

Representation Number:

TPB/R/S/H10/22- R3501

Submission Number:

TPB/R/S/H10/22- S3258

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	Date Received 收到日期	

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士 (下稱「申述人」)

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

Vicki Furst

李婉兒

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

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

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* Delete as appropriate 請刪去不適用者

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



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

申述詳情(如有需要,請另頁說明)*

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

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

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
HKU proposed to Build Global Innovation Centre	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The area they picked is a very steep cliff like area which can create a lot of traffic to Victoria Road & Pok Fu Lam Road
國際創新中心興建此錯誤嚴重	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The project will destroy the green area and create a lot of pollution (there is already a huge construction site near St. Paul's College primary school)
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	now they want to create another huge construction site near ISF. The students health and safety will be impacted

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。

(HKU) they should consider using Cyberport, Science park or a place closer to airport or border for the convenient of the scientist and meet attendees or conference

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

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

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

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

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

I support Hong Kong to continue their work in Technology, Science and Bio, however, the place they choose, is very wrong.

本人,李婉兒,支持香港大學發展新科技國際创新中心,但在薄扶林綠野幽園又極其斜白山坡上做高難度的建築,實在是選址錯誤。

政府及城規會應該考慮到薄扶林正在承受折印華富邨及大量興建公屋的壓力,聖保羅小學的學生已經承受空氣及噪音騷擾,現在又在圖在碧瑤灣右邊的樹木打主義,嚴重剝奪了弘文學校及薄扶林居民的權利及影響健康。

本人嚴重反對香港大學起國際创新中心的選址。

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Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Environment Impact	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Major impact to environment as the project will need to cut down large amount of trees which impact the ecological value of the community.
Traffic	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Baquinio Villa rely solely on Victoria Road. There is major construction on Wa Fu Estate side now, if this project continues, it will have major impact to the other side of the road which creates massive inconvenience to us. Both short and long term, it will create major traffic problem for the community.
No Consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	No consultation with the community before making this plan.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

LORNA V. ROMARATE

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

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RECEIVED

21 MAY 2024

Town Planning Board

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Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Opposition to the construction of HKU Global Innovation Centre in Pokfulam	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	- massive tree removal - location not suitable
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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Pok Fu Lam OZP No.
S/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Traffic	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Traffic jam
Environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Cut down a lot of trees
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Air & Noise Pollution

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

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

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

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

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

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

Representation Number:

TPB/R/S/H10/22- R3505

Submission Number:

TPB/R/S/H10/22- S3264

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出,填妥的表格及支持有關申述的文件(倘有),必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士(下稱「申述人」)

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

LAM KIT SUM

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

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

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



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

* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)*

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

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

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
龐大計劃並沒有足夠 充分諮詢,牽涉 很多民居及影響 交通及生態環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	土地本身是「綠化地帶」,早年規劃時應已考慮 Pokfulam Moratorium (1972),此帶應為低密度 區及綠化保護區,計劃亦會砍伐大量樹木 影響生態環境,有違綠化規劃原意 地方周邊有大量民居,建築群有危險物品太近
薄扶林,域多利 道交通只靠公共車 輪,沒有地鐵, 而且本來巴士班次 已不足,尤其域多利道	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	薄扶林亦有多個地盤,交通流暢 度不時被影響,亦沒有較多交通 選擇,只有巴士,小巴,小巴班次經常 尤其域多利道,不能理解此建築
建築群對環境 造成滋擾,亦有 大量危險品,居 民生命受威脅	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	氣氣缸非常接近民居,如發生 意外,會危及所有居民。建築群 亦影響通風,影響空氣,生態

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。

建築群根本不應該興建在此,亦有很多其他不同地區,如科學園,
特選淨潔,較低密度的地區可選擇,大學沒有理由以方便自己為由,
危害鄰近居民

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

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


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

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

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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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*)
 (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
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* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)Representation on Pok Fu Lam
02P NO. S/H10/22

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
TRAFFIC	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Daily Traffic jams blockages
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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


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	Date Received 收到日期	

Representation Number:
TPB/R/S/H10/22- R3507

Submission Number:
TPB/R/S/H10/22- S3266

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<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p style="text-align: center;">CHEUNG HOI YIP KENNY 張凱業</p> <p>(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)</p>
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<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>(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)</p>	
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* Delete as appropriate 請刪去不適用者

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

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

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

薄扶林^興建港大國際创新中心
No. S/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
選址不當	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	興建完工後,這些設施,如氯氣罐和實驗室在運作時對附近居民造成潛在風險。
施工期間嚴重擾民	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	施工期間,此住宅區的住戶將面對嚴重噪音,而且此區有大量有小朋友的家庭為主,噪音加上灰塵滋擾影響各家庭。
車流量大幅增加	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	此區域沒有港鐵設施,住戶及建築工人,以及科研的工作人員對該區的其它工共交通工具大增(主要是小巴和巴士),故影響薄扶林交通嚴重阻塞。
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

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

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


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

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

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

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3508 5 號
	檔案編號	
	Date Received	
	收到日期	Submission Number: TPB/R/S/H10/22- S3268

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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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*)	
PAK SO WAH	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	
2. Authorized Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)	
<div style="text-align: right;">  </div>	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP No. S/H/10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	嚴重交通擠塞
環境 污染	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	大量建築期 灰塵
噪音	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	噪音污染
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.

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

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

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

Representation Number:
TPB/R/S/H10/22- R3509

Submission Number:
TPB/R/S/H10/22- S3273

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

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

Arabella Fung Audrey YunLin
Arabella

(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*)

X



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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)

Po Fu Lam OZP No
S/H 10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^A
The 'Passing' the Plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The developer claims Baguio agreed to this. Neither the owner's committee nor the Management Company informed residence of such plan. If these parties were aware, there is a breach of fiduciary duty and both parties should be pursued legally by residents.
Traffic on Pok Fu Lam during construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	With the existing re-development of Pok Fu Estate and this newly proposed development plan, Baguio Villa located right in the middle which already has poor and unreliable public transportation system, is left with even worse traffic. Traffic Department keeps reducing the bus & mini bus 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 solution.
Site Chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Purely for their own convenience to build a main campus. The current GB zoning correctly reflects the vegetated nature of the steep sloping site with the height difference between of some 80m between Pok Fu Lam Road and Victoria Road with a canalized water course running through.

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。
 hugely expensive site formation works that would be required before any building can be erected here will also require the removal of 2000 trees which will seriously degrade the existing landscape and ecological value of this land which currently is acting as a buffer between and within urban areas.
 連土耕沙漠者隨水浸和冰雹, chopping down 2000 trees will escalate global warming

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

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	Date Received 收到日期	

Representation Number:

TPB/R/S/H10/22- R3510

Submission Number:

TPB/R/S/H10/22- S3274

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

提出此宗申述的人士 (下稱「申述人」)

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

Peter Fung Siu Koy

(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)

Po Fu Lam 029 No
5/4/10/02

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Heavy traffic	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This plan will cause heavy traffic causing obstruction and will increase the number of buses and minibus in in this poor public transport system causing worse traffic
The "passing" the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The developers never ask our opinions while they claim Baguio agreed to this. Neither the owner committee nor the management company informed residence of such plan. This is highly illegal!
破壞環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	非常之不環保和會破壞環境。里子豬和其他野身動物沒有habitat住。還有,2000棵樹會被斬,大大增加土壤流失和土

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。

樹木 there wouldn't be a carbon resovior and trees wouldn't be able to absorb water and release nutrients and grab onto the ground, 陽會令到土地好熱,沒有水災風險大大增加。連杜拜沙漠都全個區歐洲都見到有北極極光和在沙漠都有水浸 200

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

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

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

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

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

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	Date Received 收到日期

Representation Number:
TPB/R/S/H10/22- R3511

Submission Number:
TPB/R/S/H10/22- S3275

- 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- 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*)

Aristo Fung

(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 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
The "passing" the Plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The developer claims Baguio agreed to this. Neither the owners committee nor the management company informed residence of 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 construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	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 & unreliable public transport systems, is left with even worse traffic. Traffic Department keeps reducing the bus & minibus service on Victoria Road. The Baguio Villa residence will be forced to rely on private cars to reach out. There are only more traffic and no solutions.
The site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	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 the height difference between of some 80m between Pok Fu Lam Road and Victoria Road with S 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 2000 trees which will seriously degrade the existing landscape.
Any proposed amendments to the plan? If yes, please specify the details, and ecological value at this land which is currently acting as a buffer between and within the urban areas. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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Representation Number:

TPB/R/S/H10/22- R3512

Submission Number:

TPB/R/S/H10/22- S3276

- 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處。
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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*)

Mo Tin Yat Wends

(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 Fudam OZP No
S/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^A
The passing point	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Road already not wide can't enter By turner in heavy traffic
Traffic things	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Not sufficient arrangement for the residents living here.
Noise	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	noise for years or a decade really annoying the neighborhood

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。Should remain more greens to not
build more to block each other[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本, 另須提供電郵地址。[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。^A Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

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

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	Date Received 收到日期	

Representation Number:

TPB/R/S/H10/22- R3513

Submission Number:

TPB/R/S/H10/22- S3277

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

LI MO HA MARINA

(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 OUTLINE ZONING PLAN NO. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Constructing HEU GIC in POK FU LAM	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	1. 引致瓊樓灣斜坡容易山泥傾瀉 2. 民區地帶不適合興建創新中心
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	3. 地段太貴, 浪費金錢 4. 砍伐樹木, 破壞生態 5. 華富邨重建已經令環境嚴重破壞
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	6. 現在交通惡劣, 28 號小巴晚班次, 投訴無效, 瑪麗醫院新層落成, 更不勝負荷 7. 陸大完全不尊重市民
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。		
完全撤銷		

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

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

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

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

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

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

Representation Number:
TPB/R/S/H10/22- R3514

Submission Number:
TPB/R/S/H10/22- S3280

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

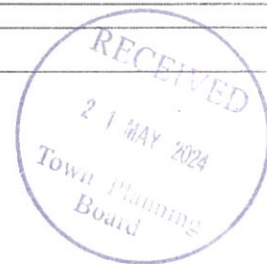
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

FAN VIVIEN

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

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

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



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* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		POK TU / AM DZP NO 5/H 16/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
The Passing the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The developers' 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 construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	With the existing re-development of Wahpu 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 solution.
The site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Purely for their own convenience being close to HK main campus. The current GO zoning correctly reflect the vegetated nature of the steep sloping site with height difference of some 80m between Pokfulam rd and Victoria rd 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.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

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

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

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

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	檔案編號	
	Date Received 收到日期	

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

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

VIVIEN FAN

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

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

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

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* Delete as appropriate 請刪去不適用者

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



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

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 DZP NO.
5/H 10/22

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

Subject matters 有關事項 ^a	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^a
The passing the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	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 Construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	With the existing re-development of Wahpu 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 solution.
The site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Purely for their own convenience being close to HKU main campus. The current SB zoning correctly reflect the vegetated nature of the steep sloping site with height difference of some 80 m between Pokfulam 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 ecology value of this land which is currently acting as a buffer between and within the urban area.
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☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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	檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，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*)

VIV IEN PAW

(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 DZP NO
5/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^A
The passing the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	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 did inform the residents there is a breach of fiduciary duty and the last parties should be pursued legally by residents
traffic of pokfulam during the construction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	with the existing re-development of wah-ki 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 minibuses services on the 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	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	purely for their own convenience bring K101 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 vte chan related water courses running through the messy, difficult and hugely expensive site

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。

formation works that would be required before ~~any~~ any buildings can be erected here will also require the removal ~~of~~ of some 2000 trees which will seriously degrade the existing landscape and ecological value of this and which is currently acting as a buffer between the urban and

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

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

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。^A Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

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

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	檔案編號	
	Date Received	
	收到日期	

Representation Number:

TPB/R/S/H10/22- R3515

Submission Number:

TPB/R/S/H10/22- S3281

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

陳凱名

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

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

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



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* Delete as appropriate 請刪去不適用者

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

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

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

POK FU LAM D2P NO
5/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
The 'passing' the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	the developer claims baggio agreed to this. Neither the owners committee, nor the management company informed residents of any such plan. If the two 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	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	With the existing re-development of pokfulam estate, and now this newly proposed development plan, Baggio 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 baggio residents will be forced to rely on private cars to reach out, there are only more traffic and no solutions.
The site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	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 Pokfulam Road and Victoria Road with five canalized water courses running through the massive difficult and highly 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

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

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

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

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

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

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

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Representation Number:
TPB/R/S/H10/22- R3516

Submission Number:
TPB/R/S/H10/22- S3284

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

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

Mona Vimal Dhanjani

(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) [#] POK Fu Lam OZP No		
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)		S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Pollution, Animal Protection, Green belt, Environmental Issue, Traffic Jam.
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Effect weather condition -
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Mona Dhanyani
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.
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[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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Representation Number:
TPB/R/S/H10/22- R3517

Submission Number:
TPB/R/S/H10/22- S3285

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

Vimal Vishindas Dhanjani

(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 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Pollution, Disruption, Environment destruction, traffic jam, noise pollution. Green belt is the beauty. Thousands of animals lose their home.
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

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

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Representation Number:
TPB/R/S/H10/22- R3518

Submission Number:
TPB/R/S/H10/22- S3286

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

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

MACINI LUCCA

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

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

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



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

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Pok Fu Lam OZP No 5/H/10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
DESTROYING NATURE	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	CAUSING POLLUTION & ADDING TO GLOBAL WARMING
HUGE TRAFFIC INFLOW	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	LACK OF WALKING SPACE FOR EXERCISE
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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Representation Number:
TPB/R/S/H10/22- R3519

Submission Number:
TPB/R/S/H10/22- S3287

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

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

LUI SHUK KING LOUISA

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

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

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

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* Delete as appropriate 請刪去不適用者

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



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

申述詳情(如有需要,請另頁說明)*

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

POK FU LAM

OZP No. S/H10/22

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

Subject matters 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^③
① Improvement of Visual Impact along Victoria Rd.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	① The existing Green Belt is close to residential zones of Pokfulam area. Upon completion, residents in the area will be directly facing building structures instead of trees and greenery. The same goes with commuters passing through this area by Victoria Rd. and Pokfulam Rd. This is what everyone in the Pokfulam area objecting to. The existing Green Belt is a piece of environmental jewel close to the heart of everyone in Pokfulam that we treasure.
② This is the Right site for This HKU Innovation Centre	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	② There are definitely other sites more appropriate for this. Sites that do not need to destroy existing trees and animal habitats, sites without such a slope so costly in construction and have more open views on all sides (than just a site with 3), sites that would cause less concern to local residents and sites that are less hazardous to construction works, sites that are more planned by Government to have this type of building with more means of public transport to access.
③ Minimal Disturbance to Existing Local Residents	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	③ This is a large scale staged development and with the slope inside this site, construction will likely stretch for at least 10 to 15 years.

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。

The Greenery should stay as it is despite it has been rezoned without us knowing. Let HKU join San Tin Technopole to place this building.

During these anticipated lengthy period Residents in Pokfulam will have to endure all the noise and air pollution paralyzing traffic, construction safety risks etc etc. This building need not to be here, but we live here, this is our home, not a place for HKU's delight.

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

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

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

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

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	Date Received 收到日期	

Representation Number:
TPB/R/S/H10/22- R3520

Submission Number:
TPB/R/S/H10/22- S3289

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) <div style="text-align: center; font-family: cursive;">CHUNG PO YI</div>	
(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 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Opposition to the Constructing of HKU GIC in Pokfulam	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	- inappropriate location - weakening slope stability - lack of prior proper consultation
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

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

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

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

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

Representation Number:

TPB/R/S/H10/22- R3521

Submission Number:

TPB/R/S/H10/22- S3293

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	Date Received 收到日期

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

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

JOYCE SEE KEI KWAN

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

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

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

RECEIVED

21 MAY 2024

Town Planning Board

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

* 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)	S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
LOCATION	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	POLLUTION HIGH COST. TREE REMOVAL NUISANCE TO HOMES
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
MOVE TO SAN TIN TECHNOPOLE		

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

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

Representation Number:

TPB/R/S/H10/22- R3522

Submission Number:

TPB/R/S/H10/22- S3294

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	檔案編號	
	Date Received	
	收到日期	

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

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

NATHAN PHILLIPS FOR

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

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

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* Delete as appropriate 請刪去不適用者

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



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

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

S/H19/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
LOCATION	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	POLLUTION TREE REMOVAL NOISANCE TO MOVES
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

MOVE TO SAN TIN TECHNOPOLE

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

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

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

Representation Number:
TPB/R/S/H10/22- R3523

Submission Number:
TPB/R/S/H10/22- S3296

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	Date Received 收到日期	

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

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

Alexander Leo Yang

(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 Outline Zoning Plan S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	→ disrupt green belt → too close to residential area - Baguio villa
construction Environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	→ noise / dust pollution → traffic disturbance.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
Build the GIC in San Tin technopole.		

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

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

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

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	Date Received 收到日期	

Representation Number:
TPB/R/S/H10/22- R3524

Submission Number:
TPB/R/S/H10/22- S3298

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

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

周張榮

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

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

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



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* Delete as appropriate 請刪去不適用者

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

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

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

REPRESENTATION OF POK FU LAKE
DEP No: S/H10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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

Representation Number:
TPB/R/S/H10/22- R3525

Submission Number:
TPB/R/S/H10/22- S3300

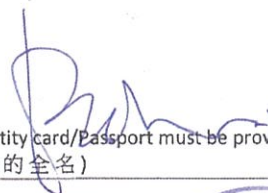
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	Date Received 收到日期	

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

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

陳炳材



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)



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* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP No. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^A
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	嚴重交通擠塞
xx	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	xx
xx	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	xx
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

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Submission Number:

TPB/R/S/H10/22- S3301

From: Trisha Yeh <[REDACTED]>
Sent: 2024-05-22 星期三 17:34:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to re-zoning proposal for the Global Innovation Centre

Representation Number:

TPB/R/S/H10/22- R3526

To whom it may concern,

I am writing to express my strong opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam (PFL) area, the greenery in PFL is one of the most appealing features of the area. The land area marked for re-zoning is a green belt, which if re-zoned, would significantly alter the character of PFL, turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact will especially affect the air quality for residents who live in the area. The extensive site formation work required for the construction would entail the removal of approximately 2,000 trees. This would not only destroy the existing landscape but also diminish the ecological value of the area, resulting in irreparable damage to the local environment.

Furthermore, the capacity of the transport network in Pokfulam Road and Victoria Road to accommodate the increased traffic generated by this new development is highly questionable. As Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc., the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools and hospital facilities along Victoria Road.

Finally, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is obvious that Cyberport has failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

Considering these crucial issues, I firmly oppose the proposed rezoning for the Global Innovation Centre. I believe it is essential to preserve the unique character of Pokfulam and focus on sustainable development that respects the environment and addresses the existing infrastructure limitations.

Thank you for considering my concerns.

Sincerely,
Trisha Yeh Tsui
[REDACTED]

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Submission Number:
TPB/R/S/H10/22- S3303

From: Victor Wan [REDACTED]
Sent: 2024-05-22 星期三 17:53:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation Relating to Plan No. S/H10/22 (Oppose Item A)

Representation Number:
TPB/R/S/H10/22- R3527

Dear Sirs,

I am writing to oppose 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" (OUGlobal Innovation Centre)"

While I understand innovation and research are important to an education institution like HKU, my reasons for objection are as follows:

1. HKU has had many new development projects over the past many years on Sassoon Road. The traffic problems created during the construction and after completion are huge. The present proposed project is far bigger than those combined. As a resident living on Victoria Road for many years, I anticipate the traffic problems will be much more serious.
2. The present site and neighborhood is a "Green Zone" and residential area. Converting it to such a huge innovation centre will change the whole environmental condition.
3. On Victoria Road, the Housing Department already has the redevelopment of Wah Fu Housing Estate, and it will continue for a number of years. The traffic jams presently created due to road diversion are big. I am sure the situation will get worse when the project is complete due to no road expansion.
4. The proposed location is a vegetated steep slope site. The massive difficult site formation works will be hugely expensive. Since the project is basically financed by government funds, it's inappropriate to spend such costs while we are still in budget deficit.

In conclusion, the proposal of HKU in selecting a large green belt slope that is not suitable for large scale development is obviously a wrong choice, no matter how convenient it is to the education institution.

Name: WAN Kwok Kan
HKID: [REDACTED]
Date: May 22, 2024
Email address: [REDACTED]
Correspondence address: [REDACTED]

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

Submission Number:
TPB/R/S/H10/22- S3306

From: Michael Olesnicky [REDACTED]
Sent: 2024-05-22 星期三 18:09:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection - Proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre
Attachment: GIC objection.pdf

Representation Number:
TPB/R/S/H10/22- R3528

Please see the attached document.

Regards,

Michael Olesnicky
[REDACTED]

<<...>>

Michael Olesnicky



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

22 May 2022

Re: proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 to include the Global Innovation Centre

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

Inappropriate Site

Although the Centre is a good idea, the proposed site is inappropriate.

The proposed site is currently zoned as Green Belt. 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 to be considered only in exceptional circumstances and justified on strong planning grounds. There are no such circumstances or grounds in this case.

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. In this case, alternative sites are available.

Green Belts are required to complement 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 states: "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". Residential Group C sites are 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 with plot ratios between 0.6 and 3.0.

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

The topography of the area, which is not clearly apparent from a plan, has been zoned as Green Belt as it is 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 cut down 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 will need to be planted to effect suitable 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.

Pok Fu Lam Moratorium

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 traffic assessments undertaken in recent years. This inconsistency is self-serving and undermines the credibility of the traffic assessment. In the time available, it has not been possible to identify the reasons, but it does suggest that the traffic assessment has underestimated some of the impacts on the existing highway network. It should not be relied upon to support this application.

More generally, the Pok Fu Lam Moratorium was imposed by Government as an interim administrative short term measure in 1972 to control the amount of traffic generated within the area by freezing the sale of Government sites, and the redevelopment of all sites for more intensive purposes until such time as the transport network had been improved sufficiently to carry the resulting increase in traffic.

A review by the Planning and Transport Department in 1999 recommended to fully uplift the Moratorium in one go. The then Secretary for Transport indicated that the Moratorium should have been uplifted well before Cyberport was up and running. This did not happen and the Moratorium therefore remains in force. The rule of law dictates that it should not be ignored.

That said, the Government has both before that time and subsequently disposed of a number of sites which were not envisaged for development when the Pok Fu Lam Moratorium was imposed in 1972, having determined that the increase in traffic would not result in adverse conditions. However, the Government has declined to abolish the Moratorium for the majority of private lots within the area where the nett total increase in traffic would be significantly less than that from the sites which have been exempted.

According to the Consultation Paper to the Southern Provisional District Board Paper No 30/99 (Consultation Paper), the private lots with redevelopment potential to the levels permitted under the approved Outline Zoning Plans would only add 680 flats. This is equivalent to about a third of the number of residential units within the Cyberport project which were not envisaged when the Moratorium was imposed.

In the Court of First Instance judgment in HCAL 27/2012, Hon Liza Wong J said: "It is also rather inequitable for smaller landowners to have been adversely affected by the [Moratorium] whereas the Government has proceeded to implement the massive Cyberport development for which the moratorium had been partially lifted".

HKU's submission for the proposed Global Innovation Centre makes no reference to the Pok Fu Lam Moratorium and its restrictions on development. The submission does acknowledge that the development will increase road traffic, which is the reason why the Moratorium was imposed.

Government is maintaining the Moratorium on private landowners within the Moratorium area preventing them from redeveloping their properties to the extent permitted by the approved Outline Zoning Plans. It would be unreasonable for Government, at the same time, to partially lift the Moratorium for the Global Innovation Centre on currently unallocated land for which no development was previously envisaged and which will increase traffic to a greater extent than would be the case for such private lots.

The submission does not seek to explain why the Global Innovation Centre needs to be located where proposed and why other locations are not suitable, nor does it even suggest that other locations have been seriously considered. It does not address the fact that the Global Innovation Centre, within the heart of the Pok Fu Lam Moratorium area, is out of keeping with the surrounding planned developments and on a site topographically unsuitable for the type of development proposed. Other representations explain why there are other more suitable areas within Hong Kong for this development.

The Town Planning Board operates within parameters of reasonableness. It would be unreasonable for the Board to the proposed amendment to this Outline Zoning Plan which would require a partial lifting of the Moratorium. (The only rational and consistent solution would be to abolish the Pok Fu Lam Moratorium altogether.) On this basis alone, the Town Planning Board should reject the proposed amendment.

Summary

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 Town Planning Board 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 Centre.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael Olesnick", with a long horizontal flourish extending to the right.

Michael Olesnicky

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Submission Number:
TPB/R/S/H10/22- S3312

From: Saara Tam
Sent: 2024-05-22 星期三 20:34:55
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)

Representation Number:
TPB/R/S/H10/22- R3529

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

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

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

1. Environmental Concerns

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

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

2. Health Concerns to Residents

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

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

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

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

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

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

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

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

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developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.

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

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

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

Name

TAM, Jing Ping Saara

Date

May 22, 2024.

HKID (First 4 characters)



Sender notified by
Mailtrack



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Submission Number:

TPB/R/S/H10/22- S3313

From:

dk <[REDACTED]>

Sent:

2024-05-22 星期三 20:57:52

To:

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

Subject:

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

Attachment:

SSRN-id3979164.pdf; R623 Representation on Pokfulam OZP
No S-H10-22.docx

Representation Number:

TPB/R/S/H10/22- R3530

32

Donald Edward Knapp
[REDACTED]

My representation is attached.

Along with a reference article mentioned in my representation.

--

Donald Edward Knapp

Top-Ten Behavioral Biases in Project Management: An Overview

By Bent Flyvbjerg

First BT Professor and Inaugural Chair of Major Programme Management

University of Oxford's Saïd Business School

Villum Kann Rasmussen Professor and Chair of Major Program Management

IT University of Copenhagen

Professorial Fellow, St Anne's College, University of Oxford

Project Management Journal, vol. 52, no. 6, 2021, pp. 531–546

Abstract

Behavioral science has witnessed an explosion in the number of biases identified by behavioral scientists, to more than 200 at present. The paper identifies the ten most important behavioral biases for project planning and management. First, we argue it is a mistake to equate behavioral bias with cognitive bias, as is common. Cognitive bias is only half the story; political bias is the other half. Second, we list the top-ten behavioral biases in project management: strategic misrepresentation; optimism and uniqueness bias; the planning fallacy; overconfidence, availability, and hindsight bias; the base-rate fallacy; anchoring; and escalation of commitment. Each bias is defined and its impacts on project management explained, with examples. Third, base-rate neglect is identified as a primary reason projects underperform. This is supported by presentation of the most comprehensive set of base rates that exists in project management scholarship, from 2,062 projects. Finally, recent findings of power-law outcomes in project performance are identified as a possible first stage in discovering a general theory of project management, with more fundamental and more scientific explanations of project outcomes than found in existing theory.

Keywords: Behavioral science, behavioral economics, project planning, project management, behavioral bias, cognitive bias, political bias, strategic misrepresentation, optimism bias, uniqueness bias, planning fallacy, overconfidence bias, hindsight bias, availability bias, base-rate fallacy, anchoring, escalation of commitment, preferential attachment, power laws.

Full reference: Flyvbjerg, Bent, 2021, "Top Ten Behavioral Biases in Project Management: An Overview," *Project Management Journal*, vol. 52, no. 6, pp. 531–546, DOI: 10.1177/87569728211049046

Introduction

Since the early work of Amos Tversky and Daniel Kahneman, the number of biases identified by behavioral scientists has exploded in what has been termed a behavioral revolution in economics, management, and across the social and human sciences. Today, Wikipedia's list of cognitive biases contains more than two hundred items (Wikipedia 2021). The present paper gives an overview of the most important behavioral biases in project planning and management, summarized in Table 1. They are the biases most likely to trip up project planning and management and negatively impact project outcomes, if the biases are not identified and dealt with up front and during delivery.

Many would agree with Kahneman (2011: 255) that optimism bias "may well be the most significant of the cognitive biases." However, behavioral biases are not limited to cognitive biases, though behavioral scientists, and especially behavioral economists, often seem to think so. For instance, Nobel laureate Richard Thaler (2017: 261), godparent of behavioral economics, defines what he calls "the real point of behavioral economics" as "to highlight behaviors that are in conflict with the standard rational model." But nothing in this definition limits the object of behavioral economics to cognitive bias. Thaler (2017: 357) speaks of "the unrealism of hyperrational models," and we agree. But behavioral economics itself suffers from such unrealism, because it ignores that many behavioral phenomena are better explained by political bias than by cognitive bias.

Behavioral economics in its present form suffer from an overfocus on cognitive psychology: Economic decisions get overaccounted for in psychological terms, when other perspectives – for instance political, sociological, and organizational – may be more pertinent. If all you have is a hammer, everything looks like a nail. Similarly, if all you have is psychology, everything gets diagnosed as a psychological problem, even when it is not. Behavioral economics suffer from a "psychology bias," in this sense. Cognitive bias is therefore only half the story in behavioral science. Political bias is the other half.

Political bias – understood as deliberate strategic distortions – arises from power relations, instead of from cognition, and has long been the object of study in political economy. Political bias is particularly important for big, consequential decisions and projects, which are often subject to high political-organizational pressures. In fact, for very large projects – so-called megaprojects – the most significant behavioral bias is arguably political bias, more specifically strategic misrepresentation (Flyvbjerg et al. 2002, Wachs 2013, Flyvbjerg et al. 2018). Cognitive bias may account well for outcomes in the simple lab experiments done by behavioral scientists. But for real-world decision-making – in big hierarchical organizations, involving office politics, salesmanship, jockeying for position and funds, including in the C-suite and ministerial offices, with millions and sometimes billions of dollars at stake – political bias is pervasive and must be taken into account. Or so I argue.

Table 1: Top-ten behavioral biases in project planning and management

Name of bias	Description
1. Strategic misrepresentation	The tendency to deliberately and systematically distort or misstate information for strategic purposes. A.k.a. political bias, strategic bias, or power bias.
2. Optimism bias	The tendency to be overly optimistic about the outcome of planned actions, including overestimation of the frequency and size of positive events and underestimation of the frequency and size of negative ones.
3. Uniqueness bias	The tendency to see one's project as more singular than it actually is.
4. Planning fallacy (writ large)	The tendency to underestimate costs, schedule, and risk and overestimate benefits and opportunities.
5. Overconfidence bias	The tendency to have excessive confidence in one's own answers to questions.
6. Hindsight bias	The tendency to see past events as being predictable at the time those events happened. Also known as the I-knew-it-all-along effect.
7. Availability bias	The tendency to overestimate the likelihood of events with greater ease of retrieval (availability) in memory.
8. Base-rate fallacy	The tendency to ignore generic base-rate information and focus on specific information pertaining to a certain case or small sample.
9. Anchoring	The tendency to rely too heavily, or "anchor," on one trait or piece of information when making decisions, typically the first piece of information acquired on the relevant subject.
10. Escalation of commitment	The tendency to justify increased investment in a decision, based on the cumulative prior investment, despite new evidence suggesting the decision may be wrong. Also known as the sunk-cost fallacy.

It should be emphasized again that many other behavioral biases exist than those mentioned in Table 1, which are relevant to project planning and management, e.g., illusion of control, conservatism bias, normalcy bias, recency bias, probability neglect, the ostrich effect, and more. But the ten mentioned here may be considered the most important, in the sense they are deemed to be the most common biases with the most direct impact on project outcomes.

Discussions with Kahneman

My first opportunity to reflect systematically on the relationship between political and cognitive bias was an invitation in 2003 from the editor of *Harvard Business Review* (*HBR*) to comment on an article by Dan Lovallo and Daniel Kahneman (2003). The year before, Kahneman had won the Nobel Prize in Economics for his pathbreaking work with Amos Tversky (who died in 1996) on heuristics and biases in decision-making, including optimism bias, which was the topic of the *HBR* article. The editor explained to me that he saw Kahneman and me as explaining the same phenomena – cost overruns, delays, and benefit shortfalls in investment decisions – but with fundamentally different theories. As a psychologist, Kahneman explained outcomes in terms of cognitive bias, especially optimism bias and

the planning fallacy. As an economic geographer, I explained the same phenomena in terms of political-economic bias, specifically strategic misrepresentation. So which of the two theories is right, asked the *HBR* editor?

The editor's question resulted in a spirited debate in the pages of *HBR*. I commented on Kahneman and Lovallo's article that they,

"underrate one source of bias in forecasting – the deliberate 'cooking' of forecasts to get ventures started. My colleagues and I call this the Machiavelli factor. The authors [Kahneman and Lovallo] mention the organizational pressures forecasters face to exaggerate potential business results. But adjusting forecasts because of such pressures can hardly be called optimism or a fallacy; deliberate deception is a more accurate term. Consequently, Lovallo and Kahneman's analysis of the planning fallacy seems valid mainly when political pressures are insignificant. When organizational pressures are significant, both the causes and cures for rosy forecasts will be different from those described by the authors" (Flyvbjerg 2003:121)

Kahneman and Lovallo (2003: 122) responded:

"Flyvbjerg and his colleagues reject optimism as a primary cause of cost overruns because of the consistency of the overruns over a significant time period. They assume that people, particularly experts, should learn not only from their mistakes but also from others' mistakes. This assumption can be challenged on a number of grounds."

Ultimately, the *HBR* debate did not so much resolve the question as clarify it and demonstrate its relevance. Kahneman and I therefore continued the discussion offline. Others have commented on Kahneman's generosity in academic interactions. He invited me to visit him at home, first in Paris and later New York, to develop the thinking on political and cognitive bias, and how they may be interrelated. He was more rigorous than anyone I'd discussed bias with before, and I found the discussions highly productive.

In addition to being generous, Kahneman is deeply curious and empirical. Based on our discussions, he decided he wanted to investigate political bias firsthand and asked if I could arrange for him to meet people exposed to such bias. I facilitated an interview with senior officials I knew at the Regional Plan Association of the New York-New Jersey-Connecticut metropolitan (tri-state) area, with offices near Kahneman's home in New York.¹ Their work includes forecasting and decision-making for major infrastructure investments in the tri-state region, which are among the largest and most complex

in the world and which are the type of project I studied to develop my theories of strategic misrepresentation. Decision-making on such projects are a far cry from the lab experiments used by Kahneman and other behavioral scientists to document classic cognitive biases like loss aversion, anchoring, optimism, and the planning fallacy.

When Kahneman and I compared notes again, we agreed the balanced position regarding real-world decision-making is that both cognitive and political bias influence outcomes. Sometimes one dominates, sometimes the other, depending on what the stakes are and the degree of political-organizational pressures on individuals. If the stakes are low and political-organizational pressures absent, which is typical for lab experiments in behavioral science, then cognitive bias will dominate and such bias will be what you find. But if the stakes and pressures are high – for instance, when deciding whether to spend billions of dollars on a new subway line in Manhattan – political bias and strategic misrepresentation are likely to dominate and will be what you uncover, together with cognitive bias, which is hardwired and therefore present in most, if not all, situations.

Imagine a scale for measuring political-organizational pressures, from weak to strong. At the lower end of the scale, one would expect optimism bias to have more explanatory power of outcomes relative to strategic misrepresentation. But with more political-organizational pressures, outcomes would increasingly be explained in terms of strategic misrepresentation. Optimism bias would not be absent when political-organizational pressures increase, but optimism bias would be supplemented and reinforced by bias caused by strategic misrepresentation. Finally, at the upper end of the scale, with strong political-organizational pressures – e.g., the situation where a CEO or minister *must* have a certain project – one would expect strategic misrepresentation to have more explanatory power relative to optimism bias, again without optimism bias being absent. Big projects, whether in business or government, are typically at the upper end of the scale, with high political-organizational pressures and strategic misrepresentation. The typical project in the typical organization is somewhere in the middle of the scale, exposed to a mix of strategic misrepresentation and optimism bias, where it is not always clear which one is stronger.

The discussions with Kahneman taught me that although I had fully acknowledged the existence of cognitive bias in my original work on bias (Flyvbjerg et al. 2002) I needed to emphasize cognition more to get the balance right between political and psychological bias in real-life decision making. This was the object of later publications (Flyvbjerg et al. 2004, Flyvbjerg 2006, Flyvbjerg et al. 2009, Flyvbjerg 2013, Flyvbjerg et al. 2016). More importantly, however, in our discussions and in a relatively obscure paper by Kahneman and Tversky (1979a) I found an idea for how to eliminate or reduce both cognitive and political bias in decision-making. I developed this into a practical tool called "reference class forecasting" (Flyvbjerg 2006) and in *Thinking, Fast and Slow* Kahneman (2011: 251) was

kind enough to endorse the method as an effective tool for bringing the outside view to bear on projects and decisions to de-bias them.

Finally, it has been encouraging to see Kahneman begin to mention political bias in his writings, including in his seminal book, *Thinking, Fast and Slow*, where he explicitly points out that,

"Errors in the initial budget are not always innocent. The authors of unrealistic plans are often driven by the desire to get the plan approved – whether by their superiors or by a client – supported by the knowledge that projects are rarely abandoned unfinished merely because of overruns in costs or completion times" (Kahneman 2011: 250-51).

That is clearly not a description of cognitive bias, which is innocent per definition, but of political bias, specifically strategic misrepresentation aimed at getting projects underway.

Most likely, none of the above would have happened without the *HBR* editor's simple question, "Strategic misrepresentation or optimism bias, which is it?" The discussions with Kahneman proved the answer to be: "Both."

Below we use this insight to describe the most important behavioral biases in project planning and management, starting with strategic misrepresentation, followed by optimism bias and eight other biases.

1. Strategic Misrepresentation

Strategic misrepresentation is the tendency to deliberately and systematically distort or misstate information for strategic purposes (Jones and Euske 1991, Steinel and De Dreu 2004). This bias is sometimes also called political bias, strategic bias, power bias, or the Machiavelli factor (Guinote and Vescio 2010). The bias is a rationalization where the ends justify the means. The strategy (e.g., achieve funding) dictates the bias (e.g., make projects look good on paper). Strategic misrepresentation can be traced to agency problems and political-organizational pressures, for instance competition for scarce funds or jockeying for position. Strategic misrepresentation is deliberate deception, and as such it is lying, per definition (Bok 1999, Carson 2006, Fallis 2009).

Here, a senior Big-Four consultant explains how strategic misrepresentation works in practice:

"In the early days of building my transport economics and policy group at [name of company omitted], I carried out a lot of feasibility studies in a subcontractor role to engineers. In virtually all cases it was clear that *the engineers simply wanted to justify the project and were looking to the traffic forecasts to help in the process* ... I once asked an engineer why their

cost estimates were invariably underestimated and he simply answered '*if we gave the true expected outcome costs nothing would be built*'" (personal communication, author's archives, italics added).

Signature architecture is notorious for large cost overruns. A leading signature architect, France's Jean Nouvel, winner of the Pritzker-Prize, explains how it works:

"I don't know of buildings that cost less when they were completed than they did at the outset. In France, there is often a theoretical budget that is given because it is the sum that politically has been released to do something. In three out of four cases this sum does not correspond to anything in technical terms. *This is a budget that was made because it could be accepted politically. The real price comes later.* The politicians make the real price public where they want and when they want" (Nouvel 2009: 4, italics added).

This is strategic misrepresentation. Following its playbook, a strategic cost or schedule estimate will be low, because it is more easily accepted, leading to cost and schedule overrun. Similarly, a strategic benefit estimate will be high, leading to benefit shortfalls. Strategic misrepresentation therefore produces a systematic bias in outcomes: And this is precisely what the data show (see Table 2).² We see the theory of strategic misrepresentation fits the data. Explanations of project outcomes in terms of strategic misrepresentation have been set forth by Wachs (1989, 1990, 2013), Kain (1990), Pickrell (1992), and Flyvbjerg et al. (2002, 2004, 2005, 2009), among others.

Strategic misrepresentation will be particularly strong where political-organizational pressures are high, as argued above, and such pressures are especially high for big, strategic projects. The bigger and more expensive the project, the more strategic import it is likely to have with more attention from top management and with more opportunities for political-organizational pressures to develop, other things being equal. For project planning and management the following propositions apply:

Proposition 1: For small projects, with low strategic import and no attention from top management, bias, if present, is likely to originate mainly with cognitive bias, e.g., optimism bias.

Proposition 2: For big projects, with high strategic import and ample attention from top management, bias, if present, is likely to originate mainly with political bias, e.g., strategic misrepresentation, although cognitive bias is also likely to be present.

Strategic misrepresentation has proved especially important in explaining megaproject outcomes. For megaproject management, strategic misrepresentation may be expected to be the dominant bias (Flyvbjerg 2014).

Professor Martin Wachs of UC Berkeley and UCLA, who pioneered research on strategic misrepresentation in transportation infrastructure forecasting, recently looked back at more than 25 years of scholarship in the area. After carefully weighing the evidence for and against different types of explanations of forecasting inaccuracy, Wachs summarized his findings in the following manner:

"While some scholars believe this [misleading forecasting] is a simple technical matter involving the tools and techniques of cost estimation and patronage forecasting, there is growing evidence that the gaps between forecasts and outcomes are the results of deliberate misrepresentation and thus amount to a collective failure of professional ethics ... Often ... firms making the forecasts stand to benefit if a decision is made to proceed with the project" (Wachs 2013: 112).

Wachs found a general incentive to misrepresent forecasts for infrastructure projects and that this incentive drives forecasting outcomes. Wachs's review and the studies cited above falsify the notion that optimism and other cognitive biases may serve as a stand-alone explanation of cost underestimation and benefit overestimation, which has been the common view in behavioral science. Explanations in terms of cognitive bias are especially wanting in situations with high political and organizational pressures. In such situations forecasters, planners, and decision makers intentionally use the following Machiavellian formula to make their projects look good on paper, with a view to securing their approval and funding:

$$\text{Underestimated costs} + \text{Overestimated benefits} = \text{Funding}$$

Finally, recent research has found that not only do political and cognitive biases compound each other in the manner described above. Experimental psychologists have shown that political bias directly amplifies cognitive bias in the sense that people who are powerful are affected more strongly by various cognitive biases – e.g., availability bias and recency bias – than people who are not (Weick and Guinote 2008). A heightened sense of power also increases individuals' optimism in viewing risks and their propensity to engage in risky behavior (Anderson and Galinsky 2006: 529). This is because people in power tend to disregard the rigors of deliberate rationality, which are too slow and cumbersome for their purposes. They prefer – consciously or not – subjective experience and intuitive judgment as the basis for their decisions, as documented by Flyvbjerg (1998: 69 ff.), who found that people in power

will deliberately exclude experts from meetings when much is at stake, in order to avoid clashes in high-level negotiations between power's intuitive decisions and experts' deliberative rationality. Guinote and Vescio (2010) similarly found that people in power rely on ease of retrieval more than people without power. In consequence, total bias -- political plus cognitive -- escalates, but not in a simple linear manner where total bias equals the sum of political and cognitive biases, but instead in a complex, convex way where political bias amplifies cognitive bias, leading to convex risk. This, undoubtedly, is one reason we find strong convexities in the planning and management of big projects. Decisions about big projects are typically made by highly powerful people, and such individuals are convexity generators, with political bias driving their cognitive biases, which are larger for powerful individuals than for non-powerful ones.

2. Optimism Bias

Optimism bias is a cognitive bias and it is the tendency for individuals to be overly bullish about the outcomes of planned actions (Kahneman 2011: 255). Sharot (2011: xv) calls it "one of the greatest deceptions of which the human mind is capable." Where strategic misrepresentation is deliberate, optimism bias is non-deliberate. In the grip of optimism, people – including experts – are unaware they are optimistic. They make decisions based on an ideal vision of the future rather than on a rational weighting of gains, losses, and probabilities. They overestimate benefits and underestimate costs. They involuntarily spin scenarios of success and overlook the potential for mistakes and miscalculations. As a result, plans are unlikely to deliver as expected in terms of benefits and costs.

Almost a hundred years ago, when Geoffrey Faber founded what would become Faber & Faber, the renowned London publishing house, he was so certain of his project that he bet his mother's, his own, and a few friends' fortune on it, concluding, "everybody would benefit ... with a substantial income" (Faber 2019: 6, underline in the original). A year later, the new publishing house was in its first of several near-bankruptcies, and Faber wrote in his diary:

"I find it hard to justify my buoyant self-confidence of last year ... I ought, I think, to have foreseen trouble and gone more cautiously" (Faber 2019: 27-28).

That's optimism bias and what it does to individuals. Geoffrey Faber is not the only entrepreneur to have been tripped up like this. It's typical. What's less typical is that Faber & Faber survived to tell the story. Most companies fail and are forgotten.

Optimism bias can be traced to cognitive biases, i.e., systematic deviations from rationality in the way the mind processes information (Shepperd et al. 2002, Sharot et al. 2007, O'Sullivan 2015). These biases are thought to be ubiquitous. In project planning and management, an optimistic cost or

schedule estimate will be low, leading to cost and schedule overrun. An optimistic benefit estimate will be high, leading to benefit shortfalls. Optimism therefore produces a systematic bias in project outcomes, which is what the data show (see Table 2). The theory of optimism bias thus fits the data, which lends support to its validity.

Interestingly, however, when researchers ask forecasters about causes of inaccuracies in their forecasts, they do not mention optimism bias as a main cause, whereas they do mention strategic misrepresentation and the usual suspects: scope changes, complexity, price changes, unexpected underground conditions, bad weather, etc. (Flyvbjerg et al. 2005: 138-140). Psychologists would argue this is because optimism bias is a true cognitive bias. As such it is unreflected by forecasters, including when they participate in surveys about causes of forecasting inaccuracy. Psychologists would further argue there is a large body of experimental evidence for the existence of optimism bias (Buehler et al., 1994, 1997; Newby-Clark et al. 2000). However, the experimental data are mostly from simple laboratory experiments with students. This is a problem, because it's an open question to what extent the results apply outside the laboratory, in real-life situations like project planning and management.

Optimism bias can be both a blessing and a curse. Optimism and a "can-do" attitude are obviously necessary to get projects done. Kahneman (2011: 255) calls optimism "the engine of capitalism." I would go further and call it the engine of life. But optimism can seriously trip us up if we are unaware of its pitfalls and therefore take on risks we would have avoided had we known the real, non-optimistic, odds. This has been known and reflected since at least the ancient Greeks. More than two millennia ago, the Greek historian Thucydides (2009: 220) said about the Athenians that "they expected no reverses" to "their current good fortune" -- i.e., they were optimistic, specifically overconfident -- and this caused the fall of Athens in the Peloponnesian War, according to Thucydides.

No upside can compensate for the ultimate downside, death. This is a fundamental asymmetry between upside and downside in human existence and is probably why humans are predisposed for loss aversion, as documented by prospect theory (Kahneman and Tversky 1979b). Quite simply, it is rational in evolutionary terms to be more concerned about downside than upside. "Death" does not have to be of an individual, needless to say. It can be of a nation, a city, a business, or a project.

In my research I have found that successful leaders have a rare combination of hyper realism and can-do optimism (Flyvbjerg and Gardner, forthcoming). I call such individuals "realistic optimists." Risto Siilasmaa, chairman of Nokia during its recent successful turnaround, goes one step further in highlighting the two disparate dispositions, when he emphasizes "paranoid optimism" as the key to success in leading projects and businesses, always planning for the worst-case scenario: "The more paranoid we are, the harder we will continue to labor to shift the probability curve in our favor and the more optimistic we can afford to be" (Siilasmaa 2018: xvi). If you are looking for someone to successfully lead a project, this is the type of person you want: a realistic optimist, if not a paranoid

one. You would never get on a plane if you overheard the pilot say to the co-pilot, "I'm optimistic about the fuel-situation." Similarly, one should not trust a project leader who is optimistic about the budget or schedule, which is the fuel of projects.

During the Apollo program (1961–1972), the NASA administration criticized its cost engineers for being optimistic with a US\$10 billion estimate for the program (approximately US\$90 billion in 2021 dollars). The administration told the engineers that their assumption "that everything's going to work" was wrong (Bizony, 2006: 41). The engineers then increased their estimate to US\$13 billion, which the administration adjusted to US\$20 billion and got approved by Congress, to the shock of the engineers. Today, the NASA administration's US\$7 billion increase has a technical name: "optimism bias uplift." NASA jokingly called it the "administrator's discount." But they were serious when they advised that all senior executives in charge of large, complex projects must apply such a discount to make allowance for the unknown. Whatever the name, it is the single most important reason Apollo has gone down in history as that rare species of multi-billion-dollar project: one delivered on budget. The NASA administration "knew exactly what [it] was doing" with Apollo, as rightly observed by space historian Piers Bizony (*ibid.*).

Explanations of project outcomes in terms of optimism bias originate with Kahneman and Tversky (1979a) and have been further developed by Kahneman and Lovallo (1993), Lovallo and Kahneman (2003), Flyvbjerg (2009a), and Flyvbjerg et al. (2009).

Above we saw that strategic project planners and managers sometimes underestimate cost and overestimate benefit to achieve approval for their projects. Optimistic planners and managers also do this, albeit non-intentionally. The result is the same, however, namely cost overruns and benefit shortfalls. Thus optimism bias and strategic misrepresentation reinforce each other, when both are present in a project. An interviewee in our research described this strategy as "showing the project at its best" (Flyvbjerg et al. 2004: 50). It results in an inverted Darwinism, i.e., "survival of the unfittest" (Flyvbjerg 2009b). It is not the best projects that get implemented like this, but the projects that look best on paper. And the projects that look best on paper are the projects with the largest cost underestimates and benefit overestimates, other things being equal. But the larger the cost underestimate on paper, the greater the cost overrun in reality. And the larger the overestimate of benefits, the greater the benefit shortfall. Therefore, the projects that have been made to look best on paper become the worst, or unfittest, projects in reality.

3. Uniqueness Bias

Uniqueness bias was originally identified by psychologists as the tendency of individuals to see themselves as more singular than they actually are, e.g., singularly healthy, clever, or attractive (Suls and Wan 1987, Suls et al. 1988, Goethals et al. 1991). In project planning and management, the term

was first used by Flyvbjerg (2014: 9), who defined uniqueness bias as the tendency of planners and managers to see their projects as singular. It is a general bias, but it turns out to be particularly rewarding as an object of study in project management, because project planners and managers are systematically primed to see their projects as unique.

The standard definition of a project, according to the biggest professional organization in the field, the US-based Project Management Institute (PMI 2017: 4), directly emphasizes uniqueness as one of two defining features of what a project is: "A project is a temporary endeavor undertaken to create a *unique* product, service, or result" (*italics added*). Similarly, the UK-based Association for Project Management (APM 2012) stresses uniqueness as the very first characteristic of what a project is in their official definition: "A project is a *unique*, transient endeavour, undertaken to achieve planned objectives " (*italics added*). Academics, too, define projects in terms of uniqueness, here Turner and Müller (2003: 7, *italics added*): "A project is a temporary organization to which resources are assigned to undertake a *unique*, novel and transient endeavour managing the inherent uncertainty and need for integration in order to deliver beneficial objectives of change" (Turner and Müller 2003: 7, *italics added*). Similar views of uniqueness as key to the nature of projects may be found in Grün (2004: 3, 245), Fox and Miller (2006: 3, 109), and Merrow (2011: 161).

We maintain that the understanding of projects as unique is unfortunate, because it contributes to uniqueness bias with project planners and managers. In the grip of uniqueness bias, project managers see their projects as more singular than they actually are. This is reinforced by the fact that new projects often use non-standard technologies and designs.

Uniqueness bias tends to impede managers' learning, because they think they have little to learn from other projects as their own project is unique. Uniqueness bias may also feed overconfidence bias (see below) and optimism bias (see above), because planners subject to uniqueness bias tend to underestimate risks. This interpretation is supported by research on IT project management reported in Flyvbjerg and Budzier (2011), Budzier and Flyvbjerg (2013), and Budzier (2014). The research found that managers who see their projects as unique perform significantly worse than other managers. If you are a project leader and you overhear team members speak of your project as unique, you therefore need to react.

It is self-evidently true, of course, that a project may be unique in its own specific geography and time. For instance, California has never built a high-speed rail line before, so in this sense the California High-Speed Rail Authority is managing a unique project. But the project is only unique to California, and therefore not truly unique. Dozens of similar projects have been built around the world, with data and lessons learned that would be highly valuable to California. In that sense projects are no different from people. A quote, often ascribed to the anthropologist Margaret Mead, captures the point well: "Always remember that you are absolutely unique. Just like everyone else." Each person

is obviously unique, but also has a lot in common with other people. The uniqueness of people has not stopped the medical profession from making progress based on what humans have in common. The problem with project management is that uniqueness bias hinders such learning across projects, because project managers and scholars are prone to "localism bias," which we define as the tendency to see the local as global, due to availability bias for the local. Localism bias explains why local uniqueness is easily and often confused with global uniqueness. In many projects it does not even occur to project planners and managers to look outside their local project, because "our project is unique," which is a mantra one hears over and over in projects, and which it is surprisingly easy to get project managers to admit to.

Uniqueness bias feeds what Kahneman (2011: 247) calls the "inside view." Seeing things from this perspective, planners focus on the specific circumstances of the project they are planning and seek evidence in their own experience. Estimates of budget, schedule, etc. are based on this information, typically built "from the inside and out," or bottom-up, as in conventional cost engineering. The alternative is the "outside view," which consists in viewing the project you are planning from the perspective of similar projects that have already been completed, basing your estimates for the planned project on the actual outcomes of these projects. But if your project is truly unique then similar projects clearly do not exist, and the outside view becomes irrelevant and impossible. This leaves you with the inside view as the only option for planning your project. Even if a project is not truly unique, if the project team thinks it is then the outside view will be left by the wayside and the inside view will reign supreme, which is typical. "In the competition with the inside view, the outside view does not stand a chance," as pithily observed by Kahneman (2011: 249). The inside view is the perspective people spontaneously adopt when they plan, reinforced by uniqueness bias for project planners and managers. The inside view is therefore typical of project planning and management. The consequences are dire, because only the outside view effectively takes into account all risks, including the so-called "unknown unknowns." These are impossible to predict from the inside, because there are too many ways a project can go wrong. However, the unknown unknowns are included in the outside view, because anything that went wrong with the completed projects that constitute the outside view is included in their outcome data (Flyvbjerg 2006). Using these data for planning and managing a new project therefore leaves you with a measure of all risk, including unknown unknowns. Uniqueness bias makes you blind to unknown unknowns. The outside view is an antidote to uniqueness bias.

For project managers, in addition to being predisposed, like everyone else, for the inside view and uniqueness, they have been indoctrinated by their professional organizations to believe projects are unique, as we saw above. Thus it's no surprise it takes substantial experience to cut loose from the conventional view. Patrick O'Connell, an experienced megaproject manager and Practitioner Director of Oxford's BT Centre for Major Programme Management, told me, "The first 20 years as a

megaproject manager I saw uniqueness in each project; the next 20 years similarities." The NASA administration, mentioned above, balked when people insisted the Apollo program, with its aim of landing the first humans on the moon, was unique. How could it not be, as putting people on the moon had never been done before, people argued. The administration would have none of it. They deplored those who saw the program "as so special—as so exceptional," because such people did not understand the reality of the project. The administration insisted, in contrast, that "the basic knowledge and technology and the human and material resources necessary for the job already existed," so there was no reason to reinvent the wheel (Webb, 1969, p. 11, p. 61). The NASA-Apollo view of uniqueness bias saw this bias for what it is: a fallacy.

In sum, uniqueness bias feeds the inside view and optimism, which feeds underestimation of risk, which make project teams take on risks they would likely not have accepted had they known the real odds. Good project leaders do not let themselves be fooled like this. They know PMI and APM are wrong when they say projects are unique. Projects are often unique locally, yes. But to be locally unique is an oxymoron. This, however, is typically the meaning of the term "unique," when used in project management. It is a misnomer that undermines project performance and thus the project management profession. Truly unique projects are rare. We have lots to learn from other projects, always. And if we don't learn, we will not succeed with our projects.

4. The Planning Fallacy (Writ Large)

The planning fallacy is a subcategory of optimism bias that arises from individuals producing plans and estimates that are unrealistically close to best-case scenarios. The term was originally coined by Kahneman and Tversky (1979a: 315) to describe the tendency for people to underestimate task-completion times. Buehler et al. (1994, 1997) continued work following this definition. Later, the concept was broadened to cover the tendency for people to, on the one hand, underestimate costs, schedules, and risks for planned actions and, on the other, overestimate benefits and opportunities for those actions. Because the original narrow and later broader concepts are so fundamentally different in the scope they cover, Flyvbjerg and Sunstein (2017) suggested the term "planning fallacy writ large" for the broader concept, to avoid confusing the two.

Flyvbjerg et al. (2003: 80) call the tendency to plan according to best-case scenarios the "EGAP-principle," for Everything Goes According to Plan. The planning fallacy and the EGAP-principle are similar in the sense that both result in a lack of realism, because of their overreliance on best-case scenarios, as with the NASA cost engineers above. Both lead to base-rate neglect, illusion of control, and overconfidence. In this manner, both feed into optimism bias.

At the most fundamental level, Kahneman and Tversky identified the planning fallacy as arising from a tendency with people to neglect distributional information when they plan. People who

plan would adopt what Kahneman and Tversky (1979a: 315) first called an "internal approach to prediction," and later renamed the "inside view," under the influence of which people would focus on "the constituents of the specific problem rather than on the distribution of outcomes in similar cases." Kahneman and Tversky (ibid.) emphasized that, "The internal approach to the evaluation of plans is likely to produce underestimation [of schedules]." For the planning fallacy writ large, such underestimation applies to costs, schedules, and risk, whereas overestimation applies to benefits and opportunities.

Interestingly, Guinote (2017: 365-66) found in an experiment that subjects who had been made to feel in power were more likely to underestimate the time needed to complete a task than those not in power, demonstrating a higher degree of planning fallacy for people in power. Again, this is an example of how power bias and cognitive bias interact, resulting in amplification and convexity.

The planning fallacy's combination of underestimated costs and overestimated benefits generates risks to the second degree. Instead of cost risk and benefit risk cancelling out one another – as other theories predict, e.g., Hirschman's (2014) principle of the Hiding Hand – under the planning fallacy the two types of risk reinforce each other, creating convex (accelerated) risks for projects from the get-go. The planning fallacy goes a long way in explaining the Iron Law of project management: "Over budget, over time, under benefits, over and over again" (Flyvbjerg 2017). As a project leader, you want to avoid convex risks because such risks are particularly damaging. You want to avoid committing the planning fallacy, and especially for people in power.

5-7. Overconfidence Bias, Hindsight Bias, and Availability Bias

Overconfidence bias is the tendency to have excessive confidence in one's own answers to questions, and to not fully recognize the uncertainty of the world and one's ignorance of it. People have been shown to be prone to what is called the "illusion of certainty" in (a) overestimating how much they understand and (b) underestimating the role of chance events and lack of knowledge, in effect underestimating the variability of events they are exposed to in their lives (Pallier et al. 2002, Moore and Healy 2008, Proeger and Meub 2014). Overconfidence bias is found with both laypeople and experts, including project planners and managers (Fabricius and Büttgen 2015).

Overconfidence bias is fed by illusions of certainty, which are fed by hindsight bias, also known as the "I-knew-it-all-along effect." Availability bias – the tendency to overweigh whatever comes to mind – similarly feeds overconfidence bias. Availability is influenced by the recency of memories and by how unusual or emotionally charged they may be, with more recent, more unusual, and more emotional memories being more easily recalled. Overconfidence bias is a type of optimism and it feeds overall optimism bias.

A simple way to illustrate overconfidence bias is to ask people to estimate confidence intervals for statistical outcomes. In one experiment, the Chief Financial Officers (CFOs) of large US corporations were asked to estimate the return next year on shares in the relevant Standard & Poor's index (Kahneman 2011: 261). In addition, the CFOs were asked to give their best guess of the 80 percent confidence interval for the estimated returns by estimating a value for returns they were 90 percent sure would be too low (the lower decile, or P10) and a second value they were 90 percent sure would be too high (the upper decile, or P90), with 80 percent of returns estimated to fall between these two values (and 20 percent outside). Comparing actual returns with the estimated confidence interval, it was found that 67 percent of actual returns fell outside the estimated 80-percent confidence interval, or 3.35 times as many as estimated. The actual variance of outcomes was grossly underestimated by these financial experts, which is the same as saying they grossly underestimated risk. It is a typical finding. The human brain, including the brains of experts, spontaneously underestimates variance. For whatever reason, humans seem hardwired for this.

In project management, overconfidence bias is unfortunately built into the very tools experts use for quantitative risk management. The tools, which are typically based on computer models using so-called Monte-Carlo simulations, or similar, look scientific and objective, but are anything but. Again, this is easy to document. You simply compare assumed variance in a specific, planned project with actual, historic variance for its project type, and you find the same result as for the CFOs above (Batselier and Vanhoucke 2016). The bias is generated by experts assuming thin-tailed distributions of risk (normal or near-normal), when the real distributions are fat-tailed (lognormal, power law, or similar probability distribution) (Taleb 2004). The error is not with Monte-Carlo models as such, but with erroneous input into the models. Garbage in, garbage out, as always. To eliminate overconfidence bias you want a more objective method that takes all distributional information into account, not just the distributional information experts can think of, which is subject to availability bias. The method needs to run on historical data from projects that have actually been completed. Flyvbjerg (2006) describes such a method.

In the thrall of overconfidence bias, project planners and decision makers underestimate risk by overrating their level of knowledge and ignoring or underrating the role of chance events in deciding the fate of projects. Hiring experts will generally not help, because experts are just as susceptible to overconfidence bias as laypeople and therefore tend to underestimate risk, too. There is even evidence that the experts who are most in demand are the most overconfident. I.e., people are attracted to, and willing to pay for, confidence, more than expertise (Kahneman 2011: 263, Tetlock 2005). Risk underestimation feeds the Iron Law of project management and is the most common cause of project downfall. Good project leaders must know how to avoid this.

Individuals produce confidence by storytelling. The more coherent a story we can tell about what we see, the more confident we feel. But coherence does not necessarily equal validity. People tend to assume "what you see is all there is," called WYSIATI by Kahneman (2011: 87-88), who gives this concept pride of place in explaining a long list of biases, including overconfidence bias. People spin a story based on what they see. Under the influence of WYSIATI they spontaneously impose a coherent pattern on reality, while they suppress doubt and ambiguity and fail to allow for missing evidence, according to Kahneman. The human brain excels at inferring patterns and generating meaning based on skimpy, or even non-existent, evidence. But coherence based on faulty or insufficient data is not true coherence, needless to say. If we are not careful, our brains quickly settle for anything that looks like coherence and uses it as a proxy for validity. This may not be a big problem most of the time, and may even be effective, on average, in evolutionary terms, which may be why the brain works like this. But for big consequential decisions, typical of project planning and management, it is not an advisable strategy. Nevertheless, project leaders and their teams often have a very coherent – and very wrong – story about their project, for instance that the project is unique, as we saw above under uniqueness bias, or that the project may be completed faster and cheaper than the average project, or that everything will go according to plan. The antidote is better, more carefully curated stories, based on better data.

Gigerenzer (2018: 324) has rightly observed that overconfidence, presented by psychologists as a non-deliberate cognitive bias, is in fact often a deliberate strategic bias used to achieve predefined objectives, i.e., it is strategic misrepresentation. Financial analysts, for instance, "who earn their money by mostly incorrect predictions such as forecasting exchange rates or the stock market had better be overconfident; otherwise few would buy their advice," argues Gigerenzer, who further observes about this fundamental confusion of one type of bias for a completely different one that, "[c]onceptual clarity is desperately needed" (*ibid.*).

Finally, regarding the relationship between power bias and cognitive bias mentioned above, powerful individuals have been shown to be more susceptible to availability bias than individuals who are not powerful. The causal mechanism seems to be that powerful individuals are affected more strongly by ease of retrieval than by the content they retrieve, because they are more likely to "go with the flow" and trust their intuition than individuals who are not powerful (Weick and Guinote 2008). This finding has been largely ignored by behavioral economists, including by Thaler (2015) in his history of the field. This is unfortunate, because the finding documents convexity to the second degree for situations with power. By overlooking this, behavioral economists make the same mistake they criticize conventional economists for, namely overlooking and underestimating variance and risk. Conventional economists make the mistake by disregarding cognitive bias; behavioral economists by ignoring power bias and its effect on cognitive bias. Underestimating convexity is a very human

mistake, to be sure. We all do it. But it needs to be accounted for if we want to understand all relevant risks and protect ourselves against them in project planning and management.

8. The Base-Rate Fallacy

The base-rate fallacy – sometimes also called base-rate bias or base-rate neglect – is the tendency to ignore base-rate information (general data pertaining to a statistical population or a large sample, e.g., its average) and focus on specific information (data only pertaining to a certain case, or a small number of cases) (Bar-Hillel 1980, Tversky and Kahneman 1982). If you play poker and assume different odds than those that apply, you are subject to the base-rate fallacy, and likely to lose. The objective odds are the base rate.

People often think the information they have is more relevant than it actually is, or they are blind to all the relevant information they do not have. Both situations result in the base-rate fallacy. "Probability neglect" – a term coined by Sunstein (2002: 62-63) to denote the situation where people overfocus on bad outcomes with small likelihoods, for instance terrorist attacks – is a special case of the base-rate fallacy.

The base-rate fallacy is fed by other biases, for instance uniqueness bias, described above, which results in extreme base-rate neglect, because the case at hand is believed to be unique, wherefore information about other cases is deemed irrelevant. The inside view, hindsight bias, availability bias, recency bias, WYSIATI bias, overconfidence bias, and framing bias also feed the base-rate fallacy. Base-rate neglect is particularly pronounced when there is a good, strong story. Big, monumental projects typically have such a story, contributing to extra base-rate neglect for those. Finally, we saw above that people, including experts, underestimate variance. In the typical project, base-rate neglect therefore combines with variation neglect, along the following formula:

$$\text{Base-rate neglect} + \text{variation neglect} = \text{strong convexity}$$

Preliminary results from our research indicate that variation neglect receives less attention in project management than base-rate neglect, which is unfortunate, because the research also indicates that variation neglect is typically larger and has even more drastic impact on project outcomes than base-rate neglect.

The base-rate fallacy runs rampant in project planning and management, as documented by the Iron Law described earlier. Table 2 shows the most comprehensive overview that exists of base rates for costs and benefits in project management, based on data from 2,062 projects covering eight project types. Most projects do not get base rates right – not even close, as documented by averages that are different from one ($1.0 \approx$ correct base rate) at a level of statistical significance so high ($p <$

0.0001 \approx "overwhelmingly high," in statisticians' language) it is rarely found in studies of human behavior. The base-rate fallacy is deeply entrenched in project management, the data show. Flyvbjerg and Bester (forthcoming) argue that base-rate neglect results in a new behavioral bias, which they call the "cost-benefit fallacy," which routinely derail cost-benefit analyses of projects to a degree where such analyses cannot be trusted.

Table 2: Base rates for cost and benefit overrun in 2,062 capital investment projects across eight types. Project planners and managers clearly do not get base rates right. The data show strong biases for (a) cost underestimation and overrun and (b) benefit overestimation and shortfall. Overrun is measured as actual divided by estimated costs and benefits (A/E), respectively, in real terms, baselined at the final investment decision.

Investment type	Cost overrun (A/E)			Benefit overrun (A/E)		
	N	Average	p*	N	Average	p*
Dams	243	1.96	< 0.0001	84	0.89	< 0.0001
BRT†	6	1.41	0.031	4	0.42	0.12
Rail	264	1.40	< 0.0001	74	0.66	< 0.0001
Tunnels	48	1.36	< 0.0001	23	0.81	0.03
Power plants	100	1.36	0.0076	23	0.94	0.11
Buildings	24	1.36	0.00087	20	0.99	0.77
Bridges	49	1.32	0.00012	26	0.96	0.099
Roads	869	1.24	< 0.0001	532	0.96	< 0.0001
Total	1603	1.39/1.43††	< 0.0001	786	0.94/0.83††	< 0.0001

*) The p-value of Wilcoxon test with null hypothesis that the distribution is symmetrically centered around one.

†) Bus rapid transit.

††) Weighted and unweighted average, respectively.

Note: See Flyvbjerg (2016: 181-182) for a description of the dataset used in the table.

As pointed out by Kahneman (2011: 150), "anyone who ignores base rates and the quality of evidence in probability assessments will certainly make mistakes." The cure to the base-rate fallacy, in and out of project management, is to get the base rate right by taking an outside view, for instance through reference class forecasting, carrying out premortems, or doing decision hygiene (Flyvbjerg 2006, Klein 2007, Kahneman et al. 2011, 2021: 312-324, 371-72).

If you're a project planner or manager, the easiest and most effective way to get started with curbing behavioral biases in your work is getting your base rates right, for the projects you're working on. Hopefully, most can see that if you don't understand the real odds of a game, you're unlikely to succeed at it. But that's the situation for most project planners and managers: they don't get the odds right for the game they are playing: project management. Table 2 documents this beyond reasonable doubt, and establishes realistic base rates for a number of important areas in project management that planners can use as a starting point for getting their projects right. Data for other project types were not included for reasons of space but show similar results.

9. Anchoring

Anchoring is the tendency to rely too heavily, or "anchor," on one piece of information when making decisions. Anchoring was originally demonstrated and theorized by Tversky and Kahneman (1974). In their perhaps most famous experiment, subjects were asked to estimate the percentage of African countries in the United Nations. First, a number between 0 and 100 was determined by spinning a wheel of fortune in the subjects' presence. Second, the subjects were instructed to indicate whether that number was higher or lower than the percentage of African countries in the United Nations. Third, the subjects were asked to estimate this percentage by moving upward or downward from the given number. The median estimate was 25 percent for subjects who received the number 10 from the wheel of fortune as their starting point, whereas it was 45 percent for subjects who started with 65. A random anchor significantly influenced the outcome.

Similar results have been found in other experiments for a wide variety of different subjects of estimation (Chapman and Johnson 1999, Fudenberg et al. 2012). Anchoring is pervasive. The human brain will anchor in most anything, whether random numbers, previous experience, or false information. It has proven difficult to avoid this (Wilson et al. 1996, Epley and Gilovich 2006, Simmons et al. 2010). The most effective way of dealing with anchoring therefore seems to be, not to avoid it, but to make sure the brain anchors in relevant information before making decisions, e.g., in base rates that are pertinent to the decision at hand, as proposed by Flyvbjerg (2006). This advice is similar to recommending gamblers must know the objective odds of each game they play, to increase their chances of winning and limit their losses. It is sound advice, but often goes unheeded.

Project planners and managers tend to err by anchoring their decisions in plans that are best-case, instead of most-likely, scenarios, as mentioned above. Planners and organizations also frequently anchor in their own limited experience, instead of seeking out a broader scope of histories, which would be more representative of the wider range of possible outcomes that actually apply to the project they are planning.

This happened to Hong Kong's MTR Corporation when they were tasked with building the first high-speed rail line in the territory. MTR anchored in its own experience with urban and conventional rail instead of throwing the net wider and looking at high-speed rail around the world. High-speed rail is significantly more difficult to build than urban and conventional rail and MTR had never built a high-speed rail line before. Despite — or perhaps because of — MTR's proven competence in building urban and conventional rail, the anchor for the high-speed rail line proved optimistic, resulting in significant cost and schedule overruns for the new venture (Flyvbjerg et al. 2014).

Ansar et al. (2014: 48) similarly found that planners of large dams around the world have generally anchored in the North-American experience with building dams, for no better reason than North America built their dams first. By choosing this anchor, planners ended up allowing insufficient

adjustments to fully reflect local risks, e.g., exchange rate risks, corruption, logistics, and the quality of local project management teams. This resulted in optimistic budgets and higher cost overruns for dams built outside North America.

Anchoring is fed by other biases, including availability bias and recency bias, which induce people to anchor in the most available or most recent information, respectively. Anchoring results in base-rate neglect, i.e., underestimation of the probabilities, and thus the risks, that face a project (see previous section). Smart project leaders avoid this by anchoring their project in the base rate for similar projects to the one they are planning, for instance by benchmarking their project against outcomes for a representative class of similar, completed projects. Kahneman (2011: 154) explicitly identifies anchoring in the base rate as the cure for the WYSIATI bias mentioned above. Anchoring in the base rate is similar to taking an outside view, and the outside view is "an anchor that is meaningful," as rightly observed by Tetlock and Gardner (2015: 117-120), whereas spontaneous anchors typically are less meaningful and lead to biased decisions with hidden risks.

10. Escalation of Commitment

Last, but not least, escalation of commitment (sometimes also called commitment bias) is the tendency to justify increased investment in a decision, based on the cumulative prior investment, despite new evidence suggesting the decision may be wrong and additional costs will not be offset by benefits. Consider the example of two friends with tickets for a professional basketball game a long drive from where they live. On the day of the game there is a big snowstorm. The higher the price the friends paid for the tickets, the more likely they are to brave the blizzard and attempt driving to the game, investing more time, money, and risk (Thaler 2015: 20). That's escalation of commitment. In contrast, the rational approach when deciding whether to invest further in a venture would be to disregard what you have already invested.

Escalation of commitment applies to individuals, groups, and whole organizations. It was first described by Staw (1976) with later work by Brockner (1992), Staw (1997), Sleesman et al. (2012), and Drummond (2014, 2017). Economists use related terms like the "sunk-cost fallacy" (Arkes and Blumer 1985) and "lock-in" (Cantarelli et al. 2010b) to describe similar phenomena. Escalation of commitment is captured in popular proverbs such as, "Throwing good money after bad" and, "In for a penny, in for a pound."

In its original definition, escalation of commitment is unreflected and non-deliberate. People don't know they are subject to the bias, as with other cognitive biases. However, once you understand the mechanism it may be used deliberately. In his autobiography, Elia Kazan (1997: 412-13), a famous Hollywood director who discovered film star Marlon Brando, explains how he used sunk costs and escalation of commitment to get his projects going:

"Quickly I planned my position on costs ... My tactic was one familiar to directors who make films off the common path: to get the work rolling, involve actors contractually, build sets, collect props and costumes, expose negative, and so get the studio in deep. Once money in some significant amount had been spent, it would be difficult for Harry [Cohn, President and co-founder of Columbia Pictures] to do anything except scream and holler. If he suspended a film that had been shooting for a few weeks, he'd be in for an irretrievable loss, not only of money but of 'face.' The thing to do was get the film going."

Kazan here combines strategic misrepresentation with cognitive bias to achieve take-off for his projects. The misrepresentation consists in initially (a) being "economical with the truth" regarding the real cost of his projects, and (b) just "get the film going" to sink in sufficient cost to create a point of no return. After this, Kazan trusts the studio head to fall victim to cognitive bias, specifically sunk cost and escalation of commitment, in the grip of which he will allocate more money to the film instead of halting it, which might have been the rational decision. This is the studio head's version of Thaler's "driving into the blizzard," described above. As argued earlier, such interaction between cognitive and political bias is common in shaping project outcomes. Most project managers will know examples similar to Kazan's. It is too simple to think of outcomes as being generated solely by *either* cognitive bias *or* political bias. Such purity may be constructed in lab experiments. In real life, *both* are typically at play with complex interactions between the two.

A number of excellent case studies exist that demonstrate the pertinence of escalation of commitment to project planning and management, e.g., of Expo 86 (Ross and Staw 1986), the Shoreham nuclear power plant (Ross and Staw 1993), and Denver International Airport (Monteagre and Keil 2000), each of which present their own version of "driving into the blizzard."

Above we saw how optimism bias undermines project performance. Escalation of commitment amplifies this. Consider that once a forecast turns out to have been optimistic, often the wisest thing would be to give up the project. But escalation of commitment and the sunk-cost fallacy keep decision makers from doing the right thing. Instead they keep going, throwing good money after bad.

Escalation of commitment often co-exists with and is reinforced by what has been called "preferential attachment" or the "Yule process" (Barabási and Albert 1999, Gabaix 2009, Barabási 2014). Preferential attachment is a procedure in which some quantity, e.g., money or connections in a network, is distributed among a number of individuals or units according to how much they already have, so that those who have much receive more than those who have little, known also as the "Matthew effect."

In project planning and management, Flyvbjerg (2009) argued that the investments that look best on paper get funded, and that these are the investments with the largest cost underestimates and therefore the largest need for additional funding during delivery, resulting in preferential attachment of funds to these investments, once they have their initial funding. After an investment has been approved and funded, typically there is lock-in and a point of no return, after which escalation of commitment follows, with more and more funds allocated to the original investment to close the gap between the original cost underestimate and actual outturn cost (Drummond 2017, Cantarelli et al. 2010b).

Interestingly, preferential attachment has been identified as a causal mechanism that generates outcome distributions with a fat upper tail, specifically power-law distributions (Krapivsky and Krioukov 2008, Barabási 2014). In the case of cost, this would predict an overincidence (compared with the Gaussian) of extreme cost overruns. So far, we have tested the thesis of power-law outcomes for cost and cost overrun with the Olympic Games, where the thesis found strong support in the data (Flyvbjerg et al. 2021). Currently we are further testing the thesis for information technology projects, while tests of other project types are in the pipeline. Should the thesis hold across project types, we may be in the first stages of discovering a general theory of project management, with more fundamental and more scientific explanations of project outcomes than those found in conventional theory.

Discussion

Scientific revolutions rarely happen without friction. So, too, for the behavioral revolution. It has been met with skepticism, including from parts of the project management community (Flyvbjerg et al. 2018). Some members prefer to stick with conventional explanations of project underperformance in terms of errors of scope, complexity, labor and materials prices, archaeology, geology, bad weather, ramp-up problems, demand fluctuations, etc. (Cantarelli et al. 2010a).

Behavioral scientists would agree with the skeptics that scope changes, complexity, etc. are relevant for understanding what goes on in projects, but would not see them as root causes of outcomes. According to behavioral science, the root cause of, say, cost overrun, is the well-documented fact that project planners and managers keep underestimating scope changes, complexity, etc. in project after project.

From the point of view of behavioral science, the mechanisms of scope changes, complex interfaces, price changes, archaeology, geology, bad weather, business cycles, etc. are not unknown to project planners and managers, just as it is not unknown that such mechanisms may be mitigated. However, project planners and managers often underestimate these mechanisms and mitigation measures, due to optimism bias, overconfidence bias, the planning fallacy, strategic misrepresentation, etc. In behavioral terms, unaccounted for scope changes etc. are manifestations of such

underestimation on the part of project planners and managers, and it is in this sense bias and underestimation are *root causes* and scope changes etc. are just *causes*. But because scope changes etc. are more visible than the underlying root causes, they are often mistaken for the cause of outcomes, e.g., cost overrun.

In behavioral terms, the causal chain starts with human bias (political and cognitive) which leads to underestimation of scope during planning which leads to unaccounted for scope changes during delivery which lead to cost overrun. Scope changes are an intermediate stage in this causal chain through which the root causes manifest themselves. Behavioral science tells project planners and managers, "*Your biggest risk is you.*" It is not scope changes, complexity, etc. in themselves that are the main problem; it is how human beings misconceive and underestimate these phenomena, through optimism bias, overconfidence bias, strategic misrepresentation, etc. This is a profound and proven insight that behavioral science brings to project planning and management. You can disregard it, of course. But if you do, project performance would likely suffer. You would be the gambler not knowing the odds of their game.

Behavioral science is not perfect. We saw above how behavioral economics suffers from a "psychology bias," in the sense it tends to reduce behavioral biases to cognitive biases, ignoring political bias in the process, thus committing the very sin it accuses conventional economics of, namely theory-induced blindness resulting in limited rationality. Gigerenzer (2018) goes further and criticizes behavioral economics for "bias bias," and he is right when he calls for conceptual clarification. Not all behavioral biases are well defined, or even well delineated: many and large overlaps exist between different biases that need clarification, including for the ten above. Just as seriously, many biases have only been documented in simplified lab experiments, but are tacitly assumed to hold in real-life situations outside the lab, without sound demonstration that the assumption holds. Finally, the psychology used by behavioral economists is not considered cutting-edge by psychologists, a fact openly acknowledged by Thaler (2015: 180), who further admits it is often difficult to pin down which specific behavioral bias is causing outcomes in a given situation or to rule out alternative explanations (ibid. 295).

Nevertheless, the behavioral revolution seems to be here to stay and it entails an important change of perspective for project management: The problem with project cost overruns and benefit shortfalls is not error but bias, and as long as we try to solve the problem as something it is not (error), we will not succeed. Estimates and decisions need to be de-biased, which is fundamentally different from eliminating error. Furthermore, the problem is not even cost overruns or benefit shortfalls, it is cost underestimation and benefit overestimation. Overrun, for instance, is mainly a consequence of underestimation, with the latter happening upstream from overrun, for big projects often years before overruns manifest. Again, if we try to solve the problem as something it is not (cost overrun), we will

fail. We need to solve the problem of upstream cost underestimation in order to solve the problem of downstream cost overrun. Once we understand these straightforward insights, we understand that we and our projects are better off with an understanding of behavioral science and behavioral bias than without it.

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Endnotes

¹ Specifically, Kahneman met with and interviewed the Chair for Transportation at RPA, Jeff Zupan, and his team.

² Table 2 shows the results from the largest dataset of its kind. Other studies, based on smaller datasets, show similar results, e.g., Albalade and Bel (2014), Altshuler and Luberoff (2003), Bain (2009), Bain and Polakovic (2005) Bain and Wilkins (2002), Caro (1975), Delaney and Eckstein (2003), Feynman (2006: 397-407; 2007a,b), Flyvbjerg (2005), Flyvbjerg et al. (2002), Goldblatt (2016), Kain (1990), Pickrell (1992), Richmond (2005), Winch (2008), and Zimbalist (2015).

Dear Town Planning Board,

As the Long Title of the Town Planning ordinance states the Town Planning Board (TPB) is tasked to "promote the health, safety, convenience, and general welfare of the community..."

As I make my representation regarding Pok Fu Lam OZP No. S/H10/22 Item A, which involves rezoning a second area of Pokfulam green belt (GB) to that of a new category Global Innovative Center (OU), I look to an earlier decision made by the TPB approving OZP No. S/H10/21 Item A for an understanding of how Pokfulam GB is valued by the TPB.

I see this;

- 1) when HKU can provide a justification for rezoning to develop on Pokfulam GB and when
- 2) a development is funded (by the Government in this case) and when
- 3) the development would not induce insurmountable impacts in respect of development intensity, traffic, landscape, ecology, visual air ventilation, geotechnical, environmental, drainage and water supply aspects

that the TPB would approve HKU's request to rezone.

In the case of S/H10/21 Item A, 1) the nearest community was being moved to a new and better location, 2) more land was being put toward residential development increasing the housing supply which is in line with the goals of Hong Kong, and 3) the development addressed a number of medical needs outlined by HKU which in turn is promoting the general welfare of the Hong Kong community.

Understanding that, one can view all Pokfulam GB as "HKU development in waiting" so long as HKU can justify, fund and not present insurmountable impacts the TPB will approve it.

We all want our universities to remain world class. Unfortunately, as a Pokfulam resident as much as I appreciate our GB, if HKU formulates a justification and has the money, it holds the high card. The TPB as 'land dealer' will award HKU the winner.

In time, I wouldn't be surprised to see HKU make a play for more of the Pokfulam GB as it formulates justifications that support it remaining a world class institution. HKU hopefully never needs all the Pokfulam GB, but as S/H10/21 Item A and S/H10/22 Item A show they can't be stopped. Pokfulam isn't the first and won't be the last neighborhood to be transformed.

When reviewing S/H10/22 Item A it seems a bit different.

First, where is the money coming from to fund the GIC? The first rezoning of Pokfulam GB in S/H10/21 Item A was funded.

I believe in research. While some of the details presented by HKU go over my head, I trust HKU that if a GIC makes them a better research university and Hong Kong more competitive in the world that it should proceed. But I also understand that land is at a premium. GB is valuable to Hong Kong in general and the Pokfulam community specifically. That is a big part of why we live here. If a zoning change is going to be made it shouldn't be approved before assurances are made that the money is committed.

I haven't seen how much money the three phases of S/H10/22 Item A are going to cost but I assume they are somewhere in the details. I recall reading about a donation of \$200 million but suspect that is a drop in the bucket of the whole development cost. So, who is going to fund this undertaking? That should be clear before a zoning change is made. I am very concerned that whomever is paying for the GIC, will be paying too much for a location that isn't as attractive as it could be elsewhere in Hong Kong. I don't think would look good to move forward with this then come up short on the funds.

The separated designation of GIC (OU) is an indicator that this is a different kind of development from the one approved in S/H10/21 Item A a G(IC). This is a place where Upstream Transdisciplinary Research for Deep Technology will be done.

Collaboration is key, as research talent from both Hong Kong, the Mainland and overseas will come to do research. I understand it is going to be a world class facility much like Argonne National Laboratories outside of Chicago in the USA per notes from the minutes of the 737th meeting of the Metro Planning Committee on March 1st of this year.

There are some differences though. Argonne has a campus of 1,700 acres (6.9 km²). Take a look at it on a map. It is serviced by a major highway across the top, two major roads on the side, and a river on the bottom. To be fair, the useable campus space is smaller as there was a superfund pollution fund cleanup site that renders part of the eastside campus unusable (research, whoops). Pull back further on the map and you can see that Argonne is not reliant on an adjacent university to attract its top scientists. Argonne does have space on its campus for future development and the Chicago area is relatively flat.

The GIC in proposal S/H10/22 Item A is quite different. From what I have read, all the departments haven't raised any objections to it being built into the slope at the proposed Pokfulam GB site. HKU seems to have them all lined up. What I haven't seen are estimates of the cost to build the three phases of the GIC into the slope. I suspect building into the slope will add considerably to the cost of the project. There are no slopes at Argonne.

What I have seen are articles about major developments planned in the Northern Metropolis like the San Tin Technopole. Flat land, that is going to be developed for great things. There may even be more commercial space than is needed.

I listened during the community session held for Baguio Villa, as the hosts described the need for the Upstream Transdisciplinary Research to be separate from the downstream research which was already slated to be part of the San Tin Technopole or other land in the vicinity.

TPB should table the proposal until a comparison is produced that shows the costs to build the GIC at the San Tin Technopole or similar sites in the Northern Metropolis vs at the Pokfulam GB site in the proposal. HKU should expend effort to review developing the GIC at possible sites. There should be justification that cost to build on the Pokfulam GB is less than somewhere in the Northern Metropolis.

The GIC is also different from HKU development in that these facilities are intended to be attractive not only to HKU researchers but also mainland and rest of world researchers. To be the worldclass facility that is being described others must want to come and do research there. If I compare travel

convenience across the three groups, I would assume HKU researchers would prefer the Pokfulam GB location. But what about mainland researchers? And those from the rest of the world?

Compare a San Tin Technopole or similar site to the Pokfulam GB location.

How far from the airport?

which is closer to mainland China?

Which site will have MTR access sooner?

Accommodations? (HKU includes in the first phase of development a residential building, Core B2-1, as part of the first phase of development. I view this as acknowledgment that to attract collaborators the Pokfulam neighborhood cannot support housing them)

What if getting into and out of the facility prove to be more challenging than the forecasts you have seen?

Collaborators outside of HKU are likely to find the San Tin Technopole or similar site more convenient and more attractive than the Pokfulam green belt site. This should be considered a significant factor when comparing the two sites. If the site is very convenient for HKU researchers but not so for others, mainland China and other parts of the world researchers will do their research at other GICs (I think I saw mentioned in a presentation that there were 14 of these planned in the mainland China?). Then the HKU GIC becomes more or less a HKU research lab. I can't help but think land related to or around the future Northern Metropolis is much more flexible and easy to develop along with being more attractive to the collaborating researchers outside HKU and you don't have to give up Pokfulam green belt and be hemmed in by the residential neighborhood.

The GIC as currently proposed by HKU would be completed in phases, the first being an area closest to Baguio Villa and Woodbury Court, the second being northwest of that, and the third bordering the S/H10/21 development. HKU representatives indicated the first phase would take about 10 years and did not offer timelines on the 2nd and 3rd phases but indicated they would follow the first phase.

If after a comparison to sites in the San Tin Metropole or similar the Pokfulam green belt is selected the better site, I propose that S/H10/22 Part A be broken into the three phases mirroring the HKU 3 phases of development. Much can change in the 10 years building Phase 1. To have a review and approval for Phase 2 and 3 would be constructive for all parties as the needs of the GIC may change and the learnings from the first phase may benefit development of Phase 2 and 3. It could be easier to raise the money for the GIC doing it in stages as well. Until the justification and funds for the Pokfulam green belt are done, wait to rezone the land.

Regarding the exhibition of draft plans S/H10/22, I acknowledge section 5 of the Town Planning Ordinance was followed.

That said, community engagement has been inadequate.

From TOWN PLANNING BOARD Minutes of 737th Meeting of the Metro Planning Committee held at 9:00 a.m. on 1.3.2024

Local Consultation Item 27.

A few Members enquired on the consultation with the local community and the neighbouring users, including Ebenezer School, undertaken by HKU and how HKU would continue to maintain communication with them. In response, Mr Jeffrey Sy, HKU's representative, stated that due regards had been paid to the surrounding developments in formulating the development intensity and design of the proposed Centre, such as that the proposed building height of 158mPD was only about 20m above Pok Fu Lam Road and was considered compatible with the surrounding developments. HKU had been in close liaison with SDC to solicit their support and views, and would continue to work with them throughout the implementation of the project. Consultation meetings and regular meetups with the local residents would be conducted. For Ebenezer School to its immediate north, HKU had maintained a close dialogue with them continually.

Local Consultation Item 28.

A Member further appealed to HKU that they should not limit their consultation to DC members but should expand further to strenuously engage the general local community. In response, Mr Jeffrey Sy, HKU's representative, assured that HKU would maintain close and regular liaison with the local community and neighbouring users.

Comment: Regarding in point 27 the line "Consultation meetings and regular meetups with the local residents would be conducted." and in point 28 the line "strenuously engage the general local community"

If a member of the TPB (Town Planning Board) explicitly stated in Item 28 "strenuously engage", I think a reasonable person would find 2 community sessions in the 2.5 months prior to the approval negligent.

Since March 1st, one evening information session was held with Baguio Residents on 13/May. One evening information session was held for residents of South District Northwest (an unfamiliar term) on 14/May. HKU spent the bulk of its time explain 'what research was' rather than addressing questions on the draft plans of S/H10/22.

The TPB should know that the Incorporated Owners of Baguio Villa and Woodbury Court and some residents of Pokfulam were made aware of S/H10/22 by an email from a private party on May 7th 2024. That isn't much time for a community to respond to a proposal. I'm not interested in pointing fingers but think more should be done such as informing incorporated owners who border draft plans that come before the TPB.

I represent that while the process for the Exhibition of draft plans was followed, it would be in the TPB and HKU's interest to take more time to engage with the community and hear views. There are a number of items that concern the community that I have left to others to convey. Given it will take a decade to complete the first phase of the GIC, there are concerns that it may not be the best site for its intended

purpose, and there is no indication that S/H10/22 is funded. It would be wise to slow down and address the local communities' concerns

If otherwise approved, I would ask for:

Clarity on how people and vehicles will move around the GIC and buildings in the adjacent area.

It is not clear what street the vehicular traffic will exit the north end of the GIC after passing thru the New Academic Building on an Extension Site East of No. 3 Sassoon Road (Traffic impact in more than a decade).

It is not clear if a public person will be able to enter the GIC from the southern Victoria Road entrance and get to a public floor of the GIC and then walk to QMH. If it is, when will that be Phase 1 is ten years. To walk that route all three phases have to be done so is this something 25 or more years out? (livable neighborhood)

It is not clear if public vehicles will be able to traverse the GIC facility driveways entering from Pokfulam Road and exiting from the New Academic Building on an Extension Site East of No. 3 Sassoon Road or vice versa. (public access & security concern, understand that this is decades away but is it even realistic)

Synergy with Cyberport has been alluded to. How will people move between Cyberport and the GIC? (Transport planning)

The proposed ways vehicles enter and exit the facility from Pokfulam Road look frustrating for drivers. (Transport planning)

If the facility isn't attractive to researchers from mainland China and other parts of the world, they will go elsewhere and your collaboration won't happen.

-

Clarity on how greening plans will not be a net negative to the community

I am skeptic that with a green pencil, one can draw a jungle of trees on conceptual sketches. Yet, I sense this is not realistic. The statement "HKU would endeavour to maximise the greening provision as far as practicable." is no better than we will try our best.

Real world conditions such as building shading will limit healthy growth.

Greening promises made on numbers of trees on a plot of land lead to trees planted too close together to grow healthy. How are concerns of 2000 lost trees really going to be addressed?

-

Clarity on self-generating power for facility

With the site West facing, there should be an opportunity to employ solar panels.

Roofs in sketches while green, do not appear to have solar panels, and there is no sign of facility battery storage. What green electrical commitments are there for this development?

-

I propose adding an amendment to limit the height of the structures to 158mPD. Though it is not particularly reassuring given that at the end of phase 1 in 10 years' time if HKU needs to revise upward the GIC capacity, there are few options on the plot of land other than going up.

Victoria Road is one of limited number of routes not on landfill that is near flat (gentle slope) for walkers, joggers and runners. I propose an amendment to commit to maintaining pleasant open running and walking lanes through any construction.

I propose an amendment to commit to design world class pedestrian crossings at the entrances on Victoria Road and the sidewalks for the walkers, joggers and runners using Victoria Road.

Victoria Road is also used by environmental management companies who visit the Island West Transfer Station. They can raise their own concerns if Victoria Road is limited due to construction.

I had heard that HKU estimated that eventually 15,000 people will be using the GIC.

I must oppose on the grounds that if that were true, there is no way I can see the numbers working. I really wish the consultative process with the community were better as it has done a disservice to those who have worked hard on developing this proposal.

As you make this decision take a look at this article attached from the Project Management Journal, Top-ten Behavioral Bias in Project Management.

This is a link to it. https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3979164

I fear a biases described in Table 1 of the article may be in play here.

Regards

Donald Edward Knapp



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

Submission Number:
TPB/R/S/H10/22- S3318

From: Julie <[REDACTED]>
Sent: 2024-05-22 星期三 21:50:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: The proposed location of the Global Innovation Centre in Pokfulam

Representation Number:
TPB/R/S/H10/22- R3531

To whom it may concern

I am writing to express my concern with regards to the proposed Global Innovation Centre in Pokfulam and to oppose it.

I have been a resident in Pokfulam for over 30 years. I have brought up three children here who have all benefited from the green spaces and the excellent schools in Pokfulam. There has been an enormous amount of construction and building work for Hong Kong University, the Cyberport technology centre, Queen Mary Hospital and many residential complexes. This has hugely impacted the amount of traffic, pressure on all sorts of services as well as affecting the peace and tranquility that the area is well known for. The cyberport complex seems to have never really become what it was meant to be and falls short in many ways of providing an innovation hub for IT and being a leader locally and internationally in information and technology. I am worried that this project will also suffer a similar fate as it is not in an area that would facilitate the growth and development of this centre of excellence as proposed by HKU.

There is an extraordinary amount of building going on in and around Wah Fu estate which has already hugely impacted the entire area and will continue to do so for a great many years to come. Once this has finished, there will be yet another huge increase in the number of residences in the area and therefore pressure on all services and road use and transport use will dramatically increase.

I often frequent the Science Park in the New Territories and feel that this, as well as other areas would be much more suitable for what is proposed.

The area proposed is one that is green belt and this project would significantly impact the environment. There are many excellent schools in the area: St Pauls, Kellet, Kennedy, West Island, GSIS, St Claires and ISF just in the immediate area. There are several Elderly Homes, Queen Mary Hospital, The Duchess of Kent Children's Hospital, John F Kennedy School for Children with disabilities just to name a few of the outstanding health and care facilities in the area. All need transport and an environment that cannot become increasingly degraded with poorer air quality, decreased green space and increased crowding, noise nuisance, dust, construction and loss of trees.

I strongly oppose the building of the proposed Global Innovation Centre by HKU

Thank you

JULIE CAROLINE FARRELL
[REDACTED]

From: Caro Far [REDACTED]
Sent: 2024-05-22 星期三 22:04:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: The proposed location of the Global Innovation Centre in Pokfulam

To whom it may concern

I am writing to express my concern with regards to the proposed Global Innovation Centre in Pokfulam and to oppose it.

I have been a resident in Pokfulam for over 30 years. I have brought up three children here who have all benefited from the green spaces and the excellent schools in Pokfulam.

There has been an enormous amount of construction and building work for Hong Kong University, the Cyberport technology centre, Queen Mary Hospital and many residential complexes. This has hugely impacted the amount of traffic, pressure on all sorts of services as well as affecting the peace and tranquility that the area is well known for. The cyberport complex seems to have never really become what it was meant to be and falls short in many ways of providing an innovation hub for IT and being a leader locally and internationally in information and technology. I am worried that this project will also suffer a similar fate as it is not in an area that would facilitate the growth and development of this centre of excellence as proposed by HKU.

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Once this has finished, there will be yet another huge increase in the number of residences in the area and therefore pressure on all services and road use and transport use will dramatically increase.

I often frequent the Science Park in the New Territories and feel that this, as well as other areas would be much more suitable for what is proposed.

The area proposed is one that is green belt and this project would significantly impact the environment. There are many excellent schools in the area: St Pauls, Kellet, Kennedy, West Island, GSIS, St Claires and ISF just in the immediate area. There are several Elderly Homes, Queen Mary Hospital, The Duchess of Kent Children's Hospital, John F Kennedy School for Children with disabilities just to name a few of the outstanding health and care facilities in the area. All need transport and an environment that cannot become increasingly degraded with poorer air quality, decreased green space and increased crowding, noise nuisance, dust, construction and loss of trees.

I strongly oppose the building of the proposed Global Innovation Centre by HKU

Thank you

JULIE CAROLINE FARRELL
[REDACTED]

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Submission Number:

TPB/R/S/H10/22- S3319

From: Oscar Chow <[REDACTED]>
Sent: 2024-05-22 星期三 21:59:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Writing in opposition to Global Innovation Centre

Representation Number:

TPB/R/S/H10/22- R3532

Dear Sir / Madam

My name is Oscar Chow and my HKID is [REDACTED]

I am writing to express my opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam area for over a decade, the greenery in PFL is one of, if not the most appealing features of the area. The land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of PFL turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact will especially affect the air quality for residents who live in the Baguio Villas area.

The proposed re-zoning will further negatively impact the flow of traffic on Victoria Road. In particular, as Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc, the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools and hospital facilities along Victoria Road.

Lastly, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is for all to see that Cyberport, despite its name, is anything but a successful and vibrant hub, having failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

For the reasons above, I strongly oppose the proposed rezoning for the Global Innovation Centre.

Yours faithfully,

Oscar Chow

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Submission Number:

TPB/R/S/H10/22- S3321

From: Colin Farrell <[REDACTED]>
Sent: 2024-05-22 星期三 22:10:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Re proposed GIC

Representation Number:

TPB/R/S/H10/22- R3533

Correcting the email address mistake below, please find my comments below on the matter above.

Colin Farrell

HK ID card [REDACTED]

Sent from my iPhone

> On 22 May 2024, at 22:03, Colin Farrell <[REDACTED]> wrote:

>

> D  ar Sirs,

>

> Re the above, I am writing to express opposition to the re-zoning proposal for the Global Innovation Centre.

>

> I have lived in the Pokfulam area for over thirty years.

>

> 1. The greenery in Pokfulam is one of the most appealing features of the area. This would be significantly impacted by the GIC. The significant land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of Pokfulam, turning it into another urban hub rather than its current tranquil residential area, for which it is famed. The environmental impact will also affect, for years at a minimum, the air quality for residents who live in the Baguio Villas area.

>

> 2. The traffic impact will also be significantly adverse (bearing in mind the Pokfulam main roads are already congested at peak times and more). The proposed re-zoning will significantly and adversely impact the flow of traffic on Victoria Road (which I note in particular is the main, and possibly only real, connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc.). The increased traffic stemming from the proposed Global Innovation Centre will obviously adversely affect a large number of residents and users of schools and hospital facilities along Victoria Road.

>

> 3. There is a real possibility of repeating prior mistakes. Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It has not proved to be, and has not really moved much from being a small incubator site for small tech start-ups, some funds (and HKU classrooms / outposts). This is particularly so, as it seems reasonably clear that there are several more obvious alternatives in existing successful technology and innovation sites and facilities around HK New Territories.

>

> 4. Given the nature of the proposed GIC research, it additionally seems extremely unwise to locate it in a family and educational residential area.

>

> 5. Lastly, the current existing initial impact data appears to have several major deficiencies, suggesting even the proposer's case is fundamentally flawed.

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>

> For the reasons above (environmental, traffic, repeating prior mistakes, safety, unreliable/incorrect initial impact data) I very strongly oppose the proposed rezoning for the Global Innovation Centre.

>

> Yours faithfully,

>

> Colin Farrell

> HK ID card [REDACTED]

>

> Sent from my iPhone

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Submission Number:

TPB/R/S/H10/22- S3342

From:

Celeste Luk <[REDACTED]>

Sent:

2024-05-22 星期三 23:46:15

To:

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

Subject:

Re. HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM
OUTLINE ZONING PLAN NO. S/H10/22

Representation Number:

TPB/R/S/H10/22- R3534

Dear Sirs,

I am writing to express my opposition to the re-zoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam area for over a decade, the greenery in PFL is one of, if not the most appealing features of the area. The land area marked for re-zoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of PFL turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact including but not limited to poor air quality and excessive noise levels, as well as the loss of trees and wildlife that currently inhabit that area, will especially affect the residents of Baguio Villas.

The proposed re-zoning will further negatively impact the flow of traffic on Victoria Road. In particular, as Victoria Road is the only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisney Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc, the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents and users of schools, sports and hospital facilities along Victoria Road.

Lastly, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is for all to see that Cyberport is anything but a successful and vibrant hub, having failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on re-vamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

For the reasons above, I strongly oppose the proposed rezoning for the Global Innovation Centre.

Yours faithfully,

Celeste Chi Ching LUK
[REDACTED]

Sent from Gmail Mobile

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Submission Number:

TPB/R/S/H10/22- S3428

From: Celeste Luk <[REDACTED]>
Sent: 2024-05-22 星期三 16:16:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM
OUTLINE ZONING PLAN NO. S/H10/22

Dear Sirs,

I am writing to express my opposition to the rezoning proposal for the Global Innovation Centre.

As a resident in the Pokfulam area for over a decade, the greenery in PFL is one of, if not the most appealing features of the area. The significant land area marked for rezoning, situated between the HKU Medical School and Baguio Villas, is a green belt which if re-zoned would significantly alter the character of PFL turning it into another urban hub in place of the tranquil residential area for which it is famed. The environmental impact will especially affect the air quality especially for residents who live in the Baguio Villas area.

The proposed rezoning will further significantly and negatively the flow of traffic on Victoria Road. In particular, as Victoria Road is the single and only connector road from Kennedy Town all the way through to St Paul's College Primary School, connecting Wah Fu Estate, Cyberport, Bel-Air, Baguio Villas, multiple schools, Scenic Villas, Bisey Road-Consort Rise-Crown Terrace area, Sha Wan, the Chinese Christian Cemetery, the elderly homes around Tung Wah Group hospitals etc, the increased traffic stemming from the proposed Global Innovation Centre will affect a large number of residents, and users of schools and hospital facilities along Victoria Road.

Lastly, Cyberport was a project envisioned to be Hong Kong's "Silicon Valley". It is for all to see that Cyberport, despite its name, is anything but a successful or vibrant hub, having failed to attract cutting edge technology or innovation from inception and has never moved far from being a small incubator site for small tech start-ups, funds (which are not even technology related) and HKU classrooms / outposts. Cyberport has no international reputation and is a footnote in HK. It is difficult to see how the proposed Global Innovation Centre will change the disappointing tech scene in PFL and risks becoming another failure. It would be much more cost-effective and impactful to focus resources on revamping and/or supporting existing sites and facilities around HK purposed for technology and innovation.

For the reasons above, I strongly oppose the proposed rezoning for the Global Innovation Centre.

Yours faithfully
Celeste Luk
[REDACTED]

Sent from Gmail Mobile

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Submission Number:

TPB/R/S/H10/22- S3352

From: Gregory De Eb <[REDACTED]>
Sent: 2024-05-21 星期二 16:59:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board
Attachment: Gregory DE ' EB Submission 21 May 2024.pdf

Representation Number:

TPB/R/S/H10/22- R3535

I herewith request a confirmation of receipt to be sent to this email address upon receiving this submission.

Dear Sir/Madam,

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

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

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

Problematic Original HKU Proposal:

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

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

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

More suitable, cost efficient, and immediately available location:

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

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

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

HKU's Expressed Support for the National 14th Five-Year Plan:

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

- **"Gaining a leading position in the global race of innovation and scientific breakthroughs";**

- **“Spurring economic growth and attracting global talents”;**
- **“Growing a vibrant I&T ecosystem”;**

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” **the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole.** As opposed to the strictly limited proposed site in Pokfulam, any anticipated future expansion of the GIC can be conveniently facilitated if it is located in the Technopole.

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

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

We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land.

Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

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

HKU Convenience should not Supersede National Interest:

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

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

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

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

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

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

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

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

HKU Convenience should not Supersede National Fiscal Responsibility

The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access between the only two roadways connecting Southside to Western districts. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

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

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

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

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

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

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

1. Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, 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. In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
3. The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.
4. 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.

Pokfulam Moratorium 1972:

The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area, which has clearly not happened let alone been proposed. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

Environmental Concerns

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land and categorized as Woodland. Conservatively, more than 2,000 trees (including 22 mature trees) will have to be removed.

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 permanently degrade the ecological value of Pokfulam as a whole. HKU have proposed to ultimately plant "800 new trees", but this number is simply a proposal and the quality of these "new trees" is not defined.

No detailed environmental impact studies have been undertaken and no consideration has been given to the potential impact on rare wildlife species and birdlife such as the endangered the yellow-crested cockatoo. Moreover, to date no heritage impact study has been completely despite alerting HKU that the relevant site was originally a village in the 1930s.

In conclusion:

No confirmed Funding.

No idea of Costing.

No idea of the Duration of Construction.

No consideration of Hong Kong's budget deficit.

No ability for future expansion.

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No connectivity.

No public Consultation.

No detailed Traffic Impact Assessment.

No detailed Environmental Impact Study.

No detailed Geotechnical Assessment.

No Heritage Impact Study.

No consideration for the 1972 Moratorium.

No consideration for more suitable, cheaper, better-connected locations.

No approval for Pok Fu Lam OZP NO. S/H10/22!

Yours faithfully,

Mr Gregory Laurence DE ‘ EB

[REDACTED]

Tel: [REDACTED]



20th May 2024

Dear Sir/Madam,

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

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

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

Problematic Original HKU Proposal:

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

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

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

More suitable, cost efficient, and immediately available location:

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

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

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

HKU’s Expressed Support for the National 14th Five-Year Plan:

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

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

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

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

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

While HKU is promoting the GIC as part of an “Island Innovation Corridor” the size, and scale of this initiative, as well as its stated international aspirations (including principally the role of connecting our Mainland Research Facilities to the world) are clearly better supported in the San Tin Technopole. As opposed to the strictly limited proposed site in Pokfulam, any anticipated future expansion of the GIC can be conveniently facilitated if it is located in the Technopole.

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

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

We have designed connected land parcels of different sizes, including some sizable ones, to provide flexibility so as to cater for I&T facilities of different scales. We are also prepared to provide maximum flexibility under the land use zones for I&T land.

Site formation for the first batch of I&T land will commence in end 2024 with formed sites coming on stream in 2026 the earliest.”

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

HKU Convenience should not Supersede National Interest:

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

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

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

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

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

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

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

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

HKU Convenience should not Supersede National Fiscal Responsibility

The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access between the only two roadways connecting Southside to Western districts. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

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

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

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

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

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

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

1. Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, 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. In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
3. The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
4. 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.

Pokfulam Moratorium 1972:

The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area, which has clearly not happened let alone been proposed. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

Environmental Concerns

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt government land and categorized as Woodland. Conservatively, more than 2,000 trees (including 22 mature trees) will have to be removed.

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 permanently degrade the ecological value of Pokfulam as a whole. HKU have proposed to ultimately plant "800 new trees", but this number is simply a proposal and the quality of these "new trees" is not defined.

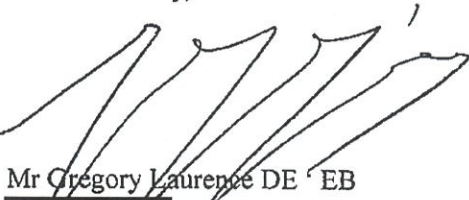
No detailed environmental impact studies have been undertaken and no consideration has been given to the potential impact on rare wildlife species and birdlife such as the endangered the yellow-crested cockatoo. Moreover, to date no heritage impact study has been completely despite alerting HKU that the relevant site was originally a village in the 1930s.

In conclusion:

- No confirmed Funding.
- No idea of Costing.
- No idea of the Duration of Construction.
- No consideration of Hong Kong's budget deficit.
- No ability for future expansion.
- No connectivity.
- No public Consultation.
- No detailed Traffic Impact Assessment.
- No detailed Environmental Impact Study.
- No detailed Geotechnical Assessment.
- No Heritage Impact Study.
- No consideration for the 1972 Moratorium.
- No consideration for more suitable, cheaper, better-connected locations.

No approval for Pok Fu Lam OZP NO. S/H10/22!

Yours faithfully,



Mr Gregory Laurence DE EB

Tel: [REDACTED]

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Submission Number:
TPB/R/S/H10/22- S3357

From: 288 [REDACTED]
Sent: 2024-05-21 星期二 17:37:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Plan No. S/H10/22 opposing item A

Representation Number:
TPB/R/S/H10/22- R3536

Support GIC in general BUT opposing Item A for the following reasons:

- to and from Central traffic between Pok Fu Lam Road & Victoria Road via Sassoon Road is already congested

[need to add new public roads between]

- Pok Fu Lam Road is already at full capacity carrying people from Aberdeen, QM Hospital, HKU medical schools & etc.

[need to lobby for the construction of MTR in parallel to reduce reliance on road traffic]

Chan Joy Long Ronald
HKID: [REDACTED]

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

Submission Number:

TPB/R/S/H10/22- S3358.1

From: Iris Chio <[REDACTED]>
Sent: 2024-05-21 星期二 17:42:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Lesley Yeung <[REDACTED]>
Subject: Representation in Respect of Plan Under Section 6(1) of The Town Planning Ordinance (Cap. 131)
Attachment: S6x1x_new_JL.pdf; S6x1x_new_LSY.pdf

Representation Number:

TPB/R/S/H10/22- R3537

Dear Sir/Madam

Attached please find the submission of the of plan under section 6(1) of the Town Planning Ordinance (cap. 131). Thank you.

Regards,
Iris

Iris Chio



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團結香港基金



10週年紀念
Anniversary

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	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

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

Lee Ching yee Jane

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

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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pokulam OZP (No. S/H10/22) in respect of plan under section 6(1) of the Town Planning Ordinance Cap. 131
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Scale of Development	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of development is unreasonably huge that causes problems to the environment particularly the need to trim 2000 plants / trees. The proposed site which is a green belt should remain as it is.
The location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proportion of the development will cause unmanageable traffic jam. It will inevitably use the narrow roads at Sha Suen Road and Victoria Road, leading to blockages. Construction at the Wah Fu Estate has already caused huge problems at Victoria Road.
Slope Safety	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The proposed redevelopment will focus on opening the green belt area at the slope above Victoria Road. It will cause huge risks to Baguio Villa residential blocks as it is physically above and very close to the blocks in upper Baguio. Frequent extreme weathers will create more risks for the slope that are under construction
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。		
The plan should be given spaces that are not near residential blocks.		

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

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

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

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

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

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

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Submission Number:

TPB/R/S/H10/22- S3358.2

From: Iris Chio <[REDACTED]>
Sent: 2024-05-21 星期二 17:42:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Lesley Yeung <[REDACTED]>
Subject: Representation in Respect of Plan Under Section 6(1) of The Town Planning Ordinance (Cap. 131)
Attachment: S6x1x_new_JL.pdf; S6x1x_new_LSY.pdf

Representation Number:

TPB/R/S/H10/22- R3538

Dear Sir/Madam

Attached please find the submission of the of plan under section 6(1) of the Town Planning Ordinance (cap. 131). Thank you.

Regards,
Iris

Iris Chio



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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) <div style="text-align: center;">Li Sau Yee</div> <small>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)</small> <small>(注意：若個人提交，須填上與香港身份證／護照所載的全名)</small>

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pokulam OZP (No. S/H10/22) in respect of plan under section 6(1) of the Town Planning Ordinance Cap. 131
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
發展範圍	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	此建議發展範圍太大, 不合理。 而且要砍2000棵樹, 會對斜坡造成極大風險, 而且太近碧瑤灣19及20座住宅, 也會造成噪音。
交通運輸	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	發展地段祇能用沙宣道及域多利道狹窄道路 運輸工程物料; 會造成嚴重交通阻塞。
斜坡風險	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	發展用地是綠化地帶, 原本的樹用以保護斜坡。 此等工程進行會對斜坡造成嚴重風險, 現時環評 應包括極端天氣的影響。
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。		
不應在此段發展		

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

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

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

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

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

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

Submission Number:

TPB/R/S/H10/22- S3365

From:

Kara Young <[REDACTED]>

Sent:

2024-05-21 星期二 18:47:29

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

Representation Number:

TPB/R/S/H10/22- R3539

Dear Sir or Madam,

I wish to submit a record of my strong objection to the proposed construction of HKU's Global Innovation Centre (GIC) at Pok Fu Lam.

In its present plan of execution, the project is ill-considered and hazardous in several aspects.

1. Situating the GIC at the present site means the destruction of 2000 trees.

Surely the planners of this project are aware that the last ten years (2014-2023) have been the world's hottest since record-keeping started 174 years ago. Progressive global cities have forbidden the cutting of their trees and are busily planting new trees. How can Hong Kong and its premier University support the destruction of 2000 carbon neutralising trees and loss of habitat for birds, butterflies and small animals?

2. The removal of so many trees and subsequent building on a steep slope will increase both the risk of flooding and the incidences of landslips. With the increasingly erratic and fierce storms that strike HK it is unwise and dangerous to further concretize open land and prevent natural drainage and absorption of water.

3. This project will cause even worse traffic problems than currently exist. The site proposed for the GIC is already a traffic black spot owing to the Queen Mary Hospital redevelopment and the Cyberport expansion. If the GIC goes ahead and if as claimed 15,000 guests will use the Centre, Pok Fu Lam and Victoria Roads will be blocked everyday as there is no MTR stop. This will also further worsen air pollution in the area.

4. The GIC is a terribly expensive project which is being funded by tax-payers who were not properly informed about the project. The period of public consultation was suspiciously short for considering the implications of such a huge project. The public at large and also residents of neighbouring estates had less than two weeks to educate themselves and consult each other on the desirability of this Centre.

The GIC is not objectionable in itself, but rather because of the very poor choice of location. I hope the Town Planning Board will help the residents of Pok Fu Lam and HK taxpayers by situating the GIC at a more suitable location.

Yours gratefully,

YOUNG, Kara Louise
21/05/2024

HKID [REDACTED]

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Submission Number:

TPB/R/S/H10/22- S3372

From: shuet ling venus chung [REDACTED]
Sent: 2024-05-21 星期二 21:16:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC project

Representation Number:

TPB/R/S/H10/22- R3540

Sent from my iPhone

[REDACTED]

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

By email: tpbpd@pland.gov.hk

21 May 2024

To whom it may concern

Objection to the HKU Global Innovation Centre project at Victoria Road, Pokfulam

I strongly object to the abovementioned project and the TPB's amendment of the Pokfulam Outline Zoning Plan No. S/H10/22 on the following grounds:

1. Inappropriate location chosen for the GIC

The GIC will be constructed within a green belt purely for residential use in Pokfulam, and all residents, including Baguio Villa, Woodbury Court and Sassoon Road, will be affected by the sudden increase of superstructures and vehicular access roads. Most importantly, the laboratories, nitrogen tank and many other unknown equipment of the GIC will endanger the residence in this area. In term of land use, there is no reason to mix residential areas with chemical-related or laboratory. The emission just happened in Hong Kong Petrolchemical Co. Ltd in Yuen Long Industrial Estate today clearly reveals such a risk as it is located in vicinity of residential areas.

2. Disturbance to the natural and living environment

The GIC is a huge project that spans around 500m from Sassoon Road to Baguio Villa and it is estimated that over 2,000 trees will be removed. Unavoidably, the ecological system of the area will be interrupted. Whilst the plants are destroyed, a large amount of wild life will be deprived of a rest place. The abrupt change at Victoria Road brought by the GIC project will upset the natural life but also the residential environment. Natural environment will be sacrificed for the GIC buildings and residence in the area will suffer.

3. Traffic generation and endangerment to road safety

One can expect serious traffic jam in Victoria Road or nearby areas will occur once the construction of the GIC begins, and such traffic issue will worsen after its

completion. It is clear that Victoria Road is a small road that can only afford a limited amount of traffic, yet once the GIC is built there will be a huge increase of road users, possibly employees of the GIC (said to be 15,000!), not to mention the existing residences and users in Pokfulam. It won't be difficult to imagine that the traffic will be heavily overloaded and will endanger the road safety in the area.

4. Slope safety

Victoria Road is built along hillsides with plenty of steep slopes, and slope stability is always a key issue in Baguio Villa. Landslides of different scales occurred in Victoria Road or even Baguio Villa from time to time and regular slope maintenance is essential. Any large scale construction in Victoria Road will likely weaken the slope stability, so it is advisable to avoid any tremendous alteration of land use in this area. Apparently, GIC is a huge scale project that will alter the slope structure in Victoria Road, hence my strong disapproval.

I have to point out that the University of Hong Kong failed to comply with its commitment to the TPB for prior consultation to the public. HKU did not contact the Incorporated Owners and residents of Baguio Villa as well as other residential properties in Pokfulam. Residents in Baguio Villa are only informed by a former District Councillor less than ten days before the deadline of consultation. Such a ridiculous black box operation and lack of transparency is totally unacceptable, in particular it is a project initiated by a university and the government, and I strongly urge HKU and TPB for an explanation on this.

I trust my objections will be put before the TPB in due course prior to a decision being made on this application.

I should be grateful if you would keep me informed of the progress of the planning application.

Thank you for your kind attention.

Sincerely,


Venus Chung



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Submission Number:

TPB/R/S/H10/22- S3376

From: E Lam [REDACTED]
Sent: 2024-05-21 星期二 22:26:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: S/H10/22 - Form No. S6 submission
Attachment: S6x1x_new (1).pdf

Representation Number:

TPB/R/S/H10/22- R3541

Hi please find my representation for your further action. Thanks.

Best regards,
Eliza Lam

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	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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- 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*) LAM YUK LIN ELIZA (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 Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Lack of prior consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	HKU and Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on us.
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This GIC should should never be built close to residential areas because facilities like nitrogen tank and laboratories may have potential danger to the residents nearby.
Damage to the environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of the GIC is so big that it will require to remove over 2000 trees. It will seriously damage the nature and ecology of this green belt and it's totally inconsistent with the government's carbon reduction goals.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

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

Submission Number:
TPB/R/S/H10/22- S3377

From: E Lam [REDACTED]
Sent: 2024-05-21 星期二 22:33:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Pok Fu Lam OZP no. S/H10/22 - Form S6 submission
Attachment: S6x1x_new (2).pdf; S6x1x_new (1).pdf

Representation Number:
TPB/R/S/H10/22- R3542

Hi, please find our completed Form S6 regarding Pok Fu Lam OZP no. S/H10/22 for your further action. Thanks.

Best regards,
Eliza Lam

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

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

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

CHUI TONY KA TUNG

(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 Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Lack of prior consultation	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	HKU and Southern District Council failed completely to conduct any prior consultation at all, ignoring residents' opinion and impact on us.
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	This GIC should should never be built close to residential areas because facilities like nitrogen tank and laboratories may have potential danger to the residents nearby.
Damage to the environment	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The scale of the GIC is so big that it will require to remove over 2000 trees. It will seriously damage the nature and ecology of this green belt and it's totally inconsistent with the government's carbon reduction goals.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

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

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

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

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

LAM YUK LIN ELIZA

(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 Outline Zoning Plan No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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

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Submission Number:
TPB/R/S/H10/22- S3379

From: Cecilia The [REDACTED]
Sent: 2024-05-21 星期二 23:09:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board
Attachment: Cecilia Xiu Ying The Submission 21 May 2024 FINAL.pdf

Representation Number:
TPB/R/S/H10/22- R3543

[REDACTED]

21 May 2024

Dear Sir, Madam,

I herewith request a confirmation of receipt to be sent to this email address upon receiving this submission.

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

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

Strategic Considerations

The location proposed by Hong Kong university ("HKU") has been selected chosen purely out of convenience: namely, that it is close to other HKU facilities and will form part of a self-proclaimed, mythical "Island Innovation Corridor".

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Beltwoodland government land.

This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:

- (i) a general presumption against development;
- (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds;
- (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available.

Moreover, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations for the proposed GIC have subsequently become immediately available making the Pokfulam proposal obsolete.

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Total absence of community/public consultation: Timeline

- Government announced on 6 October 2021 in the Policy Address that it had accepted proposals from HKU to construct facilities for deep technology research at a 4-hectare site currently zoned "Green Belt" at Pokfulam. (Para 60 on page 33 <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>)

- Paul Zimmerman informed Pokfulam residents of the response on his request for details on 22 November 2021. (<https://www.paulzimmerman.hk/planning/hku-plans-to-take-another-large-green-belt-area-in-pokfulam>)

Inter alia:

"The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for the Visually Impaired, but the exact boundary, development parameters and timeline are subject to further study."

- Paul Zimmerman received a response on 10 January 2022 from the Innovation and Technology Bureau on his request for further information dated 22 November 2021.

Inter alia:

"Please rest assured that the Government continues to pay due regard to local sentiments, and would consider consulting the local community via various appropriate channels in a timely manner."

- Paul Zimmerman wrote to Professor Xiang Zhang, President and Vice-Chancellor of The University of Hong Kong on 8 April 2022.

Inter alia:

"Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans." "First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site." "Secondly, residents wish to understand what consultation HKU is planning to undertake for this project. Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road."

- Paul Zimmerman was invited for a lunch on 27 May 2022 with Jeffrey Sy, Director of Estates, HKU; Prof. Y.C. Richard WONG, SBS, JP, Provost and Deputy Vice-Chancellor, Chair of Economics, HKU; and Bernard Lim, AD+RG Architects, to discuss the project. Paul reported on the outcome of the meeting and the site boundary to Pokfulam residents <https://www.paulzimmerman.hk/planning/new-hku-technology-research-centre-in-pokfulam>.

Inter alia:

"We recently met with HKU to learn more about the plans. They are in the process of acquiring consultants to assist with planning for the development site identified by government (below). The target development plot ratio is set at 5." "In response to our request for early consultation, HKU agreed to reach out to the Pokfulam community after the summer to receive input before developing detailed plans." "In line with comments received, we have expressed concerns over traffic impacts, the loss of sightlines for residents nearby and the further loss of green space in Pokfulam following the approved medical laboratory building east of 3 Sassoon Road."

- Without prior publicity, HKU Annual Report 2022 first reported on the "Global Innovation Centre" in mid-2023 including a visual https://www4.hku.hk/pubunit/annualreport/ebook_AR2022/12-13Extended/

- The University of Hong Kong raised an item under the heading 'Global Innovation Centre' at the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027).

Inter alia:

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“In conclusion, the Chairman said that most members supported the proposed project” and “hoped that the University of Hong Kong will be able to cooperate and strengthen communication with stakeholders.”

Agenda (English):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_agenda/PC/DPC_2024_Agenda_01_EN.pdf

Agenda (Chinese):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_agenda/PC/DPC_2024_Agenda_01_TC.pdf

Discussion papers (Chinese only):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC.pdf

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC_Annex.pdf

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_ppt.pdf

Audio (Chinese only):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/common/committee_meetings_audio/DPC/25654/DPC_2024_01_Agenda_01.mp3

Minutes (Chinese only):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_minutes/PC/DPC_2024_Mins_01_TC.pdf

Despite the above-mentioned extensive timeline, despite multiple requests for information and consultation, and despite the fact that the cutoff date for submissions to the Town Planning Board is 22 May 2024, the public were only first made aware of this proposal during a “HKU briefing” scheduled for 13 and 14 May 2024. The public have enjoyed no consultation throughout this entire process, and their window for submissions has effectively been limited to 8 days. This goes against the principle of fairness, the statutory requirements, and the overall intention of public consultation.

Absence of detailed planning and absence of detailed impact assessments by HKU

During the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027), the University of Hong Kong raised an item under the heading ‘Global Innovation Centre’.

District council representatives raised inter alia, the following issues:

(v) According to the brief introduction, **HKU has not yet carried out detailed planning, including the impact on the environment, traffic and residents during the construction period, the estimated completion date and whether the living environment and supporting facilities of nearby residents will be improved after the project is completed.** It is hoped that HKU will submit supplementary information to the committee material;
No such supplementary material has been provided to the public.

(vi) The Southern District Council and the public have been striving to implement the railway projects of the South Island Line (Western Section), including the construction of a station at Queen Mary Hospital. **It is difficult to solve the traffic problem by relying on Pok Fu Lam Road and Victoria Road alone.**;

(vii) The introduction indicates that HKU plans to start construction in 2027, but by then a number of large-scale projects are being carried out in the northwest of the Southern District, including the redevelopment of Wah Fu Estate, Yue Kwong Estate and Queen Mary Hospital project. Residents are very concerned about the impact on traffic caused by the movement of large construction vehicles during the period when multiple projects are being carried out simultaneously. As Pok Fu Lam Road is one of the main traffic arteries in the Southern District, we hope that the relevant Government departments will carefully study and review the traffic assessment report submitted by the school before agreeing to carry out the proposed project.

The traffic assessment report is deeply flawed and was conducted in 2022 at a time when Hong Kong's COVID regulations were in full force, and partially conducted during school summer vacation.

In response to the above-mentioned issues, HKU stated inter alia:

(ii) After the school completes the development of the Innovation Center, it is expected to attract more than 1,000 scientists to carry out various research projects. HKU currently has about 300 to 400 professors involved in technological research, **so the operation of the innovation center cannot be promoted and carried out by HKU alone.** The Innovation Center will welcome scholars and researchers from other universities locally and internationally to participate. **The Innovation Center is built for the whole of Hong Kong.** HKU is currently responsible for promoting, managing and planning the Innovation Center; and as there is still some time before the Innovation Center is completed, **HKU has not yet started the project-related procedures.** However, the school will appoint colleagues to start planning and during the process of promoting the proposed project, we will strive to protect the environment and minimize harassment to the public. The school has conducted a preliminary feasibility study covering aspects such as air quality, crowd flow and transportation. Before the project is officially launched, it will also be ensured that the relevant impacts meet the requirements

Such studies should be completed prior to the rezoning application being made.

(vi) Although the development of the proposed project is in the preliminary stage, the school has conducted a preliminary technical assessment on the environment, air quality, traffic, etc., and confirmed that the development project is feasible. **The school will, as always, maintain communication with various stakeholders in the district when launching projects, listen to their opinions, and consider public concerns and concerns.**

This is a blatantly untrue statement as no such public consultation has taken place.

The committee chair made the following closing observations:

“However, during the construction period of the proposed project, many large-scale engineering projects are also being carried out in the Southern District, including the Wah Fu Estate redevelopment project, the Cyberport expansion project, the Queen Mary Hospital reconstruction project, and the upgrade project of the Faculty of Medicine of the University of Hong Kong, etc., which will inevitably affect the daily life of residents.” “Finally, according to the document, the relevant site was originally a village in the 1930s, so HKU should study whether a heritage impact assessment is needed.”

No such study has been completed.

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Given all the above-mentioned outstanding obligations and detailed studies by HKU, it is not unreasonable for the Town Planning Board to deny this rezoning application until all the necessary detailed planning, including the impact on the environment, traffic and residents during the construction period, the estimated completion date and the estimated cost of the project visa vis alternation, suitable locations etc. have been completed.

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 and categorized as Woodland.

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 the quality of these "new trees" is not defined.

Health Concerns to Residents

1. HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, it can be expected to be a long-term project taking 10 to 20 years to complete. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2. The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
3. The proposed 220,000 square metres of non-residential development at 4.72 PR must be considered to be excessive, particularly when compared with the adjoining Residential Group C sites where the "planning intention" is clearly stated as being a zone intended primarily for low to medium-rise and low to medium-density residential developments. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is also relevant: "In view of the limited road capacity, steep topography, the need to preserve public views/amenity and character of the area as well as the need to control over-development of the area, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3" i.e. plot ratios ranging from 0.6 up to a maximum of 3. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.
4. 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.

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

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

1. Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, 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. In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.

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

4. 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.

Pokfulam Moratorium 1972

The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

Vastly more suitable alternative location and avoidance of duplicated facilities

There is a vastly 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 proposals to our Government to provide land deep technology research. In response to the HKU proposal, 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.

3. The San Tin development will supply about 50 000 public and private housing units (with 7:3 split adopted for planning purpose, actual ratio will be reviewed upon implementation), mostly within 500m walking distance from the San Tin Station. The area is planned as a self-sufficient, integrated neighbourhood with comprehensive public and community facilities including an iconic recreational and cultural complex, government, institution and community facilities. It can also provide support for the needs of the I&T Park. Built around the proposed San Tin Station of the NOL Main Line, San Tin Town Centre is the intersection of the NOL Main Line and Spur Line. There are four major roads connecting with the surrounding areas (viz. San Tin Highway, Fanling Highway, San Sham Road and the proposed Northern Metropolis Highway).

Financial burden on Hong Kong taxpayers

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The proposed Greenbelt site in Pokfulam Greenbelt is heavily sloped and extremely difficult to access. Construction in this location will carry a substantial premium over construction in more appropriate, flat, and isolated locations. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

The San Tin Technopole and adjacent HSITP options represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal should be undertaken and the results assessed before the HKU proposal is given consideration.


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

Yours faithfully,

Cecilia Xiu Ying The





20th May 2024

Dear Sir/Madam,

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

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

Strategic Considerations

The location proposed by Hong Kong university ("HKU") has been selected chosen purely out of convenience: namely, that it is close to other HKU facilities and will form part of a self-proclaimed, mythical "Island Innovation Corridor".

The site would occupy 4.72 hectares, of which 4.12 hectares (i.e. 87 per cent) is Green Belt woodland government land.

This ignores Town Planning Board guidance No.10 relating to Applications for Development in Green Belt zones under section 16 which mandates:

- (i) a general presumption against development;
- (ii) applications for new development should be considered only in exceptional circumstances and justified on strong planning grounds;
- (iii) applications for GIC/OU uses must demonstrate that the proposed development is essential and that no alternative sites are available.

Moreover, no consideration has been given to addressing the serious problems that this GIC will bring to the district, while far more suitable alternative locations for the proposed GIC have subsequently become immediately available making the Pokfulam proposal obsolete.

Total absence of community/public consultation: Timeline

- Government announced on 6 October 2021 in the Policy Address that it had accepted proposals from HKU to construct facilities for deep technology research at a 4-hectare site currently zoned "Green Belt" at Pokfulam. (Para 60 on page 33 <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>)
- Paul Zimmerman informed Pokfulam residents of the response on his request for details on 22 November 2021. (<https://www.paulzimmerman.hk/planning/hku-plans-to-take-another-large-green-belt-area-in-pokfulam>)

Inter alia:

"The said research facility is intended to be situated at a site in the vicinity of the Ebenezer School and Home for the Visually Impaired, but the exact boundary, development parameters and timeline are subject to further study."



- Paul Zimmerman received a response on 10 January 2022 from the Innovation and Technology Bureau on his request for further information dated 22 November 2021.

Inter alia:

"Please rest assured that the Government continues to pay due regard to local sentiments, and would consider consulting the local community via various appropriate channels in a timely manner."

- Paul Zimmerman wrote to Professor Xiang Zhang, President and Vice-Chancellor of The University of Hong Kong on 8 April 2022.

Inter alia:

"Following enquiries with Government departments we were informed that the University of Hong Kong (HKU) is preparing the plans. We understand that HKU is acquiring service suppliers to develop the plans." "First, the Pokfulam community is seeking to understand the proposed location and boundaries of the site." **"Secondly, residents wish to understand what consultation HKU is planning to undertake for this project.** Together with the new laboratory for the medical faculty, the deep technology development will erase the entire green belt from Sassoon Road to Baguio Villa along Victoria Road."

- Paul Zimmerman was invited for a lunch on 27 May 2022 with Jeffrey Sy, Director of Estates, HKU; Prof. Y.C. Richard WONG, SBS, JP, Provost and Deputy Vice-Chancellor, Chair of Economics, HKU; and Bernard Lim, AD+RG Architects, to discuss the project. Paul reported on the outcome of the meeting and the site boundary to Pokfulam residents <https://www.paulzimmerman.hk/planning/new-hku-technology-research-centre-in-pokfulam>.

Inter alia:

"We recently met with HKU to learn more about the plans. They are in the process of acquiring consultants to assist with planning for the development site identified by government (below). The target development plot ratio is set at 5." **"In response to our request for early consultation, HKU agreed to reach out to the Pokfulam community after the summer to receive input before developing detailed plans."** "In line with comments received, we have expressed concerns over traffic impacts, the loss of sightlines for residents nearby and the further loss of green space in Pokfulam following the approved medical laboratory building east of 3 Sassoon Road."

- Without prior publicity, HKU Annual Report 2022 first reported on the "Global Innovation Centre" in mid-2023 including a visual https://www4.hku.hk/pubunit/annualreport/ebook_AR2022/12-13Extended/
- The University of Hong Kong raised an item under the heading 'Global Innovation Centre' at the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027).

Inter alia:

"In conclusion, the Chairman said that most members supported the proposed project" and "hoped that the University of Hong Kong will be able to cooperate and strengthen communication with stakeholders."

Agenda (English):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_agenda/DPC/DPC_2024_Agenda_01_EN.pdf

Agenda (Chinese):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_agenda/DP C/DPC_2024_Agenda_01_TC.pdf

Discussion papers (Chinese only):

https://districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC.pdf

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC_Annex.pdf

https://www.districtcouncils.gov.hk/south/doc/2024_2027/tc/committee_meetings_doc/DPC/25654/DPC_2024_01_TC_Annex.pdf

5654/DPC_2024_01_ppt.pdf

Audio (Chinese only):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/common/committee_meetings_audio/DPC/25654/DPC_2024_01_Agenda_01.mp3

Minutes (Chinese only):

https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_minutes/DP/DPC_2024_Mins_01_TC.pdf

Despite the above-mentioned extensive timeline, despite multiple requests for information and consultation, and despite the fact that the cutoff date for submissions to the Town Planning Board is 22 May 2024, the public were only first made aware of this proposal during a “HKU briefing” scheduled for 13 and 14 May 2024. The public have enjoyed no consultation throughout this entire process, and their window for submissions has effectively been limited to 8 days. This goes against the principle of fairness, the statutory requirements, and the overall intention of public consultation.

Absence of detailed planning and absence of detailed impact assessments by HKU

During the first meeting of the Development Planning Committee of the new term of the Southern District Council on 17 January 2024 (1 January 2024 – 31 December 2027), the University of Hong Kong raised an item under the heading ‘Global Innovation Centre’.

District counsel representatives raised inter alia, the following issues:

(v) According to the brief introduction, **HKU has not yet carried out detailed planning, including the impact on the environment, traffic and residents during the construction period, the estimated completion date** and whether the living environment and supporting facilities of nearby residents will be improved after the project is completed. It is hoped that HKU will submit supplementary information to the committee material;

No such supplementary material has been provided to the public.

(vi) The Southern District Council and the public have been striving to implement the railway projects of the South Island Line (Western Section), including the construction of a station at Queen Mary Hospital. **It is difficult to solve the traffic problem by relying on Pok Fu Lam Road and Victoria Road alone;**

(vii) The introduction indicates that HKU plans to start construction in 2027, but by then a number of large-scale projects are being carried out in the northwest of the Southern District, including the redevelopment of Wah Fu Estate, Yue Kwong Estate and Queen Mary Hospital project. Residents are very concerned about the impact on traffic caused by the movement of large construction vehicles during the period when multiple projects are being carried out simultaneously. As Pok Fu Lam Road is one of the main traffic arteries in the Southern District, we hope that the relevant Government departments will carefully study and review the traffic assessment report submitted by the school before agreeing to carry out the proposed project.

The traffic assessment report is deeply flawed and was conducted in 2022 at a time when Hong Kong’s COVID regulations were in full force, and partially conducted during school summer vacation.



In response to the above-mentioned issues, HKU stated inter alia:

(ii) After the school completes the development of the Innovation Center, it is expected to attract more than 1,000 scientists to carry out various research projects. HKU currently has about 300 to 400 professors involved in technological research, **so the operation of the innovation center cannot be promoted and carried out by HKU alone.** The Innovation Center will welcome scholars and researchers from other universities locally and internationally to participate. **The Innovation Center is built for the whole of Hong Kong.** HKU is currently responsible for promoting, managing and planning the Innovation Center; and as there is still some time before the Innovation Center is completed, **HKU has not yet started the project-related procedures.** However, the school will appoint colleagues to start planning and during the process of promoting the proposed project, **we will strive to protect the environment and minimize harassment to the public.** The school has conducted a preliminary feasibility study covering aspects such as air quality, crowd flow and transportation. **Before the project is officially launched, it will also be ensured that the relevant impacts meet the requirements**

Such studies should be completed prior to the rezoning application being made.

(vi) Although the development of the proposed project is in the preliminary stage, the school has conducted a preliminary technical assessment on the environment, air quality, traffic, etc., and confirmed that the development project is feasible. **The school will, as always, maintain communication with various stakeholders in the district when launching projects, listen to their opinions, and consider public concerns and concerns.**

This is a blatantly untrue statement as no such public consultation has taken place.

The committee chair made the following closing observations:

“However, during the construction period of the proposed project, many large-scale engineering projects are also being carried out in the Southern District, including the Wah Fu Estate redevelopment project, the Cyberport expansion project, the Queen Mary Hospital reconstruction project, and the upgrade project of the Faculty of Medicine of the University of Hong Kong, etc., which will inevitably affect the daily life of residents.” “Finally, according to the document, the relevant site was originally a village in the 1930s, so HKU should study whether a heritage impact assessment is needed.”

No such study has been completed.

Given all the above-mentioned outstanding obligations and detailed studies by HKU, it is not unreasonable for the Town Planning Board to deny this rezoning application until all the necessary detailed planning, including the impact on the environment, traffic and residents during the construction period, the estimated completion date and the estimated cost of the project visa vis alternation, suitable locations etc. have been completed.

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 and categorized as Woodland. 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 the quality of these “new trees” is not defined.

Health Concerns to Residents

1. HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, it can be expected to be a long-term project taking 10 to 20 years to complete. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety.
2. The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
3. The proposed 220,000 square metres of non-residential development at 4.72 PR must be considered to be excessive, particularly when compared with the adjoining Residential Group C sites where the "planning intention" is clearly stated as being a zone intended primarily for low to medium-rise and low to medium-density residential developments. The following extract from para 7.4.2 of the Notes to the Explanatory Statement of this OZP is also relevant: "In view of the limited road capacity, steep topography, the need to preserve public views/amenity and character of the area as well as the need to control over-development of the area, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3" i.e plot ratios ranging from 0.6 up to a maximum of 3. Evidently, the scale, size, use and height of the HKU proposal is not only excessive and inappropriate but would, fundamentally and irrevocably, adversely change the existing character of the neighbourhood.
4. 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.

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

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

1. Transport data for the project was collected during weekdays in May, July and December 2022. Although it stated that all government services and face-to-face schooling resumed back to normal, the data was collected at a time during the pandemic when work-from-home was prevalent. Furthermore, schools are off during July for summer holiday. The data does not account for the new developments in Wah Fu, Cyberport, 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. In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
3. The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/ traffic sufficient improvement measures.
4. 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.

Pokfulam Moratorium 1972

The HKU proposal shows complete disregard for the Pok Fu Lam Moratorium which has been in place since 1972, on traffic grounds, in order to prohibit excessive development until there is an overall improvement in the transport network in the area. Even if the extension of the MTR South Island line is implemented (presently the alignment not having been finalised and a construction programme not yet set), the road system is incapable of being substantially expanded.

Vastly more suitable alternative location and avoidance of duplicated facilities

There is a vastly 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 proposals to our Government to provide land deep technology research. In response to the HKU proposal, 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.

3. The San Tin development will supply about 50 000 public and private housing units (with 7:3 split adopted for planning purpose, actual ratio will be reviewed upon implementation), mostly within 500m walking distance from the San Tin Station. The area is planned as a self-sufficient, integrated neighbourhood with comprehensive public and community facilities including an iconic recreational and cultural complex, government, institution and community facilities. It can also provide support for the needs of the I&T Park. Built around the proposed San Tin Station of the NOL Main Line, San Tin Town Centre is the intersection of the NOL Main Line and Spur Line. There are four major roads connecting with the surrounding areas (viz. San Tin Highway, Fanling Highway, San Sham Road and the proposed Northern Metropolis Highway).

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. Moreover, no provision has been made in Government's Capital Works Estimates for the Pokfulam proposal. Presumably, HKU would request a premium free grant for the land.

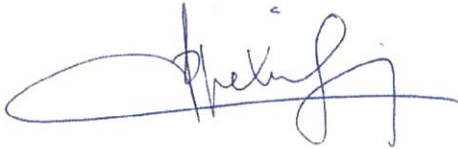
As a result, to date, HKU has no cost estimate for this project, and no construction time estimate for this project.

The San Tin Technopole and adjacent HSITP options represents substantially better value-for-money for the Hong Kong taxpayers. A detailed comparative financial appraisal should be undertaken and the results assessed before the HKU proposal is given consideration.

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'The Cecilia', with a large, sweeping loop at the end.

Ms Cecilia Xiu Ying The



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Submission Number:

TPB/R/S/H10/22- S3380

From: Andrew Wong [REDACTED]
Sent: 2024-05-21 星期二 23:13:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation regarding HONG KONG PLANNING AREA NO. 10 DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

Representation Number:

TPB/R/S/H10/22- R3544

This objection is prepared and sent by Wong Yue Kit Andrew (HKID: [REDACTED])

Dear Sir/Madam

I am writing to express my *objection* to the Town Planning Board's proposed Schedule of Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22 for the following reasons:

1/ Traffic Concerns:

The proposed developments in the Draft Plan are expected to significantly increase the local population. This raises concerns about the capacity of the existing transportation infrastructure, particularly Pokfulam Road, which already experiences congestion and accidents. The ongoing Wah Fu Redevelopment and Cyberport Expansion projects have already increased traffic demand, further straining the road network. As a resident of Bel Air, I have personally experienced the adverse effects, with longer commute times, especially during peak hours. The proposed redevelopment coinciding with the Wah Fu project is expected to compound the traffic issues. The junction of Sassoon Road and Pok Fu Lam Road, a critical access point for emergency vehicles to Queen Mary Hospital, also has limited capacity for expansion. Sassoon Road, already a narrow and steep access road serving the Pokfulam community, Cyberport, and various HKU facilities, is likely to be further burdened by the anticipated increase in population and commercial activities. This raises concerns about the ability of the road network to handle the additional traffic volume.

2/ High Financial Burden:

The proposed development site is located on a vegetated steep slope, requiring extensive and challenging site

formation works that will result in exorbitant costs to be borne by taxpayers. It is crucial to carefully consider the financial implications of such a project, especially when more cost-effective alternatives, such as the San Tin Technopole, are available. Choosing alternative locations would not only save taxpayers' money but also ensure the efficient allocation of resources.

Given these concerns above, I respectfully request that the Town Planning Board reconsider its approval of the amendment to the Pok Fu Lam Outline Zoning Plan No. S/H10/22.

Thank you for your attention to this matter.

Yours sincerely,
Wong Yue Kit Andrew

A black rectangular box redacting the signature of Wong Yue Kit Andrew.

Representation Number:

TPB/R/S/H10/22- R3545

Submission Number:

TPB/R/S/H10/22- S3382

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From: Alexander Wong [REDACTED]
Sent: 2024-05-22 星期三 00:55:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22
Attachment: Representation submitted to the TPB on 21 May 2024.pdf

Dear Sir/Madam,

Attached please find my representation in response to the proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22 for consideration by the Town Planning Board.

Regards,
Alexander Wong

--

Alexander T.S. Wong

Mob: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]



21 May 2024

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
By email: tpbpd@pland.gov.hk

Dear Chairman, Secretariat and Members of Town Planning Board,

Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/22

I strongly object to the application for 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 the following reasons:

1. The mentioned Green Belt site is currently serving as an important buffer between the various buildings in Pok Fu Lam. By removal of some 2,000 trees from the Green Belt site and the subsequent construction of so many buildings of the proposed Global Innovation Centre on the site, the existing landscape and ecological value of the Green Belt site will be entirely spoiled and the living environment of the locality around the Green Belt site will be substantially downgraded. This is totally unfair to all the existing residents living in the vicinity of the Green Belt site!
2. Referring to s.16 of TPB PG No.10, applications for development on Green Belt zones should only be considered in exceptional circumstances and justified on strong planning grounds, on the condition that the proposed development is essential and no alternative site is available. Alternative sites for the proposed Global Innovation Centre are obviously available. For instance, it can be accommodated on the land now being formed by the government in the Lok Ma Chau Loop, for the creation of the Hong Kong- Shenzhen Innovation and Technology Park.
3. Moreover, the plot ratio (PR) of 4.72 for achieving the total proposed GFA of 220,000 sq. m. is considered to be too excessive when compared with the adjoining Residential Group 3 sites which are only with PR ranging from 0.6 to 3.
4. The proposed height of 158 mPD for most of the buildings of the proposed Global Innovation Centre is also considered to be far too excessive. Ebenezer School has already been proposed to be re-developed into several luxurious residential blocks but all these residential blocks will be controlled to be of the same height as the existing Ebenezer School buildings i.e. 151 mPD. Site 1 (i.e. the Green Belt site between the Ebenezer School and Jockey Club Building for Interdisciplinary Research at 5 Sassoon Road) has been granted to the HKU Faculty of Medicine for development of its proposed Academic Building but the majority of the blocks of this Academic Building will be controlled to a maximum height of only 148 mPD. In the worst scenario that there is really no alternative but to build the proposed Global Innovation Centre in Site 2 (i.e. the mentioned Green

Belt site), all the buildings of the proposed Global Innovation Centre should also be controlled for their heights to be not more than 151 mPD to maintain consistency with the building heights of the adjacent sites along Pok Fu Lam Road.

Yours faithfully,

WONG Teck Sun

HKID No.: 

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From: David Clayton [REDACTED]
 Sent: 2024-05-22 星期三 03:12:21
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: Representation regarding Pok Fu Lam OZP No. S/H10/22:
 Global Innovation Centre.

Name: David Robert CLAYTON

HKID: [REDACTED]

I write to object to the proposed rezoning of the green belt land between Pok Fu Lam Road and Victoria Road for the Global Innovation Centre (GIC) for following reasons:

1. Failure to properly consult the community

The project proponent Hong Kong University has failed to consult the community as a whole of their plans. It was only through two meetings that were held last week that residents became aware of the developments. Many of our questions were not answered by the panel.

2. Failure to thoroughly consider alternative locations

The University of Hong Kong are dismissive in consideration of alternative sites that provide more cost effective and efficient alternatives. In particular, the San Tin Technopole development that was announced after the original Pokfulam site and the Hong Kong -Shenzhen Innovation and Technology Park (HSITP). Both of these sites are being developed to promote close cooperation with the Greater Bay Area. To quote from their booklet:

"The Health Bureau (HHB) and the Hospital Authority (HA) will collaborate with the ITIB and relevant government departments to examine how to support universities and the I&T industry to conduct research on life and health technology and to develop Hong Kong into an international healthcare innovation hub. For this, the Government will establish the "Greater Bay Area International Clinical Trial Institute" in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone to coordinate and enhance the work on and development of clinical trials, to coordinate the development with the Shenzhen Park, and to promote cooperation with the Mainland (especially the GBA) on clinical trials. These measures will help attract more top-notch talents of the healthcare sector and top-class pharmaceutical enterprises in the world to set up their businesses in Hong Kong and promote local development of scientific research."

There is significant overlap in the stated objectives for the development of the GIC in Pokfulam and the objectives of the Innovation and Technology Zone of the Northern Metropolis which is openly supporting local universities. Are HKU in communication with HHB & HA to discuss what they could bring to HSITP?

Construction in HSITP is well underway with the first Biosafe Level 3 laboratories scheduled for completion 2024-25. This is well ahead of anything that can be constructed in Pok Fu Lam.

3. Failure to take a holistic view of environmental concerns of residents, these include:

i. The proposed site is on steep natural terrain that will inevitably require substantial temporary construction works and rock excavation for the foundations leading to noise, dust & air pollution to local residents. This will be significantly more than for the equivalent construction on the brown/green field sites of the Northern Metropolis.

ii Destruction of green belt habitat & ecosystem. The baseline ecological survey was carried out over a very limited time period, it is noticeable that the number of avifauna, herpetofauna &

mammal species identified are less than a local naturalist would see during regular walks. Planting trees on a building's podium does not replicate habitats & ecosystems for the diverse fauna.

iii Construction noise does not appear to be adequately addressed for residents of Baguio Villa. The monitoring of noise close to ground level and providing 2.5m tall site barriers does not mitigate noise for highrise residents overlooking the site.

iv Fabrication and transportation of construction materials to the site has not been adequately explained. What volume of trucks should be expected and the routing they will take to the site. Heavy trucks are a concern with the number of schools in the area. would an alternative location reduce construction carbon footprint for the benefit of the whole of Hong Kong?

4. The proposal does not appear to recognise that the area is subject to the Pokfulam development moratorium due to the limited transport infrastructure, this was not mentioned in the HKU commissioned traffic impact assessment. Furthermore data was collected in May, July & December; with July & December being peak vacation periods due to international school holidays and most residents will notice a drop in traffic flows. The data used in this report therefore may not be accurate.

5. Impact on Sassoon, Victoria & Pokfulam Roads

It has not been made clear to the residents (in simpler terms) what the real impact will be during the construction and operation of the GIC. This should include:

- Heavy traffic forecast and route used to site i.e delivery of concrete etc
- Roadworks forecast during construction - do new utilities need to be laid to service the GIC ie water, drainage, gas electricity
- Road traffic access routes & forecast once the GIC is in operation

With the ongoing construction at Wah Fu estate there is already significant construction activity in Pok Fu Lam neighbourhood / Victoria road forecast for many years

6. Programme concerns.

No programme of works has been provided. Residents are being kept in the dark of the anticipated construction duration. With several phases construction could last for over 10 years causing great inconvenience & frustration to residents. Furthermore, has such planning been consolidated with the concurrent construction activities at Wah Fu Estate.

Concluding remarks:

Being supportive of Hong Kong's development and integration into the GBA, there are many positive reasons to support the construction of a GIC outside of PokFulam.

Yours sincerely

David Clayton

Representation Number:
TPB/R/S/H10/22- R3547

Submission Number:
TPB/R/S/H10/22- S3403

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From: Alexander Schrantz [REDACTED]
Sent: 2024-05-22 星期三 11:16:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation to the TPB on the proposed amendments to the Pok Fu Lam OZP No. S/H10/22 to include the Global Innovation Centre
Attachment: Representation to TPB on Pok Fu Lam OZP SH1022 (SCHRANTZ Alexander).pdf

Please see attached.

Representation from Alexander Schrantz 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 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 submission makes no reference to the Pok Fu Lam Moratorium which was imposed by Government as an interim administrative 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.

Government is maintaining the moratorium on the private landowners within the PFLM preventing them from redevelopment to the extent permitted by the approved OZPs. It would therefore be

unreasonable for Government, at the same time, to partially lift the moratorium for this development on currently unallocated land for which no development was previously envisaged and will increase traffic to a greater extent than would be the case for the private lots.

The submission makes no case as to why the GIC needs to be where proposed and why other locations are not suitable, nor even any suggestion that other locations have been seriously considered. It does not address that the GIC, within the heart of the PFLM, is out of keeping with the surrounding planned developments and on a site topographically unsuitable for the type of development proposed. Other representations explain why there are other more suitable areas within Hong Kong for its development.

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. 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.

Alexander Schrantz

HKID: SCHRANTZ, Alexander – [REDACTED]

By e-mail to tpbpd@pland.gov.hk

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

From: Kristin Hartono [REDACTED]
Sent: 2024-05-22 星期三 12:00:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Draft amendments to Pok Fu Lam Outline Zoning Plan NO. S/H10/22

Dear Sir/ Madam,

I strongly oppose this rezoning proposal for the following reasons.

1. Building a separate facility in Pokfulam would be an unnecessary duplicate effort. Hong Kong could do well to focus its effort together in making the San Tin Technopole project succeed.

To quote [a letter to the SCMP](#), "a properly planned site now being formed by the government in the Lok Ma Chau Loop for the first phase of the San Tin Technopole, which is to be the future information and technology centre of Hong Kong, immediately adjacent and complementary to the existing thriving I&T hub in Shenzhen. The land is already zoned for research and development, education and cultural and creative industries. There will be about 38.6 hectares made available with a GFA of 1,143,000 sq m so the HKU facility would be a perfect fit and could serve as the centrepiece of this phase of the technopole."

2. This project will have a great environmental impact.

Quoting from the same letter to SCMP, "The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality."

3. It is questionable whether the transport network in the Pokfulam Road and Victoria Road can support the increased traffic from this new development.

Quoting from the same letter, to SCMP, "There has been 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."

Thank you.

Sincerely,

Hartono Kristin Yuliana (HKID No. [REDACTED])



Opinion / Letters

Letters | University of Hong Kong's innovation centre: great idea, wrong place

- Readers discuss the plan to build a university facility in Pok Fu Lam, the HK\$2 transport fare scheme, and sales in the second-hand property market

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The University of Hong Kong's proposed site for its Global Innovation Centre comprises 4.72 hectares, of which 4.12 hectares (87 per cent) are currently zoned "green belt", being government land. Hence, the rezoning exercise.

The total gross floor area (GFA) proposed is 220,000 sq m to be used for facilities for deep technical research, conferences and exhibitions as well as offices and staff residential quarters. To get a proper sense of scale, the Hong Kong Science and Technology Parks' site at Pak Shek Kok has a GFA of 330,000 sq m.

The site for the Global Innovation Centre has been chosen purely for the convenience of it being close to HKU's main campus. The current green belt 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. The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality.

Further, there has been 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. By any measure the proposed 220,000 sq m of development must be considered excessive.

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

From: Helen Hui <[REDACTED]>
Sent: 2024-05-22 星期三 12:33:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 修改薄扶林分區計劃大綱核准圖編號：No. S/H10/22

敬啟者：

本人 就城規會批准修改薄扶林分區計劃大綱核准圖編號：No. S/H10/22，香港大學興建港大國際创新中心作出反對，理由如下：

1. 大量砍伐樹木

國際创新中心規模龐大，從沙宣道至碧瑤灣橫跨超過 500 米，其中需要摧毀超過 2000 棵樹，令大量雀鳥、蝴蝶及其他生物失去棲息地，嚴重破壞大自然生態，亦不符合政府一直以來推行綠色生活和香港生物多樣性策略及行動計劃。

2. 交通負荷

港大興建國際创新中心，再加上鄰近地方有多項大型建築工程，例如港大校園活化工程、華富村重建、瑪麗醫院重建工程等，屆時沙宣道、域多利道和薄扶林道一定會出現嚴重交通堵塞。再加上香港大學估算，未來將有約 15000 人使用國際创新中心，這將大大超出目前已呈現不足的交通問題。

3. 缺乏諮詢

香港大學及南區區議會事前完全沒有進行任何諮詢，碧瑤灣及附近居民在諮詢截止日期前 10 多天才經一位前任區議員通知，可見香港大學漠視對城規會的承諾和民意，以及對當區居民帶來的重大影響。

本人並不反對香港大學，政府及國家推動創科計劃，但香港大學選址在綠化帶斜坡和民居中間興建创新中心並不恰當。

本人 現懇請城規會重新審視此計劃。謝謝。

許蓉

身份證號碼：[REDACTED]

電郵地址：[REDACTED]

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

From: Lilian Kok [REDACTED]
Sent: 2024-05-22 星期三 14:33:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No S/H10/22

I am writing to strongly oppose the rezoning as proposed in the captioned Outline Zoning Plan to develop a Global Innovation Centre at the Pokfulam Area on the following grounds :

1. Pokfulam Moratorium 1972

The Pokfulam Moratorium is in place to prohibit excessive development until there is an overall improvement in the transport network in the area. The GIC with a proposed gross floor area of 220,000 sq m is in fact excessive development and the TIA report has not provided evidence of significant improvement in the transport network in the area . There seems to be a complete disregard of the Pokfulam Moratorium with no justification .

2. Inadequate capacity and unacceptable traffic congestion during and after the development

The Traffic Impact Assessment report (TIA) has a major missing piece of information . There is No construction traffic impact assessment done (refer to 4.4.8) . Due to the scale of the site 47,000 sq m and it is a steep slope covered with 2000 trees (a woodland or one can say is a forest) , the site formation will require the removal of 2000 trees and excavating the rock slope . Big machines and large trucks are required to remove all the debris to form the site . It is quoted in the TIA report " in view of the considerable long time frame for the development , a review on the traffic impact assessment shall be conducted at a later stage". How can the TPB make a rezoning decision without essential information on traffic impact . This is putting the cart before the horse .

The results of the junction capacity analysis show that all 18 junctions (excluding J1 , J8 , J16 and J17) can operate satisfactorily . It is obvious that there are 4 key junctions that have inadequate capacity for the increased traffic even though there is suspicious that the traffic projection is being underestimated .

J1 is the junction Pokfulam Road / Sasson Road/ Access to Queen Mary Hospital . This is the main artery road in the area and there are physical constraints hindering any improvement to this junction . Refer to 5.1.16 . This junction can only be improved by increasing cycle time from 100s to 120s to mitigate the inadequacy junction capacity . The increase in cycle time is not a real improvement to the road network and is only an academic exercise.

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J8 is the junction at Victoria Road/ Sandy Bay Road . The improvement proposed to mitigate the inadequate capacity is to provide a stagger crossing to alleviate the traffic impact . Alleviate is less pain but still pain . Another inadequate capacity with no real improvement .

J16 is the junction at the signalised junction outside the Belchers' . There are physical constraints hindering any improvement which is stated in 5.1.22 . This junction can ONLY be improved if there are large-scale re-development of the adjacent lots to facilitate the provision additional traffic lanes or construction of grade-separated pedestrian crossing facilities by set back of private land lot boundary . All of the conditions to allow improvements DO NOT exists now and in foreseeable future .

J17 is the junction at Victoria Road / Cadogan Street / Belcher's street . This junction will be the main access route to the construction site and the Only improvement is rely on a verbal promise by HKU that all servicing vehicles can be limited to access the site during off peak hours . A promise who is to monitor ?

In view that all the proposed improvements to address the inadequate capacity of the four main road junctions are not physical improvements , there is big concern if anyone accept the conclusion of the report that "The proposed GIC site is therefore considered feasible from the traffic engineering point of view." . It will be very irresponsible for the TPB to rely on such a conclusion to allow the rezoning .

3 Environmental

When Climate change and Biodiversity are the top two concerns globally and also nationally, it is insane for any Government to consider damaging a 4.7 Ha (505,000 sq ft) of Woodland in one of the few green belts in the urban area .

In the assessment report attached to the Town Planning paper , the mitigation is not practical and most importantly there is NO Woodland compensation proposed which is required under normal circumstances for such a big loss . The assessment that the ecological value of this site is low-medium value is subject to challenge due to this Woodland's maturity , scale and is home to some protected species .

4 Major disturbance to the neighbourhood

No one can deny noise , dust and disturbance where there is a construction site in the vicinity and this proposed one will have more than 2 million sq ft gross floor area on a site of more than half a million sq ft . It is considered enormous in any context and due to the topography and access constraints , it will take extra long period to develop . If the TPB allows this to go ahead , the Government is putting a lot of citizens under health and safety threat . Clearly the scale , size , use and height of the development proposed for this site is

not only excessive and inappropriate but would fundamentally , and irretrievably change the existing character of the neighbourhood .

Just by anticipation of the disturbance that this monster is going to bring about, some residents in the neighbourhood have developed stress and anxiety .

5. Funding

According to the briefing session by HKU on 13th and 14th May , there is no detail programme and budget estimate and they are going to raise fund. The development of this site will be very costly a rough guesstimate will easily be in the region 15-20 billion . It is likely that tax payers money will be needed . The investment in this site is not cost effective .

6. Better Alternative site available

There is far more suitable , cost effective ,and immediately available alternative : The San Tin Technopole . An innovation & technology hub promoted by both the National Govt and the HKSAR . This initiative aims to provide better , more cost efficient and more integrated developments that serve the Central Government and aspirations of the Greater Bay Area integration by facilitating upstream and downstream facilities in the Technopole .

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 because the Technopole is a much bigger site
- 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 provide easier integration with Shenzhen and a bigger market in the doorstep .
- any investor be it donor , sponsor and tax payer will be getting more value for a dollar investment.

I sincerely hope that the TPB would make a sensible decision not to allow the rezoning which will result in all of us embarking on an irreversible journey that we will all regret .

Please acknowledge receipt.

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Yours sincerely

Kok E-Ling Lilian



Representation Number:

TPB/R/S/H10/22- R3551

Submission Number:

TPB/R/S/H10/22- S3426

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

From: [REDACTED]
Sent: 2024-05-22 星期三 15:43:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition to the development of proposed amendments to the Pok Fu Lam zoning plan (S/H10/22)

Dear Sir/ Madam,

Regarding to the proposed amendments to the Pok Fu Lam zoning plan (S/H10/22), I strongly oppose the proposal for the following reasons.

1. Building a separate facility in Pokfulam would be an unnecessary duplicate effort. Hong Kong could do well to focus its effort together in making the San Tin Technopole project succeed.

To quote a letter to the SCMP, "a properly planned site now being formed by the government in the Lok Ma Chau Loop for the first phase of the San Tin Technopole, which is to be the future information and technology centre of Hong Kong, immediately adjacent and complementary to the existing thriving I&T hub in Shenzhen. The land is already zoned for research and development, education and cultural and creative industries. There will be about 38.6 hectares made available with a GFA of 1,143,000 sq m so the HKU facility would be a perfect fit and could serve as the centrepiece of this phase of the technopole."

2. This project will have a great environmental impact.

Quoting from the same letter to SCMP, "The massive, difficult and expensive site formation work that will be required before any buildings can be erected will require the removal of some 2,000 trees, which will destroy the existing landscape and ecological value of this locality."

3. It is questionable whether the transport network in the Pokfulam Road and Victoria Road can support the increased traffic from this new development.

Quoting from the same letter to SCMP, "There has been 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."

Thank you.

Yours faithfully,

Leung Wai Ying/ HKID No. [REDACTED]

Representation Number:

TPB/R/S/H10/22- R3552

Submission Number:
TPB/R/S/H10/22- S3451

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

From: Fiona woodhouse [REDACTED]
Sent: 2024-05-22 星期三 17:23:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pok Fu Lam OZP No S/H10/22

Dear TPB,

I object to the re-zoning from "green belt" to GIC and the extensive development that HKU are proposing.

The development will remove a large expanse of green belt that is well forested and provides a vital habitat for native wild animals - mammals (including bats) and birds. It is also vital habitat for the highly endangered Yellow-crested cockatoo - providing resources for foraging, roosting and also nesting.

2000 trees will be removed including 22 mature trees (mature trees are vital for supporting bio-diversity). Such a loss will be inadequately compensated by replanting only 854 trees in and around the development and the development itself and related human activity will further deplete and degrade the ecological value of the slope and negatively impact other green spaces in the vicinity.

The proposal is out alignment with the intent the Pokfulam moratorium as it will bring a large increase in traffic into the area.

In addition there will be impact on nearby residents both during the construction phase but also in the long term in terms of liveability and mental wellbeing with many residents choosing to live in the Pok Fu Lam area due to its more relaxed and green atmosphere.

I support the further development of Hong Kong as a global innovation hub and recognise that HKU as an institution has a role to play but I believe that there are other alternative locations that would be more suitable for development or re-development (if space is under-utilised) which could accommodate the different proposed elements either individually, in clusters or possibly as a whole and that this should be possible without further depleting Hong Kong's green spaces.

Fiona Margaret Woodhouse [REDACTED]

Sent from Outlook for Android

Representation Number:
TPB/R/S/H10/22- R3553

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3481

參考編號
Reference Number: 240522-165527-51264

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

提交日期及時間
Date and time of submission: 22/05/2024 16:55:27

「申述人」全名
Full Name of "Representer": 女士 Ms. Tam Ling Fan

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3554

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3482

參考編號

Reference Number:

240522-173510-10975

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 17:35:10

「申述人」全名

Full Name of "Representer":

女士 Ms. chris 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
Representation on Pok Fu Lam O ZP No.S/H10/22	反對 Oppose	harmful to the environment

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- R3555

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

TPB/R/S/H10/22- S3483

參考編號**Reference Number:**

240522-175629-63290

提交限期**Deadline for submission:**

22/05/2024

提交日期及時間**Date and time of submission:**

22/05/2024 17:56:29

「申述人」全名**Full Name of "Representer":**

先生 Mr. Cheung Ho-Yin Anson

「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. Impact on residents' quality of life	支持 Support	<ul style="list-style-type: none">- The Global Innovation Centre is located adjacent to residential areas and public facilities, which may cause disturbances to residents' daily lives, such as noise and dust pollution during the construction phase.- Although HKU has conducted a series of impact assessments, residents are still concerned about the long-term effects on water supply, drainage, environment, ecology, and air circulation once the center is operational.- Suggested expression: As a representative of Southern District residents, I hope that HKU and the government can provide more information and explain in detail how they plan to mitigate these potential impacts through design, facility planning, and management measures to ensure that residents' quality of life is protected.
2. Consideration of traffic pressure	反對 Oppose	<ul style="list-style-type: none">- After the completion of the Innovation Center, traffic volume on nearby roads will inevitably increase significantly. However, the development progress of transportation infrastructure in this area, such as the MTR network, has been slow and may not be able to support the additional traffic demand.- Although HKU has conducted a traffic impact assessment, residents still worry that traffic congestion will worsen, affecting travel convenience and safety.- Suggested expression: I urge HKU and relevant departments to provide more detailed traffic impact data and concrete improvement plans to convince residents that the project will not overload the traffic capacity. The government should also accelerate the progress of transportation infrastructure in this area to ensure it meets future development needs.
3. Site selection and comparison	反對 Oppose	<ul style="list-style-type: none">- Although the government has designated land in Pok Fu Lam for the Innovation Center, other sites in the Southern District or even Northern District could be considered, such as locations with lower population density.

community integration	<p>density, near Mainland China and farther away from residential areas.</p> <ul style="list-style-type: none"> - HKU's document does not explain the considerations for choosing a site near residential areas, nor does it explore the possibility of other locations. Residents hope to have more information on this matter. - The planning and design of the Innovation Center should aim to integrate with the community environment, provide public spaces and facilities, and enhance connections with the community rather than being a closed research base. - Suggested expression: I mean that HKU further explains the factors considered in site selection and responds to residents' requests by studying feasible plans to promote community integration. While ensuring the research functions, partially opening up some spaces for public use will help increase community acceptance.
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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- R3556

Submission Number:
TPB/R/S/H10/22- S3484

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240522-231331-22472

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

提交日期及時間
Date and time of submission: 22/05/2024 23:13:31

「申述人」全名
Full Name of "Representer": 女士 Ms. Milan Manohar Kamerkar

「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
Passing the Plan	反對 Oppose	The Baguio residents were not informed by the owners committee nor the management as claimed by the Developers.
The Site chosen	反對 Oppose	All the greenery around will be demolished to build new buildings. The Land in and around Wah fu and Pokfulam road has become barren under the name of development. And the same will happen here, taking away the natural green away and creating more pollution in a residential area. Bad for us and our coming generation and the old generation
Traffic	反對 Oppose	The construction will cause Traffic jam to a nice and quiet community. It will cause more pollution and inconvenience to the residents

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- R3557

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3487

參考編號

Reference Number:

240522-232800-59953

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 23:28:00

「申述人」全名

Full Name of "Representer":

先生 Mr. Patil, Somashekhar Bhimagouda

「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
Passing the plan	反對 Oppose	Baguio Villa residents were not consulted contrary to what's claimed by the developer.
Traffic during construction	反對 Oppose	With existing Wah Fu development, Pokfulam area is already affected by traffic congestion. This will be further impacted negatively with new development in the area.
Site Selection	反對 Oppose	With steep hill of 80m between Pokfulam Road & Victoria Road will require significant site preparation efforts, let alone be expensive and negative impact on vegetation.

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- R3558

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3488

參考編號
Reference Number: 240522-235453-50452

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

提交日期及時間
Date and time of submission: 22/05/2024 23:54:53

「申述人」全名
Full Name of "Representer": 先生 Mr. SUN Zhenning

「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:

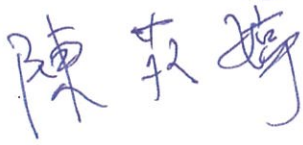
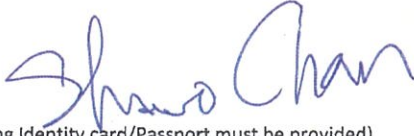

有關事項 Subject Matters	性質 Nature	理由 Reason
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(1) the site's extreme proximity to school with the school being downhill and taking all debris being blown from the site
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(2) the noise construction will generate which is almost unmitigable and the school being in close proximity will affect the giving of instructions, and
Hong Kong University's application to develop a Global Innovation Center	反對 Oppose	(3) the existing state of traffic around cyberport is already bad enough, Victoria Road cannot possibly support another major construction involving 4.7 hectares of land even if conducted in phases.

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

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	檔案編號		
	Date Received	收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  陳 霽 寧 </div> <div style="text-align: center;">  Shun Chan </div> </div> <p>(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)</p>	
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*) <div style="text-align: center;">  RECEIVED 21 MAY 2024 Town Planning Board </div> <p>(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)</p>	
* Delete as appropriate 請刪去不適用者 Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」	

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

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

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

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	嚴重交通阻塞
XX	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	XX
XX	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	XX

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

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

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

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

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

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pok Fu Lam 02P No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	risks of landslides
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	risks of landslides
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	risks of landslides
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。		
risks of slide slides		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3561	Submission Number: TPB/R/S/H10/22- S3504
	Date Received 收到日期		

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

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



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

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

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



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* Delete as appropriate 請刪去不適用者

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

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

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

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

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	嚴重交通擠堵
XX	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	XX
XX	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	XX

Any proposed amendments to the plan? If yes, please specify the details.
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☒ at the appropriate box 請在適當的方格內加上 ☒ 號

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3562	Submission Number: TPB/R/S/H10/22- S3507
	檔案編號		
	Date Received 收到日期		

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1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士 (下稱「申述人」)

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

Ms CHUN YEE YUING

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

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



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

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

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

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

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
GLOBAL INNOVATION CENTRE IN POKFULAM	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	LARGE SCALE REMOVAL OF TREES WILL LEAD TO POSSIBLE LANDSLIDE IN FUTURE IMPACT ON CONSERVATION OF GREEN BELT AND THE ENVIRONMENT
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	CONGESTION OF TRAFFIC IN THE AREA, THE LACK OF TRANSPORT NETWORK
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

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

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

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應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

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3563	Submission Number: TPB/R/S/H10/22- S3510
	檔案編號		
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- 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*)

陳泳欽 CHAN WING YAM EUGENIA

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

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

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

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* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		薄林林興建大國際創新中心 No. S/H 10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
選址大當	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	興建完工後, 這些設施, 如 氣氣罐 和 實驗室 在運作時對附近居民造成潛在風險。
施工期間嚴重擾民	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	施工期間, 此住宅區的住戶將面對嚴重噪音, 而且此區域有大量有小朋友的家庭為主, 噪音加上灰塵滋擾將影響各家庭。
車流量大幅增加	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	此區域沒有港鐵設施, 住戶及建築工人, 以及將來於科研工作人員對該區的工共交通需求大增 (主要是小巴和巴士), 故影響薄林林交通嚴重阻塞。
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Representation on Pok Fu Lam O2P No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項? <input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Reasons 理由 [^]
交通		公共交通 嚴重不足 很多時都要等候很久。
環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	空氣會受到 影響 沙塵及嘈 雜聲。
野生動物	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	建築期間, 對野生 動物及雀鳥有好 大威脅
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.
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☒ at the appropriate box 請在適當的方格內加上 ☒ 號

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3565	Submission Number: TPB/R/S/H10/22- S3512
	檔案編號		
	Date Received	收到日期	

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

提出此宗申述的人士（下稱「申述人」）

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

MR. SURESH DATTA

(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*)

- N/A -

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

申述詳情(如有需要,請另頁說明)*

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

REPRESENTATION ON POKFULAM
OZP no S/H10/22

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Location is in the Greenbelt in residential area very close to my block no 22. oppose cutting of 2000 trees & disturbing the ecological environment, flora & fauna. Also against 1972 Moratorium. It This must be moved to another location
Risk of landslide, death & destruction	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The 220,000 sqm redevelopment will cause risk of landslide like the 08 May 1912 in Baguio villa that killed 2 people. Do not want any tragedy.
Inadequate traffic infrastructure + dust, congestion	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Victoria Rd & nearby vicinity does not have adequate transport infrastructure, which will cause huge traffic congestion, dust & noise pollution. Govt. should not turn Baguio villa into a public housing by such excessive construction
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。		
→ HKU/TPB should move GIC to the already constructed 18T park in Sant'in in LoL Ma Chiau as per Govt's policy of national integration with China in GBA. It will also reduce costs meet GIC objective.		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No	Representation Number: TPB/R/S/H10/22- R3566	Submission Number: TPB/R/S/H10/22- S3513
	檔案編號		
	Date Received 收到日期		

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

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

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

NG OI MAN Vivian

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

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

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

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

* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP NO. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
自然環境的破壞	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	樹木及自然生物
交通嚴重擠塞	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	現在已經交通工具不足, 等車時間很長。
空氣污染	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	因為建築物產生的灰塵, 令空氣質素不好。
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3567	Submission Number: TPB/R/S/H10/22- S3514
	Date Received 收到日期		

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

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

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

LEE SIU WA IVY

(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*)

N/A



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

* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP NO. S/H10/22
--	--

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

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Hong Kong needs more trees than buildings. To kill the trees to make space for human selfishness and ego. Can we take care
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	of the nature first. Pokfulam is getting more crowded and polluted. We don't need more
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	construction around this area.

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3568	Submission Number: TPB/R/S/H10/22- S3515
	檔案編號		
	Date Received		
	收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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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*)

ANG, IRENE LI RONG

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

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

RECEIVED

21 MAY 2024

Town Planning Board

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* 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)		POKFULAM OZP No. S/H10/22 IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
INCREASE TRAFFIC CONGESTION ON VICTORIA ROAD	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	VICTORIA ROAD ONLY HAS ONE LANE GOING EACH DIRECTION. THE ADDITIONAL BUILDINGS AND EMPLOYEES WILL INCREASE TRAFFIC FLOW AND CONGESTION.
DISEASE & VACCINE RESEARCH CENTRE	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	TOO CLOSE TO ORDINARY RESIDENTS. ACCIDENTS AT THESE CENTERS PUT INNOCENT RESIDENTS AT HEALTH RISK. THE STORAGE OF DANGEROUS GOODS & CHEMICALS ALSO CAN POTENTIALLY PUT RESIDENTS AT RISK.
DESTABILIZING SLOPE	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	TEAR DOWN OF SLOPES FOR BUILDING CONSTRUCTION CAN POTENTIALLY WEAKEN THE SLOPE STABILITY CAUSING LANDSLIDES & LOSS OF HUMAN LIVES.
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。 THE FACILITIES SHOULD BE CONSTRUCTED IN LAND AWAY FROM DENSE RESIDENTIAL POPULATION. POKFULAM IS NOT A SUITABLE LOCATION.		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3569	Submission Number: TPB/R/S/H10/22- S3516
	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處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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- 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」)

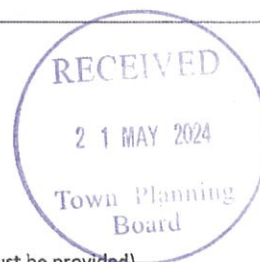
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

YVES MATTHEY-DE-L'Endroit

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

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

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



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

* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)*

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

Representation on Pok Fu Lam
OZP No. 5/H10/22

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

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Mother nature is angry, remove the trees to build more building. Have we think about the
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	environment: we do not need more buildings around Pokfulam. The Wah Fu Estate redevelopment
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	will be on going for another 20+ years. Do we need more construction here? Have we thought about the pollution
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。		
In HKG and the weather is getting abnormal!!		

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

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

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

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

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

Representation Number:

Form No. S6 表格第 S6 號

TPB/R/S/H10/22- R3570

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3519
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

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

WONG WING IAI RONNIE MR

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

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

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

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* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	POK FU LAM OZP NO S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
選址不當	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	位於靠近位南區的發展帶位置。
車流量大幅增加。	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	施工期間, 出現嚴重交通堵塞, 如建成國際創新中心, 大大增加目前的交通負荷。
成本極高	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	由於陡峭的斜坡建設工程, 耗資龐大, 由納稅人承擔是不必要的支出。
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3571	Submission Number: TPB/R/S/H10/22- S3520
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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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*)

CHENG WAI FAN

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

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

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

RECEIVED

21 MAY 2024

Town Planning Board

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

* 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/H/10/22

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	造成嚴重的交通擠塞
環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	造成空氣及噪音污染
環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	斬掉過千棵樹木 毀掉綠化帶

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3572	Submission Number: TPB/R/S/H10/22- S3521
	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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- 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*)

黃翠娥

(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 Fulam OZP No. S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	嚴重交通阻塞
環境	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	破壞樹木及環境生態 影响斜坡安全
生命安全	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	無人可保證將來的研究 是否合涉及細菌或病毒, 一旦洩漏, 後果嚴重
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3573	Submission Number: TPB/R/S/H10/22- S3522
	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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- 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*)

LEE SEE HIM NELSON

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

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

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



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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		
Representation on Pok Fu Lam OZP No. S/14/10/22		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
興建國際 創新中心	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	噪音、光害景觀
~	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	交通
~	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	破壞環境
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3574	Submission Number: TPB/R/S/H10/22- S3525
	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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- 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*)

FAN KHOK LEUNG

(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 K/O S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
The "passy" the plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	We did not agree the development plan ever. Breach of fiduciary duty & both parties should be pursued legally by residents.
Traffic issue	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The narrow traffic plan does not support large development of how high fu Estate. Lack of further
Site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	- Destroying large area of nature. - the Seriously degrade the existing landscape & ecological value of. - A Some Seriously affect of the existing habitat courses via pole plan a Victoria Road.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3575	Submission Number: TPB/R/S/H10/22- S3526
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- 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*)

Fu Yok Yin

(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@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
The "passing" plan	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<ul style="list-style-type: none"> Break of fiduciary duty false message to the public he agent of the plan.
Traffic issue	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<ul style="list-style-type: none"> Forecast heavy traffic can consume in a long years especially the re-development of Pokfulam Estate. Low public transportation benefits force the higher request of traffic resulting severe inconvenience to current residents.
Site chosen	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<ul style="list-style-type: none"> Severely destroying large area of native woods. The street between Pokfulam Rd & Bradway Rd is too close & affecting nos.
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。 of water courses		

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

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出, 上述事項應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

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3576	Submission Number: TPB/R/S/H10/22- S3528
	檔案編號		
	Date Received		
	收到日期		

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

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

Alistair cornel furst

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

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

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

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(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
(HKU GIC project)

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

Subject matters 有關事項^aAre you supporting or
opposing the subject matter?
你支持還是反對有關事項?Reasons 理由^a(HKU GIC
Project IN
Pok Fu Lam)☐ support 支持
☒ oppose 反對I am 7 years old. I have live here
since I was born. HK is my home
1. I don't think this is a good idea
because it cuts down many trees
2. because it pollute the air very badly☐ support 支持
☒ oppose 反對3 the birds will die because there
will be no more trees
4 already have a huge construction
site at wah fu estate ...☐ support 支持
☒ oppose 反對Please don't do it because
everyone in pok fu lam
will be mad at you!Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。Please build GIC near the airport!
Thank you!# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本, 另須提供電郵地址。

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3577	Submission Number: TPB/R/S/H10/22- S3529
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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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*)

Cheung Wing Chung

(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)		Pokfulam OZP No S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Pokfulam green belt	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Wild lifes & plants should be reserved.
The building construction site	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	San Air / environment pollution. Noise / sound pollution.
Traffic of the related area	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	trucks & building vehicles will ^{will} overload the roads & create ^{create} more accidents.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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


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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3578	Submission Number: TPB/R/S/H10/22- S3531
	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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- 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*) PAU SHIU PING SAMUEL (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*) <div style="text-align: right;">  </div> (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 (SH 10/22)

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

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Grave 1. Ecological & environmental concerns for a green zone. 2. Insurmountable traffic-con traffic overload. (+30,000 persons) 3. Slope safety on a massive scale.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	4. Potential outbreak of extensive bacterial contamination and the like. Maybe chemical toxins as well. Posing severe biochemical hazards
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No.	Representation Number: TPB/R/S/H10/22- R3579	Submission Number: TPB/R/S/H10/22- S3532
	檔案編號		
	Date Received		
	收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

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

Chan Tze Kwan Jovie

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

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

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

RECEIVED

21 MAY 2024

Town Planning Board

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

* 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 GZP No S/H10/22
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
The development	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Not agreed for it will pollute the air, create noise.
Traffic on related area.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The transportation loading will create traffic problems/accidents.
The site chosen green belt.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	The wild lifes will be destroyed, damaged. The pinots live here will be homeless.
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/H10/22- R3580	Submission Number: TPB/R/S/H10/22- S3535
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

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

HING CHAI WILLIAM TANG

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

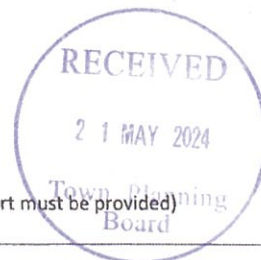
2. Authorized Agent (if applicable) 獲授權代理人(如適用)

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

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

* Delete as appropriate 請刪去不適用者

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



3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP No. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
交通	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	做成嚴重交通擠塞
Green Belt	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Damage natural environment massive tree removals
Inappropriate location	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	close to residential zone there are many other already available locations by 科學園
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。		
Should pick another location!		

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

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

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

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

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

Representation Number:
TPB/R/S/H10/22- R3581

Submission Number:
TPB/R/S/H10/22- S3552

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240521-162714-45578

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

提交日期及時間
Date and time of submission: 21/05/2024 16:27:14

「申述人」全名
Full Name of "Representer": 先生 Mr. BHARWANI BHAGWAN SHIVANDAS

「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	反對 Oppose	BAGUIO VILLA HAS NOT APPROVED THIS PROJECT AND AM NOT SURE WHY THE DEVELOPER HAS CLAIMED WE HAVE.
TRANSPORT CONGESTATION	反對 Oppose	BAGUIO VILLA IS ALREADY FEELING THE BRUNT OF WAH FU DEVELOPMENT AND WILL BE SANDWICHED BETWEEN THE 2 HUGE PROJECTS. TRAFFIC CONGESTATION IS ALREADY BAD WITH WAH FU.
NOISE AND DUST POLLUTION	反對 Oppose	POK FU LAM IS A RESIDENTIAL AREA WITH FAMILIES AND YOUNG CHILDREN. THE DUST AND NOISE POLLUTION WILL BE UNBEARABLE FOR 10 YEARS.

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

--

Representation Number:
TPB/R/S/H10/22- R3582

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3553

參考編號
Reference Number: 240521-171232-71641

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

提交日期及時間
Date and time of submission: 21/05/2024 17:12:32

「申述人」全名
Full Name of "Representer": 女士 Ms. DELA CRUZ LEONIDA CONCEPCION

「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 CONGES TION AN D LOCA TION	反對 Oppose	WE ALREADY FACING TRAFFIC CONGESTATION WITH WAH FU DEVELOPMENT. I LIVE IN BAGUIO VILLA AND WE CANNOT HAVE MORE TRAFFIC IN THE OTHER DIRECTION SASSOON ROAD. PLEASE CONSIDER MOVING THIS PROJECT TO ANOTHER LOCATION
NOISE A ND DUS T POLLU TION	反對 Oppose	POK FU LAM IS A RESIDENTAL NEIGHBOURHOOD WITH YOUNG FAMILIES. WE CANNOT BEAR THE DUST AND NOISE POLLUTION FROM THIS PROJECT FOR 10 YEARS!
NATURE AND EC OLOGY	反對 Oppose	FELLING 2000 TREES IS UNACCEPTABLE. WE HAVE SO MANY BIRDS (COCKATOOS) BUTTERFLIES AND OTHER SMALL INSECTS AND ANIMALS THAT WILL BE DISPLACED IF WE CUT DOWN THESE TREES. PLEASE RECONSIDER.

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

--

Representation Number:
TPB/R/S/H10/22- R3583

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3554

參考編號
Reference Number: 240521-172718-62815

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

提交日期及時間
Date and time of submission: 21/05/2024 17:27:18

「申述人」全名
Full Name of "Representer": 女士 Ms. Megha Daswani

「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
Contrustion of gic	反對 Oppose	Too much pollution and traffic n noise
Plants removal	反對 Oppose	Destroy to nature and air around
Chemical plants	反對 Oppose	Danger and hazard for residents

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

Choose other area

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22- S3295
	Date Received 收到日期	

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

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

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

Megha Daswani

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

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

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



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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Representation on Pok Fu Lam OZP No. S/H10/22	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Megha Daswani
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

[^] Please also note that section 5(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 5(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

Representation Number:

TPB/R/S/H10/22- R3584

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3555

參考編號

Reference Number:

240521-173908-31878

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 17:39:08

「申述人」全名

Full Name of "Representer":

先生 Mr. Thomas Peter Berry

「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
Destruction of green belt land	反對 Oppose	-Destruction of natural environment -Unjustifiable destruction to serene and peaceful nature of the area -heavy road traffic to endanger public safety, alongside storage of hazardous chemicals. Especially concerning given current heavy traffic due to public housing redevelopment down the road
Obfuscation of development information	反對 Oppose	Original plan was 1/3rd current size, with no explanations or reasons given for the need for such a large scale development, particularly given its extremely low density and questionable use cases
Necessity of development & associated local-scale impact	反對 Oppose	HKU has failed to prove the need for such a development, further reinforcing the questionable necessity of the destruction of the green belt

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

- Revocation of permission to destroy green belt land
- Relocation to other previously suggested locations
- Reexamination of use case suggested by HKU

Representation Number:

TPB/R/S/H10/22- R3585

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3565

參考編號

Reference Number:

240521-224556-82752

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

21/05/2024 22:45:56

「申述人」全名

Full Name of "Representer":

先生 Mr. Hasle ronan jean 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
Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre	反對 Oppose	Failure to consult the community.
Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre	反對 Oppose	Dramatic visual impact
Pok Fu Lam OZP No. S/H10/22: Global Innovation Centre	反對 Oppose	Traffic concern

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- R3586

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3567

參考編號

Reference Number:

240522-001237-61750

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 00:12:37

「申述人」全名

Full Name of "Representer":

先生 Mr. Tsoi Tak Wang

「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	1)Timing for Global Innovation Centre is unfavourable.The re are several ongoing construction projects in its nearby places: HKU campus redevelopment, Wah Fu Estate redevelopment, Cyberport extension and QMH redevelopment etc. The magnitudes of traffic loading will greatly increase, how can we ascertain Fire Services Department can keep their Performance Pledge 2)confirm the timeline of South Island Line (West) Project or other alternative public transport options, before construction work starts.

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- R3587

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3568

參考編號
Reference Number: 240522-001843-01758

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

提交日期及時間
Date and time of submission: 22/05/2024 00:18:43

「申述人」全名
Full Name of "Representer": 女士 Ms. Kwok Chi Ling Carinza

「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	1)Location of green belt is too close to residential areas, which will cause a lot of inconvenience and traffic disturbances during the construction period.2)Hong Kong has extreme weather condition from time to time, the slope stability requires much attention. If landslide occurs, it may endanger the lives of residents and school students of Independent School Foundation (Secondary).

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- R3588

Submission Number:
TPB/R/S/H10/22- S3569

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240522-002406-68633

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 00:24:06

「申述人」全名

Full Name of "Representer":

女士 Ms. Tsoi Hang Lam Agnes

「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	1)Massive removal of plants and rocks around 500m will affect the ecological value of this land. A comprehensive Environmental Impact Assessment Report is necessary for our consideration.2)Hong Kong has extreme weather condition from time to time, the slope stability requires much attention. If land slide occurs, it may endanger the lives of residents and school students of Independent School Foundation (Secondary).

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- R3589

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/H10/22- S3570

參考編號

Reference Number:

240522-045538-90407

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 04:55:38

「申述人」全名

Full Name of "Representer":

女士 Ms. Joy Kyun Lalji

「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 construction plan	反對 Oppose	Nitrogen tanks and infectious wastes pose dangers to block 19-21 Baguio Villa residents
The chosen site	反對 Oppose	Destroying the natural green zone, construction are expensive and difficult to build
The traffic	反對 Oppose	Limited bus and minibus serving the residents; cannot afford large-scale construction and another 15,000 people to work here

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- R3590

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3571

參考編號
Reference Number: 240522-060933-95628

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

提交日期及時間
Date and time of submission: 22/05/2024 06:09:33

「申述人」全名
Full Name of "Representer": 女士 Ms. Gie Cecilia Chang

「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 construction plan	反對 Oppose	nitrogen tanks and infectious wastes pose dangers to block 19-21 Baguio Villa residents
The chosen site	反對 Oppose	destroying the natural green zone, construction are expensive and difficult to build
The traffic	反對 Oppose	Limited bus and minibus serving the residents, cannot afford large-scale construction and another 15,000 people to work here

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- R3591

Submission Number:
TPB/R/S/H10/22- S3572

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-073011-62807

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

提交日期及時間
Date and time of submission: 22/05/2024 07:30:11

「申述人」全名
Full Name of "Representer": 女士 Ms. Hannah Huang Goff

「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
Vegetated slope	反對 Oppose	Destroying greenery close to residents.
Slop construction	反對 Oppose	High cost project
HKU innovation Center	反對 Oppose	Make the area more traffic and less stable.

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- R3592

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/H10/22- S3573

參考編號
Reference Number: 240522-074614-49532

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

提交日期及時間
Date and time of submission: 22/05/2024 07:46:14

「申述人」全名
Full Name of "Representer": 女士 Ms. Ann Marie Darracott

「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
Environment	反對 Oppose	Will destroy a green belt area
Health	反對 Oppose	Will pollute the atmosphere in the area with toxic substances that are a danger to health
Traffic	反對 Oppose	There has already been immense redevelopment of the area with the cyberport and wah fu expansions the road system in the area and public transport systems will not cope with the increase in traffic. Any entrance should be made off Pokfulam Road which has a much wider road system

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- R3593

Submission Number:
TPB/R/S/H10/22- S3574

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-093359-89671

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

提交日期及時間
Date and time of submission: 22/05/2024 09:33:59

「申述人」全名
Full Name of "Representer": 女士 Ms. YANG CHIA SHAN

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
HKU builds GIC at green belt in Pokfulam	反對 Oppose	Damage the environment
Same as above	反對 Oppose	Traffic around the area will get much worse.
Same as above	反對 Oppose	The facility intended to be used is unsafe for the residents.

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- R3594

Submission Number:
TPB/R/S/H10/22- S3575

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-094410-56666

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

提交日期及時間
Date and time of submission: 22/05/2024 09:44:10

「申述人」全名
Full Name of "Representer": 女士 Ms. LAI CHARISSE WING YAN

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
HKU builds GIC at the green belt in Pokfulam	反對 Oppose	Damage the environment
Same as above	反對 Oppose	Bad for traffic
Same as above	反對 Oppose	The lab facility is unsafe for the residents

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- R3595

Submission Number:
TPB/R/S/H10/22- S3576

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-094930-44226

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

提交日期及時間
Date and time of submission: 22/05/2024 09:49:30

「申述人」全名
Full Name of "Representer": 先生 Mr. LAI PEI CHUNG

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
HKU builds GIC at the green belt in Pokfulam	反對 Oppose	Damage the environment
Same as above	反對 Oppose	The traffic can get much worse.
Same as above	反對 Oppose	The lab facility might cause danger to the residents.

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- R3596

Submission Number:
TPB/R/S/H10/22- S3577

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-104121-64628

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

提交日期及時間
Date and time of submission: 22/05/2024 10:41:21

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

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3597

Submission Number:
TPB/R/S/H10/22- S3578

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-104323-33914

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

提交日期及時間
Date and time of submission: 22/05/2024 10:43:23

「申述人」全名
Full Name of "Representer": 先生 Mr. Fung Siu Wing

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

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

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

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

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

支持香港發展，但項目選址嚴重錯誤

Representation Number:
TPB/R/S/H10/22- R3598

Submission Number:
TPB/R/S/H10/22- S3579

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-104422-20768

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

提交日期及時間
Date and time of submission: 22/05/2024 10:44:22

「申述人」全名
Full Name of "Representer": 先生 Mr. Mak Ying Kit

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

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

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

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

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

支持香港發展，但項目選址嚴重錯誤

Representation Number:

TPB/R/S/H10/22- R3599

Submission Number:

TPB/R/S/H10/22- S3580

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240522-110204-09079

提交限期

Deadline for submission:

22/05/2024

提交日期及時間

Date and time of submission:

22/05/2024 11:02:04

「申述人」全名

Full Name of "Representer":

先生 Mr. ROBERTS, NICHOLAS PIERS

「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
I OPPOSE THESE PLANS	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>

	ng in and out of building site) and ability to learn (due to high volume of noise fro m the construction and traffic). I would strongly opposite this plan from going ahead at the proposed site for serio us social and environmental concerns.
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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- R3600

Submission Number:
TPB/R/S/H10/22- S3581

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240522-113528-75018

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

提交日期及時間
Date and time of submission: 22/05/2024 11:35:28

「申述人」全名
Full Name of "Representer": 女士 Ms. To man lai

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

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

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

有關事項 Subject Matters	性質 Nature	理由 Reason
反對香港大學興建國際創科中心	反對 Oppose	工程造成環境/空氣污染
反對香港大學興建國際創科中心	反對 Oppose	工程有考慮交通負荷
反對香港大學興建國際創科中心	反對 Oppose	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):

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