. The total area covered is 4.72ha. About 90% is currently zoned as "Green Belt". The maximum height of the development will be 158mPD and is expected to be completed in 2028. It will provide



222,720m2 of gross floor area. The proposed development includes seven 6-storey and one 9-storey towers on top of a structural podium.

Below the podium are car parks and roads including a vehicular entrance along Victoria Road. Road works are planned for the junction of Pok Fu Lam Road/Sassoon Road/Access to QMH and the junction of Victoria Road/Sandy Bay Road to accommodate the increase of traffic.

Some 2,000 trees will be felled including 22 large mature trees. A total of 854 new trees will be planted within and along the development.

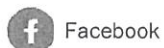
### **Representations**

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

**Draft Plan:** [Link](#)

**Draft Notes and Explanatory Statement:** [Link](#)

**Meeting papers and detailed information of the development:** [Link](#)



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**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-16 星期四 14:51:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

Here is my updated submission.

I am writing to express our concerns regarding the ongoing project referenced in this email. As residents of [REDACTED], situated directly across from site 1 and adjacent to site 2, we are deeply concerned about the negative environmental impacts caused by the height and size of the proposed buildings. These structures have a detrimental effect on various aspects such as sunlight, views, and air circulation in our vicinity. Of particular concern is the construction of large biohazard facilities near our residential area, which poses potential risks to our well-being, especially in terms of long-term exposure to biohazard chemicals or the occurrence of accidents involving the leakage of biohazard materials.

I previously corresponded with you on March 3, 2023, regarding the height limit of site 1. At that time, I shared that HKU had agreed to restrict the height of Block A in site 1 to 161mPD, as conveyed in HKU's presentation to residents on February 10, 2023. I also provided you with a copy of the presentation, which confirmed this information. However, there was no mention of HKU's plans to acquire the adjacent site 2 during our previous communication. It is possible that the decision had not been finalized at that time.

Nevertheless, considering the proposed amendments to the Approved Pok Fu Lam OZP (S/H10/22), the circumstances have changed. As HKU will now have a larger development area comprising two interconnected sites, the construction and development of buildings in both site 1 and site 2 should be considered together. It is crucial to strike a balance between HKU's estimated needs in the area and the impact and risks posed to the existing residents. Therefore, we strongly urge HKU to lower the height of the structures on site 1, as they have the greatest impact on Royalton. Specifically, we request that the height limit of Block A in site 1 be reduced to match that of Block B, which is 148mPD. Such an adjustment would significantly mitigate the adverse effects of Block A on our community, and we sincerely appreciate your assistance in conveying this request to HKU.

Thank you for your attention to this matter.

Yours sincerely,

Yee Fu Keung Allan  
[REDACTED]

> On May 16, 2024, at 14:27, Allan Yee <[REDACTED]> wrote:

>

> I refer to the project in subject of this email. As residents of [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

>

> I had previously written to you on March 3,

> 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this.

However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

>

> However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should be interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

>

> Thank you,

>

> Residents of Royalton



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**From:** Allan Yee [REDACTED]  
**Sent:** 2024-05-11 星期六 10:14:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shun Fong Kung [REDACTED]  
**Subject:** Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.

Dear TPD,

I refer to the project in subject of this email. As residents of [REDACTED] which is right across from site 1 and next to site 2, we hope you will further limit the height and size of these buildings as they negatively impact the environment (including our sunlight, view and air circulation). In particular, the large construction of these large biohazard facilities right across from us poses a danger to our well being, especially due to long term exposure to biohazard chemicals or in the event of an accident such as a leakage of biohazard materials.

I had previously written to you on March 3, 2023 regarding the height limit in site 1 and that HKU has agreed to limit the height in Block A of site 1 to 161mPD. Per HKU's presentation to residents on Feb 10, 2023, the maximum height should be less than 161mPD. I had also sent you a copy of the presentation showing this. However at that time, there was no discussion with us regarding HKU plans to also take up the adjacent site 2. Perhaps this was not yet decided yet.

However, with the captioned amendments proposed to Approved Pok Fu Lam OZP (S/H10/22), the circumstances has changed in that HKU will have a much larger and two connected sites build, and the buildings in site 1 and 2 will or should be interconnected. Thus, their construction and development should be considered together in order to balance HKU's estimated needs in the area and impact and risk on existing residents. Accordingly, we would propose HKU should lower the height of the structures on site 1, which has the greatest impact on Royalton. In particular, we would like HKU to lower the height limit of Block A in site 1 to the same as Block B, which is 148mPD. This would significantly reduce the impact Block A has on us and your help to convey this to HKU would be much appreciated.

Thank you,

Residents of Royalton

Begin forwarded message:

**From:** Designing Hong Kong [REDACTED]  
**Date:** May 7, 2024 at 17:19:50 GMT+8  
**To:** [REDACTED]  
**Subject:** Victoria Road - Town Planning Board will consider large development  
**Reply-To:** Designing Hong Kong [REDACTED]



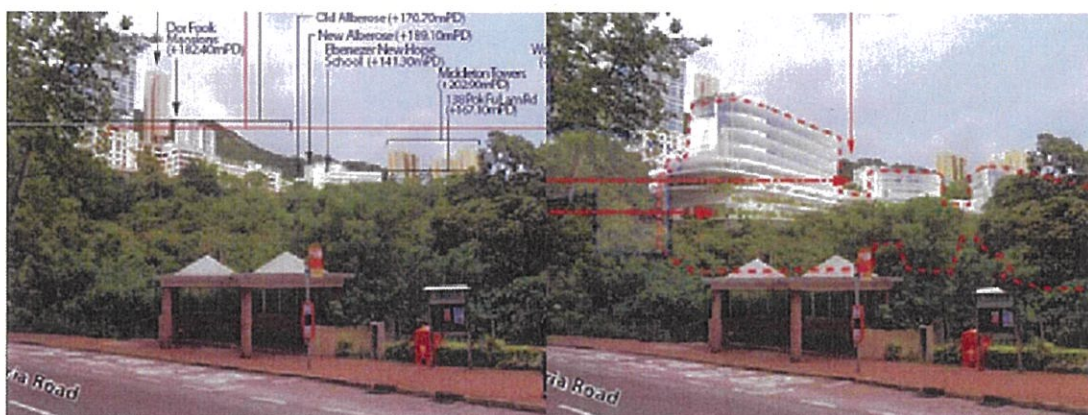
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## Victoria Road - Town Planning Board to consider large development

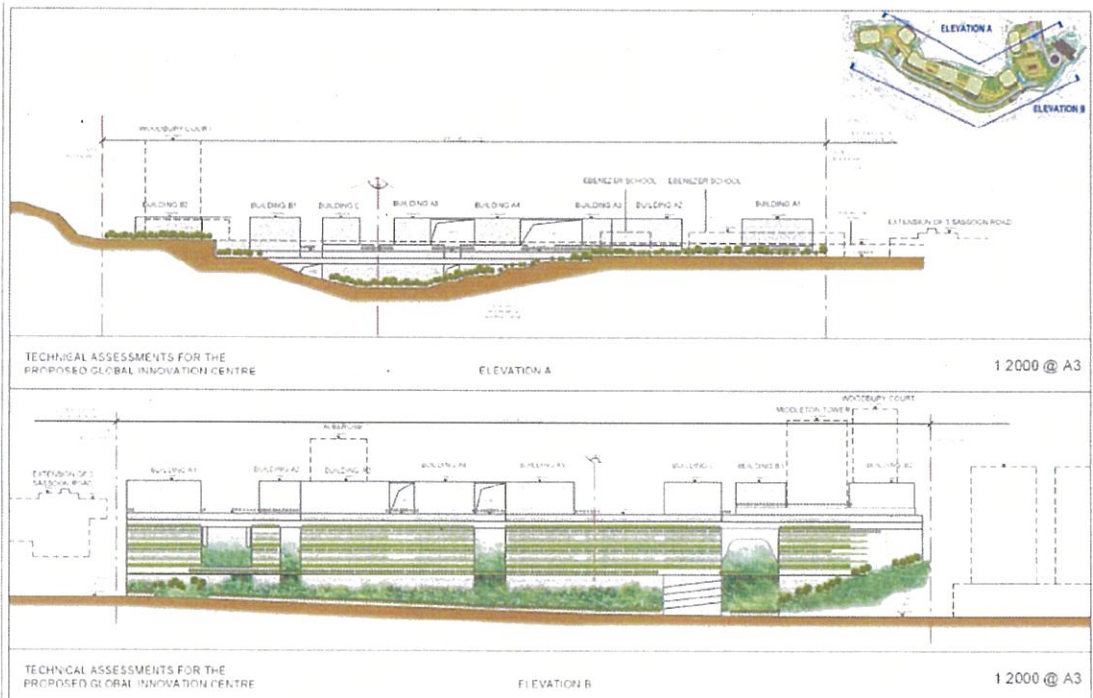
(僅提供英文版本)



**Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) – Deadline 22 May 2024.**

In addition to the large laboratory (1) the University of Hong Kong is proposing to develop a global innovation centre (2) (see below). It is proposed to rezone a 4.5ha site between Pok Fu Lam Road and Victoria Road from primarily green belt to "Other Specified Uses" for a "Global Innovation Centre". The community can comment on the plans until 22 May 2024 (Wed). Submit your representation to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) or via the [online platform](#) on or before 22 May 2024 (Wed).

**More information below the pictures.**







Over 500 meter-long development – from future laboratory to behind Baguio Villa.







Location of the rare or protected species and 26 mature/large sized trees

#### **Planned HKU's Global Innovation Centre**

The site is a vegetated slope with a level difference of about 80m. The total area covered is 4.72ha. About 90% is currently zoned as "Green Belt". The maximum height of the development will be 158mPD and is expected to be completed in 2028. It will provide 222,720m<sup>2</sup> of gross floor area. The proposed development includes seven 6-storey and one 9-storey towers on top of a structural podium.

Below the podium are car parks and roads including a vehicular entrance along Victoria Road. Road works are planned for the junction of Pok Fu Lam Road/Sassoon Road/Access to QMH and the junction of Victoria Road/Sandy Bay Road to accommodate the increase of traffic.

Some 2,000 trees will be felled including 22 large mature trees. A total of 854 new trees will be planted within and along the development.

#### **Representations**

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

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Draft Plan: [Link](#)

Draft Notes and Explanatory Statement: [Link](#)

Meeting papers and detailed information of the development: [Link](#)



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Submission Number:  
TPB/R/S/H10/22- S169

From: [REDACTED]  
Sent: 2024-05-12 星期日 14:42:53  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: [REDACTED]  
Subject: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)

親愛的城規會委員，

有關 修改港島規劃區第 10 區 薄扶林分區計劃大綱草圖編號 S/H10/22，香港大學所建議的創新中心將伸延至極度迫近民居(例如上碧瑤灣)，並且牽涉會將大量的樹木砍伐，令薄扶林的生態及綠化區域大量減少。

對於香港大學在這一帶所起的大型建築物，往往令行人道路極之狹窄，已經為道路安全帶來潛在危險，亦令附近居民非常反感，影響民生及市民的幸福感。

盼望 各委員在研究是否批核創新中心所佔的地方 的時候，請照顧到以下幾項：

1. 創新中心是否 需要在這綠化的地段建築、是否需要那麼大面積的地段，並且砍伐大量樹木來建成
2. 創新中心是否一定要那麼靠近民居。而且建議 的計劃竟然沒有預留足夠的、並且與現時綠化空間的高度一樣的緩衝區域
3. 香港大學 在這 一帶新建的建築物的公共空間特別是行人道路非常狹小，交通安全(包括行人和行車的道路) 的設計惡劣，帶來很多潛在的危險，必須要盡快糾正。並且更加不應該在將來新建的建築物重蹈覆轍。

此致敬禮

沈女士



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From:

Sent:

2024-05-16 星期四 15:43:01

To:

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

Subject:

有關修改港島規劃區第 10 區 薄扶林分區計劃大綱草圖編號 S/H10/22

親愛的城規會委員，

有關修改港島規劃區第 10 區薄扶林分區計劃大綱草圖編號 S/H10/22，本人表示極力反對香港大學建議的創新中心的範圍、面積及高度。

建議的創新中心將伸延至極度迫近民居(包括上碧瑤灣)，並且牽涉會將大量的樹木砍伐，令薄扶林的生態及綠化區域大量減少。

對於香港大學在這一帶所起的大型建築物，往往令行人道路極之狹窄，已經為道路安全 增加極高的潛在危險，亦令附近居民非常反感，影響民生及市民的幸福。

盼望各委員在研究是否批核創新中心所佔的空間的時候，請照顧到以下幾項：

1. 創新中心是否只能夠在這綠化的地段建築、是否需要那麼大面積的綠化地段，並且砍伐大量樹木來建成。在 2024 年 5 月 13 日香港大學舉行的簡介會(下稱簡介會)中，香港大學的負責人重複地說現在天然野生的樹木不及他們將來會新種植的樹木。這說法及邏輯實在是詆毀了大自然野生樹木汰弱留強的生態，若是砍伐大自然的樹木而重新種植的是一定會更加好的話，是不是要將所有大自然的樹木都砍伐，並以人工種植的樹木來代替呢？
2. 創新中心是否一定要那麼靠近民居。而且建議的計劃竟然沒有預留足夠的、並且與現時綠化空間一樣高度的緩衝區域，可說是極之擾民。香港大學的負責人口口聲聲說他們的設計是那麼綠化那麼與大自然融合，事實只是說謊來包裝極差劣的設計。
3. 創新中心及修改用地規劃的建議完全缺乏諮詢附近居民的工作。碧瑤灣的業主立案法團只是在四月下旬才被通知有關香港大學建議創新中心的簡介。對於這個創新中心迫近上碧瑤灣及一帶居民的建議是在五月初由另外一個關心薄扶林綠化區域的團體通知居民。在香港大學舉行的簡介會中，香港大學的負責人亦沒有披露建議的創建中心的範圍與民居的距離如何迫近。更令人失去信任的是負責人表明建築物是跟斜坡的高度而建築，而且跟現時薄扶林道的高度相若。但是因為與會者從另一渠道已經知道所建議的中心事實上是在斜坡上加建不少層數、並且會在薄扶林道之上再加上不少層數，所以在與會者重複提問之後，香港大學的負責人才勉強地承認所建議的中心高度會比現時的斜坡和薄扶林要高。如此缺乏諮詢受影響居民的修改規劃實在需要殺停，並且重新作出透明的諮詢工作。
4. 同時在香港大學舉行的簡介會中，在與會者提出質詢及強烈的反對之後，香港大學的負責人亦公開地表明這次修改港島規劃的建議並非由香港大學作出主動，而是由城規會主動提出，香港大學只是配合城規會的建議 提出他們對於建築的意見。對於香港大學負責人所指這次修改是由城規會主動提出，而香港大學只是被動地給予建築意見，本人實在感到非常疑惑，望城規會能向居民清楚解釋為何要主動提出這次破壞薄扶林大自然綠化帶及極度擾民的修改。
5. 希望城規會委員明白附近居民一向支持香港大學作為科研中心，但是創新中心的建議由諮詢工作，以致建築物的區域、範圍、面積及高度都實在令人失望和氣憤。計劃亦沒有詳細闡述建築時如何疏導交通，建築後如何可以配合多增加的人流及車輛。請委員明白域多利道是一條依山而建的繞道、狹小而彎曲的雙線行車道路。一向是綠化的 "scenic drive"，若然在這麼大範

圍興建這麼龐大的創新中心，將會毀滅了這個綠化地帶。2000 多棵大自然野生的樹木的綠化地區是絕對不能用若 800 棵人工種植樹木或綠色幕牆的梯形龐大建築物所代替。

6. 本人亦留意到香港大學創新中心的網頁載有一份交付城規會以支持創新中心建議的信件範本。當然若只是抄寫範本而回饋信件給城規會，當然是比較容易或可說是便宜的回饋。而且以香港大學師生的人數，當然遠比附近居民的人數為多，但是這種以大欺小、以強凌弱的做法實在與「明德格物」的精神背道而馳，亦令香港大學失信於附近居民。

7. 香港大學在這一帶(沙宣道)新建的建築物的公共空間特別是行人道路非常狹小，交通安全(包括行人和行車的道路)的設計惡劣，帶來很多潛在的危險，必須要盡快糾正。並且更加不應該在將來新建的建築物重蹈覆轍。

感謝各委員的時間和關注，並祝各位安康。

Wu Kit Ying  




**Representation Number:**

**TPB/R/S/H10/22- R3229**

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**Submission Number:**

**TPB/R/S/H10/22- S173**

**From:** Chris Gradel [REDACTED]  
**Sent:** 2024-05-16 星期四 15:44:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Submission to Town Planning Board on proposed HKU GIC in Pokfulam  
**Attachment:** cgradel\_Objection letter to Pokfulam HKU GIC location.pdf

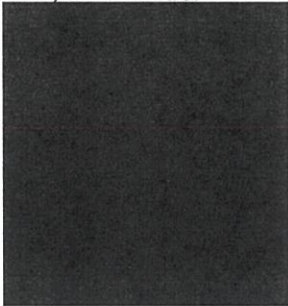
Dear Sir/Madam,

Please see attached letter in opposition to the location of the proposed Hong Kong University Global Innovation Centre in Pokfulam.

Best regards,

Chris Gradel

Chris Gradel  
CEO, Co-Founder



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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.

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

### 1. Environmental Concerns

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

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

### 2. Health Concerns to Residents

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

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

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

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

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

3.1 Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, Pokfulam Road and Sassoon Road. Although a HKU

representative verbally argued that they forecasted such differences, there is no supporting evidence to confirm this. The lack of detailed evidence and studies was also raised by District Counsellors on 17 January 2024 at the Southern District Council development planning committee.

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

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

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

#### 4. Pokfulam Moratorium 1972

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

#### 5. Financial burn on Hong Kong taxpayers

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

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

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

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

Many innovation centres at other leading universities are not located in such suburban locations. Both Oxford and Cambridge Universities have developed innovation centres and science parks for



spin off ventures outside the main University areas, where land and transportation are readily available. One hopes that innovation will be successful and result in many new businesses being formed. Thus, it is important that there is room for expansion.

The GIC is a great concept and should be encouraged, but the Pokfulam site just makes NO sense for this purpose.

Note, I am a member of the investment committee of Oxford University Endowment Management, which has successfully invested in Oxford University's science parks, innovation and spin-off ventures.

NAME

Christopher Marcus Gradel

SIGNATURE

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DATE

16/5/24

HKID

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Representation Number:  
TPB/R/S/H10/22- R3230

Submission Number:  
TPB/R/S/H10/22- S181

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240516-181150-54306

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

提交日期及時間  
Date and time of submission: 16/05/2024 18:11:50

「申述人」全名  
Full Name of "Representer": 女士 Ms. Tam Shirley Man Wai

「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
破壞環境	反對 Oppose	砍伐太多樹物
Traffic loading on Pokfulam during the construction	反對 Oppose	交通超出負荷
The site chosen	反對 Oppose	選址不佳，太近民居。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):  
搬離開民居，可以選址華富邨，反正他們正在重建。

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240516-185047-69132

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

提交日期及時間  
Date and time of submission: 16/05/2024 18:50:47

「申述人」全名  
Full Name of "Representer": 女士 Ms. TSUI WINGIE

「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 "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）

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

建議另找地方、不要接近民居

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240516-185308-36010

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

提交日期及時間  
Date and time of submission: 16/05/2024 18:53:08

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHOY SHIU NGAI KEN

「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
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）
1) The "passing" the plan - Oppose 2) Traffic loading on Pokfulam during the construction - Oppose 3) The site chosen - Oppose	反對 Oppose	空氣污染，交通負荷，選址不佳  • 工程造成環境/空氣污染 • 工程有考慮交通負荷 • 工程選址不佳（需砍伐大量樹木同埋夷平座山）

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

建議另找地方、不要接近民居



Representation Number:  
TPB/R/S/H10/22- R3233

Submission Number:  
TPB/R/S/H10/22- S184

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

240516-202354-66594

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

16/05/2024 20:23:54

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Lee Shiu Wai Pamela

「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 Global Innovation Centre in Pokfulam	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic).</p> <p>I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>

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- R3234

Submission Number:  
TPB/R/S/H10/22- S185

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240516-204732-06664

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

提交日期及時間  
Date and time of submission: 16/05/2024 20:47:32

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wong See Wan

「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 "passing" the plan	反對 Oppose	Great impact
Traffic loading on Pokfulam during the construction	反對 Oppose	Great impact
The site chosen	反對 Oppose	Great impact

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:

240516-222920-16698

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

16/05/2024 22:29:20

「申述人」全名

Full Name of "Representer":

女士 Ms. Lau nga yan movie

「獲授權代理人」全名

Full Name of "Authorized Agent": Lau nga yan movie

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
to build the new HKU centre over a big pc of area in pok f u lam	反對 Oppose	a lot of trees are cut and this is a big impact to the environment
to build a virus research centre near residential area	反對 Oppose	this is jeopardizing the health of nearby residents and who can make sure there is no leakage?
a big project to build for over many years around pok fu lam area	反對 Oppose	the road cannot support the people who come to work and also, there can be heavy pollution to the surrounding

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Such big plan should get more consultation and even HKU claimed that they have collected some opinions to say "yes" and mostly it is from the students only but a lot of HKU students are not living in Pok Fu Lam area and so, they are just having their interests by exploiting the sake of the residents in this area. Besides, this is a project over a big pc of land and many years to build, the centre should be built in more remote area but not busy residential district that our lives can be totally disrupted.



Representation Number:  
TPB/R/S/H10/22- R3236

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S187

參考編號  
Reference Number: 240516-225404-35152

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

提交日期及時間  
Date and time of submission: 16/05/2024 22:54:04

「申述人」全名  
Full Name of "Representer": 女士 Ms. 董伊娜

「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
修建疾病研究机构	反對 Oppose	对居民身体不好，对周围空气有影响

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- R3237

Submission Number:  
TPB/R/S/H10/22- S188

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240516-231840-72809

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

提交日期及時間  
Date and time of submission: 16/05/2024 23:18:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. Pang Hin Kwan

「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
process (failure to consult)	反對 Oppose	HKU has not consulted Baguio residence about the building
project plan (location);	反對 Oppose	HKU has to cut down lots of trees for rezoning the land
project design (impacts on traffic and living conditions)	反對 Oppose	HKU has failed to provide remedies on potential traffic congestion.

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- R3238

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

TPB/R/S/H10/22- S189

參考編號

**Reference Number:**

240517-003050-22175

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 00:30:50

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Siu Ngo Tsz

「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
Opposing the location of the proposed Global Innovation Centre by HKU	反對 Oppose	<p>This proposal is on land designated as "Green Belt" zone which must continue as green belt zone to protect the environment, air quality and aesthetic appeal of the Pokfulam area. There are more than 2000 trees that will be cut down as a result of this proposal, including mature trees and rare species. The impact to natural environment including those killed trees, plants, birds/insects/animals living on them as their natural habits and all other lives (including humans) whose healthy living is dependent on this healthy ecosystem will be irreversible destroyed or damaged.</p> <p>The nearby Cyberport development which has just been expanded to add another new building (which also removed green parkland space!) has large amounts of space, low occupancy and should provide opportunities for Global Innovation. Why are we continuing this mindless irresponsible expansion of developments after developments, centers after centers, at such great social and environmental cost?</p> <p>Additionally the building work is proposed next to multiple school and education facilities and will significantly impact the students' health, travel time to and from school (due to road blockage, heavy traffic and large heavyweights vehicles going in and out of building site) and ability to learn (due to high volume of noise from the construction and traffic). I would strongly oppose this plan from going ahead at the proposed site for serious social and environmental concerns.</p>

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Opposing the location of the proposed Global Innovation Centre by HKU



Representation Number:  
TPB/R/S/H10/22- R3239

Submission Number:  
TPB/R/S/H10/22- S191

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240517-005122-79915

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 00:51:22

「申述人」全名  
Full Name of "Representer": 女士 Ms. 曾慧瑩

「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
堅持反對香港大學國際創新中心遷址薄扶林	反對 Oppose	交通配套設施不足，空氣及環境污染，影響我們的環境！
堅持反對。香港大學國際創新中心遷址薄扶林	反對 Oppose	製造很多噪音，製造光污染。
堅持反對香港大學國際創新中心遷址薄扶林。	反對 Oppose	堅決反對。因為會令交通擠塞。

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- R3240

Submission Number:  
TPB/R/S/H10/22- S192

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240517-012435-02474

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 01:24:35

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳建德

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

與申述相關的圖則  
Plan to which the representation relates: S/II10/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
堅持反對香港大學國際創 新中心選址簿扶林	反對 Oppose	交通配套嚴重不足，空氣及環境污染，光污染， 聲音污染，影響樓價。破壞林木。
堅決反對香港大學國際創 新中心選址簿扶林	反對 Oppose	堅決反對，因會交通擠塞

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- R3241**

**就圖則作出申述**

**Representation Relating to Plan**

**Submission Number:**

**TPB/R/S/H10/22- S193**

參考編號

**Reference Number:**

240517-062457-16794

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 06:24:57

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Alexandra Tan

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

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

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Building not necessary	反對 Oppose	Building new site on Victoria Road is not necessary. They can use all the empty space in cyberport
Building not necessary	反對 Oppose	Or Use science park space instead
Damaging area, adding pollution and decreasing value of area in the long run	反對 Oppose	Damaging so much nature and adding pollution to area not just construction but pollution of added traffic to new site, will also make pokfulam area less attractive and property market will plummet

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Use all the empty space in cyberport instead or go to science park



Representation Number:  
TPB/R/S/H10/22- R3242

Submission Number:  
TPB/R/S/H10/22- S202

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240517-102301-65341

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

提交日期及時間  
Date and time of submission: 17/05/2024 10:23:01

「申述人」全名  
Full Name of "Representer": 女士 Ms. Morillo Marcelina Andaya

「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 Global Innovation Centre	反對 Oppose	- enviornmental Concern - Health concerns to residents - Traffic concerns

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- R3243

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S205

參考編號  
Reference Number: 240517-131118-08779

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

提交日期及時間  
Date and time of submission: 17/05/2024 13:11:18

「申述人」全名  
Full Name of "Representer": 女士 Ms. Kwong Chung Yan Grace

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

與中述相關的圖則  
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 - Rezoning as site to O U(Globa l Inn ovation Cent re)	反對 Oppose	<p>Green Belts in Pok Fu Lam is majorly divided by Primary Distributor Pok Fu Lam Road, with uphill GB further away from where public could usually enjoy. GB [downhill/uphill] has dropped from 44.3ha/84.5ha (S/H10/15), 44.3ha/78.9ha (S/H10/19), 42.6ha/78.9ha (S/H10/21), to 38.5ha/78.9ha in this draft.</p> <p>A total 13.1% downhill GB would have been nibbled away solely by HKU comparing to S/H10/19, or 9.6% comparing to S/H10/21. The extent of HKU-GIC should be limited to at most 3% of downhill GB, as impact of losing 4.12ha GB is way beyond PlanD quoted '3% of OZP total GB' in MPC meeting.</p>
Item A - Rezoning as site to O U(Globa l Inn	反對 Oppose	<p>Total DBH of compensatory trees (74625mm) only equals to about 10-20% of total felled DBH, and only in ratio of 2250:854 (1 : 0.38) by quantity, or so-called 1:0.53 with the state-of-art calculation for GB area trees only. These trees were planted since 1970s and all figures go against rationale of district greenery. More trees shall be retained or transplanted, with compensation ratio meeting 1:1 by means of off-site planting in other HKU premises within Pok Fu Lam district.</p>

novation Centre)		
Item A - Rezoning a site to OUG Global Innovation Centre)	反對 Oppose	The traffic study has not fully reflected the traffic condition in Pok Fu Lam, which this development is adding further burden to those junctions already over saturated. Every year in tomb sweeping season, both Pok Fu Lam Road and Victoria Road will be very congested with public transport much occupied. Traffic study has also excluded portion of Victoria Road between junction at Mount Davis Road to junction at Cadogan Street, which there will be a new connection coming from Ka Wai Man Road Public Housing (CEDD B766CL). The traffic problem will pose further knock-on effect to Kennedy Town and Mount-Davis district. As Victoria Road and Pok Fu Lam Road are very sensitive to any incidents or blockage, traffic sensitivity analysis demonstrating the queuing conditions etc. shall be provided to justify no adverse impact posed by this GIC.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Reduce the affected Green Belt area to maximum 3% of downhill GB (i.e. west of Pok Fu Lam Road), as well to reduce adverse traffic impact.



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From: [REDACTED]  
Sent: 2024-05-17 星期五 19:09:24  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Pok Fu Lam OZP S/H10/22 / Objection to Proposed Amendments

Dear Town Planning Board,

I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).

It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.

The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".

Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m<sup>2</sup> of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.

It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.

Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay Area.

Sincerely,

Melanie Moore

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 2024-05-17 星期五 19:16:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** RE: Pok Fu Lam OZP S/H10/22 / Objection to Proposed Amendments

Dear Town Planning Board,

Further to my representation, please find the first 4 digits of my HKID as required for a valid representation:  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Friday, May 17, 2024 7:09 PM  
**To:** 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>  
**Subject:** Pok Fu Lam OZP S/H10/22 / Objection to Proposed Amendments

Dear Town Planning Board,

I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).

It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.

The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".

Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m2 of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.

It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.

Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay Area.

Sincerely,

Melanie Moore  
[REDACTED]



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**From:** Wanda Mak [REDACTED]  
**Sent:** 2024-05-18 星期六 00:50:44  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on PokFuLam OZP No.S/H10/22 in respect of plan under section 6(1) of the Town Planning Ordinance Cap.131

Dear Sirs and Madams,

I write this to share my strong opposition to the development of the Global Innovation Centre (GIC) in PokFuLam. Hong Kong University (HKU) has announced its plans to develop a GIC in PokFuLam - an area which is home to many residents, 10 schools (both primary and secondary), hospitals for children (Duchess of Kent), several rehabilitation centres and clinics.

1) Traffic concerns :

PokFuLam is predominantly connected to the main road PokFuLam Road, and to neighbouring districts (Kennedy town, Tin Wan/Aberdeen) by a 2 way, single lane road - Victoria Road. This is the one vein that intricately weaves into other smaller roads around the vast majority of PokFuLam. The GIC project would cause massive and severe traffic disruptions to the majority of the community, impacting residents to and from work, students to go to and from school, for emergency services to access quickly to respond to situations. Also to note, there has not been a timeline set or estimate, therefore one can not determine how long this severe disruption would be prolonged for.

2) Environmental and destruction of the natural greenbelt, displacement or destroying various wildlife in a large area of land :

HKU would be felling over 2,200 trees and as a result also displace many wildlife in that area. In a world where we are in a climate crisis, leaders from over 145 countries have signed the Paris agreement in Nov 2021. They agreed to stop deforestation and unsustainable changes in land to curb the climate change to lower than 2.0 Celsius and hopefully maintain it at 1. Celsius. The GIC project is in direct conflict with the need for global cooperation to fight climate change.

3) Funding, budget and time:

To date, HKU has not provided any information on where they will acquire or access funds for such a large project. There has not been any estimation to how much this project will cost. Nor how long this project will take.

4) Health concerns

HKU has expressed that the GIC project will be a top tier research facility. Such terminology can raise the question that it will become a BioSafety level 3 (BSL-3) laboratory which would research Viruses, Vaccinations, amongst other medical research. Whilst this is crucial for the advancement of medicine, the location within a community filled with residential homes, schools, hospitals and rehabilitation clinics .. poses serious question if this is the best location to place such a facility in the community as it would be not without risk of leaks of chemicals or other such biohazard materials and waste.

5) Safety of site:

The Greenbelt location selected is a very steep hill, which could pose high risk of landslides, which directly impact Woodbury Court above on PokFuLam Road, Upper Baguio Villa, Lower Baguio Villa and sitting at the very bottom, is ISF school (primary and secondary) Given the impact of recent



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weather phenomenon we have seen multiple devastating landslides in the last 12 months alone. And lest we forget about the 1992 landslide in Upper Baguio Villa which killed 3 men and 2 boys.

Therefore, I respectfully request that you take into consideration the livelihood and health of the residents in PokFuLam, the welfare of the environment and deforestation, and health and safety of those not only residing in PokFuLam or go to school here but also all the workers or even people who drive or run along PokFuLam road. Please stop the GIC from developing in PokFuLam.

I would also like to request a reference number to confirm receipt of my email please

Most sincerely,

Wanda Smart



Sent from my iPad

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From: Christopher Dillon [REDACTED]  
Sent: 2024-05-18 星期六 08:54:08  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Pok Fu Lam OZP No. S/H10/22

I oppose the proposed development because

- Its construction will have an unacceptable, long-term environmental impact on a residential neighbourhood
- It will add traffic to an already overburdened road network
- It belongs in a science park or the proposed northern metropolis
- The pathogens handled in the facility pose a health and safety risk to people living nearby

---

Christopher James Dillon

HKID: [REDACTED]  
[REDACTED]

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**From:** E Yang home Office [REDACTED]  
**Sent:** 2024-05-18 星期六 10:30:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)

I am writing to object to the proposed amendment to Pok Fu Lam OZP (S/H10/22) - change of use from green belt to "Other Specified Uses" for the "Global Innovation Centre" for the following reasons:

- this rezoning proposal fails to meet numerous of the criteria of TPB PG No.10. It also runs contrary to the OZP's Planning Intention & Explanatory Statement.
- this proposal disregards the Pok Fu Lam Moratorium which is in place to limit excessive vehicular traffic and congestion on the existing road network.
- several steep slopes will be affected and this will result in large scale structural and geotechnical construction works affecting the groundwater and the adjacent slope stability. The visual impact of these will be detrimental to the district.
- the site area to be rezoned is densely wooded with indigenous tree species which will be destroyed. Some 2000 trees will need to be felled 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.
- the scale and nature of proposed development (Plot Ratio 4.72!) is inconsistent with the low-rise residential nature of the surrounding sites (Residential Zone 3') with plot ratios ranging from 0.6 up to a maximum of 3. The scale, size, use and height of the development proposed for this site is excessive and inappropriate and would fundamentally change the existing character of the neighbourhood.

with best regards,  
Ewa Slabik Yang  
[REDACTED]



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**From:** S Hui [REDACTED]  
**Sent:** 2024-05-18 星期六 11:51:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Protect Pokfulam: Demand Relocation of the GIC Development

Dear Town Planning Board Secretariat,

I am writing to express my strong opposition to the proposed development of the Hong Kong University Global Innovation Centre (GIC) in Pokfulam, as outlined in Item A, draft Pok Fu Lam Outline Zoning Plan No. S/H10/22, gazetted on March 22, 2024. While I fully support Hong Kong's aspirations to advance I&T research, the chosen location and scale of the GIC project are highly unsuitable for several critical reasons.

First of all, the proposed development will result in the destruction of over 2,000 trees within Pokfulam's green belt, causing irreversible harm to the local ecosystem. This green belt is vital for maintaining biodiversity and the removal of such a significant number of trees will disrupt the ecological balance and diminish the quality of life for residents who rely on these green spaces for mental well-being. We must prioritize sustainability and conservation over development in areas where the natural environment is already at risk.

In addition to the environmental impacts, the GIC's construction will exacerbate existing traffic congestion in Pokfulam, an area already suffering from daily traffic jams due to ongoing construction at Wah Fu Estate. The traffic data for the project was collected during 2022, a period still affected by the pandemic, resulting in data inaccuracies. The data was collected in July, when schools are on summer holiday which does not reflect typical traffic conditions. Thus, the scale of the GIC, spanning over 500 meters from Sassoon Road to Baguio Villa, will further strain limited road infrastructure, posing significant safety risks to local residents.

Furthermore, the construction and operation of the GIC will contribute to extreme noise and air pollution in the vicinity. Noise generated by construction activities cannot be fully mitigated by acoustic barriers and will create a persistent disturbance for nearby residents. Air pollution from dust and other pollutants during construction will pose serious health risks, especially for those with respiratory conditions. The planned installation of a nitrogen tank and spaces for dangerous goods further heightens the potential for hazardous incidents, threatening the well-being of the community.

Beyond the social impacts to the residence, the GIC aims to connect researchers from across Hong Kong and China. However, Pokfulam is approx. 50 km away from the Mainland, not near major MTR stations, and accessible only by a limited number of buses and minibuses. Alternatively, the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Lok Ma Chau loop is strategically located near the border, close to Shenzhen, and within walking distance of the Lok Ma Chau MTR station. The nearby Kwu Tung MTR station, set to complete in 2027, will further enhance connectivity, making HSITP a more suitable location for the GIC. From a strategic standpoint, would GIC better situated somewhere rather than in Pokfulam? I think situating the GIC in an area with existing academic and research facilities, such as the HSITP, can foster greater collaboration and synergies between different research entities. This proximity can lead to more innovative outcomes and efficient resource utilization, which is essential for the success of the GIC. Therefore, relocating the GIC to the HSITP aligns with current government policies emphasizing integrated development and closer collaboration with mainland China.

All in all, the proposed location in Pokfulam's green belt has left much to be desired due to the significant environmental, traffic, health and planning concerns. I sincerely urge to put yourself in the shoes of the residence, ponder what is like if you and your beloved family would be affected if HKU insisted to develop this project right outside your windows? I urge the city planner would stand for the residence to propose alternative sites that do not compromise the welfare of the community while maintaining HK long-term vision as a global innovation hub.

Best Regards,

Sam Hui

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Residence of Baguio Villa





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Submission Number:

TPB/R/S/H10/22- S261

From: Christina Chan [REDACTED]  
 Sent: 2024-05-18 星期六 15:40:08  
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
 Subject: Representation Relating to Plan No. S/H10/22(Oppose Item A)

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

Item A – Rezoning of a site between Pok Fu Lam and Victoria Road from Green Belt, Residential (Group C)6 and area shown as ‘Road’ to “other Specified Uses “ annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”

My reasons for objection are as follows:

1. The current Wah Fu Estate restoration project has already caused major traffic concerns during rush hours on Victoria Road. This project will continue for at least a few more years. The proposed rezoning of the site between Pokfulam Road and Victoria Road will no doubt add to the already congested traffic problem when all the students from the nearby schools including ISF, St Paul's and West Island School attend school in the morning or go home in the afternoon. I seriously doubt if the extent, depth and scope of the Traffic Impact Assessment is sufficient and holistic, my particular worry is during the construction period in the coming years when numerous construction trucks and lorries will need access to and from Victoria Road and Pokfulam Road. Students and residents in the Pokfulam neighbourhood depend largely on either buses, mini buses or school buses, the subsequent draw of over 15,000 researchers to the area will add significant burden to the already minimal public transportation provision.
2. With the proposed rezoning to build a Global Innovation Centre, the green area and the total number of trees in the Pokfulam district will be significantly reduced. This will also adversely affect the air quality in the area. Is there really no alternative but have over 2000 trees felled causing birds and butterflies to lose its habitat and downgrading the ecological value of this beautiful landscape? Why do HKU need to build 300+ carparks, why do they need to build staff quarters? Can HKU not optimise the existing properties which they opted to rent out instead of building new ones on the proposed Green Belt? The amount of investment and lead time to prepare for site formation is counter productive.
3. Why is there no proper consultation with the Pokfulam community? Is there no alternative site which could accommodate the proposed innovation centre? Will the proposed funding be better spent instead of investing in an irregular shaped land on steep slope with a large percentage of rock at the site per geotechnical report? Why is HKU building a huge Nitrogen Store so close to a residential block? What about building the centre at the HK Shenzhen Innovation and Technology Park which obviously do not need to cause so much harm to the green environment and so much adverse impact to the thousands of residents as in the current Pokfulam proposal. I could see so much synergy in the overall integration with GBA if HK's innovation hub is located at the Technopole.

I sincerely hope members of the Town Planning Board will uphold the spirit of impartiality and look into this matter holistically and professionally, considering all viable options in the best interest of our community.

Regards

Christina Chan  
 HKID [REDACTED]



**Representation Number:**  
TPB/R/S/H10/22- R3250

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**Submission Number:**  
TPB/R/S/H10/22- S268

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**From:** Roger NISSIM <[REDACTED]>  
**Sent:** 2024-05-18 星期六 16:39:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP No. S/H10/22  
**Attachment:** Representation - Pok fu Lam OZP (F)2.doc

Dear Sir/Madam,

I have pleasure in submitting my attached Representation and look forward to presenting my views in person to the TPB, in due course.

Yours faithfully,

Roger Nissim

Representation on Pok Fu Lam OZP No. S/H10/22

18<sup>th</sup> May 2024

email to: tpbpd@pland.gov.hk

HKU's innovation centre is a great idea in the wrong place - SCMP 12<sup>th</sup> August 2024

HKU's proposed site for its Global Innovation Centre (GIC) comprises 4.72 ha of which 4.12 ha (87%) is 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 stems from the CE's Policy Address 2021, para 60, when the government accepted in principle proposals of HKU 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. The site's current GB zoning correctly reflects the mature 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.

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

Fortunately all this is completely avoidable as there is a suitable alternative, properly planned, land now being formed by government in the Lok Ma Chau Loop, also mentioned in para 58 of the 2021 Policy Address, 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 complementary 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.

-2-

As importantly HKU will, no doubt, be expecting a premium free grant of this land from the government, in addition to financial support for the construction costs. In these times of deficit budgets government has a duty of care to ensure that this facility, which will need to be heavily subsidised with tax payers money, should be sited 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. As an alternative site has been identified to replace this problematic 'reserve' site, as per para (iii) of PG No.10, TPB should now seriously reconsider their original decision and, instead, support the idea of directing this project to a more appropriate location such as the HSITP, which would still enable government to meet its original commitment to grant HKU a suitable site for its GIC.

Roger Nissim, FRICS, FHKIS.  
Land & Planning Consultant

HKID: NISSIM, Roger Anthony - 



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From: HP Family [REDACTED]  
Sent: 2024-05-18 星期六 22:11:24  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

To  
The Secretary, Town Planning Board,

**Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).**

I am writing **in strong objection** of this rezoning proposal and the development of the Global Innovation Centre ("GIC") at the Pok Fu Lam area.

Firstly, I would like to express that I have no objection to the mission and purpose of the Global Innovation Centre, and how the proposed GIC would be a major driving force in developing Hong Kong into an international I&T hub. My opposition stems solely on the choice of location and its corresponding adverse effects: irreversible long-term destructive impact to the environment, detrimental health and economic consequences to thousands of residents, severe disruptions to existing infrastructure and potentially higher cost of construction to build on difficult terrain leading to misuse of taxpayers' money.

As such, I appeal to the Town Planning Board to strongly consider other more appropriate alternatives (e.g. the substantially cheaper and more suitable 87ha **Hong Kong-Shenzhen Innovation and Technology Park ("HSITP")** or a substantial scale-back / redesign of the GIC to significantly increase the distance from its surrounding residential neighbours or a much lower built height so that it will co-exist in harmony with its surroundings. Below are details of my objection, grouped by subject matter.

***Environmental and Sustainability Concerns***

With over 2,000 trees (including a large number of mature trees) to be removed under this proposal, the irreversible harm to the environment is undeniable (no matter what is said to new trees that will be re-planted as trees takes decades to mature). This destruction of precious green lung in Pok Fu Lam will unbalance the precarious ecological equilibrium and contribute to an already worsening global warming issue and climate change which Hong Kong has its share of experiencing lately, not to mention the variety of pollutants, such as dust, particles, and hazardous materials, which can contaminate the air, soil, and water, that will be caused by the construction of this project.

Lastly, with a height difference of some 80m between Pok Fu Lam Road and Victoria Road, a massive, difficult and expensive site formation work will be required before any buildings can be built. This represents a significant amount of wastage both financially and in terms of building materials when compared to building on a flatter site (such as the available and zoned HSITP site). By simply moving the GIC to another flatter location, such as the HSITP location, thousands of trees can be saved not to mention more efficient use of building materials and funding.

***Health, Safety and Economic Impact to Residents***

**1. Potential Bio-hazard Threats**

With an objective to advance research in medical and bio sciences, it is likely that biohazardous materials will need to be handled and stored for effective research. While stringent safety protocols can be put in place, the possibility of human error cannot be entirely eliminated. Given such high risks, placing the development within such close proximity to the local community, when alternative safer and more suitable sites are available, is totally irresponsible and shows total disregard for the safety of the community. Placing such a research facility away from residential area would be a win-win arrangement,

ensuring resident safety while also not restricting any GIC research that requires handling dangerous bio-hazard materials.

## 2. Adverse Health Effects to the Community

Considering the magnitude of the proposed construction project, it is anticipated that extensive excavation work involving heavy machinery will be utilised with the completion timeline spanning 10 to 20 years, if not more. Throughout this arduous period, the community will be subjected to undesirable noise, air and water pollution which will culminate to irreversible negative effects to the physical and mental health of surrounding residents – both young and old.

## 3. Other Unfavourable Impact

The preliminary design indicates an UNNECESSARY close proximity to Blocks 19, 20, and 21 of Upper Baguio Villa and Woodbury Court. On completion, the mammoth development will create an unwanted obstruction to an otherwise open view and limiting air flow. Coupled with years of construction, a significant depreciation in property value is anticipated which will exacerbate the already weak sentiment of the HK property market (which does not help HK's cause) and causing financial stress for affected owners.

These negative consequences can be eliminated by selecting an alternative site, or at the very least, mitigated with a substantial scale-back / redesign of the GIC to significantly increase the distance from its surrounding residential neighbours or a much lower built height so that it will co-exist in harmony with its surroundings.

### ***Disruptions to Traffic and Infrastructure***

The redevelopment of Wah Fu, Cyberport, and Sassoon Road, combined with the projected influx of several thousand new residents due to the GIC, will strain the existing infrastructure. The current transport infrastructure in Pok Fu Lam, with narrow hilly roads and lack of MTR, cannot handle the increased traffic and will cause severe congestion which will affect residents as well as impede GIC's operational efficacy.

### **A Mutually Beneficial Solution**

While I support the construction of the Global Innovation Centre (GIC) for advancing Hong Kong's innovation and technology (I&T) ecosystem, I propose two alternatives. Firstly, relocating the GIC to the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) offers a more aligned solution, cost savings, and enhanced sustainability. This alternative would preserve 4.72 hectares of Green Belt land, allow future expansion on the larger 87-hectare HSITP site, maintain access to talent from the Greater Bay Area (GBA), and reduce construction costs amidst global challenges and Hong Kong's budget deficit.

If relocation is not feasible, I urge decision makers to seriously consider scaling back or modifying the GIC design to prioritize the well-being of nearby residents, especially in Baguio Villa and Woodbury Court. The current design disregards their concerns, demonstrating a lack of empathy. With ample space available, architects and designers can create a mutually beneficial design that meets GIC's needs while ensuring a sufficient distance from the mentioned residential areas. This approach would minimize negative impacts on residents' health and economic welfare, and failure to do so would reflect unfavourably on the authorities.

Yours Sincerely,  
Han

HKID Details : [REDACTED] Name : Loke Han Pin



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Submission Number:  
TPB/R/S/H10/22- S275

From: Vincent Chu [REDACTED]  
Sent: 2024-05-18 星期六 22:46:39  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam Outline Zoning Plan No. S/H/10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.

To: Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Dear Sirs,

I write to express my opposition to the Town Planning Board's decision to amend the Pok Fu Lam Outline Zoning Plan No. S/H/10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131 making way for construction of a Global Innovation Centre. My reasons are as follows:

1. This change will seriously affect the existing environment of the area. Hong Kong is a densely populated city and green areas are scarce. The change of a green belt to built up area will further reduce the environmental resources in Hong Kong.
2. The scale of the project is huge. Trees and plants, living animals in this area will be seriously affected. Many trees will be felled which are irrecoverable. Many wild animals like birds, butterflies, squirrels, snakes, etc. will lose their home to live, or even be killed during the construction. There will be serious impact to the ecology in that area.
3. The massive project is expected to accommodate 15000 people. The huge number of people will seriously affect the already tense traffic in Pokfulam area. HKU has redeveloped most buildings along Sassoon Road. Those buildings are large buildings with a huge number of users like students. This already has increased the traffic burden in this area, particular during the rush hours. The new extension of the Queen Mary Hospital is under construction and the traffic will worsen when it is completed. This new GIC construction will definitely further increase the traffic to an unbearable situation. This will also affect the traffic to the Queen Mary Hospital which will put citizens with emergency needs in danger. Please note that there are already traffic jams at the junction of Pokfulam Road and Sassoon Road during rush hours blocking the road leading up to the Queen Mary Hospital. Redevelopment of Wah Fu Estate is under construction. This redevelopment has already been a known impact on traffic. This new GIC will further worsen the situation.
4. The choice of construction of such GIC at a steep slope is unwise, costly and imposes a high carbon footprint. Construction to be carried out at this kind of topography will involve difficult and complex construction methods and heavy machines, which will impose a higher carbon footprint than that constructed on flat land, thus having much more negative impact to the environment.
5. HKU cannot confirm the construction period of the whole project. As construction at such a massive site will generate tremendous noise, dust, waste water, debris, emissions from construction machines and lorries and vehicles, which are nuisances to the neighbourhood, as well as damages to the environment. Without a clearly stated reasonable construction period, the residents nearby do not know how long they are going to suffer from those nuisances and polluted environment. 10 years, 20 years or even longer? It is unacceptable.



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6. Consultation of this project was not properly conducted. Being a local resident at the Baguio Villa, we were not informed of such massive construction. HKU only conducted a briefing to local residents on 13 May 2024, when we first heard of this project. The briefing took no more than 30 minutes to introduce the project. Not much information was told at the briefing. District Board Councilors have neither informed us of such construction nor collected our comments to this project.

7. HKU does not properly manage their properties. A number of buildings were built by HKU along Sassoon Road in recent years. Those buildings have brought in huge numbers of vehicles and people including students and their staff in this area. Many of them do not respect road safety, like walking along the already narrow carriageway, jumping into the carriageway without watching out for coming cars, illegal parking. Many students (I believe they are) even have their headphones on their head crossing the road without watching for coming cars. Constructing such massive GIC will further worsen the situation and create potential accidents. It is also unfair for drivers to take care of such careless pedestrians.

8. HKU did not explore the possibility of making use of their own premises to construct the GIC. It is said to be an innovation centre, but the whole process of selecting the site did not reflect any innovation at all. They are going out to grab a green belt for such an innovation centre. They should consider using their own premises, like the sports complex at Sandy Bay. They have the land already and is next to the Cyberport, which can create synergy. With the talent of architects and other experts, it should not be an impossible solution. Furthermore, HKU has facilities at San Tin Technopole. If they build the GIC at San Tin will definitely create synergy with other technology related parties. Construction of GIC at other locations should be considered.

9. The GIC is expected to accommodate 15000 people. The building will generate a lot of waste and require heavy public utilities to support, including waste water discharge, water supply, electricity supply, Towngas supplies, etc. This will create a burden to the existing facilities network. If they are to be upgraded to support this use. It is not fair for taxpayer to bear the cost, particularly possible higher cost at this difficult site.

Finally, I would like to conclude that the proposal of converting a green belt into a massive building is wrong, and I hope my comments above will be taken into consideration.

Yours sincerely,

Mr CHU Tak Wing

HKID: [REDACTED]

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Submission Number:  
TPB/R/S/H10/22- S278

From: Lucy Hill  
Sent: 2024-05-19 星期日 10:25:48  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: Lucinda Hill <lucyhill@netvigator.com>  
Subject: Proposed Pok Fu Lam rezoning plan S-H10-22

To the Town Planning Board

I have been a resident in Pok Fu Lam since January 1989. This residential area has a thriving sense of community and has co existed with Hong Kong University and The Queen Mary Hospital for decades. Your plans are an outrageous disregard for the harmony between people and nature achieved in Pok Fu Lam. We value this and I write to ask you to

**I OBJECT on many grounds to the re zoning of GREENBELT to construct a Global Innovations Centre ( GIC ) between Pok Fu Lam Road and Victoria Road. Here are are my main reasons**

1. This is a priceless green lung. Home to 2000+ trees and an environmental impact study commissioned by Bisney Road residents in the 20 or so years ago which stopped the construction of a primary school behind Victoria Road Fire Station identified and documented civet cat and many hundred of native animal species living there. Do not threaten them
2. This area already has 1000's of truck journeys per month causing danger to our roads associated with the extension of the Queen Mary Hospital, Wah Fu public housing estate relocation, public housing construction on Victoria Road in Kennedy Town and HKU redevelopment at High West. Trucks park on Pok Fu Lam Road and Mount Davis Road creating dangerous conditions for public transport vehicles, pedestrians and motorists. To develop this site worsens an already intolerable problem
3. Bus Public transport is completely over whelmed in peak hours now. You will make this worse if not impossible.
4. No prospect of MTR extension. The rock makes tunnelling prohibitively expensive and no funding model supports it. More motor traffic infringes on the HKSAR Government's overall environmental goals. Are our airborne pollution levels a priority or not ? Do not create more construction pollution in this area
5. Your traffic impact study was conducted when Hong Kong was experiencing restrictions on free movement imposed by the HK Governments covid 19 strategy. Thousands of residents had left the area temporarily and to enjoy free movement in countries outside of HK and schools in many cases had not fully resumed classes in person classes. Work from home was common too. July and December, 2/3 of your study period area school holidays. Such flawed " research" is easy to see through and severely affects HK's reputation as a trust worthy place to live and work.



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6. In the GBA strategy HK is a bio tech centre and has developed areas in The New Territories to pursue this goal. I support this. The place for the HK GIC is close to the other BIO Tech research labs and business parks. These are land banks with transport infrastructure and New Territories towns need more jobs for their residents close by. Construction labour is already imported from the mainland and housed in Penny's Bay for example. To bring them to Pok Fu Lam is costly to time and environmental management. GIC needs to be in New Territories and close to Shenzhen for us to fulfil our GBA commitment and function in the BIO tech area allocated to us.

I want to remain in Pok Fu Lam and strongly urge you to stop more Hong Kong residents leaving Hong Kong due to an ill advised and poor town planning decision. Wisely plan for Hong Kong- build the GIC in the New Territories, NOT here in Pok Fu Lam

Yours Sincerely

Lucinda Hill





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From: Paul Tao -CLG [REDACTED]  
Sent: 2024-05-19 星期日 10:46:24  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)

**Representation Relating to Plan No. S/H10/22 (Oppose Item A)**

I am writing to oppose Item A, draft Pokfulam Outline Zoning Plan no. S/H10/22 as gazetted on 22 March 2024 under section 5 of the Town Planning Ordinance.

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

My reasons are as follows:

1. Totally inappropriate location:

- This is totally a residential area apart from a few schools
- The new construction is in what is supposed to be a green belt.
- This project should be in the Northern Metropolis or the Science Park area

2. Impact on traffic

- The traffic impact on Victoria Road, Sassoon Road and Pok Fu Lam Road will be substantial. Both Victoria and Sassoon Roads are not wide enough.
- Wah Fu Estate redevelopment and new population is already adding pressure to Victoria Road and Pok Fu Lam Road.
- The Cyberport expansion is already adding pressure to Victoria and Sassoon Roads also.
- During rush hours there is already very heavy school bus, large coach shuttle bus and garbage truck use (for the Island West Waste Transfer station) on these roads.

3. Impact on the environment

- This is a green belt area. It will be lost permanently.
- The carbon impact of this construction is very high. It is contrary to the government's carbon reduction targets.
- The environmental impact of its construction will be very high. That has already been the case for Wah Fu and Cyberport 6.

4. Financial impact

- This project belongs in the Northern Metropolis or Science Park areas because clustering brings more benefits.
- Cyberport already shows the inefficiency of a stand alone project away from the main clusters.
- Hong Kong has been running budget deficits recently and cannot expect automatic surpluses any more. Building on a steep slope is very expensive and inefficient, this is a relatively small project compared to the other 2 main clusters and it has no economies of scale. The project may never make financial sense.
- HK University should be urged to contribute more to the Northern Metropolis rather than expand its footprint in Pok Fu Lam.

5. Job creation in this district for people who live far away

- Most of the people who currently work in Cyberport and HK University live very far away because this is an expensive residential area with large units.
- They need to be bused in and bused out every day causing heavy road usage and congestion.

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- The GIC should be built nearer to where the workforce lives – in the Northern Metropolis or Science Park.
- There are not enough ancillary facilities here to support the workforce e.g. restaurants, retail, etc because this is a residential district.

Yours faithfully,

Paul Tao - HKID: [REDACTED]

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Submission Number:

TPB/R/S/H10/22- S285

Representation Number:

TPB/R/S/H10/22- R3255

From: Teah YU [0808H1] [REDACTED]  
Sent: 2024-05-19 星期日 14:11:21  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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

Dear Town Planning Board Secretariat,

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

My reasons are as follows:

Fundamentally, the location which the establishment is set to be built is an extremely rich and deep green belt thriving with wildlife from squirrels to butterflies, helping to keep the Pok Fu Lam ecosystem prospering. As stated in Hong Kong's Environmental Protection Department Hong Kong's Climate Action Plan 2050, Chapters 1, 4, 5, they clearly condemn mass use of carbon emitting projects, especially those which require destroying Hong Kong's natural resources and habitat. Chapter 1, point 1.5 states that China aims to reach carbon neutrality before 2060 and the peak of carbon emissions before 2030, according to President Xi Jinping's declaration in September 2020. Our nation has made a significant commitment to fighting climate change with these "dual carbon targets."

China, as the biggest developing nation, has to deal with issues including preserving economic growth, raising people's standard of living, ending poverty, and reducing pollution, among other things. Given these conditions, reaching carbon peak and carbon neutrality is a task that calls for unwavering determination.

Hong Kong may not be able to achieve this vision if even the main academic establishment in Hong Kong is not obeying; clearly HKU is being completely oblivious to their Vision and Mission: "To provide a safe, healthy and sustainable workplace to support and advance teaching, learning and research at the University." The University is *not* a healthy and sustainable workplace if the establishment itself fails to comply with the Government of the Hong Kong Administrative Region Environmental Protection Department's targets and visions, as well as their own mission.

In Chapter 1.6 of Hong Kong's Climate Action Plan 2050, point (1) optimise energy structure with a view to controlling and reducing the use of fossil fuel such as coal; and (6) promote green and low-carbon technological innovations; both state the target of minimising carbon emissions and promote green innovations in our city. This immense scale of the construction project of GIC is so vast that it was proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing over 2000 trees which will seriously degrade the existing beautiful natural Hong Kong landscape and ecological value of this land. The collapse of the ecosystem will cause birds, butterflies, squirrels, insects, geckos and other pitiful animals to lose their habitat. How is this in line with green technological innovations?

The large construction machines, equipment, tanks and other objects will cause cosmic pollution and carbon emission. From research and calculation, the estimated carbon emission from construction and tree removal is an average carbon intensity of 0.5 to 0.8 metric tons of CO<sub>2</sub> per MWh, translating to the annual carbon emission ranging from 5,000 to 16,000 metric tons (multiplied by 5+ years of



construction). This much carbon emission is lethal to our environment and entirely destroys Hong Kong's target of reducing greenhouse gas emissions.

As greenhouse gas emissions blanket the Earth, they trap the sun's heat. This leads to global warming and climate change. The world is now warming faster than at any point in recorded history. Earth's temperature has risen by an average of 0.11° Fahrenheit per decade since 1850, over 1.5° Celsius warmer in 2023. If we do not cease this irreversible and inhumane behaviour, by 2025, soil will begin to emit methane, the arctic will be ice free in summer, rainforests become deserts, and oceans become acidic.

Even speakers at the United Nations General Assembly presented scientists' projections that only 10 years remain to prevent irreversible damage from climate change. If we do not begin to act now, we are wiping out the entire species of Earth, including ourselves. We are committing a mass suicide. We are creating our own extinction. If we do not begin to reduce our carbon emission and deforestation, soil and ocean become no longer able to produce food, massive landslides and floods will occur, the heat will be unbearable even for domestic food animals, wetlands will become dry and populations will crash. In the near future of 2100, the planet will be 4 °C warmer, a mass extinction event is predicted to happen, slaughtering billions of animals, destroying half our Earth and possibly wiping out portions of humanity.

This action, so small in your selfish eyes, is devastating not only to our beautiful Hong Kong environment and vivid Pok Fu Lam landscape, but to the fellow residents of our city as well. Apart from completely disregarding and ignoring the implications of your actions on the Hong Kong environment and landscape, you clearly haven't even considered our community.

The location where the construction is planned is in a green belt close to residential zones such as Baguio Villas, Woodbury Court and Sasoon Road communities. Upon completion of the GIC, many residents of the neighbourhood will be directly facing superstructures or vehicular access roads from stone-throw away. Those facilities pose immense threats and dangers, especially with nitrogen tanks and laboratories in operation. In addition, the noise, dust, traffic and other factors will be unbearable in these primarily residential areas during the construction period of this massive project.

Moreover, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen Mary Hospital redevelopment project, etc. The road traffic demand in this area will be huge, and traffic congestion is expected to deteriorate severely. So in events of emergencies for instance flooding or fires, emergency rescue vehicles will be unable to reach promptly. There will be serious traffic jams on Victoria Road and Pok Fu Lam Road during the construction period and after completion, for the residents, construction workers, future scientific research personnel and staff. These individuals all strongly rely on driving or taking public transport as there is no MTR available nearby - therefore, the Pok Fu Lam District will once again face severe congestion daily. In addition, according to HKU's estimation, the GIC is expected to have around 15,000 users. Even if not all of them utilise public transportation, it is certain that this will greatly increase the load of already insufficient public transportation.

Furthermore, this area is a completely irrelevant and unsuitable choice. This location is a *slope*. A fatal landslide incident occurred in this area many years ago, the large scale construction work will likely weaken the slope's stability greatly again. There is a real threat that it may endanger surrounding civilians' lives.

On the topic of location choice, the massively difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. Along with this factor, land charge on Hong Kong Island is distinctively more costly than land on other districts such as New Territories. Wouldn't it be much more cost effective to build the GIC in other locations, such as San Tin Technopole, Ma On Shan (like CityU), or Pak Shek Kok (like CUHK)?

It is understandable that the GIC is intended to be near HKU's main campus, so how about reconsidering the location after all the mentioned points above? The GIC could be built in less

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densely populated areas of Hong Kong Island while being near the main campus. For example, Mount Davis/Sandy Bay where it would pose little to no threat to Hong Kong's civilians.

In conclusion, we are not opposed to the government and HKU's plans to vigorously promote innovation, technology and scientific research. However, HKU's proposal of selecting a large green belt slope that is unsuitable for large-scale development as the location of the GIC is obviously a wrong choice.

I would like to thank you for your time spent reading the reasons for the community's mutual objection, even though we all know that you will still continue to go off and selfishly develop the unsustainable, ungreen and unsafe establishment.

I strongly urge you in all intents and purposes to consider your ecocentric, inconsiderate and money-grubbing actions.

—  
Yours sincerely,  
Teah Yu  
19/05/2024





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**From:** Teah YU [0808H1] [REDACTED]  
**Sent:** 2024-05-23 星期四 18:18:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Oppose Item A)

To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)

—  
Dear Town Planning Board Secretariat,

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

—  
My reasons are as follows:

Fundamentally, the location which the establishment is set to be built is an extremely rich and deep green belt thriving with wildlife from squirrels to butterflies, helping to keep the Pok Fu Lam ecosystem prospering. As stated in Hong Kong's Environmental Protection Department Hong Kong's Climate Action Plan 2050, Chapters 1, 4, 5, they clearly condemn mass use of carbon emitting projects, especially those which require destroying Hong Kong's natural resources and habitat. Chapter 1, point 1.5 states that China aims to reach carbon neutrality before 2060 and the peak of carbon emissions before 2030, according to President Xi Jinping's declaration in September 2020. Our nation has made a significant commitment to fighting climate change with these "dual carbon targets."

China, as the biggest developing nation, has to deal with issues including preserving economic growth, raising people's standard of living, ending poverty, and reducing pollution, among other things. Given these conditions, reaching carbon peak and carbon neutrality is a task that calls for unwavering determination.

Hong Kong may not be able to achieve this vision if even the main academic establishment in Hong Kong is not obeying; clearly HKU is being completely oblivious to their Vision and Mission: "To provide a safe, healthy and sustainable workplace to support and advance teaching, learning and research at the University." The University is *not* a healthy and sustainable workplace if the establishment itself fails to comply with the Government of the Hong Kong Administrative Region Environmental Protection Department's targets and visions, as well as their own mission.

In Chapter 1.6 of Hong Kong's Climate Action Plan 2050, point (1) optimise energy structure with a view to controlling and reducing the use of fossil fuel such as coal; and (6) promote green and low-carbon technological innovations; both state the target of minimising carbon emissions and promote green innovations in our city. This immense scale of the construction project of GIC is so vast that it was proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing over 2000 trees which will seriously degrade the existing beautiful natural Hong Kong landscape and ecological value of this land. The collapse of the ecosystem will cause birds, butterflies, squirrels, insects, geckos and other pitiful animals to lose their habitat. How is this in line with green technological innovations?

The large construction machines, equipment, tanks and other objects will cause cosmic pollution and carbon emission. From research and calculation, the estimated carbon emission from construction and tree removal is an average carbon intensity of 0.5 to 0.8 metric tons of CO<sub>2</sub> per MWh, translating to the annual carbon emission ranging from 5,000 to 16,000 metric tons (multiplied by 5+ years of



construction). This much carbon emission is lethal to our environment and entirely destroys Hong Kong's target of reducing greenhouse gas emissions.

As greenhouse gas emissions blanket the Earth, they trap the sun's heat. This leads to global warming and climate change. The world is now warming faster than at any point in recorded history. Earth's temperature has risen by an average of 0.11° Fahrenheit per decade since 1850, over 1.5° Celsius warmer in 2023. If we do not cease this irreversible and inhumane behaviour, by 2025, soil will begin to emit methane, the arctic will be ice free in summer, rainforests become deserts, and oceans become acidic.

Even speakers at the United Nations General Assembly presented scientists' projections that only 10 years remain to prevent irreversible damage from climate change. If we do not begin to act now, we are wiping out the entire species of Earth, including ourselves. We are committing a mass suicide. We are creating our own extinction. If we do not begin to reduce our carbon emission and deforestation, soil and ocean become no longer able to produce food, massive landslides and floods will occur, the heat will be unbearable even for domestic food animals, wetlands will become dry and populations will crash. In the near future of 2100, the planet will be 4 °C warmer, a mass extinction event is predicted to happen, slaughtering billions of animals, destroying half our Earth and possibly wiping out portions of humanity.

This action, so small in your selfish eyes, is devastating not only to our beautiful Hong Kong environment and vivid Pok Fu Lam landscape, but to the fellow residents of our city as well. Apart from completely disregarding and ignoring the implications of your actions on the Hong Kong environment and landscape, you clearly haven't even considered our community.

The location where the construction is planned is in a green belt close to residential zones such as Baguio Villas, Woodbury Court and Sasoon Road communities. Upon completion of the GIC, many residents of the neighbourhood will be directly facing superstructures or vehicular access roads from stone-throw away. Those facilities pose immense threats and dangers, especially with nitrogen tanks and laboratories in operation. In addition, the noise, dust, traffic and other factors will be unbearable in these primarily residential areas during the construction period of this massive project.

Moreover, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen Mary Hospital redevelopment project, etc. The road traffic demand in this area will be huge, and traffic congestion is expected to deteriorate severely. So in events of emergencies for instance flooding or fires, emergency rescue vehicles will be unable to reach promptly. There will be serious traffic jams on Victoria Road and Pok Fu Lam Road during the construction period and after completion, for the residents, construction workers, future scientific research personnel and staff. These individuals all strongly rely on driving or taking public transport as there is no MTR available nearby - therefore, the Pok Fu Lam District will once again face severe congestion daily. In addition, according to HKU's estimation, the GIC is expected to have around 15,000 users. Even if not all of them utilise public transportation, it is certain that this will greatly increase the load of already insufficient public transportation.

Furthermore, this area is a completely irrelevant and unsuitable choice. This location is a *slope*. A fatal landslide incident occurred in this area many years ago, the large scale construction work will likely weaken the slope's stability greatly again. There is a real threat that it may endanger surrounding civilians' lives.

On the topic of location choice, the massively difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. Along with this factor, land charge on Hong Kong Island is distinctively more costly than land on other districts such as New Territories. Wouldn't it be much more cost effective to build the GIC in other locations, such as San Tin Technopole, Ma On Shan (like CityU), or Pak Shek Kok (like CUHK)?

It is understandable that the GIC is intended to be near HKU's main campus, so how about reconsidering the location after all the mentioned points above? The GIC could be built in less



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**Submission Number:**

TPB/R/S/H10/22- S286

**Representation Number:**

TPB/R/S/H10/22- R3256

**From:** Theodora [REDACTED]  
**Sent:** 2024-05-19 星期日 14:11:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Oppose Item A)

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

My reasons are as follows:

Firstly, Have you ever put yourself in the shoes of people in the Woodbury Court, Victoria Road, Baguio Villa community? Have you ever thought about how the community would be affected? How dare you, you only care about yourself and what you think, you haven't even thought about other people. Our surroundings, our landscape of nature, our fresh and less polluted air, our beautiful view, our quiet space, our clear/less crowded streets, all gone. Everyone has their work and stress and we all just want to go home and wind down in a place we have chosen to be peaceful enough. And everyone had the rights to it and now you are taking these rights away from us, or just forcing us to move or live in a condition that will not be suitable for lots of people. According to research, animals like wild porcupines, civet cats, non-venomous snakes and lots of other wild animals could be affected by the landscape deforestation. If you don't keep our surroundings as it is, there will be consequences.

Secondly, You can build GIC in lots of other more cost effective places like San Tin Technopole, Ma On Shan, Pak Shak Pok, and lots more. It will be cheaper for you and more haste-friendly for us.

Thirdly, Do you know how dangerous it will be for us to live? Our home is supposed to be somewhere we can relax and feel completely safe in, but now we will have to worry that one day, a landslide will hit, and we could be in serious danger because of the building of GIC.

I really hope you take notice and help us keep our place a happy, safe, fresh and quiet environment.

Theodora Yu  
Date: 19/5/2024

[REDACTED]

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**From:** Theodora YU [6C] [REDACTED]  
**Sent:** 2024-05-19 星期日 14:11:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan No. S/H10/22 (Oppose Item A)

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

My reasons are as follows:

Firstly, Have you ever put yourself in the shoes of people in the Woodbury Court, Victoria Road, Baguio Villa community? Have you ever thought about how the community would be affected? How dare you, you only care about yourself and what you think, you haven't even thought about other people. Our surroundings, our landscape of nature, our fresh and less polluted air, our beautiful view, our quiet space, our clear/less crowded streets, all gone. Everyone has their work and stress and we all just want to go home and wind down in a place we have chosen to be peaceful enough. And everyone had the rights to it and now you are taking these rights away from us, or just forcing us to move or live in a condition that will not be suitable for lots of people. According to research, animals like wild porcupines, civet cats, non-venomous snakes and lots of other wild animals could be affected by the landscape deforestation. If you don't keep our surroundings as it is, there will be consequences.

Secondly, You can build GIC in lots of other more cost effective places like San Tin Technopole, Ma On Shan, Pak Shok Pok, and lots more. It will be cheaper for you and more haste-friendly for us.

Thirdly, Do you know how dangerous it will be for us to live? Our home is supposed to be somewhere we can relax and feel completely safe in, but now we will have to worry that one day, a landslide will hit, and we could be in serious danger because of the building of GIC.

I really hope you take notice and help us keep our place a happy, safe, fresh and quiet environment.

Theodora Yu  
Date: 19/5/2024  
[REDACTED]



**Representation Number:**

**TPB/R/S/H10/22- R3257**

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**Submission Number:**

**TPB/R/S/H10/22- S287**

**From:** Eed Shen [REDACTED]  
**Sent:** 2024-05-19 星期日 14:39:21  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pokfulam OZP No.S/H10/22  
**Attachment:** Eed's Personal Letter to TPB.pdf

Hello,

Please find attached my representation (objection) to this matter.

Please provide acknowledgement of receipt by return.

Regards,

Eed Shen  
[REDACTED]

Dr. Eed Shen

May 18th 2024

To: Secretary of Town Planning Board  
15/F, North Point Government Offices  
333 Java Road,  
North Point, Hong Kong

**RE: Representation on Pokfulam OZP No.S/H10/22**

To whom it may concern,

I would like express my **objection towards No.S/H10/22** and suggest its relocation to an area beyond Pokfulam. Please refer to my reasons stated below with consideration that cited quotations (unless stated otherwise) were obtained from from the Minutes of 737th Meeting of the Metro Planning Committee held at 9:00am on 1.3.2024.

**1. Protection under 1972 Moratorium and limitations of Victoria Road**

The proposed location site is defined as Greenbelt, one that is protected by the 1972 Moratorium that was established to address traffic congestion. The law prohibits “the Government from granting new leases for land or modification to existing leases which would result in an increase of traffic in the area until such time as the transport infrastructure had been improved sufficiently” (Development Bureau, 2018).

Victoria and Sassoon roads are a two way lanes with a small number of mini-buses and double deckers going through. These roads are unable to sustain a large volume of traffic, especially large construction trucks. This is important to note when currently, there has been a substantial increase of traffic in the community as a result of the Wah Fu redevelopment that will continue until 2041 (The Government of the Hong Kong Special Administrative Region Press Releases, 2024).

In the community discussions hosted by The University of Hong Kong (HKU), there were no evidence that there would be planned substantial improvements to transport infrastructure. They argued that the Global Innovation Centre (GIC) would provide a “barrier-free pedestrian connection” between Victoria and Pokfulam road. It needs to be recognised that this *should not* be considered as a substantial improvement. Furthermore, this pathway *should not* be allowed as according to the floor plan of the GIC, there is indication there will be “dangerous goods” and a large nitrogen tank present. HKU emphasised the GIC will be doing disease and vaccine research. Therefore, it can be

assumed there will be a BSL-3 laboratory present, which according to Centre for Health Protection Centre of HKSAR, should not be available for public access.

## **2. Errors have been found in the Traffic Impact Assessment Report (February 2024) for the proposal of GIC**

According to 3.3.1 of the document, the survey was conducted during May/July/December 2022. This was during the pandemic, when work from home was prevalent. HKU has no data regarding how many employees that would usually travel to work were not travelling during that time period. Furthermore, July is during the summer month when schools are shut. There was also no consideration of the changes in number of people that will be in the community with the new developments in Cyberport, Sassoon Road and Wah Fu.

This is evidence that the Traffic Impact Assessment Report underestimated the amount of traffic going through the studied roads. If HKU was to submit data and predict prospective traffic numbers based on the above flawed data, many mistakes will ensue.

## **3. Poor communication provided to the community**

I was present at the community discussions hosted by HKU on May 13th and May 14th 2024. Responses provided by the panel members were mainly *limited* and *misleading*. Examples include:

- a. HKU expressed that the Government was driving the idea and therefore their institution does not hold the authority to make changes to the project, whereas in page 4 it quotes "The University of Hong Kong was the project proponent".
- b. During May 13th, when asked about the presence of Nitrogen tanks that are close proximity to block 19 of Baguio Villa, panel members expressed they did not have any information or knowledge regarding this. On May 14th, their follow-up comment about this matter was that it was a mistake in the diagram. If such a grave mistake was made, what other mistakes are present in their presentations to Town Planning Board?
- c. No information regarding cost and budget was provided, given that the project would be a lengthy one and on a sloped land that would be much most costly.
- d. When asked about how wildlife at the Greenbelt would be protected, there was no planning on doing such

There were also numerous instances where questions were *actively ignored*. You can refer to the conversations that HKU recorded during both meetings. Page 17 states that "close dialogues to local residents" should be done and "further refine[ments]" should be implemented where necessary - HKU has failed this requirement so far.



**Concluding Remarks:**

Based on the fact that the proposed site for GIC development is a Greenbelt covered by the 1972 Moratorium (until significant improvements to traffic infrastructures are established), errors have been found in the Traffic Impact Assessment Report (February 2024) used to approve the location, and inadequate/ misleading information have been provided by HKU to the public, **I object to No.S/H10/22**. Considerations to a relocation beyond Pokfulam should be made.

Respectfully yours,

Eed Shen [HKID: 

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From: Chin Hock Lee [REDACTED]  
Sent: 2024-05-19 星期日 15:17:59  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP No.S/H10/22

**REPRESENTATION ON POK FU LAM OZP NO. S/H10/22 : OPPOSITION TO THE CONSTRUCTION  
OF HKU GLOBAL INNOVATION CENTRE (GIC) IN POK FU LAM**

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed construction of the HKU Global Innovation Centre in Pokfulam. While I appreciate the need for fostering innovation and supporting academic research, I believe this project is not suitable for the chosen location due to the following major concerns.

**(1) Environmental Impact:**

The site of the proposed HKU GIC is home to rich biodiversity and serves as a critical green lung for Hong Kong Southern District. The construction of a large-scale project will inevitably lead to habitat destruction, increased pollution, and disruption of local wildlife. Such environmental degradation contradicts Hong Kong's commitment to sustainable development and conservation efforts.

**(2) Traffic Congestion:**

The proposed site is situated in an area already experiencing heavy traffic congestion. The addition of a major facility like the GIC will exacerbate traffic issues, leading to longer commute times, increased air pollution from idling vehicles, and heightened risks of accidents. The current infrastructure is ill-equipped to handle the projected increase in traffic volume. The Pokfulam Moratorium which is still in force today clearly prohibit excessive development until there is an overall improvement in the transportation network in the area.

By the estimation of HKU, there will be around 15,000 users of the GIC going forward, without any improvement in public transportation in the area, it is likely that the usage of private vehicles will increase hence creating more pollution, carbon footprints which is totally contrary to China's national climate commitment of achieving carbon neutrality before 2060.

**3. Community Disruption and Compromising the Quality of Life of the Community:**

Pokfulam is a residential area characterised by its tranquil environment, which residents greatly value. The influx of construction noise, increased foot traffic and activities associated with the GIC will inevitably disrupt the peace and quiet of the neighbourhood. This change could significantly alter the character of the community, leading to a decline in the quality of life for its residents.

The Chief Executive's 2022 Policy Address emphasised the government's goal of helping communities achieve a well-designed living environment with a great sense of well-being. This proposed project threatens to destroy the happiness and livability of the Pokfulam community, directly contradicting the Chief Executive's vision. The government should seek to protect and enhance the current living environment in Pokfulam, rather than allowing the project to jeopardise it with significant risks and disruptions.

**4. Landslide Risks:**

The memories of mudslide in Baguio Villa years ago resulting in tragedies still haunt the community. The steep slopes and geological conditions make this area particularly susceptible to such hazards, especially during heavy rainfall.

The Hong Kong Observatory has been warning us that extreme precipitation events have become more frequent due to the Global Warming phenomenon. The challenging and extensive construction requirements plus the deforestation of the Green Belt could destabilise the slopes, exacerbate the likelihood of catastrophic landslides.



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This risk poses a serious threat to both the new infrastructure and the existing residential areas, especially when the project is designed to be extended all the way to Block 19, 20, and 21 of Baguio Villa and right under Woodbury Court.

**5. Health Risks During Construction:**

The construction phase of the project will involve significant noise, dust, and air pollution, which can have adverse health effects on the local community, in particular for vulnerable groups such as children and the elderly. Prolonged exposure to construction-related pollutants can lead to respiratory problems and other health issues, compromising the well-being of Pokfulam residents.

**6. Safety Concerns with Laboratory and Nitrogen Tank Proximity:**

The proposed project will include laboratories and nitrogen tanks, which pose significant safety risks. The storage and use of hazardous materials and chemicals in close proximity to residential areas increase the potential for accidents such as leakage and spillage. In the event of an emergency, the consequences could be catastrophic for the local population.

**7. A total lack of prior consultation and discussion with the affected local community during its initial planning phase:**

The site of the project has been chosen purely for the convenience of its proximity to the main campus of HKU. It is very puzzling and upsetting that no discussion and consultation were made with the local community during its initial planning phase to achieve a Win-Win solution. The residents were being formally informed of this colossal project very lately and are only given less than 10 days to file their opinions with the Town Planning Board. A very disappointing and unbefitting approach by a world renowned establishment such as HKU.

**8. Misalignment with Government Policy:**

A project of this nature and magnitude should take into account of The Hong Kong Government's policy for better integration with the Greater Bay Area (GBA) of enhancing cooperation with Guangdong and Macao. This integration as expounded in the Government policy is part of a broader national strategy to create a world-class bay area that is ideal for living, working, innovation and creativity.

The Northern Metropolis project is a significant development aimed at transforming Hong Kong's northern districts into a major R&D, Innovation and Technology hub fostering stronger collaboration between Hong Kong and mainland China. It is puzzling that a project such as GIC, even though said to aim at focusing on basic and deep research, should want to be located away from what is already designated for R&D and Innovation purely for the convenience of being close to the main campus of HKU.

The Hong Kong-Shenzhen Innovation and Technology Park (HSITP) located at the Lok Ma Chau Loop and the Shenzhen Innovation and Technology Zone which are created to promote integrated development offers several advantages for the construction of the GIC:

**(8.1) Proximity to Innovation Hubs:** The park is strategically positioned near other major innovation and technology hubs in Shenzhen and the Greater Bay Area, fostering greater collaboration and resource sharing.

**(8.2) Infrastructure and Connectivity:** This area is designed to support large-scale technological developments with state-of-the-art infrastructure and excellent connectivity, making it ideal for hosting advanced R&D facilities and innovation centres.

**(8.3) Reduced Environmental Impact:** Constructing GIC in an area designated for technological development minimises the environmental impact and preserves the natural habitats and residential tranquility of Pokfulam.

**(8.4) Enhanced Economic Synergy:** The location promotes synergy between Hong Kong and Shenzhen, leveraging the strengths of both cities to drive R&D, innovation, development and economic growth.

**(8.5) Safety and Security:** The infrastructure at the park is equipped to handle the storage and use of hazardous materials safely, mitigating the risks associated with laboratories and nitrogen tanks in residential areas.



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**(8.6) Policy Support:** This area aligns with government policies aimed at strengthening innovation and technology cooperation between Hong Kong and the Mainland, ensuring robust support for the project's success.

Given all the above points, I strongly urge the Planning Department to reconsider the approval of the HKU request to build GIC in Pokfulam. I advocate for the selection of a more suitable location that will not compromise the well-being of the local residents and the natural environment in Pokfulam.


Thank you for considering my concerns and suggestions. I trust that the Town Planning Board will act in the best interest of the Country and all stakeholders concerned.

Finally for the purpose of proper record, I would appreciate it if you could kindly acknowledge reception of this email.

Thank you and best regards,

Yours faithfully,  
Lee Chin Hock

Date: 19th May, 2024



From: Chin Hock Lee

Subject: Representation on Pok Fu Lam OZP No.S/  
H10/22

Date: 19 May 2024 at 3:17:59 PM

To: tpbpd@pland.gov.hk



**REPRESENTATION ON POK FU LAM OZP NO. S/H10/22 : OPPOSITION TO THE  
CONSTRUCTION OF HKU GLOBAL INNOVATION CENTRE (GIC) IN POK FU LAM**

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed construction of the HKU Global Innovation Centre in Pokfulam. While I appreciate the need for fostering innovation and supporting academic research, I believe this project is not suitable for the chosen location due to the following major concerns.

**(1) Environmental Impact:**

The site of the proposed HKU GIC is home to rich biodiversity and serves as a critical green lung for Hong Kong Southern District. The construction of a large-scale project will inevitably lead to habitat destruction, increased pollution, and disruption of local wildlife. Such environmental degradation contradicts Hong Kong's commitment to sustainable development and conservation efforts.

**(2) Traffic Congestion:**

The proposed site is situated in an area already experiencing heavy traffic congestion. The addition of a major facility like the GIC will exacerbate traffic issues, leading to longer commute times, increased air pollution from idling vehicles, and heightened risks of accidents. The current infrastructure is ill-equipped to handle the projected increase in traffic volume. The Pokfulam Moratorium which is still in force today clearly prohibit excessive development until there is an overall improvement in the transportation network in the area.

By the estimation of HKU, there will be around 15,000 users of the GIC going forward, without any improvement in public transportation in the area, it is likely that the usage of private vehicles will increase hence creating more pollution, carbon footprints which is totally contrary to China's national climate commitment of achieving carbon neutrality before 2060.

**3. Community Disruption and Compromising the Quality of Life of the Community:**

Pokfulam is a residential area characterised by its tranquil environment, which residents greatly value. The influx of construction noise, increased foot traffic and activities associated with the GIC will inevitably disrupt the peace and quiet of the neighbourhood. This change could significantly alter the character of the community, leading to a decline in the quality of life for its residents.

The Chief Executive's 2022 Policy Address emphasised the government's goal of helping communities achieve a well-designed living environment with a great sense of well-being. This proposed project threatens to destroy the happiness and livability of the Pokfulam community, directly contradicting the Chief Executive's vision. The government should seek to protect and enhance the current living environment in Pokfulam, rather than allowing the project to jeopardise it with significant risks and disruptions.

**4. Landslide Risks:**

The memories of mudslide in Baguio Villa years ago resulting in tragedies still haunt the community.



The steep slopes and geological conditions make this area particularly susceptible to such hazards, especially during heavy rainfall.

The Hong Kong Observatory has been warning us that extreme precipitation events have become more frequent due to the Global Warming phenomenon. The challenging and extensive construction requirements plus the deforestation of the Green Belt could destabilise the slopes, exacerbate the likelihood of catastrophic landslides.

This risk poses a serious threat to both the new infrastructure and the existing residential areas, especially when the project is designed to be extended all the way to Block 19, 20, and 21 of Baguio Villa and right under Woodbury Court.

#### **5. Health Risks During Construction:**

The construction phase of the project will involve significant noise, dust, and air pollution, which can have adverse health effects on the local community, in particular for vulnerable groups such as children and the elderly. Prolonged exposure to construction-related pollutants can lead to respiratory problems and other health issues, compromising the well-being of Pokfulam residents.

#### **6. Safety Concerns with Laboratory and Nitrogen Tank Proximity:**

The proposed project will include laboratories and nitrogen tanks, which pose significant safety risks. The storage and use of hazardous materials and chemicals in close proximity to residential areas increase the potential for accidents such as leakage and spillage. In the event of an emergency, the consequences could be catastrophic for the local population.

#### **7. A total lack of prior consultation and discussion with the affected local community during its initial planning phase:**

The site of the project has been chosen purely for the convenience of its proximity to the main campus of HKU. It is very puzzling and upsetting that no discussion and consultation were made with the local community during its initial planning phase to achieve a Win-Win solution. The residents were being formally informed of this colossal project very lately and are only given less than 10 days to file their opinions with the Town Planning Board. A very disappointing and unbecoming approach by a world renowned establishment such as HKU.

#### **8. Misalignment with Government Policy:**

A project of this nature and magnitude should take into account of The Hong Kong Government's policy for better integration with the Greater Bay Area (GBA) of enhancing cooperation with Guangdong and Macao. This integration as expounded in the Government policy is part of a broader national strategy to create a world-class bay area that is ideal for living, working, innovation and creativity.

The Northern Metropolis project is a significant development aimed at transforming Hong Kong's northern districts into a major R&D, Innovation and Technology hub fostering stronger collaboration between Hong Kong and mainland China. It is puzzling that a project such as GIC, even though said to aim at focusing on basic and deep research, should want to be located away from what is already designated for R&D and Innovation purely for the convenience of being close to the main campus of



HKU.

The Hong Kong-Shenzhen Innovation and Technology Park (HSITP) located at the Lok Ma Chau Loop and the Shenzhen Innovation and Technology Zone which are created to promote integrated development offers several advantages for the construction of the GIC:

**(8.1) Proximity to Innovation Hubs:** The park is strategically positioned near other major innovation and technology hubs in Shenzhen and the Greater Bay Area, fostering greater collaboration and resource sharing.

**(8.2) Infrastructure and Connectivity:** This area is designed to support large-scale technological developments with state-of-the-art infrastructure and excellent connectivity, making it ideal for hosting advanced R&D facilities and innovation centres.

**(8.3) Reduced Environmental Impact:** Constructing GIC in an area designated for technological development minimises the environmental impact and preserves the natural habitats and residential tranquility of Pokfulam.

**(8.4) Enhanced Economic Synergy:** The location promotes synergy between Hong Kong and Shenzhen, leveraging the strengths of both cities to drive R&D, innovation, development and economic growth.

**(8.5) Safety and Security:** The infrastructure at the park is equipped to handle the storage and use of hazardous materials safely, mitigating the risks associated with laboratories and nitrogen tanks in residential areas.

**(8.6) Policy Support:** This area aligns with government policies aimed at strengthening innovation and technology cooperation between Hong Kong and the Mainland, ensuring robust support for the project's success.

Given all the above points, I strongly urge the Planning Department to reconsider the approval of the HKU request to build GIC in Pokfulam. I advocate for the selection of a more suitable location that will not compromise the well-being of the local residents and the natural environment in Pokfulam.

Thank you for considering my concerns and suggestions. I trust that the Town Planning Board will act in the best interest of the Country and all stakeholders concerned.

Finally for the purpose of proper record, I would appreciate it if you could kindly acknowledge reception of this email.

Thank you and best regards,

Yours faithfully,

Lee Chin Hock

HKID: [REDACTED]

Date: 19th May, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]  
[REDACTED]

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From: \_Ash \_  
Sent: 2024-05-19 星期日 17:44:27  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

To The Secretary, Town Planning Board,

**Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).**

I strongly object to the rezoning proposal and the development of the Global Innovation Centre (GIC) in the Pok Fu Lam area. While I support the mission and purpose of the GIC in developing Hong Kong as an international innovation and technology hub, I believe that the chosen location will have adverse effects on the environment, residents' health, and existing infrastructure. I urge the Town Planning Board to consider alternative options, such as the Hong Kong-Shenzhen Innovation and Technology Park (HSITP), or a scaled-back version of the GIC that maintains harmony with the surroundings.

One of my major concerns is the environmental impact of the proposed development. The removal of over 2,000 trees, including mature ones, will cause irreversible harm to the environment. This destruction of the green lung in Pok Fu Lam will disrupt the ecological balance and contribute to global warming and climate change. Additionally, the construction process will generate pollutants such as dust, particles, and hazardous materials, further damaging the air, soil, and water quality in the area. Furthermore, the difficult and expensive site formation work required due to the significant height difference between Pok Fu Lam Road and Victoria Road will result in wastage of resources and finances.

The health and safety of residents are also at risk. The GIC, with its goal of doing deep research into medical and bio sciences, will likely handle biohazardous materials and pose potential threats. While safety protocols can minimize risks, the possibility of human error cannot be eliminated entirely, and the proximity of the development to the local community raises concerns about the safety of residents. Furthermore, the extensive construction work over 10 to 20 years, will expose residents to noise, air, and water pollution, leading to adverse physical and mental health effects.

The redevelopment of Wah Fu, Cyberport, and Sassoon Road, combined with the projected influx of several thousand new residents due to the GIC, will strain the existing infrastructure. The current transport infrastructure in Pok Fu Lam, with its narrow hilly roads and lack of MTR, cannot handle the increased traffic and will cause severe congestion which will affect residents as well as impede GIC's operational efficacy.

To address these concerns, I propose two alternatives. Firstly, relocating the GIC to the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) would provide a more suitable and cost-effective solution while preserving green belt land. Alternatively, a scaled-back or modified design of the GIC could prioritize the well-being of nearby residents, taking into account their concerns and ensuring a sufficient distance from residential areas like Baguio Villa and Woodbury Court. This approach would minimize negative impacts on residents' health and economic welfare.



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In conclusion, I strongly object to the chosen location and its associated negative effects. I urge decision-makers to consider alternative options that prioritize environmental sustainability, public health, and infrastructure considerations.

Yours sincerely  
Ashley

HKID  Full Name : Loke Wen Huey Ashley

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Submission Number:

TPB/R/S/H10/22- S290

From: Gwyneth Ko [REDACTED]  
 Sent: 2024-05-19 星期日 18:34:23  
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
 Subject: Representation on Pok Fu Lam OZP No. S/H10/22

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

I strongly 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:

#### A. Location on a Green Belt Site

I refer you back to your own TPB Guidelines, in particular TPB PG-No. 10 - Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance. May I first remind you that the whole purpose of zoning an area as "green belt" is to "conserve the natural environment and safeguard it from encroachment by urban-type developments", to quote 1.1 of the guidelines. It is of alarming concern that the TPB can so readily and easily rezone a green belt whenever it suits you. The area of Pok Fu Lam used to be surrounded by mother nature. However, huge chunks of green belt just in Pok Fu Lam are now being destroyed, for the Wah Fu redevelopment and the new HKU accommodation on Pok Fu Lam Road across from Woodbury Court. Now HKU wants to destroy 4.72 hectares of which 4.12 hectares are currently zoned green belt for an eye sore of 223,000 square meters of a ginormous structure that does not belong there.

I am extremely concerned that the approval of No.S/H10/22 has only been "rubber stamped" by TPB with no consideration given to your own guidelines as set out in TPB PG-No. 10, in particular to the following:

1. Guideline 2b - "an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds." What are the exceptional circumstances which HKU has provided to justify building on this particular green belt, on a slope, and destroying 2,000 trees as well as all the wildlife who live there, except for their own convenience? What strong planning grounds have they provided? This piece of land is on a slope, on a narrow strip, and it is extremely difficult for construction vehicles to get to this site, both on Pok Fu Lam Road, as well as Victoria Road, as well as all the traffic congestion that these vehicles will cause. It is also dangerous for the construction vehicles to pass through Sassoon Road, with all the students from HKU walking up and down that road on a daily basis and waiting for public transport there.
2. Guideline 2e - "Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available". Please enlighten me as to why the proposed development is "essential". This is a new initiative by HKU, which is all well and good, but it is not essential that the site needs to be in Pok Fu Lam, and on a green belt. It is also a joke and an insult to all the residents of Pok Fu Lam if they claim that no alternative sites are available. There is The San Tin Technopole, which is the best alternative. There is also the Hong Kong Science Park which is on flat land. Both of these are much better suited for the purpose than a green belt on a slope in the middle of a residential area in Pok Fu Lam.
3. Guideline 2g - "The development should not involve extension clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment." The proposed development intends to kill more than 2,000 mature trees. Even if HKU replants 800 young trees, it will take over 100 years for those trees to reach the same level of maturity. In recent years, Hong Kong has been plagued by fallen trees during typhoons and experts explained it is due to the trees not having deep enough roots in this concrete jungle that is



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Hong Kong. If HKU plants new trees on the buildings, it will have the same fate as it will not have the space to grow on a building. I would also like to draw your attention to research by the Arbor Day Foundation, that in one year, a mature tree will absorb more than 48 pounds of carbon dioxide from the atmosphere and release oxygen in exchange. We are losing 2,000 mature trees, equating to 96,000 pounds of additional carbon dioxide polluting the air per year.

4. Guideline 2h - "Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided". According to HKU's proposal, only 223 trees are proposed to be retained and 2,025 trees will be killed. That is less than 10% of tree preservation. Is the threshold of "tree preservation" so small that less than 10% is still acceptable? This must be a complete joke.

5. Guideline 2m - "Any proposed development on a slope or hillside should not adversely affect slope stability". Can I remind you what happened on 8 May 1992 where 4 lives were lost, including a 7 year old boy and an adult in Block 44 of Baguio Villa caused by a landslide originating in front of Block 26 of Baguio Villa. Debris from the collapse travelled from an elevation of 149mPD down a natural gully, crossed Victoria Road, and continued down to Blocks 44, 43, 42 and 41 of Baguio Villa with such high speed that it damaged 5 floors of Block 44, killing 2 people inside the apartment. It is extremely concerning that this is now the very area where they plan to build on, destroy the slope and affect the stability of the mountain. What will be the result of a massive 223,000 square meters of construction built on a steep slope causing massive soil erosion by cutting down 2250 trees? Heavy torrential rains and typhoons will cause loose soil, debris, tree water and slush to roll down as mud avalanche from a high elevated point at such high speed and ferocity that if it strikes Blocks 19, 20, 21 and 22 of Baguio Villa, it will cause unimaginable death and destruction far more serious than the incident in 1992. Worst still if it rolls down the mountain on the other side of the site closer to Sassoon Road, where the school ISF is at the bottom of the mountain on Kong Sin Wan Road, with over 2,000 students. Will TPB or HKU or Geotechnical Engineering Office take responsibility? Have you not learnt the lessons from the tragedy of 1992? Can you guarantee that such a massive construction will not cause landslide, death and destruction? If this project goes ahead on this site, all of you will have blood on your hands.

#### **B. Health Concerns to Residents**

Given such a massive structure on a site that is difficult to reach and build on, it could take 10-20 years to complete. Given its proximity to numerous residential buildings, schools and hospitals, the negative impact to the residents of Pok Fu Lam will be inconceivable, with the noise, construction dust and pollution. It should not be forgotten that the Wah Fu redevelopment is going on at the same time, as well as the HKU campus redevelopment project, Cyberport expansion project, Queen Mary redevelopment project. With 2 huge construction sites happening at the same time in almost the same place for Wah Fu redevelopment and GIC, it is unacceptable for those living there.

Once built, the facilities, with nitrogen tanks and laboratories might pose health dangers to nearby residents when in operation. These facilities should never be built right next to residential areas.

#### **C. Nuisance and damage to the environment during construction**

With every construction comes trucks, large construction machines, dust, dirt, pollution and general inconvenience to residents in the area. The length of such inconvenience is unknown but it will be for a prolonged period of time.

#### **D. Increase in traffic during and after construction**

Severe traffic jams on a daily basis is expected on Victoria Road and Pok Fu Lam Road. Even after the building is complete, HKU expects there will be around 15,000 users just for GIC once complete. Do you really think such site, on such location, in Pok Fu Lam, can handle an addition 15,000 people



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when the only public transport available are a few (but unreliable) minibuses and some bus routes? Can the roads in the area really take on additional minibuses, buses and cars? Until such time the MTR and other substantial infrastructural upgrades are made, the 1972 Moratorium **must** be upheld.

**E. Waste Reduction and Recycling**

How much waste and rubbish is being created during such construction of such an enormous structure? How much can be recycled? This goes against everything the Hong Kong Government is pushing for recycling and reducing waste.

**F. Cost**

HKU have not disclosed who will be funding this construction. No cost/budget have also been provided. The cost of developing on a green belt on a significant slope is going to be colossal. At the time when the Financial Secretary is forecasting a budget deficit of HKD 101.6 billion for the 2023-2024 fiscal year, the Government should **not** be funding any part of this project for HKU.

**Conclusion**

I am not against the GIC. I am against the building of it on the green belt in Pok Fu Lam, which is not suitable for this purpose. There are other more suitable sites in Hong Kong at a much lower cost, with the infrastructure already in place for such a structure.

Please acknowledge receipt of this email.

From:  
MOORE Gwyneth Clara  
HKID: [REDACTED]

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Submission Number:  
TPB/R/S/H10/22- S291

From: Josephine Knuth [REDACTED]  
Sent: 2024-05-19 星期日 19:14:46  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Pol Fu Lam OZP (S/H10/22)

I object HKU develop its Global Innovation Center in the Pokfulam greenbelt area.

I have been living in Pokfulam for years. The traffic already gets Pokfulam road very busy and packed with cars in peak hours. Each day there are so many people in and out Queen Mary Hospital and Sasson Road HKU Medicine school. The road can't carry any further development in this area. In Victoria Road we always get stuck once small accident happen or a car broken down. Even a small construction went on at Sasson Road, we were being hold up for an hour!

The cutting of 2000 trees and re-plant of 800 trees does not give us back the green belt. It's against the environmental policy.

According to the UIC plan there will be a Nitrogen tank next to the high residential area! It is ridiculous to put such dangerous items around people!!

The construction work with UIC will bring a lot of chaos on traffic, taking a lot of money in shaping the land before they can put up any building! The cost is too much!

I would like to see HKU seek other location for its UIC, there are other land such as Island east next to Lei Yue Mun Park and Hong Kong Museum of Coastal Defense, which can provide land for building a much better environment UIC.

Lee Lai Kee

I.D. [REDACTED]

Sent from my iPhone

**Representation Number:**  
TPB/R/S/H10/22- R3262

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**Submission Number:**  
TPB/R/S/H10/22- S293

**From:** Derric Cheung [REDACTED]  
**Sent:** 2024-05-19 星期日 22:42:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)  
**Attachment:** 20240519 Representation on Pok Fu Lam OZP.docx

Dear Town Planning Board,

I am writing to strongly oppose the Hong Kong University's development of Global Innovation Center at its proposed Pok Fu Lam location. Please kindly acknowledge my representation letter attached by replying with a reference number, so I could refer back later.

Regards,  
Cheung, Xun Wei Derric  
HKID: [REDACTED]



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

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

In short, it is a right idea at a wrong location. Town Planning Board's should not approve the amendment of the Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

### **1. Inappropriate location**

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

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas. For the importance of interacting upstream, midstream and downstream innovative concepts and ideas, this GIC should be located in San Tin Technopole for the best interest of Hong Kong. It is clearly a better alternative.

### **2. Traffic Impact Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns)**

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion.

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

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

2.2 it is clearly stated in the report that there is inadequate capacity in certain road junctions

which due to physical constraints are unable to widen or improved.

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

The redevelopment of Wah Fu Estate, Southern District has already cause plenty of road works and reroute, as well as heavy construction traffic on one end of Victoria Road and Pokfulam Road. The Cyberport expansion project and the Queen Mary Hospital redevelopment project together will put huge demand in this area. The development of GIC at its current location will squeeze the other end of the Victoria Road, Sassoon Road, and Pokfulam Road. Residents caught in between this catchment area have no alternative access to their homes during this concurrent construction period and would be severely impacted by these very large developments. The cumulative, aggregate impact of all these developments happening at the same time will cause severe impact to traffic and nuisance to residents.

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day. In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

### **3. The Pokfulam Moratorium 1972**

The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network. The government should not grant such a large scale land development in this area anymore since the development of Cyberport and the urgently needed redevelopment of Wah Fu Estate to resolve Hong Kong's housing crisis. There are simply better sites for HKU's GIC

### **4. Environmental Concerns**

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

It will also cause a large number of birds, butterflies, other animals and endangered species



such as the White Cookatoos to lose their habitat. The White Cookatoo is estimated to have only 2000 remaining in the world and HK has one of the largest populations. A flock of White Cookatoos lives in this area of the Pokfulam. Destroying their natural habitat could cause severe, irreversible damage to the survival of this endangered species.

The GIC development at its proposed location would seriously destroy the nature and local ecology. It is also not in line with the government's carbon reduction goals.

## **5. Lack of Prior Proper Consultation**

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

## **6. Financial burden on Hong Kong taxpayers**

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

## **Conclusion**

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

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

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

2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and limited to a small, selected number of double deckers and minibuses. The Technopole in contrast is located in the Lok Ma Chau loop, residing by the



border close to Shenzhen (Futian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027.

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

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

In conclusion, I strongly oppose the development of GIC at the proposed Pok Fu Lam location and urge the Town Planning Board to reject this development.

Thank you for your consideration.

Name: Cheung, Xun Wei Derric

HKID: [REDACTED]

Date: 19 May 2024

Mobile: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

[REDACTED]

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Submission Number:

TPB/R/S/H10/22- S295

From: Kok Peter [REDACTED]  
Sent: 2024-05-20 星期一 07:46:05  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pok Fu Lam OZP No. S/H10/22

I am writing to oppose the rezoning proposal for the development of the HKU Global Innovation Centre (GIC) at the Pokfulam Area .

The Pokfulam Moratorium was introduced in 1972 prohibiting the Government from granting new leases for land or modification to existing leases which would result of an increase of traffic in the area until such time as the traffic infrastructure has been improved sufficiently . In this regard the rezoning of the green belt to the use for the development of GIC definitely contravene with the Moratorium .

The GIC will contains a total development of Gross Floor Area of approximately 220,000 sq m which is 2/3 of the existing Science Park . Definitely there will be an impact to the existing traffic . It does not need a traffic impact assessment report at all as the common sense will tell us . For sure , there will be a significant increase of traffic with such a big floor area .

The transport infrastructure of Pokfulam has not been improved sufficiently at all during these years . Only Pokfulam Road and the Victoria Road are the two major traffic route for the area . If the transport infrastructure of the area has been improved significantly , the Moratorium should have been released well before today .

The problems normally resulted from a construction site like traffic , noise and dust will be multiple times more from this site due to its topography, a steep slope , and the enormous size and the constrained accessibility of the site. This in turn will tremendously increase the construction cost , a financial burden unnecessary should a more suitable site been chosen for the project .

I am not against the idea of building a GIC in HK but this should not be located in the Pokfulam area which is under a Moratorium .

Kok Kai Lam Peter  
ID [REDACTED]

Please acknowledge receipt

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Submission Number:

TPB/R/S/H10/22- S305

**From:** Francisco das Caldas [REDACTED]  
**Sent:** 2024-05-20 星期一 09:32:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) and Re-Zoning from Green Belt to Other Specified Uses  
**Attachment:** Letter to TPB (20.05.24).pdf

Dear Sir/Madam,

Good morning.

Please see the attached letter from Mr Ruy Barretto SC on the subject matter for your kind attention.

We understand that you require personal details of Mr Barretto for the submission, and as to this, please see the following:

Full name: Ruy Octavio Barretto

HKID No [REDACTED]

Thank you for taking the time with this message.

Best regards,

**Francisco das Caldas**

Clerk to Mr Ruy Barretto SC



TEMPLE CHAMBERS | 天博

IMPORTANT: This email may contain confidential and privileged information and is intended for the addressee only. If you are not the addressee, please contact me immediately by return email and delete this email from your system without using, disclosing or copying it to anyone. Unauthorised use, copying or disclosure may be unlawful.



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

20th May 2024

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir,

Re: Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22) and  
Re-Zoning from Green Belt to Other Specified Uses

1. None of the Amendments, for rezoning for a development project called a "Global Innovation Centre" for a university on about 4.5 hectares of heavily forested steep hill slopes zoned Green Belt, meet the criteria for planning approval and are objected to.
2. **It is contrary to the General Planning Intention** of the area and the Green Belt in particular. These heavily forested slopes are part of the buffer between low-rise residences set among trees and the nearby Pok Fu Lam Country Park with its hills. As the Explanatory Statement paragraph 5 states, this provides "**an area of high landscape value.**" The Green Belt Explanatory Statement specific Planning Intention para 7.9 "**is primarily for the conservation of the existing natural environment ....**" This Project is contrary to the specific planning intent.
3. **This Green Belt is of particular historic biological value**, deriving protection and conservation by its association with a biologically enlightened Hong Kong University for over 100 years. These woodlands have themselves **nurtured scientific study in botany and Hong Kong fauna** so that early records and publications from past biologists derive from the historic **Pok Fu Lam Woodlands** of which this part remains. Hence the many large specimen trees, the keystone features of a good forest. The Board needs to prevent a backward step where the University destroys part of our heritage.
4. **Highest impact methods of construction** are required as a result of podiums being erected with massive foundations on the steepest slopes, causing almost all vegetation to be stripped off and replaced with massive concrete coverage, foundations and 8 high blocks. The **maximum use of energy**, great carbon footprint and maximum mis use of natural resources is the probable achievement, and a step backwards for Hong Kong.
5. Commonsense shows that this is because **the steep forested site is NOT suitable**. Explanatory Statement 7.9.2 emphasizes the "mainly **steep slopes not suitable** for development." Development is not permitted unless "based on very strong planning grounds." There are no such strong grounds in the Application.

6. The **existing natural hillside backdrop** will be replaced and dominated with concrete tower on podium backdrop. This use and appearance will not be in character and incompatible with the high landscape value. This is **contrary to the Explanatory Statement** para 5 which requires developments "to preserve public view and amenity and also the general character of the area." The towers on podiums would NOT "blend in with the environment and be compatible with existing landforms, vegetation cover and character."
7. **Avoidance** of impacts, a key planning and conservation principle has not been attempted. Impacts on the ecology, landscape, air, noise, traffic, are impossible to mitigate. This does not comply with the 1972 **Pok Fu Lam Moratorium** which prevents development on traffic grounds. Without any mention of EIA, it appears these impacts are not being adequately addressed.
8. **Imprudent and improper destruction of ecological resources** is demonstrated by this development. 2000 assessed trees is a huge number, this implies at least 20,000 ordinary trees and thousands more shrubs and saplings, the whole ecosystem of the area, will be extinguished.
9. This implies about 20,000 tons of wood and vegetation will fill our landfills in addition to the excavations of soil. This non sustainable conduct cannot be condoned.
10. **For what?** Such loss and impacts cannot be justified by the **flimsy demands** made up for this land grab. No need is proved for the use of ecologically valuable steep forest slopes for "Innovation and Technology" type development.
11. **Sufficient area for technology** development was provided for the Cyberport nearby area. There being surplus area available for that use, much of Cyberport is for business as usual, not pure high tech.
12. **Redundant**, this project and plan has been superseded by the San Tin Technopole with hundreds of hectares of land in a planned location for technology near Shenzhen, the Hong Kong-Shenzhen Innovation and Technology Park. Lok Ma Chau Loop is already zoned and being prepared. A university site in the Northern Metropolis will be better. This is puny by comparison, is not competitive nor attractive, being in the wrong location. The Innovation and Technology Park site already exists, Hong Kong does not need yet another Innovation park.
13. **Huge expense** will be required to construct with massive foundations and podiums on steep slopes. The money, whatever its source, is better spent with **better value for money** at the locations already zoned for this **in the Northern Metropolis**.
14. The **expense of maintenance by Government** will not be covered by use with some scientists and labs. It will not be cost effective. **This white elephant** will be a long term annual financial drain which will require repeated calls upon the Government and taxpayer for money when large public deficits make financial prudence essential.

15. Hong Kong having adequate space for Innovation and Technology Parks, Science Parks and Technopoles, it would be **irrational and poor governance to zone** an unsuitable and steep site causing maximum ongoing expense and maintenance for Government into the future.
16. With the Project being fundamentally contrary to the Planning Intentions and Explanatory Statement, the Applicant has **failed to discharge the burden** to demonstrate any exceptional circumstances or very strong planning grounds. The Applicants fail to demonstrate any grounds. Basic planning compels rejection because it is **excessive, inappropriate and would change the character of the area**.
17. In summary, it would be **irrational** for the Board to re zone a problematic fundamentally unsuitable site when there is no need because alternative suitable sites are available.
18. This plan is demonstrated to be in the wrong location and already too little too late. It has no merits. As such, causing such planning and environmental damage cannot be justified by the Town Planning Board and the zoning changes required are not shown to be justified. Common sense shows the project is inappropriate and **bad planning and should be rejected**.

Yours sincerely,

*Francisco das Caldas*

Ruy Barretto SC

[9983.rb]



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**Submission Number:**

TPB/R/S/H10/22- S311

**From:**

Andrew Lewis

**Sent:**

2024-05-20 星期一 10:10:09

**To:**

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

**Subject:**

Objection to Amendments Proposed to Approved Pok Fu Lam  
OZP (S/H10/22)

**Representation Number:**

TPB/R/S/H10/22- R3265

I strongly object to the Hong Kong University (HKU) proposal to rezone a 4.5ha site between Pik Fu Lam Road and Victoria Road from Green Belt to Other Specified Uses in order to facilitate the development of a large laboratory and a Global Innovation Centre for the following reasons :

1. The development is totally unjustified when HKU already own or control very large swathes of land in the Pokfulam area, including many sites along Sassoon Road, Victoria Road and the main campus etc for either purely academic or staff residential purposes, many of which are grossly under-utilised and could be redeveloped at a higher intensity of development in order to house the new proposed developments without sacrificing pristine GB or other land in the vicinity with all the very substantial negative impacts that such new development sites would entail.
2. HKU should be required to carry out a fully detailed analysis of such enhanced development opportunities within their current landholding before any consideration of new sites, especially such "easy-target" but highly valuable GB sites.
3. The new development proposal would result in irreplaceable loss of a substantial piece of Green Belt land in this highly attractive and sought-after urban fringe location, resulting in irreplaceable destruction of tree cover and habitat on a very large scale.
4. Loss of tree cover, including large numbers of mature and potential OVTs, would be immense and have a massively adverse impact on loss of habitat, ecology and environment and cannot be justified.
5. Such loss of habitat will have adverse impacts on wildlife, air pollution, natural drainage etc
5. Adverse visual impact (to residents, Hospital users, other University users, passing traffic (land & sea) would be enormous and impossible to mitigate, both during the construction and after completion.
6. The development will generate substantial and adverse traffic problems both during construction and operation phases which will be beyond the capacity of existing infrastructure/roads to handle and totally unacceptable to residents, Hospital users and commuters in the vicinity.

In summary, the new development cannot be justified due to the numerous severely adverse implications outlined above, as well as the fact the the proponent HKU is already in possession of alternative land parcels to satisfy the need with minimal impacts on residents and visitors/users of the area. I would be grateful if, in consideration of these points, the TPB would therefore REJECT the proposed amendments to the zoning plan and the new developments themselves outright.

Thank you,  
Andrew Hall LEWIS

Representation Number:  
TPB/R/S/H10/22- R3266

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Submission Number:  
TPB/R/S/H10/22- S312

From: Amy Chan <[REDACTED]>  
Sent: 2024-05-20 星期一 10:20:22  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Representation on Pokfulam OZP No. S/H10/22 to the Town Planning Board

Dear Sirs

I am an owner of [REDACTED] I oppose to the proposed global innovation centre by HKU in Pokfulam.

The proposed development requires the cutting down of some 2,000 trees on a Greenbelt, not only is the destruction of the trees an ecological disaster and harmful to the environment, it increases the danger of landslides during typhoon and rainy seasons because new trees being planted takes many years to grow into mature trees to be able to strengthen the slopes. Giving its proximity to residential building and schools, it is definitely a concern and nightmare for those who live nearby the proposed site.

Other than a Greenbelt in Pokfulam, there must be alternate sites that can be chosen, building on a slope is hazardous and not cost effective. It is out of selfishness that HKU choose Pokfulam area for their own convenience, ignoring the welfare of other residents in the area.

Yours faithfully  
Chan Man Ling Amy  
HKID card no. [REDACTED]

Sent from my iPhone

Representation Number:  
TPB/R/S/H10/22- R3267

Submission Number:  
TPB/R/S/H10/22- S313

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**From:** Judith Siegmund [REDACTED]  
**Sent:** 2024-05-20 星期一 10:26:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Thorsten Schroeder [REDACTED]  
**Subject:** Representation regarding Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22)  
**Attachment:** Representation to the Town Planning Board on the the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre\_TS.pdf

To whom it may concern,

Please see attached a Representation regarding Amendments proposed to Approved Pok Fu Lam OZP (S/H10/22).

Any questions please let us know.

Thank you and with best regards,

Judith Siegmund  
Executive Manager



Uphill Capital Limited



**Representation from Thorsten Schroeder to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre**

May 2024

I strongly oppose the proposed rezoning of the Pok Fu Lam Outline Zoning Plan to include the Global Innovation Centre.

The HKU Innovation Centre is a good idea for Hong Kong, but the proposed site at Pok Fu Lam is both a wrong and an inappropriate location.

The proposed site is currently zoned as Green Belt for which the planning guidelines state that there is a natural presumption against development of these areas. These guidelines require that applications for new development in such area should only be considered in exceptional circumstances and justified on strong planning grounds. There are no such circumstances or strong planning grounds for this proposal.

The guidelines also require that an application for use by "Government Institutional Community / Other Uses", as proposed, must demonstrate that the proposed development is essential and no alternative sites are available. While the proposed development could be regarded as essential, alternative (and better) sites are available.

Areas of Green Belts are required to compliment the zoning of wider general areas. The wider area of the site proposed for rezoning falls under the Residential Group C, as described in the Explanatory Notes to the Plan. Paragraph 7.4.2 of these notes includes "In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3". Hence Residential Group C sites are for 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 with plot ratios between 0.6 and 3.0.

The proposed development of 220,000 sq m for the proposed Global Innovation Centre of mainly non-residential uses, with a plot ratio in excess of 4.7, can only be considered to be excessive and out of context when compared with the adjoining developments. The buildings at Victoria Road will tower well above the Pok Fu Lam Road, thus blocking the view to the west. The development is inappropriate and would fundamentally, and irretrievably, change the existing character of the neighbourhood.

The topography of the area, which is not clearly apparent from a plan, has been zoned as Green Belt as it unsuitable for development. It has an 80 metre difference in level over 120 metres resulting in an average slope in excess of 30 degrees. (50% steeper than a comfortable set of stairs). Any construction on such a slope will be difficult and expensive, when compared to other possible sites. No estimate for the cost of the project has been given, nor an estimate of the additional project cost due to its inappropriate site.

The Green Belt is green as a result of the many trees which grow in this area. An estimated 2000 trees including many mature trees would have to be felled with an undertaking to plant a mere 800 as replacements. Experience is that only a very few of these will survive to maturity, thus many more than 2000 need to be planted to effect a compensatory replacement.

The geotechnical review report gives an indication of some of the construction works required, such as bored pile retaining walls on the steep hillside but no indication as to how this piling will be undertaken. A competent promoter for construction of the intended scale of development on this site would reasonably require a Construction Impact Assessment to assess construction viability, but it would appear that no such assessment has been undertaken. Such an assessment would also identify areas outside of the area to be developed which are necessary to enable the development to take place. The lack of such an assessment undermines any contention of the viability of construction on this difficult slope.

The submission makes no reference to the Pok Fu Lam Moratorium which was imposed by Government as an interim administrative short term measure in 1972 to control the amount of traffic generated within the area by freezing the sale of Government sites, and the redevelopment of all sites for more intensive purposes until such time as the transport network had been improved sufficiently to carry the resulting increase in traffic. This Moratorium remains in force and is complemented in the notes to the Explanatory Statement of this OZP. "In view of the limited road capacity area this zoning is subject to site coverage and plot ratio controls of Residential Zone 3", namely plot ratios up to a maximum of 3.

The traffic impact assessment notes that Pok Fu Lam Road is a Primary Distributor Road but ignores the design requirements for such roads. For example, the anti-clockwise routing of traffic entering into the site from the north requires traffic to cross both lanes of Pok Fu Lam Road at a priority junction. The exiting traffic to the south is required to take a circuitous route adding to the traffic and congestion at the Queen Mary Hospital / Sassoon Road junction. The "mega-width" signal controlled at grade pedestrian crossing of Pok Fu Lam Road is another feature which will add to congestion and accidents. The traffic planning manual requires that such junctions on a primary distributor road should be grade separated (as at Pok Fu Lam Gardens and Chi Fu). There are no insurmountable reasons why grade separation could not be provided at this location for both vehicles and pedestrians, thus removing a constraint to traffic on this primary distributor road and removing significant safety hazards.

The traffic impact assessment has some results and conclusions which are markedly different from other approved TIA undertaken in recent years, whereas similar results and conclusion could be expected. In the time available, it has not been possible to identify the reasons, but it does suggest that the TIA has underestimated some of the impacts on the existing highway network and cannot be relied upon to support this application.

As HKU has not been allocated or granted this land and has not secured funding for this venture, I strongly oppose this rezoning proposal as it not only clearly fails to meet numerous criteria set out in the Town Planning Board Planning Guidelines but also runs contrary to the OZP's Planning Intention and Explanatory Statement.

An alternative site needs to be found to replace this problematic 'reserve' site. The TPB should give their support to directing this project to a more appropriate location, for example one in the Hong Kong-Shenzhen Innovation and Technology Park, which would enable Government to meet its commitment of grant HKU a suitable site for its GIC.

Thorsten Schroeder

HKID: SCHROEDER, Thorsten – 

By e-mail to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)



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From: eva law [REDACTED]  
Sent: 2024-05-20 星期一 11:35:05  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: eva law [REDACTED]  
Subject: Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131"

I write to strongly **OPPOSE** the draft Pok Fu Lam Outline Zoning Plan N. S/H10/22.

The selected site is totally not right and will give rise to a bunch of issues during and after the construction of GIC. The proposed plan, without any consultation with the most relevant stakeholder, i.e. the local residential community, is not doing justice to all aspects and parties, including the GIC itself.

1. Impact on the Environment

The proposed location is in a Greenbelt: the humongous site spanning from Sassoon Road to Baguio Villa will see the end of over 2000 trees and of habitats for birds, insects, and reptiles. While the Pok Fu Lam Greenbelt has already been disrupted by the redevelopment of Wah Fu Public Housing Estate, construction of GIC will further upset the ecosystem in the Pok Fu Lam district.

2. Impact on Slope Stability

Extreme weather has started to hit Hong Kong in the past 2 years. Heavy rainfalls led to severe landslides. The selected site is a steep vegetated slope, when construction works are carried out, soil of the slope could become vulnerable, in particular during rain seasons. It is not news that landslides did strike Baguio Villa. We cannot afford to risk human lives.

3. Impact on Traffic

Victoria Road is a one-lane road in either direction. In the past two decades, the road has already been loaded with traffic from new establishments including Residence Bel-Air, ISF and St Paul's College Primary School. The recent blockage of one lane on Pokfulam Road resulting from the redevelopment of Wah Fu Public Housing Estate has worsened the situation at the juncture of Victoria Road and Pokfulam Road. During the construction of GIC, Baguio Villa, Residence Bel-Air and St Paul's will be caught in the middle of two mega scale construction sites with no alternate road to commute. After completion, the GIC is said to house a capacity of 15,000 persons. How will this addition translate in daily transport and traffic issues??!!

4. Impact on Neighborhood Residents' Physical and Mental Wellbeing

The site is just 30 meters away from certain blocks in upper Baguio Villa. While it is disheartening for the residents to witness greens and birds disappear every day from their windows, noise and dust pollution caused by heavy machines during construction might lead to serious health problems concerning hearing, lung and other respiratory sickness. Also, the GIC will house a Nitrogen tank which, again, is close to Baguio Villa, putting the lives of Baguio Villa residents at stake. I cannot believe how the Fire Department will support this!

5. Impact on Cost

The proposed site is on a vegetated steep slope with different gradients. To make the land suitable to erect concrete buildings, it is time consuming and expensive to lay a solid foundation. Would the money be much better spent if the location is on a piece of flat land??? The money saved then

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can be used on researches, technological development and alike to benefit students and Hong Kong people at large.

Intension of the GIC is to help build a good name for HKU internationally, but the wrong site selection has already ignited countless negative sentiments in the community. I sincerely hope that the Town Planning Board would seriously look into the forementioned issues with a pair of caring eyes for the environment, for the budget, for the community, adding up for the good of our next generation!

Yours Sincerely,  
LAW Weng Yee Eva

HKID:  
Emai:



就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240517-154252-00721

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 15:42:52

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wong on kee

「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 passing of the plan	反對 Oppose	Air pollution
Traffic loading in pokfulan during construction	反對 Oppose	Traffic congestion
The site chosen	反對 Oppose	Environmental concerns

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- R3270

**Submission Number:**  
TPB/R/S/H10/22- S328

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

參考編號  
**Reference Number:** 240517-155333-55246

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 15:53:33

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Wong Crystal

「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 passing of plan	反對 Oppose	Pollution
Traffic loading on Pokfulam	反對 Oppose	Traffic problems
The site chosen	反對 Oppose	Not a good location

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- R3271

Submission Number:  
TPB/R/S/H10/22- S330

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240517-160939-42036

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 16:09:39

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHAN, Hoi Kit Frederick

「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
Plan No. S/H10/22 Plan: Pok Fu Lam District: Hong Kong District	反對 Oppose	The choice of location is for the convenience of The University of Hong Kong and not necessary for visiting scholars because a large number of the scholars that are experienced in such elementary level of research are likely to come from the pool of talents that are available in Mainland China. Having such a location so far from the Shenzhen borders will make it very inconvenient for them to participate in research or exchange of ideas. So why make the site convenient for the University of Hong Kong but not for most of the scholars that Hong Kong wishes to attract to such meaningful research projects. Hong Kong could attract scholars from overseas and the location is not so important for them but as Hong Kong is positioning itself as the connection between Mainland China and the rest of the world, planning should take into consideration on how to make the site more convenient for the scholars from Mainland China to participate. In addition the laboratories need technical staff and some of these staffs might also be sourced from Shenzhen so building this location nearer to the Shenzhen borders will make it easier to recruit such skilled staff if Hong Kong lacks such talents. There could be other sites in the over

	all planning for Hong Kong that is better than Pokfulam to make this important development for Hong Kong a future success.
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I sincerely hope the Town Planning Board can consider choosing a different site which is more accessible from the borders with Mainland China.
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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S331

參考編號  
Reference Number: 240517-171240-70785

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 17:12:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. LAM, HIN HANG LOUIS

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	There are major concerns on the public safety of the proposed Nitrogen Tank and spaces for dangerous goods in the Global Innovation Centre ("GIC") given the close proximity near residential buildings. Also, there are concerns on the additional & substantial traffic volume on Pokfulam Road and Victoria Road since the GIC will have two entrances on Victoria Road and one entrance on Pokfulam Road.

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- R3273

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S332

參考編號  
Reference Number: 240517-191205-75521

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 19:12:05

「申述人」全名  
Full Name of "Representer": 先生 Mr. John Douglas oore

「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 Approved OZP		<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m2 of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p> <p>It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.</p> <p>Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require</p>

	ire a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay Area.
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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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Representation Number:  
TPB/R/S/H10/22- R3274

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S333

參考編號  
Reference Number: 240517-191338-01227

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 19:13:38

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wilhelmina Evelyn Moore

「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 to Approved OZP	反對 Oppose	<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m<sup>2</sup> of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p>

	<p>It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.</p> <p>Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay Area.</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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**Representation Number:**

TPB/R/S/H10/22- R3275

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

TPB/R/S/H10/22- S334

參考編號

**Reference Number:**

240517-191519-11412

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 19:15:19

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Genevieve James Moore

「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 to Approved OZP	反對 Oppose	<p>I strongly object to the proposed amendments to the approved Pok Fu Lam OZP (S/H10/22).</p> <p>It is inappropriate and unnecessary for HKU to construct a global innovation centre at this location in addition to the large laboratory already planned for the site.</p> <p>The current zoning of the 4.5ha site between Pok Fu Lam Road and Victoria Road is primarily Green Belt. It is inappropriate to rezone this area to "Other Specified Uses" for a "Global Innovation Centre".</p> <p>Large developments comprising Global Innovation Centres are better suited for the new development areas being planned in the New Territories, rather than existing Green Belt sites in already heavily populated and trafficked areas of Hong Kong Island. Such a dense development with a maximum height of 158mPD, 222,720m<sup>2</sup> of gross floor area, and seven 6-storey towers and one 9-storey tower on top of a structural podium, together with car parks and roads (including a vehicular entrance along Victoria Road) will greatly increase traffic in this area.</p>



It is also unacceptable and unnecessary to fell 2,000 trees, including 22 large mature trees.

Again, such a development is ill-suited for this area and should be incorporated into the New Territories development area with better access to the Greater Bay Area and educational facilities in Shenzhen. HKU does not require a heavily concentrated campus in the Pokfulam area. Rather, HKU should be looking to the future and access to the Greater Bay 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- R3276

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

**Submission Number:**  
TPB/R/S/H10/22- S336

參考編號  
**Reference Number:** 240517-194711-76160

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 19:47:11

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Hui Tung Hin Jasper

「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
港大國際創新中心	反對 Oppose	- 嘈音環境影響居民，鄰近有學校及學生  - 交通擠塞，華富邨已在改建，嚴重影響薄扶林道及域多利道一帶居民
港大國際創新中心	反對 Oppose	- 碧瑤灣陳發生山泥傾瀉，在如此靠近的斜坡下，居民出現生命危險，是否由你們部門負責？
港大國際創新中心	反對 Oppose	- 數碼港大量空置單位，為何不選擇其他科創地點？

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- R3277

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

**Submission Number:**  
TPB/R/S/H10/22- S337

參考編號  
**Reference Number:** 240517-232131-99361

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 23:21:31

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Ma Wai Mei Marianna

「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 of plan S/H10/22	反對 Oppose	The proposed plan involves destroying over 2000 trees and eco habitats existed ever since in the greenbelt that sits between Pok Fu Lam Road and Victoria. HKU had proposed replanting 800 trees that is merely cosmetic for the development but the natural habitats cannot be rebuilt amongst cement/glass/steel establishment. Any sensible souls would recognize the importance of greenery to combat climate change that human race is facing. Taking down the already scarce greenbelt in HK is totally wrong.
rezoning of plan S/H10/22	反對 Oppose	The GIC facility is supposed to house 15,000 staffs/residents that will exceed the traffic capacity of Pok Fu Lam Road and Victoria Road. The Traffic Impact Assessment commissioned by HKU had failed to recognise the realistic impact of the redevelopment of High West, another project by HKU on Pok Fu Lam Road, and redevelopment of Wah Fu Estate. With these construction projects, Pok Fu Lam Road is already congested throughout the day especially during peak hours. The unknown time frame for completion of such a complicated GIC project could only severely impact the already overloaded PFL. Moreover, the TIA report is full of errors and the timing of the assessment made d



		uring pandemic, and school term breaks.
rezoning of plan S/H10/22	反對 Oppose	The proposed plan is to build cluster of low rise buildings on the greenbelt/steep slope between Pok Fu Lam Road and Victoria Road. To observe building safety, the construction can only be more expensive than erecting same establishment on a piece of flat land. While HK government is running highly strung budget with a lot of more needy projects to improve lives of underprivileged still remained inadequate, this expensive architectural challenge unnecessarily mis-use taxpayers money. HKU had confirmed there are smaller parcels of flat lands are available around PFL area hence their insistence on choosing this location and unwisely spending taxpayers money is utterly unacceptable.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I strongly object the proposed plan for reasons outlined, but not limited, at the above. HKU being a prominent institution that is residents to many architectural, biodiversity, environmental scholars somehow choose to pressing ahead of such choice of location is disappointing. With pandemic and technology advancement that shattered our beliefs that physical presence to schools and workplace is critical pre-requisite for knowledge and information to be shared. The argument that GIC need to be in one single location and close proximity to other HKU faculty buildings simply do not hold. There are alternatives that are architecturally and environmentally viable, cost effective such as San Tin Technopole, excess capacity of Cyberport, under-utilised HKU residential properties. I urge to board to reject this proposal and demand HKU to carefully consider other options and not blindly insisting to destroying the greenbelt of PFL!

Representation Number:

TPB/R/S/H10/22- R3278

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S338

參考編號

Reference Number:

240518-075320-48527

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 07:53:20

「申述人」全名

Full Name of "Representer":

NG DONNA MAREE

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Bad environmental impact for greenbelt, increased risk of landslide on steep slope with residential buildings below, other sites in New Territories better suited (flatter area and more space.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Relocate to flatter area in NT  
Leave greenbelt area untouched

Representation Number:  
TPB/R/S/H10/22- R3279

Submission Number:  
TPB/R/S/H10/22- S339

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240518-084956-59276

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 08:49:56

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ting Hin Kevin Ngan

「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
HKU GIC	反對 Oppose	Worsen traffic conditions on Victoria Road, much better to have a MTR exit at Ba guio Villa to help congestions

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

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

**Submission Number:**

**TPB/R/S/H10/22- S869**

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**From:** Vivian Tsang [REDACTED]  
**Sent:** 2024-05-21 星期二 15:59:54  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** S/H10/22 Pok Fu Lam - Global innovation centre  
**Attachment:** IMG\_20240521\_155825.jpg; IMG\_20240521\_155836.jpg;  
IMG\_20240521\_155844.jpg; IMG\_20240521\_155849.jpg;  
IMG\_20240521\_155831.jpg

Hi Town Planning Team

Pls refer to the attached form to oppose the subject matter of GIC construction.

Please confirm your receipt of this email and the attachment.

Thanks

申述詳情(如有需要,請另頁說明)

S/H 10 / 22 Pdk Pn Gm Lm

## Subject matters 有關事項●

Reasons 理由

worsen traffic condition  
along Victoria Road,  
propose to add MTR exit  
to Baguio Villa to compensate

- ☐ support 支持
- ☐ oppose 反對

☐ support 支持

☐ oppose 反對

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

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.

若中區超過 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. 請於表格內與修訂有關事項，指明修訂有關的修訂項目編號。

Please also note that section 6(3A) of the Ordinance provides that any representation, received under section 6(1), shall be referred to the Board if, in the opinion of the Board, the reason for the representation is a reason concerning compensation or a reason arising from resumption/eviction/clearance/obtaining vacant possession of any land by the Government. The Ordinance also provides that the primary statutory provisions on compensation and/or provisions on resumption/eviction/clearance/obtaining vacant possession of any land by the Government shall apply to any representation referred to the Board.



(This part will not be made available for public inspection)  
(這部分不會公開予公眾查閱)  
Particulars of "Representer" and Authorized Agent  
「申述人」及獲授權代理人的詳細資料

## Important Notice 重要告示

1. Representer must provide the full name shown on Hong Kong Identity (HKID) Card/Passport
2. Representer must provide the first four alphanumeric characters of HKID Card/Passport number (e.g. C668/CC66)
3. The representative of the authorized agent (if applicable) must also provide his/her full name shown on HKID Card/Passport and the first four alphanumeric characters of his/her HKID Card/Passport number (e.g. C668/CC66)
4. For submission made by authorized agent on the representer's behalf, the original signed authorization letter should be provided
5. Representer or his/her authorized agent is requested to provide postal address and/or email address to facilitate communication in writing
6. Representer is advised to read the Town Planning Board (TPB) Guidelines No. 29C on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29C).

If representer fails to provide the information of items 1 to 3 above, the representation submitted shall be treated as not having been made. Failure to provide the document of item 4 above shall be taken as that no authorization agent is appointed for the representation. Failure to provide information of item 5 above (note: incomplete or illegible correspondence may also be treated as not having been provided) will be taken to indicate that the representer is not willing to receive further correspondences and attend the hearing. The Secretariat of the TPB reserves the right to require provision of identity proof for verification. If needed, the representer may check the information regarding the hearing arrangement, relevant papers, etc. on the TPB website, and contact the Secretariat of the TPB to make arrangement for their attendance at the hearing.

1. 申述人須填上香港身份證／護照所載的全名
2. 申述人亦須提供香港身份證／護照號碼的首四個字母數字字符(例子: C668/CC66)
3. 獲授權代理人(如適用)的代表亦須提供香港身份證／護照所載的全名及號碼的首四個字母數字字符(例子: C668/CC66)
4. 如申述由獲授權代理人提交, 代理人須提交申述人簽署的委任文書正本
5. 申述人或獲授權代理人請提供郵寄地址及／或電郵地址以便書信通訊
6. 申述人須詳閱關於「根據《城市規劃條例》提交及處理申述及進一步申述」的城市規劃委員會(下稱「城規會」)規劃指引編號 29C

申述人若沒有提供上述第 1 至 3 項的資料, 則所提交的申述會視為不曾作出。若沒有提供上述第 4 項的文件, 則該申述將視為並沒有委任獲授權代理人。沒有提供上述第 5 的項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供)的申述人將視作無意收到往後相關函件及出席聆聽會議。城規會秘書處保留權利要求申述人提供身份證明以作核實。若有需要, 申述人可透過城規會網站取得聆聽會議安排、相關的城規會文件等資料, 並聯絡城規會秘書處, 以安排出席聆聽會議。

## 1. Representer 「申述人」

Full Name of Representer's Representative (Only applicable to organization/group as a representer)  
申述人代表全名(只適用於申述人為機構組織)

Ting Hin Kevin Ngan

(Note: full name shown on HKID Card/Passport must be provided)  
(注意: 須填上香港身份證／護照所載的全名)

Representer's First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66)  
申述人的香港身份證／護照首 4 位字母數字字符(例子: C668/CC66)

Postal Address 通訊地址

Email Address 電郵地址

TEL No. (if any) (Optional, 可選擇提供)

If the representer is an organization/group, must provide the information of the representative



Representation Number:  
TPB/R/S/H10/22- R3280

Submission Number:  
TPB/R/S/H10/22- S341

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240518-142425-21807

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 14:24:25

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chiu Ka Lok

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The location selected is absolutely inappropriate and destructive. The selection to remove the greenbelt would result in massive 220,000 sq m construction built on a steep slope causing soil erosion by cutting 2,250 trees. Heavy torrential rains and typhoons will cause loose soil, debris, tree water and slush etc. to slush down and will cause unimaginable death and destruction far more destructive than what happened in Lower Baguio Villa in 1992. In addition, the proposed Nitrogen Tank and dangerous goods are situated and scattered all around the GIC and very near to the residential buildings. Nitrogen is not only inflammable but also a risk of nitrogen asphyxiation. Who will be responsible for all these disasters?
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The location selected is absolutely unsuitable as the traffic capacity in Victoria Road and Pokfulam Road is currently not sufficient already and the situation will be worse when the GIC construction has started as that will bring in huge increase in traffic flow and severe traffic congestion every day. Furthermore, Queen Mary Hospital, fire station and many rehabilitation centers are all nearby. It is against the interest of the general public that ambulance, emergency services and fire truck services are to be caught in traffic in the coming 10-20 years?
Representation on Pok Fu Lam	反對 Oppose	The selection of location to demolish the greenbelt is cost inefficient and time inefficient in order to support Hong Kong development to innovation success. Why not save this huge construction cost to allow

OZP No.S /H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	more resources to support research and innovation development to grow Hong Kong? Why not save this huge money in this time of budget deficit? I absolutely support the development of GIC but I oppose to the development of the GIC at the proposed location. There are many alternatives in Hong Kong which are readily available that not only save huge cost but also made the GIC ready in use and help Hong Kong to remain competitive, innovative and prosperous. Alternative locations are: Hong Kong Shenzhen 87HA Innovation and Technology Park, Sha Tin Technopole.
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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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Representation Number:  
TPB/R/S/H10/22- R3281

Submission Number:  
TPB/R/S/H10/22- S343

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240518-155124-51558

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 15:51:24

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lam cheuk hang sunny

「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
Pokfulam OZPN o.S/H10/22 Under section 6(1) of town planning ordinance cap.	反對 Oppose	I'm deeply concerned the proposed project on the green belt in my neighbourhood will further compromise the traffic in Pokfulam area. The current traffic especially in the morning during rush hour is already overwhelmed by the construction work near the Wah Fu Estate as well as those at Pokfulam road. I'm puzzled why a green belt on a slope is chosen which implying thousands of tree will be cut and a lot of digging and resurfacing are required. This not only is against the government direction on environmental protection but also pose significant safety risk and health hazard to the residential area nearby. I also found it offensive when HKU just inform us on the project without prior consulting the residents in the vicinity. Based on the latest information provided by HKU, there will be vaccine developing lab and nitrogen tank in the building. Such facilities should not be placed near residential area as the potential biohazard and risk are detrimental.



對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

There are other lands which are farther away from residential area. There are other lands which do not require cutting down thousands of trees. There are other lands which are flat land which can lower the cost and complexity of the project. Lands like San Tin Technopole or science park are better alternatives.

Representation Number:  
TPB/R/S/H10/22- R3282

Submission Number:  
TPB/R/S/H10/22- S344

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240518-165630-05046

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 16:56:30

「申述人」全名  
Full Name of "Representer": 女士 Ms. Lau Scarlett Mele

「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	Highly cost inefficient and take long path of time to complete the construction and have the GIC start in operation to help Hong Kong innovate and maintain its competitiveness - the massive construction on the greenbelt means mass mountain slope and trees will have to be demolished and cut before that the GIC construction can be erected. This will require huge cost of construction and long path of time to complete. Resources should be saved for better use in research and development needs of the GIC and bring Hong Kong to science and innovation success as early as possible. There are other locations more suitable and readily available to start the construction, such as the Sha Tin Technopole. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.
Representation on Pok Fu Lam OZPN o.S/H10/22 in respect of plan under Se	反對 Oppose	Weakening Slope Stability - the fatal landslide incident from the slope next to Lower Baguio Villa occurred in 1992 killed 4 persons. The large scale construction work of GIC in the proposed site in Pokfulam's green belt just next to Baguio Villa will weaken the slope's stability greatly. This creates a real risk that it may endanger residents' lives.

ction 6(1) of the Town Planning Ordinance Cap.131		
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Nuisance caused and damage to the environment and incapability for fire trucks and emergency ambulance to rescue due to deterioration traffic congestion - the massive construction is very near to the residential areas. The noise and dust caused by the large construction machines, traffic and other factors will be unbearable in this residential areas during the construction period of this massive project. It is still unknown how long the construction work will last. During the HKU briefing on May 13, 2024 and May 14, 2024, HKU's representatives failed to answer the question of when the project would be completed. In addition, there will also be many construction projects in nearby places, such as HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen Mary Hospital redevelopment project, etc. The road traffic demand in this area will increase tremendously. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding, fire incident, emergency rescue vehicles will be unable to reach promptly.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I support HKU to develop GIC but I oppose to the selection of location in the greenbelt of Pokfulam. The current proposed site is not appropriate and will bring irreversible impact because it is cost ineffective, take long path in terms of years or decades and dangerous construction on steep slope and hazardous to the environment and the health of citizens. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S345

參考編號  
Reference Number: 240518-180937-83041

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 18:09:37

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lui Ting Cheong

「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
Harmful to Eco system	反對 Oppose	Removal of over 2000 trees and affect habitat for eagles, birds and nature. Directly in conflict with carbon reduction and environmental, ESG goals.
Inadequate traffic support	反對 Oppose	Government does not build the underground MTR system as promised yet want to increase traffic for the GIC Center for more than 15000 users. This will cost massive traffic issues.
Waste of tax money	反對 Oppose	Building more buildings have no direct effect on creating global connectivity. Cyberport is already building an extension with inadequate usage. There should be a more efficient use of facilities before we use additional funds to create questionable value

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

Go build this somewhere else

Representation Number:  
TPB/R/S/H10/22- R3284

Submission Number:  
TPB/R/S/H10/22- S347

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240518-200431-71422

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 20:04:31

「申述人」全名  
Full Name of "Representer": 女士 Ms. Pairat Annabelle Bautista

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location, risk and threat of landslide - GIC is proposed on a steep slope green belt and that is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Who will be responsible for this if this happens?
Representation on Pok Fu Lam	反對 Oppose	Insufficient traffic capacity to cater the huge increase in traffic flow - serious traffic jam is expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. Residents in

OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation.
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I am not opposing the development of GIC. I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.



# 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240518-202036-03004

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 20:20:36

「申述人」全名

Full Name of "Representer":

女士 Ms. Pairat Annabelle Bautista

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Inappropriate location, risk and threat of landslide - GIC is proposed on a steep slope green belt and that is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Who will be responsible for this if this happens?
Representation on Pok Fu Lam	反對 Oppose	Insufficient traffic capacity to cater the huge increase in traffic flow - serious traffic jam is expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. Residents in

OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131

Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I am not opposing the development of GIC. I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S349

參考編號  
Reference Number: 240518-221500-38973

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 22:15:00

「申述人」全名  
Full Name of "Representer": 女士 Ms. Cheng Eleanor

「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
環境及生態問題	反對 Oppose	國際創新中心規模龐大，現有大量雀鳥要遷出，另找棲息地。另外有2000棵樹要摧毀，移除，大大破壞自然生態。這更政府一直推行綠色生活的策略，推廣，行動計劃完全不合乎。
市民健康及安全	反對 Oppose	港大興建國際創新中心，工程位置包括樹林和斜坡。在工程過程中，如果發生意外，發生山泥傾瀉，對市民造成相當大的生命危險。近年香港降雨頻密，山泥傾瀉逆時常發生。再者，移除現有生長多年的樹木樹根亦易成為附近樓宇的一部份，這對樓宇結構有相當大的影響。另外，Nitrogen tank存在的危險性極高。當發生意外時，這些都對居民性命財產受到極大威脅。
交通負荷	反對 Oppose	域多利道和薄扶林道的交通一直出現問題。再加上近年鄰近地方已經有多項大型工程，令到現在的問題更加嚴重。香港大學估計興建國際創新中心需要長達多年，這會令現有交通堵塞嘅情況更壞，影響民生。再者，一旦發生意外，消防，救護，警方等等，可以迅速地拯救市民嗎？

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

欠缺透明度，欠缺諮詢。香港大學和南區區議員並沒有對市民進行任何諮詢。市民亦要從另外途徑才知道事情，亦只有很短的時間作出這個申述。可見香港大學漠視民意，不理會城規會的承諾。這些行為對市民帶來重大影響。



本人並不反對創科計劃，但香港大學選址在綠化大斜坡和居民中興建創新中心是大錯特錯的。這對香港大學將來擴充創新中心亦有局限.建議可選址在一些不影響居民，生態環境，又可以和政府方向一致，又可以吸引到更多的中國和香港專才，例如Tenchope.

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S350

參考編號  
Reference Number: 240518-222652-72261

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 22:26:52

「申述人」全名  
Full Name of "Representer": 先生 Mr. YUE CHUNG NING DENNIS

「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
There are better locations than the current one which has great potential for landslides of deep slopes. HKU choose the current location of GIC just because of convenient and adjacent to new HKU campus without consideration. There are better location and potential landslide of deep slope	反對 Oppose	(1) In May 1992, there was a huge landslide close to Block 44 Lower Baguio Villa which killed 4 people due to the collapse of a masonry. I can't imagine what is the result of a massive 2200,000 sqm construction build on a steep slope causing massive soil erosion if it strikes Block 19, 20, 21 and 22 of upper baguio Villa. How can TPB, CEO and HKU can sure it will not happen and no person have the legal right to take away a human's life (2) GIC is an early stage research facility, not teaching facilities. Close proximity to main campus should be the top consideration (3) GIC should cater for the needs of those researchers such as easy to access, availability of the apartments, shops, supermarkets and restaurants. (4) There are better locations than Pok Fu Lam such as SanTin Technopole, cyberport or Lantau Island
Traffic on Pok Fu Lam and Victoria road is already heavily loaded currently during the peak hours with no contingency in case of emergency incidents. With the new GIC, as well as those new HKU campus and New Wah Fu Estate, traffic will be definitely overloaded.	反對 Oppose	(1) Current traffic around the Pok Fu Lam are very messy during the peak hours. (2) The assessments conducted by the consultant were done during the COVID period. Even though the consultant claimed they did the re-assessment several times but no one knows how they did it and lack of visibility. (3) There are many new construction sites such as the New Wah Fu Estate and the new HKU campus. Need to find reliable external consultant to do the whole assessment and clear methodology

		y (4) Need to keep clear channel with the local community to provide enough visibility to public, not at the last minutes
It is not in line with the Government carbon reduction goal / ESG by cutting those plants in the Green Belt.	反對 Oppose	(1) The scale of GIC is so huge and spans around 500m from Sassoon Road to Baguio Villa and needs to remove somewhere around 2000 trees. (2) It will seriously destroy the nature and the ecology (3) Even though the HKU promised to plant more trees around GIC, it will definitely not be as good as the current plant in the current green belt area. (5) Many insects, birds and other animals will lose the place for them to stay with GIC

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

If the HKU insist to build GIC in Pok Fu Lam, suggest the following: -

- (1) Reduce the size of the GIC and not build Core B1, B1 and C close to Upper Baguio Block 19, 20, 21 and 22
- (2) Additional lanes on the Pok Fu Lam road and Victoria Road for emergency
- (3) MTR exits at the Pok Fu Lam Road and Victoria Road
- (4) Public access to connect Pok Fu Lam and Victoria Road
- (5) Cut the nitrogen tank close to residential



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S351

參考編號  
Reference Number: 240518-222807-08626

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 22:28:07

「申述人」全名  
Full Name of "Representer": 女士 Ms. Mila Rance Ramos

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).	反對 Oppose	<p>I strongly object to the rezoning proposal and development of the Global Innovation Centre (GIC) in the Pok Fu Lam area. The chosen location and its potential adverse effects on the environment, public health, and existing infrastructure are very concerning. Below are the details of my objection.</p> <p><b>Environmental and Sustainability Concerns:</b> The proposed development involves the removal of over 2,000 trees (including a significant number of mature ones) and its corresponding animal habitats. This extensive deforestation will cause irreversible harm to the environment. Replanting trees is insufficient as it takes decades for them to reach maturity. The destruction of Pok Fu Lam's green lung will disrupt the ecological balance, worsen global warming and climate change, and release pollutants like dust, particles, and hazardous materials during construction.</p> <p><b>Health and Safety Impact on Residents:</b> <b>Potential Bio-hazard Threats:</b> GIC aims to research on medical and bio sciences. Although safety protocols can be implemented in the construction of the GIC, human error cannot be completely eliminated. Thorough decontamination of biohazardous materials cannot be assured, making the location's proximity to the community irresponsible and unsafe.</p> <p><b>Adverse Health Effects on the Community:</b> The extensive construction work, spanning 10 to 20 years or more, will expose the community to noise, air pollution, and water</p>

	<p>pollution. Residents, both young and old, will suffer irreversible negative effects on their physical and mental health.</p>
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Disruptions to Traffic and Infrastructure:

The redevelopment of Wah Fu, Cyberport, and Sassoon Road, combined with the projected influx of several thousand new residents due to the GIC, will strain the existing infrastructure. The current transport infrastructure in Pok Fu Lam, with its narrow hilly roads and lack of MTR, cannot handle the increased traffic and will cause severe congestion which will affect residents as well as impede GIC's operational efficacy.

In conclusion, I strongly oppose the rezoning proposal and development of the Global Innovation Centre in Pok Fu Lam. The chosen location raises significant environmental concerns, poses potential health hazards to the community, and strains existing infrastructure. It is crucial to explore alternative sites that prioritize sustainability, public safety, and the well-being of residents. I hope the authorities will reconsider this proposal and seek more suitable options for the GIC's development.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

<p>It is crucial to explore alternative sites that prioritize sustainability, public safety, and the well-being of residents. If it has to be in Pok Fu Lam, redesign it so that it is much further away from residential units.</p>
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Representation Number:

TPB/R/S/H10/22- R3288

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S352

參考編號

Reference Number:

240519-014606-57844

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

19/05/2024 01:46:06

「申述人」全名

Full Name of "Representer":

女士 Ms. To Tsz 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
Traffic concern	反對 Oppose	Traffic is currently affected badly due to the WaFu estate re development, especially at Victoria Road. Sasoon road has always been busy, and as the road is narrow and steep , it is quite impossible to take up further traffic due to a new massive construction site. Besides, after the infrastructure is built , the traffic will only deteriorate further.
Safety concern	反對 Oppose	As proposed that the GIC will include laboratories, there are safety concerns as it is pretty closed to residential area.
The site chosen	反對 Oppose	The cost for the proposed infrastructure will be obviously astronomical. Quite unbelievable that it would be supported by the government. There should be better locations with cheaper cost.

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

Submission Number:

TPB/R/S/H10/22- S353

參考編號

Reference Number:

240519-101426-09606

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

19/05/2024 10:14:26

「申述人」全名

Full Name of "Representer":

先生 Mr. Lee Ching Tim

「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
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	Large scale reclamation in the greenbelt cutting down massive amount of trees and ruin the habitat of animal & birds including the rare yellow crested cockatoo which under stand is only around 2000 remaining in the world.
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	GIC area is such a large project which will create heavy traffic having major impact on the already congested Sassoon Road and Pokfulam Road. Those part of the road are leading to Queen Mary Hospital where emergency unit is housed. Congestion will have major impact on ambulance carrying patients on life and death matters.
Object to the amendment to the approved Pok Fu Lam outline zoning plan no. S/H10/22	反對 Oppose	Too close proximity residential areas of Baguio Villa.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Took back the entire or part of HKU Stanley Ho Sports Centre and Telegraphy Bay which is next to Cyberport to house the GIC. There is much more synergy between Cyberport and GIC than the proposed greenbelt area.

Alternatively place GIC in the San Tin Technopole.

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240519-122159-10926

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

19/05/2024 12:21:59

「申述人」全名

Full Name of "Representer":

女士 Ms. FU Leslie Yun Ting

「獲授權代理人」全名

Full Name of "Authorized Agent": NA

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
inadequate public transportation	反對 Oppose	at the present moment, the public transportation is already stress, an additional 15 000 users, as proposed by the HKU, will only increase the stress on the public transportation and traffic in the general vicinity. Victoria Road and Sassoon Roads, for example are two lane roads, and very much congested already. congestion will only get worse with the addition of the GIC
location of GIC	反對 Oppose	is there no other site in HK that is more cost effective? chopping down a hill to then re-build on it takes more time and money than if you were to build on a "flat" piece of land - the whole process will take much longer when you have to chop the mountain....we want to jump of the wagon on innovation etc. as quickly as possible - this site will delay the process and is not beneficial to the whole idea of the GIC which is important initiative

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- R3291

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

**Submission Number:**  
TPB/R/S/H10/22- S361

參考編號  
**Reference Number:** 240519-171825-94060

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

提交日期及時間  
**Date and time of submission:** 19/05/2024 17:18:25

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Loke Jay Fung Lucas

「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 Mat ters	性質 Nature	理由 Reason
Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).	反對 Oppose	<p>I strongly oppose the rezoning proposal and development of the Global Innovation Centre (GIC) in Pok Fu Lam due to its detrimental effects on the environment, health and safety of residents, and disruptions to infrastructure. The removal of over 2,000 trees, including mature ones, will cause irreversible harm to the environment, contributing to global warming and climate change. The construction process will also generate pollutants that can contaminate the air, soil, and water. Additionally, the height difference between Pok Fu Lam Road and Victoria Road poses significant challenges and financial wastage in site formation.</p> <p>Furthermore, placing the development in such close proximity to the local community raises potential bio-hazard threats and disregards the safety of residents. The extensive excavation work and prolonged construction period will subject the community to noise, air, and water pollution, negatively impacting their physical and mental health.</p> <p>Moreover, the proposed development will disrupt traffic flow and strain existing infrastructure, leading to severe congestion on major roads.</p> <p>Considering the above, please reconsider the location of the Global Innovation Centre and explore alternative options that prioritize the environment, safety, and well-being of the local community.</p>

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



Please reconsider the location of the Global Innovation Centre and explore alternative options that prioritize the environment, safety, and well-being of the local community.

**Representation Number:**

TPB/R/S/H10/22- R3292

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

TPB/R/S/H10/22- S362

參考編號

**Reference Number:**

240519-172237-51488

提交限期

**Deadline for submission:**

22/05/2024

提交日期及時間

**Date and time of submission:**

19/05/2024 17:22:37

「申述人」全名

**Full Name of "Representer":**

女士 Ms. NG Wai Chu Deborah

「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 Plan for Pok Fu Lam Outline Zoning Plan No. S/H10/22 (HKU Global Innovation Centre in Pok Fu Lam)	反對 Oppose	Very strong objection. The Pok Fu Lam area comprises green belts which provide the habitat for a world endangered bird specie - Yellow-Crested Cuckatoo. There are only about 2,000 of this specie in the world now and HK is home to about 200. Some of this specie are recorded living between the Lung Fu Shan National Park and Chi Fu Fa Yuen. Everyday, if you come to the Pok Fu Lam area in the Proposed Zoning Plan S/H10/22, you can witness some of these birds taking their flights. The large-scale re-development of Wah Fu Estate already robbed some of these lovely birds of their homes. The proposed HKU GIC will drive these birds to extinction in the area. So I strongly object to the location of the HKU GIC.
Proposed Plan for Pok Fu Lam Outline Zoning Plan No. S/H10/22 (HKU Global Innovation Centre in Pok Fu Lam)	反對 Oppose	The development and construction work will bring hazardous impact on the nearby residential area. Trees and natural vegetation will be cut which is what is happening now in the Wah Fu re-development. Coupled with the HKU GIC development, the nearby residents from Western District all the way to Aberdeen will be seriously affected by the heavy construction traffic, noise, air pollution etc. The HKU GIC development will affect also the slopes below the construction sites because underground water will be cut off and the trees and natural vegetation along Victoria Road down to the seafront at Cyberport will be in danger, and so will the wild animals like squirrels living in the area.
Proposed Plan for Pok Fu Lam Outline Zoning Plan No. S/H10/22 (HKU Global Innovation Centre in Pok Fu Lam)	反對 Oppose	A better site for the HKU GIC is in the Greater Bay Area. The GBA is an important development of China and there is no better location for HKU to build its future research centre than in the GBA. The comparatively small area proposed for the GIC in Pok Fu Lam is not enough for the HKU strategic development.

1/22 (HKU Global Inn ovation Ce ntre in Pok Fu Lam)	
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Change the location of the HKU GIC to the Greater Bay Area.
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		<p>will squeeze the other end of the Victoria Road, Sassoon Road, and Pokfulam Road. Residents caught in between this catchment area have no alternative access to their homes during this concurrent construction period and would be severely impacted by two very large developments. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.</p> <p>2.5. With Pokfulam Moratorium 1972 is still in force, government can, and should use it, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.</p>
<p>3. Environmental Concerns and 4. Health Concerns to Residents</p>	反對 Oppose	<p>3. Environmental Concerns</p> <p>2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the GIC will be developed is currently a Greenbelt.</p> <p>The Greenbelt acts as an important buffer between urban areas. Removal of such a large number of trees is harmful to our environment and will degrade the ecological value of our neighbourhood. HKU have proposed to ultimately plant 800 new trees, but this number is simply a proposal and is a significant reduction from what currently exists. It will also cause a large number of birds, butterflies, other animals and endangered species such as the White Cookatoos to lose their habitat. The White Cookatoo is estimated to have only 2000 remaining in the world and HK has one of the largest population. A flock of White Cookatoos lives in this area of the Pokfulam. Destroying their natural habitat could cause severe, irreversible damage to the survival of this endangered species.</p> <p>The GIC development at its proposed location would seriously destroy the nature and local ecology. It is also not in line with the government's carbon reduction goals.</p> <p>4. Health Concerns to Residents</p> <p>4.1 HKU has not indicated how long the project will take to complete. However, g</p>

		<p>iven that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.</p> <p>4.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.</p> <p>4.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.</p>
<p>5. Financial burden and</p> <p>6. Lack of Prior Proper Consultation</p>	反對 Oppose	<p>5. Financial burden</p> <p>The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations.</p> <p>6. Lack of Prior Proper Consultation</p> <p>HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became aware of this issue after being notified by a former District Councilor, only less than 10 days before the deadline of consultation, HKU and the Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and</p>



impact on them.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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

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

1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the former CE's Policy Address 2012, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.

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

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

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



Representation Number:  
TPB/R/S/H10/22- R3293

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/H10/22- S364

參考編號  
Reference Number: 240519-224131-65799

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

提交日期及時間  
Date and time of submission: 19/05/2024 22:41:31

「申述人」全名  
Full Name of "Representer": 先生 Mr. Healy Christopher John

「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 - rezoning proposal by HKU	反對 Oppose	<p>As a longtime Pokfulam resident, I object to this latest proposal from HKU to develop a green belt site for their own purposes. My reasons are set out below:</p> <p>1) The primary purpose of green belt land is surely to provide visual amenity and a wildlife corridor for local residents. Once developed, this cannot be recovered.</p> <p>2) Pokfulam is a mainly residential area highly dependent on road transport connections. Further development by HKU would place further strains on existing road and transport networks both during the construction phase and after completion.</p> <p>3) Pokfulam residents are already being subjected to multiple development projects in the area - for example, Wah Fu Estate redevelopment, Cyberport expansion and redevelopment of Ebenezer School. Residents do not need the additional noise and air pollution and construction traffic from further projects whilst these existing projects are ongoing.</p> <p>4) The proposal is clearly contrary to HKU's own sustainability policies, as published on <a href="https://www.estates.hku.hk/eo-general/sustainability">https://www.estates.hku.hk/eo-general/sustainability</a>. I quote from their own website: "The University of Hong Kong (HKU) is committed to developing and managing its activities in a manner that protects the environment, reduces its ecological footprint and supports the transition to sustainable development." Developing a greenfield, green belt site when alternatives are available is contrary to such policies.</p> <p>5) There is no compelling reason to build the research centre in the proposed location. In an era where electronic communication is the norm and in a city such as HK with such good public transport, the idea that the centre must be built near other existing HKU facilities to be successful is laughable</p>

6) Instead, the research centre should be built in the Northern Metropolis, whether in the proposed University Town or elsewhere in the development area, in support of the HK Government's plans to develop the Northern Metropolis area into a research / technology hub. There are no such plans for Pokfulam.

7) Why does HKU not rent office space in Wong Chuk Hang (good transport links, reasonable proximity to HKU) or acquire a brownfield site there for redevelopment rather than trying to develop a greenfield hillside site at a considerable environmental and financial cost?

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- R3294

Submission Number:  
TPB/R/S/H10/22- S365

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240519-224648-49844

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

提交日期及時間  
Date and time of submission: 19/05/2024 22:46:48

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tan, Nicholas Tsung Yuan

「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
HKU's proposed Global Innovation Centre ("GIC") is to be located in the wrong place	反對 Oppose	GIC should be located at Technopole in San Tin, in accordance with the strategic plan of the HK and national governments.
Excessive number of new workers in Pokfulam area	反對 Oppose	Teh GIC proposes to employ 15,000 new workers. This number cannot be supported by existing transport infrastructure. Moreover, this increase in volume of traffic will significantly affect the operations of Queen Mary Hospital, potentially resulting in unnecessary deaths due to delayed arrival at Accident and Emergency dept.
Prejudicial to the rights of existing property owners and residents	反對 Oppose	The massive increase of 15,000 new workers will mean that there will not be capacity to expand residential units for future residents. This is prejudicial to the rights of property owners and residents. Please note that there is already legal precedent for the above. The Courts have previously found that Town Planning Board have violated the rights of property owners in the Pokfulam area.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

Please ensure Global Innovation Centre is located at Technopole in San Tin, in accordance with the strategic plan of HK and national governments.



## 就圖則作出申述

## Representation Relating to Plan

參考編號

Reference Number:

240520-095235-71152

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 09:52:35

「申述人」全名

Full Name of "Representer":

先生 Mr. Wong Wai Lun

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

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

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
rezoning a site between Pok Fu Lam Road and Victoria Road from "Green Belt", "Residential (Group C)6" and area shown as 'Road' to "Other Specified Uses" annotated "Global Innovation Centre" for proposed Global Innovation Centre of the University of Hong Kong	反對 Oppose	<p>Geological risks: The hillside has a history of landslides, and the report doesn't consider the impact of extreme weather events.</p> <p>Cost and feasibility: Building on a hillside requires extensive civil engineering, increasing costs and construction time. HKU self-finance or will ask for Govt funding at the end?</p> <p>Traffic impact: The construction and operation of the GIC will significantly impact traffic in the area, particularly impacting access to Queen Mary Hospital. Is there any traffic assessment and the risk management plan for potential disruptions?</p> <p>Accessibility and talent attraction: The remote location, lacking a MTR station and with limited public transport options, will make it difficult to attract talent.</p> <p>Timeline: The long completion timeline (2029 for the first phase) as detrimental to attracting talent and achieving the goal of establishing Hong Kong as an international innovation hub.</p>

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Geological risks: The hillside has a history of landslides, and the report doesn't consider the impact of extreme weather events.

Cost and feasibility: Building on a hillside requires extensive civil engineering, increasing costs and construction time. HKU self-finance or will ask for Govt funding at the end?

Traffic impact: The construction and operation of the GIC will significantly impact traffic in the area, particularly impacting access to Queen Mary Hospital. Is there any traffic assessment and the risk management plan for potential disruptions?

Accessibility and talent attraction: The remote location, lacking a MTR station and with limited public transport options, will make it difficult to attract talent.

Timeline: The long completion timeline (2029 for the first phase) as detrimental to attracting talent and achieving the goal of establishing Hong Kong as an international innovation hub.



Representation Number:  
TPB/R/S/H10/22- R3296

Submission Number:  
TPB/R/S/H10/22- S367

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240520-110624-30526

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:06:24

「申述人」全名  
Full Name of "Representer": 女士 Ms. 徐敏華

「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
A 項 – 把位於薄扶林道及域多利道之間的一幅用地由「綠化地帶」、「住宅(丙類)」地帶及顯示為「道路」的地方改劃為「其他指定用途」註明「國際創新中心」地帶。	反對 Oppose	<p>1) 該地點需要清除港島區罕見的綠化地帶。縱使政府正在推行環保政策,鼓勵市民透過廢物收費計畫減少浪費,但這個計畫卻破壞了我們寶貴的自然環境。這個項目需要清除現有的綠化地帶,需要砍伐數千棵樹木,並消滅了我們寶貴的自然環境和動植物,當中包括被列為極度瀕危物種全球只有大約二千隻而香港就居住了當中大約百分之十的小葵花鳳頭鸚鵡。這是否與政府的做法相矛盾? 綠化地帶一旦被破壞,生態環境將永遠無法恢復。此外,薄扶林另一處綠化地帶已因華富村搬遷工程而嚴重受損,該處的大型基建令到大量塵土飛揚,每天隨風飄來的塵土已令我們窗都不敢開,有一個大大的例子活現眼前,還需要我們這些小市民默默承受這些對我們的傷害嗎? 我們對薄扶林的環境已造成太多的破壞了,我們應該制止這種行為!</p> <p>2) 薄扶林的交通狀況不適合這種規模的中心。附近地區只有薄扶林道和域多利道兩條主要道路。目前仍勉強滿足該地區居民和工人的通勤需求。儘管薄扶林道是一條四車道道路(每單向雙車道),但在繁忙時段,交通亦會非常擁擠塞;域多利道只有兩條行車道。更嚴重的是,在這個地區,我們沒有像港鐵這樣的公共交通設施,所有的交通需求都依賴巴士、小巴和汽車。加上這個中心,大約會有一萬五千人工作,平日上班返學已經感到交通很擠塞,如果再這樣興建大型建築,我們實在難以想像之後的交通會變成怎樣! 這些道路會影響進出瑪麗醫院的交通,從而影響前往醫院的病人,甚至會阻礙對有緊急醫療需要的傷病者的救治! 另一方面,1972年《薄扶林發展限制》亦由於薄扶林交通設施不足,限制了更密集的發展,GIC的發展顯然會違反這個限制! 另外,瑪麗醫院新建大樓就快落成,相信會導致薄扶林道交通超出負荷,亦會阻礙車輛進入醫院,影響救援服務,為何明知道已經水深火熱的問題,還要令它變後</p>



更差呢？

3) 地理位置並不“國際”！該位置遠離主要交通樞紐（例如機場、高鐵站和深圳）（事實上，該地區也沒有港鐵站）。“國際”訪客必須花相當長的時間才能到達。在這區亦沒有足夠的酒店以接待“國際”訪客。基本上，除香港大學的人仕外，這個地點對“國際”人仕甚至國內人仕來說似乎沒有那麼大的方便。那這個“國際創新中心”如何“國際”呢？！

4) 位置是斜坡，開發成本龐大。建議的地點是一幅巨大的斜坡，不可避免地比在平地上建造需要做更多的工作和成本。問題是，當我們的經濟大不如前時，我們是否應該花這些額外的錢，而其實我們可以選擇一個更好、更容易的地點。我同意政府應該投資GIC以供我們未來的發展，只是我們可以透過尋找更合適的地區以較低的成本來做到這一點。作為納稅人，我真的希望我的稅款得到謹慎和明智的使用。

5) 選址短視，忽略進一步擴張的可能性。在我看來，選址似乎只關注當前的需要。這就像前屆政府的“盲搶地”，他們見到有這個位置就想在上面建樓，完全沒有考慮未來有機會需要進一步的擴建。而因為這個方案已經非常靠近附近住宅大樓（碧瑤灣和嘉林閣），根本這個中心已經沒在再發展的空間。

6) 位置離居民區太近。如上所述，GIC 距離現有住宅大樓 - 碧瑤灣和嘉林閣非常近。首先，施工會對當地居民產生較大影響，包括噪音和空氣污染以及施工車輛的通行造成環境混亂。此外，由於是次工程，需要對域多利道進行改建，B1及B2項目，勢必會影響域多利道沿線居民的交通安排。其次，當GIC投入使用時，我們注意到GIC內可能會儲存一些化學物品或危險品，這可能會對附近的居民造成潛在危害。第三，建築物距離附近住宅非常近，高度亦可能高於附近住宅，這會嚴重影響現時居民住宅的景觀和空氣流通。亦請大家體諒，碧瑤灣不少住戶已長期在此居住，希望有一個安靜的居住環境，而他們可能是一些一生為香港作出不少貢獻的長者。在該地區建造 GIC 可能會因施工期間的噪音和空氣污染而損害他們的健康，影響他們居所的景觀和空氣流通，並對他們的財產價值可能下降產生心理影響。

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- R3297

Submission Number:  
TPB/R/S/H10/22- S368

就圖則作出申述

Representation Relating to Plan

參考編號  
Reference Number: 240520-112119-22222

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

提交日期及時間  
Date and time of submission: 20/05/2024 11:21:19

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHAN Kai Yu Rudy

「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 Lost of Greenbelt area and the destruction of natural habitat	反對 Oppose	Thousands of natural vegetations/trees will be removed according to the current plan. This will significantly lower the ecological and environmental value and health of the area. The proposed replacement of a few hundred trees as part of the new development is hardly sufficient to remedy the lost of the original natural habitat. In addition to destroying local vegetation, the lost the Greenbelt will also harm animals that are currently residing in the area, including endangered species such as the Yellow-Crested Cockatoo. The destroying of the Greenbelt is in direct contravention of the current government's objective of increasing the liveability of Hong Kong to its residents. This will surely not be conducive to the plan's aim to attract global top talents to Hong Kong. Moreover, the Greenbelt is protected by law since 1972 and should not be changed.
Development is on a steep slope which spans 500+ meters long populated area along Victoria Road and Pokfulam Road. And will take years (upwards of 10 years or more) to	反對 Oppose	1)Landslide Danger: A fatal landslide that occurred in 1992 should be a clear reminder to the planners that there is an unacceptable risk associated with any work that could potentially cause another landslide in the area. The ISF school is at the foothill of the ravine close to the proposed site. Landslides is a natural disaster that CANNOT be absolutely prevented even with technology. Any development on the Greenbelt could disrupt the stability of the slopes and threatens the lives of residents, and school children nearby. 2)Extended Disruption to the daily lives of residents, school children, and patients (Queen Mary Hospital): HKU refused to give an estimation of how long the entire GIC development will take to complete. But based on their representation it is likely to take upwards of 10 or more years to complete the several phases of the project. The negative impact (noise pollution/light pollution/air pollution/traffic disruption during the construction period will devastate the lives of re



complete. Making the site a poor choice for the GIC.		<p>sidents nearby. The planner should be reminded that the Wah Fu Estate redevelopment in Pokfulam will take 10+ years to complete and is already causing traffic issues. The GIC development will overlap with the Wah Fu redevelopment in time frame and will cripple the local traffic. During the construction period it is inevitable that at least Pokfulam Road and Victoria Road will have further traffic restrictions and significant traffic delays will occur. I do not believe HKU's representation that traffic will not be impacted, Their consultant report should be re-examined. In addition to making it difficult for local residents and school children, it will also put the lives of patients at risk because of unpredictable traffic delays of getting to Queen Mary Hospital in time. Lives are at stake here.</p> <p>3)Unnecessarily Costly: the project must be more costly to construct and operate as a result of the choice of site, being on a steep slope. It will be more economically beneficial to put the GIC on flatland, Choosing to put the GIC on a steep slope is just a waste of taxpayer money and resources.</p> <p>4)Future Expansion Restricted by the current choice of site: the current site is sandwiched on four sides, which makes it impossible for further expansion in the future. The GIC is an important strategic initiative for Hong Kong and China and must have room to grow. The current site will limit the potential of the GIC and will restrict any possibility of further growth. It is short sighted to build GIC on this site.</p>
Nature of the intended use of the GIC poses potential health risks to residents.	反對 Oppose	<p>1)The GIC will be conducting cutting edge research in this facility. Such research will include atomic and biomedical research and will necessarily involve potentially harmful and deadly agents, that if inadvertently leaked to the environment, will pose unacceptable health risk to residents and children nearby.</p> <p>2)GIC plans to house 15,000 people in this location: this will put a high burden on the local environment (human waste treatment, garbage disposal, etc.)</p> <p>3)Encroaching into residential space: the current plan will develop right to the edge of (just meters away) from Baguio Villa and Woodbury Court. The neighbourhood pride itself as a low density community with sufficient space for its residents. Constructing all the way up next to existing residential buildings encroaches not the personal and private spaces of the local residents.</p>

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

The GIC, being a critically important initiative for Hong Kong and China, must have room to grow. The choice of locating the GIC on a steep slope, boxed-in on all sides, in a primarily residential area, is WRONG. I propose that the GIC should be located on Flatland with space for future growth. HKU should locate the GIC closer to the Shenzhen border. This will be Flatland with space for growth. Moreover, by being closer to the border it will facilitate a closer interaction with other top tier researches from the mainland. This gives researches better access to each other. I believe all researcher (Hong Kong/ China/ International) will find this more attractive. Finally, the steep slope of the current site is not suitable for the GIC because of the high construction costs, high environmental costs (impact), highly disruptive to the daily lives of residents, school children, and patients from traffic disruptions, and poses an unacceptable risk to health of lives of people due to the dangers of landslides and potentially deadly leakages from the lab that could occur by accident..



Submission Number:

TPB/R/S/H10/22- S384

就圖則作出申述

Representation Relating to Plan

Representation Number:

TPB/R/S/H10/22- R3298

參考編號

Reference Number:

240520-121406-15581

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

20/05/2024 12:14:06

「申述人」全名

Full Name of "Representer":

先生 Mr. Law Kin Chung Christopher

「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
Loss of Greenery and Biodiversity	反對 Oppose	The application, if successful, will lead to loss of greenery and bio-diversity in an already dense urban district
The are more suitable alternative locations	反對 Oppose	The are more suitable alternative brown field locations in other parts of the city such as in the Northern Metropolis.
Traffic	反對 Oppose	The proposed amendment would lead to increased traffic congestions and pollution in a part of the city that is already under severe strain.

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- R3299

Submission Number:  
TPB/R/S/H10/22- S399

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240520-133356-74249

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

提交日期及時間  
Date and time of submission: 20/05/2024 13:33:56

「申述人」全名  
Full Name of "Representer": 先生 Mr. Wong Chek Boon

「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 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Insufficient traffic capacity - the construction and operation of the GIC in the Pokfulam green belt will tremendously increase the traffic flow and serious traffic jam is expected on Victoria Road and Pok Fu Lam Road. Residents in Pok Fu Lam district, construction workers and future scientific research personnel and staff will rely on driving and taking public transportation. Currently Pok Fu Lam district already has traffic jam especially along Victoria Road and Pokfulam Road. The construction of GIC in Pok Fu Lam green belt will make this situation worse and the district will face severe traffic congestion every day. According to HKU's estimate, there will be 15,000 users in the GIC in future. It is certain that this will greatly increase the traffic load to the current insufficient public transportation. In addition, Queen Mary hospital, a number of rehabilitation centers and Fire Service station are all in Pok Fu Lam area. The load to traffic to this district that does not have the traffic capacity is against the interest of the general public. Who is going to be responsible for this?
Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Sect	反對 Oppose	Inappropriate location - the location chosen is on a steep slope green belt and close to existing residential zones like Baguio Villa, Woodbury Court and Sassoon Road communities and school such as ISF. The green belt zone is heavily vegetated by mature trees serving as an important green buffer and holding the soil making the slope stable and safe from heavy rain and typhoon. Removing all the trees and rebuilding the massive 220,000 sqm structure GIC on a steep gradient slope of 33 degrees at an elevation of over 150m will create big risk of landslide and threat to the life of residents nearby, a risk of vast casualties. Also the biomedical laboratories and facilities like nitrogen tank pose serious safety hazard

ion 6(1) of the Town Planning Ordinance Cap.131		s to nearby residents and teachers and students. Who will be responsible for this if the casualty if this happens?
Representation on Pok Fu Lam OZP No. S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	Huge cost - the site selected is a green belt slope and massive and difficult formation work is required for the construction. This will result in a long duration project and huge cost, that means the project itself would be both inefficient in terms of cost and time. This is in contradiction to the current budget deficit situation of Hong Kong government and against the Country's objection to fast-track innovation and technology advancement. There are other suitable locations with flat lands and existing facilities readily available for use as the GIC, such as the Sha Tin Technopole. The cost to develop on Pokfulam greenbelt slope vs. San Tin Technopole will result in that donor getting much less value for their donation.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

I am not opposing the development of GIC but I am opposing the development of GIC at the proposed location of green belt in Pok Fu Lam. HKU should try to integrate and interact with mid-stream and down-stream innovation developments. It should not isolate itself in the Pokfulam area. This GIC should be located in alternative location such as Sha Tin Technopole for the best interest of Hong Kong. There will also be synergy from locating the GIC in Sha Tin Technopole as this will enable a better connection and integration with other HKU facilities in Qianhai and Shenzhen. For example, HKU has a hospital in Shenzhen.



**Representation Number:**

**TPB/R/S/H10/22- R3300**

**就圖則作出申述**

**Representation Relating to Plan**

**Submission Number:**

**TPB/R/S/H10/22- S402**

參考編號

**Reference Number:**

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提交日期及時間

**Date and time of submission:**

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「申述人」全名

**Full Name of "Representer":**

女士 Ms. Soong Ping 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
Representation on Pok Fu Lam OZP No.S/H10/22 in respect of plan under Section 6(1) of the Town Planning Ordinance Cap.131	反對 Oppose	The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2 000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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