

TOWN PLANNING BOARD

**TPB Paper No. 10987
For Consideration by the
Town Planning Board on 1.11.2024**

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

**CONSIDERATION OF REPRESENTATIONS NO.
TPB/R/S/H10/22 – R1 TO R143 AND R145 TO R3678**

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H10/22-R1 TO R143 AND
R145 TO R3678

Subject of Representations	Representers (No. TPB/R/S/H10/22-) Total: 3,677*
<p><u>Amendment Item (Item) A:</u> Rezoning of a site between Pok Fu Lam Road (PFLR) and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” (“R(C)6”) and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) with incorporation of a new set of Notes for the “OU(Global Innovation Centre)” zone</p> <p><u>Item B1:</u> Rezoning of strips of land along Victoria Road from area shown as ‘Road’ to “GB”</p> <p><u>Item B2:</u> Rezoning of strips of land along Victoria Road from “GB” to area shown as ‘Road’</p> <p><u>Item C:</u> Rezoning of a strip of land to the south of Wah Mei House, Wah Fu Estate from “Open Space” (“O”) to “Residential (Group A)” (“R(A)”) ”</p>	<p><u>Support Item A (Total: 248)*</u></p> <p>R1: The University of Hong Kong (HKU) R2: Hong Kong Productivity Council (HKPC) R3: Eric Chan (Chief Public Mission Officer of the Hong Kong Cyberport Management Company Limited) R4 to R143, R145 to R205 and R207 to R250: Individuals</p> <p><u>Support Item A with Adverse Views on Item A (1)</u> R206: Individual</p> <p><u>Oppose All or Individual Items (Total: 3,411)</u></p> <p><u>Oppose Item A Only (Total: 3,383)</u></p> <p><u>Ebenezer School and Related Organisations (7)</u> R251: Ebenezer School R252: Ebenezer Child Care Centre and Early Intervention Programme for Visually Impaired Children R253: Ebenezer Care and Attention Home R254: Ebenezer Project Works R255: Ebenezer New Hope School R256: The Ebenezer School and Home for the Visually Impaired Limited R257: Wong Tin Ling Tammy (Principal of Ebenezer New Hope School)</p> <p><u>Incorporated Owners (IO) (2)</u> R258: The Incorporated Owners of Royalton R259: The Incorporated Owners of No. 6 and 10 Mount Davis Road</p> <p><u>Political Party (1)</u> R262: New People’s Party</p> <p><u>Green / Concern Groups (3)</u> R263: Designing Hong Kong R264: The Hong Kong Bird Watching Society R265: Kadoorie Farm and Botanic Garden</p>

	<p><u>Individuals / Companies (3,370)</u> R260 to R261 and R266 to R3633</p> <p><u>Oppose Items A and B2 (Total: 3)</u> R3634 to R3636: Individuals</p> <p><u>Oppose Items A, B1 and B2 (Total: 13)</u> R3637: The Conservancy Association R3638 to R3649: Individuals</p> <p><u>Oppose All Items (Total: 12)</u> R3650: John Batten (Convenor of Central & Western Concern Group) R3651 to R3661: Individuals</p>
	<p><u>Provide Views on Item A Only (Total: 16)</u></p> <p><u>Legislative Council (LegCo) Members (2)</u> R3664: Chan Judy Kapui R3665: Chan Hok Fung</p> <p><u>Southern District Council Members (10)</u> R3666: 林詠欣 R3667: Nicole Wong R3668: Vera Ho R3669: Cheung Wai Nam R3670: 李嘉盈 R3671: Chu Lap Wai R3672: 黃才立 R3673: Lau Ngai Victor R3674: 陳郁傑 R3675: 蕭煒忠</p> <p><u>Companies (2)</u> R3662: MTR Corporation Limited (MTRCL) R3663: Island South Property Management Limited of Residence Bel-air</p> <p><u>Individuals (2)</u> R3676 and R3677: Individuals</p>
	<p><u>No View Expressed (1)</u> R3678: Individual</p>

Note: The names of all representers are attached at **Annex III**. Soft copies of the submissions are sent to the Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_H10_22.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copies is deposited at the Board's Secretariat for Members' inspection.

* R144 was withdrawn by the representer on 18.10.2024.

1. **Introduction**

- 1.1 On 22.3.2024, the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, 3,677 valid representations were received. On 21.8.2024, the Board agreed to consider all the representations collectively in one group.
- 1.3 On 18.10.2024, the Board agreed to apply to the Secretary for Development (SDEV) for two extensions of the statutory time limits for submission of the Plan to the Chief Executive in Council (CE in C) for approval for a total period of four months from 22.10.2024 to 22.2.2025 under sections 8(7) and 8(8)(a) of the Ordinance¹. On 22.10.2024, the SDEV agreed to the extensions.
- 1.4 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Rezoning of a site between PFLR and Victoria Road from “GB”, “R(C)6” and area shown as ‘Road’ to “OU(Global Innovation Centre)” for Proposed Global Innovation Centre of HKU (about 4.72ha) (Plan H-1)

- 2.1 To develop Hong Kong into an international innovation and technology (I&T) hub as outlined in the ‘Outline of the 14th Five-Year Plan for National Economic and Social Development of the People’s Republic of China and the Long-Range Objectives Through the Year 2035’ (the National 14th Five-Year Plan)², and to consolidate Hong Kong’s leading position in basic research, the 2021 Policy Address (PA) announced that the Government has accepted in principle the proposal from HKU to reserve a site in Pok Fu Lam for construction of deep technology research facilities. The 2022 PA further indicated that I&T would provide key impetus for Hong Kong’s high-quality economic development. Subsequently, the Government promulgated the Hong Kong Innovation and Technology Development Blueprint (the I&T Blueprint) in end-2022, which sets out Hong Kong’s overall I&T development targets for the next five to ten years and

¹ According to the Ordinance, the Secretary for Development may grant at most three 2-month extensions for submission of the OZP to the Chief Executive in Council.

² The National 14th Five-Year Plan, approved by the National People’s Congress in March 2021, supports Hong Kong in enhancing, establishing, and developing into, among other things, an international I&T centre.

outlines the overall directions³ and key strategies through top-level planning and design.

- 2.2 To take forward the PA initiatives, HKU commissioned a rezoning study (the Study) to formulate an Indicative Scheme for the proposed Global Innovation Centre (the Centre), and to confirm its technical feasibility. The Indicative Scheme includes six broad uses: (i) research; (ii) teaching, learning, exhibition and conference; (iii) communal open space and landscape area; (iv) office; (v) scholars' residence/staff quarters, catering and recreation; and (vi) supporting facilities.
- 2.3 With a total gross floor area (GFA) of about 222,720m² and a building height (BH) of 158mPD, the proposed development will comprise two major building zones: the Lower Zone (P10/F to LG/F) containing a 11-storey structural podium to accommodate research facilities requiring sizeable floor plates, and the Upper Zone (G/F to R/F) above podium featuring seven 6-storey towers for research, office, conference and exhibition uses and one 9-storey block as Scholars' Residence/ Staff Quarters (**Drawings H-1a to H-1n**). One vehicular access at PFLR and two vehicular accesses at Victoria Road will be provided at 1/F (138mPD), P9/F (66mPD) and P10/F (57.5mPD) respectively (**Drawings H-1a, H-1b, H-1c, H-1h and H-1v**). Pedestrian accesses will be provided at PFLR and Victoria Road. A future connection bridge would connect the University Street (also serving as an Emergency Vehicular Access (EVA)) at UG/F (133mPD) of the proposed development to the planned expansion of the Medical Campus of HKU (HKUMed) to its west (**Drawings H-1g and H-1n**). The Centre is planned to accommodate a total of about 7,000 employees from Hong Kong and overseas, including a maximum of 1,500 world-class research teams supported by management staff, technicians, and in-house professors from various faculties/departments of HKU. The major development parameters of the Indicative Scheme, which form the basis for conducting technical assessments, are summarised as follows:

Site Area (about)	4.72ha	
GFA (about)	Total	222,720m ²
	<i>Non-domestic</i>	212,100m ²
	Research	87,400m ²
	Academic	50,000m ²
	Conference/Exhibition	40,000m ²
	Office	30,000m ²
	Supporting Facilities (shops, eating place, cafeteria, etc.)	4,700m ²
	<i>Domestic</i> - Scholars' Residence/ Staff Quarters	10,620m ²
No. of Blocks	<u>Upper Zone</u> : seven 6-storey non-domestic towers (i.e. Buildings A1, A2, A3, A4, A5, B1 and C) and one 9-storey domestic tower (i.e. Building B2) <u>Lower Zone</u> : 11-storey structural podium	

³ The I&T Blueprint outlines four broad development directions: (i) to enhance the I&T ecosystem and promote 'new industrialisation' in Hong Kong; (ii) to enlarge the I&T talent pool to create a strong impetus for growth; (iii) to promote digital economy development and develop Hong Kong into a smart city; and (iv) to proactively integrate into the overall development of the country and consolidate our role as a bridge connecting the Mainland and the world.

BH	Maximum 158mPD	
Main Use(s) on Each Floor	<i>Upper Zone (Towers)</i>	
	Buildings A1, A2, A3, A4, A5, B1 and C	Building B2
	<ul style="list-style-type: none"> ♦ Roof/F (158mPD): planter ♦ 2- 4/F: research, academic, office and conference facilities ♦ 1/F (138mPD): arrival plaza, vehicular and pedestrian access to PFLR, research, academic, office and conference facilities ♦ UG/F (133mPD): research, office and conference facilities, communal open space ♦ G/F (128mPD): restaurant, cafeteria, shops 	G/F(128mPD) to Roof/F (158mPD): flats
	<i>Lower Zone (Structural Podium)</i>	
	<ul style="list-style-type: none"> ♦ LG/F (123mPD): connection bridge to HKUMed, driveway, carpark, plant rooms ♦ P1-5/F: research and office ♦ P6/F: research ♦ P7/F: driveway, carpark and research ♦ P8/F: vehicular drum and plant rooms ♦ P9/F (66mPD): vehicular access to Victoria Road, vehicular drum ♦ P10/F (57.5mPD): vehicular and pedestrian accesses to Victoria Road 	
Estimated Population	Employees : about 7,000 Residents : about 350	
Communal Open Space	Not less than 12,000m ²	
Parking and Loading/ Unloading (L/UL) Provision	Parking Provision: <ul style="list-style-type: none"> • Private Car – 364 spaces (including 5 accessible spaces) • Motorcycle – 20 spaces L/UL Provision: <ul style="list-style-type: none"> • 16 light goods vehicles (LGV) bays • 8 heavy goods vehicles (HGV) bays 	

2.4 The technical assessments conducted under the Study have demonstrated no insurmountable technical problems or impacts arising from the proposed development. The Centre will be developed in three phases (**Drawing H-1a**), with the first phase tentatively scheduled for completion by 2028. The remaining phases will be developed thereafter.

- 2.5 To facilitate the development of the Centre, Item A Site has been rezoned from “GB” (4.12ha), “R(C)6”⁴ (0.51ha) and area shown as ‘Road’ (0.09ha) to “OU(Global Innovation Centre)”⁵, subject to a maximum GFA of 222,720m² (including a maximum domestic GFA of 10,620m²) and a maximum BH of 158mPD. The stipulated development parameters are the same as the Indicative Scheme which is supported by technical assessments.

Items B1 and B2 – Rezoning of strips of land along Victoria Road to reflect the as-built conditions (Plans H-1 to H-3, H-4d and H-4e)

- 2.6 Narrow strips of land along Victoria Road have been rezoned from area shown as ‘Road’ to “GB” (Item B1, about 581m²), and from “GB” to area shown as ‘Road’ (Item B2, about 1,500m²) to reflect the existing alignment of Victoria Road and adjoining vegetated slopes.

Item C – Rezoning of a strip of land at Wah Fu Estate to reflect the as-built condition (Plans H-1 and H-5 to H-7b)

- 2.7 The strip of land (about 730m²) at Waterfall Bay Road to the south of Wah Mei House, Wah Fu Estate has been rezoned from “Open Space” (“O”) to “R(A)” to reflect the as-built condition and the land grant boundary of Wah Fu Estate.

Amendments to the Notes and Explanatory Statement (ES) of the OZP

- 2.8 In relation to Item A above, the Notes and ES of the OZP have been revised to incorporate the “OU(Global Innovation Centre)” zone. Opportunity has also been taken to update the general information for various land use zones in the ES to reflect the latest status and planning circumstances of the OZP.

The Draft OZP

- 2.9 On 1.3.2024, the Metro Planning Committee (MPC) of the Board agreed that the proposed amendments to the approved Pok Fu Lam OZP No. S/H10/21 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 3/24 is available on the Board’s website⁶, and an extract of the minutes of the MPC meeting is at **Annex V**. Subsequently, the draft Pok Fu Lam OZP No. S/H10/22 was gazetted on 22.3.2024.

⁴ Development in “R(C)6” is subject to maximum 12 storeys in addition to 1 storey of carports and maximum building height of 137 mPD. The maximum permissible plot ratio and site coverage are 2.1 and 17.5% respectively based on a development with 12 domestic storeys.

⁵ Column 1 uses which are always permitted under the zone include ‘Eating Place’, ‘Educational Institution’, ‘Exhibition or Convention Hall’, ‘Flat (staff quarters only)’, ‘Information Technology and Telecommunications Industries’, ‘Office’, ‘Research, Design and Development Centre’, ‘Residential Institution’ and ‘Shop and Services’.

⁶ The MPC Paper No. 3/24 is available on the Board’s website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/737_mpc_agenda.html

3. Local Consultation

Prior to Submission of the Proposed Amendments to the MPC

- 3.1 On 17.1.2024, HKU consulted the Development Planning Committee (DPC) of the Southern District Council (SDC) regarding the Centre⁷. Members of DPC of SDC (DC members) generally supported the Centre but suggested HKU provide more information about the project to the SDC and nearby residents/ stakeholders, particularly those from Baguio Villas, Woodbury Court, Home for the Visually Impaired (Ebenezer School) and Ebenezer New Hope School; to report progress of the project periodically to the SDC; to implement suitable mitigation measures to address the environmental, visual, traffic and heritage impacts as well as construction nuisances associated with the proposed development; to enhance STEM education by sharing knowledge with primary and secondary schools in the Southern District; and to explore synergies with Queen Mary Hospital (QMH) and Cyberport. In light of various development projects in the Southern District, such as the Wah Fu Estate Redevelopment⁸, Yu Kwong Chuen redevelopment, and QMH redevelopment, some DC members expressed concern on the completion date of the proposed development relative to the completion of the South Island Line (West) (SIL(W))⁹ and the cumulative traffic impact from the various projects. Some DC members also suggested HKU provide more open space and pet-friendly green space within the proposed development and consider incorporating the adjoining land zoned “R(C)6” for a better layout of the Centre. The Chairman concluded that HKU should strengthen communication with local stakeholders, including Baguio Villa, Woodbury Court and Ebenezer School, and pay attention to issues such as noise and environmental impact during construction. Detailed views and comments from the DC members, along with HKU’s responses, are outlined in the minutes of the DPC of SDC meeting at **Annex VI**.

Upon Gazettal of the Draft OZP

- 3.2 During the exhibition period of the draft OZP, SDC Members were notified on 22.3.2024 that members of the public could submit representations on the amendments in writing to the Secretary of the Board. Ten DC Members (**R3666 to R3675**) submitted representations expressing their concerns about the Centre under Item A.
- 3.3 To engage stakeholders and local community, HKU conducted two briefing sessions for residents of Baguio Villa and surrounding neighborhoods on 13.5.2024 and 14.5.2024. HKU (**R1**) also held meeting with Ebenezer (**R251 to R257**) on 17.5.2024.

⁷ The relevant discussion paper of the DPC meeting is available on the SDC website at https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_doc/DPC/25654/DPC_2024_01_TC.pdf

⁸ In total, the Wah Fu Estate Redevelopment project will produce about 21,120 flats, representing a net increase of 11,920 flats.

⁹ The proposed SIL(W) aims to connect areas around Aberdeen, Wah Fu and Cyberport to Wong Chuk Hang Station on the South Island Line (East) and HKU Station on the Island Line. The alignment for the proposed SIL(W) is currently under planning. The Government is actively taking forward the planning of the proposed SIL(W) and targets to firm up a suitable technical solution in 2024. The initial target completion date for the proposed SIL(W) is between 2034 and 2038.

4. Latest Development of the Centre

On 5.8.2024, HKU wrote a letter to the Innovation, Technology and Industry Bureau (ITIB) indicating that HKU had thoroughly reviewed and acknowledged the local concerns reflected in the representations to the Board, and would intensify their engagement with stakeholders to ensure their views on the Centre could be addressed as much as practicable and would explore options for scaling down the development parameters of the Centre to strategically address the stakeholders' concerns. Through a press statement promulgated on 3.10.2024¹⁰, HKU informed the public that it had decided to take some time to strategically amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable. Moreover, the project team of HKU will endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process. In view of the HKU's latest decision, the Government issued a press release later on the same day to welcome and agree for the HKU, as the project proponent, to proceed as proposed in its press release to suitably revise its development scale and layout in order to specifically respond to stakeholders' views on environment, transport, visual, and other aspects. The Government also indicated in the press release that the HKU should enhance its communication with the community and maintain positive interactions with stakeholders, in particular to explain the site selection of Pok Fu Lam and how the proposed development would benefit the neighbourhood, and that the Government would continue to provide appropriate support for the project¹¹. In view of the above latest developments, it is considered prudent to allow time for HKU to enhance its communication with the community and review its proposed development to suitably revise its development scale and layout in order to specifically respond to stakeholders' views on various aspects. As foreshadowed in the press release issued by Government on 3.10.2024, it is recommended to amend the zoning of Site A from "OU(Global Innovation Centre)" to an interim zoning of "Undetermined" ("U"). More details are provided in paragraph 7 below. As HKU's revised proposal has not yet been submitted to the Government, the responses in section 6 below are based on the Indicative Scheme submitted earlier.

5. The Representation Sites and Their Surrounding Areas

5.1 The Representation Sites and Their Surrounding Areas

Representation Site under Item A (Plans H-2 to H-4f)

5.1.1 Item A Site (a piece of government land of about 4.72ha) is an elongated vegetated slope between PFLR and Victoria Road with a level difference of about 80m and five channelised watercourses running through it. Its surrounding areas are predominately occupied by educational facilities of HKU, as well as residential developments on the slopes along PFLR and Victoria Road:

¹⁰ HKU's Press Statement is available on HKU's website at <https://www.hku.hk/press/press-releases/detail/27770.html>

¹¹ The Government's press release is at <https://www.info.gov.hk/gia/general/202410/03/P2024100300513.htm>

- (i) to the north are educational facilities, including the proposed campus expansion of the HKUMed zoned “Government, Institution or Community (1)” (“G/IC(1)”) (about 1.64 ha) with a building height restriction (BHR) of 164mPD, a cluster of HKUMed premises with BHs from 132mPD to 190mPD along Sassoon Road (academic building at 3 Sassoon Road, Jockey Club Building for Interdisciplinary Research, Patrick Manson Building, Madam S.H. HO Residence for Medical Students, Laboratory Animal Unit, and HKU Li Ka Shing Faculty of Medicine), the former Caritas Wu Cheng Chung Secondary School¹² with BH of 115mPD zoned “G/IC”, five blocks of 5- to 6-storey residential buildings zoned “R(C)1”, and QMH¹³ with BHs of up to 231mPD across PFLR zoned “G/IC”;
- (ii) to the immediate east is the Ebenezer School zoned “R(C)7” with a BHR of 151mPD¹⁴ which is intended to be redeveloped for private residential development after the relocation of the Ebenezer School to Tung Chung, the Ebenezer New Hope School (146mPD) zoned “G/IC”, and a vegetated slope zoned “R(C)6” with a BHR of 137mPD planned for private residential development. Further east are PFLR (a primary distributor road with two lanes for each direction ascending from about 139mPD in the north to about 142mPD in the south) and several medium-rise residential towers zoned “R(C)”, namely Royalton II (216mPD), Royalton (217mPD), Redcliff (216mPD), Jessville Tower (227mPD), and HKU’s residences at Middleton Towers (203mPD), High West and University Hall (184mPD);
- (iii) to the immediate south-east and south are a 20-storey residential tower named Woodbury Court (218mPD) zoned “R(C)6”, a vegetated slope, and a medium-rise residential development, namely Baguio Villa (163mPD), zoned “R(C)”¹⁵; and
- (iv) to the immediate west is Victoria Road (a district distributor with two traffic lanes descending from about 70mPD in the north to about 57mPD in the south).

¹² According to the review of vacant school premises (VSP) sites in accordance with the Central Clearing House Mechanism published on 27.5.2024, the site is recommended to be retained for G/IC uses.

¹³ The QMH Redevelopment project (Phase 1) is targeted for completion in 2024/25.

¹⁴ The site of Ebenezer School and Ebenezer New Hope School (approximately 0.99 ha in total), which has been providing education and social welfare services since 1930s, was zoned as “G/IC” since the publication of the first Pok Fu Lam OZP on 28.2.1986, to reflect the existing uses. On 6.5.2022, the MPC partially agreed to the s.12A application No. Y/H10/14 to rezone the Ebenezer School site (0.65ha) to “R(C)7” for residential use, with a maximum PR of 1.9, a maximum BH of 151mPD, and a requirement for the submission of a layout plan to address the concerns of the Environmental Protection Development (EPD) regarding air quality, traffic noise, and sewerage aspects. The site of Ebenezer New Hope School (0.34ha) continues to provide services for the visually impaired and remains zoned as “G/IC”. On 22.7.2022, the draft Pok Fu Lam OZP No. S/H10/20, reflecting the Board’s decision, was published for public inspection. On 10.2.2023, the Board considered the representations and comments and decided not to uphold the representations. The draft OZP was approved on 30.5.2023 and renumbered as S/H10/21.

¹⁵ The shortest distance between the boundary of the Item A Site and the residential blocks of Upper Baguio Villa is about 20m.

Representation Sites under Items B1 and B2 (Plans H-2, H-3, H-4d and H-4e)

- 5.1.2 Item B1 Sites (about 581m²), zoned as “GB”, are vegetated slopes adjoining Victoria Road. Item B2 Sites (about 1,500m²), designated as ‘Road’, form part of the existing Victoria Road.

Representation Site under Item C (Plans H-5 to H-7b)

- 5.1.3 Item C Site (about 730m²), zoned as “R(A)”, is part of the existing Wah Fu Estate.

5.2 Planning Intentions

- 5.2.1 The planning intentions of the relevant zones in relation to the above representation sites are as follows:

- (a) the “OU(Global Innovation Centre)” zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research;
- (b) the “GB” zone is intended primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone;
- (c) the “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building; and
- (d) area shown as ‘Road’ mainly depicts the area reserved for road purpose.

6. The Representations

6.1 Subject of Representations

- 6.1.1 During the two-month exhibition period, 3,677 valid representations were received, including 248 supporting Item A, one supporting Item A with adverse views, 3,411 opposing Item A or other amendment items, 16 providing views on Item A, and one without expressing any view.
- 6.1.2 Among the 248 supportive representations, 245 were submitted by individuals in standard format (**R4 to R143, R145 to R205 and R207 to R250**). The remaining three were submitted by HKU (**R1**), the Hong Kong Productivity Council (**R2**), and the Chief Public Mission Officer of the Hong Kong Cyberport Management Company Limited (**R3**). One supportive representation with adverse views on Item A was submitted by an individual (**R206**).

- 6.1.3 Among the 3,411 adverse representations, 2,916 were submitted in nine types of standard formats by mainly individuals. All 3,411 adverse representations are related to Item A. Three also oppose Item B2, 13 oppose both Items B1 and B2, while 12 against all items. Seven adverse representations were submitted by Ebenezer or related organizations (**R251** to **R257**), two by the Incorporated Owners of Royalton and No. 6 and 10 Mount Davis Road (**R258** and **R259**), one by a member of New People Party (**R262**), five by green/ concern groups (**R263** to **R265**, **R3637** and **R3650**), and the remaining 3,396 from companies or individuals.
- 6.1.4 All 16 representations providing views are related to Item A, including one by MTRCL (**R3662**), one by Island South Property Management Limited of Residence Bel-air (**R3663**), two by LegCo members (**R3664** and **R3665**), ten by SDC members (**R3666** to **R3675**), and two by individuals (**R3676** and **R3677**).
- 6.1.5 The major grounds, views and proposals of the representations, along with PlanD's responses in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 6.2 below. The major grounds and views of the representations are indexed at **Annex IV**.

6.2 Major Grounds, Views, and Proposals of and Responses to Representations

Supportive Representations (249)

- 6.2.1 The major grounds and views from the 249 supportive representations in relation to Item A (**R1** to **R143** and **R145** to **R250**), including one also with adverse views (**R206 (Part)**), are summarised below.

6.2.2 *Strategic Development and Importance of the Centre*

Major Grounds/ Views	
(S-A1)	First conceived in the 2021 PA, the Centre supports the National 14 th Five-Year Plan and the I&T Blueprint. The Centre is a response to the Central Government's direction of 'new quality productive forces' (新質生產力), as proposed by President Xi Jinping at the National People's Congress and the National People's Political Consultative Conference.
(S-A2)	<p>In the 2023-24 Budget, the Government has earmarked \$3 billion to promote the development of facilities to 'enhance basic research in frontier technology fields such as Artificial Intelligence (AI) and quantum technology' and to 'better realise research capabilities in making breakthrough out of the blue'.</p> <p>The Centre would be the first research facility dedicated to upstream deep technology in Hong Kong and the region, acting as a transdisciplinary hub for basic research and a fountainhead for original discoveries. With initially proposed strategic research disciplines including biotechnology, quantum technology, new materials, new energy, AI, computer technology, and financial technology, the Centre will bring together researchers from various fields, which require</p>

	dedicated space to accommodate various upstream research activities. As some experiments necessitate specialised equipment and spatial designs, having a large footprint with utility support, the Centre will attract both local and international research teams, which can ultimately grow the talent pool in Hong Kong.
(S-A3)	Hong Kong needs to transform its economic structure beyond traditional pillar industries for economic diversification and resilience. As part of the city-wide effort to enhance I&T competitiveness, the Centre can create more development opportunities for local scientists, researchers, and aspiring entrepreneurs, thereby promoting I&T development and aligning with the strategic government policies of new industrialisation and driving quality economic growth.
(S-A4)	There will be more technology transfer, commercialization and startups among Hong Kong and the Greater Bay Area (GBA) in the long run. By creating high-value and highly-skilled jobs, fostering synergy across I&T stakeholders, and attracting more global talent and enterprises, the Centre aspires to generate research outcomes that can support technology transfer and commercialisation at universities, research institutes, enterprises, and startups, ultimately promoting the quality and sustainable development of Hong Kong and the GBA.
(S-A5)	The Centre can offer advanced educational opportunities and training programmes in deep technology fields, equipping the next generation of scientists and engineers for the rapidly evolving technological landscape.
Responses	
(a)	The supportive views are noted.

6.2.3 Site Suitability, Land Use Compatibility and Design Merits

Major Grounds/ Views	
(S-B1)	The strategic location, being in close proximity to the existing HKU campus and other academic and research facilities of the HKUMed at Sassoon Road, QMH and Cyberport, will combine the strengths of research and development (R&D) infrastructure. This will foster positive synergies among HKU staff, clinical and medical experts at QMH and HKUMed facilities, and tech businesses in Cyberport, forming an 'Island Innovation Corridor' that will promote access to talent, research collaboration, interdisciplinary interactions, and knowledge sharing in the Pok Fu Lam area, thereby uplifting the reputation of the entire district.
(S-B2)	The building profile and design of the Centre have thoroughly considered the surrounding landscape and will adopt a terraced design that seeks to blend with the existing environment. Building separation and layout have been meticulously oriented to maximise air and visual permeability, while the height and bulk of the new buildings will be compatible with the surrounding environment, creating a

	stepping height profile in the area. Technical assessments have indicated no significant adverse impacts on air ventilation and visual permeability.
(S-B3)	Tree planting will be planned in clusters to recreate the habitat. Newly planted tree species are carefully selected to sustain and attract biodiversity. A landscaped courtyard at the podium level (Drawing H-1o) will be provided for recreational activities, offering communal open space for users of the Centre and members of the public.
(S-B4)	The provision of pedestrian access between PFLR and Victoria Road within the Centre would improve pedestrian circulation in the area, allowing the public to overcome significant level differences between the two major roads. A new footpath through the podium level, connecting with the adjacent HKUMed academic complex and Sassoon Road, will also be provided within the Centre.
Responses	
(a)	The supportive views are noted.

6.2.4 Technical Feasibility

Major Grounds/ Views	
(S-C1)	A traffic impact assessment (TIA) has been conducted by HKU, and the findings indicate compatibility with the public transport and road network near the Item A Site.
(S-C2)	The research facilities and buildings in the Centre will be carefully designed to comply with international safety standards, and monitoring will be conducted to mitigate potential risks.
(S-C3)	Due consideration will be given during the detailed design process of the Centre to address interface issues with the proposed SIL(W).
(S-C4)	The management and advisory teams of the Centre shall include professionals from sectors of legal, accounting, incubation services, investment, and business connectivity to drive the success of the Centre.
Responses	
(a)	The supportive views are noted.

Supportive Representation with Adverse Views (1), Opposing Representations (3,411) and Representations Providing Views (16)

6.2.5 3,411 representations (**R251 to R3661**) oppose all or individual items while one supportive representation in relation to Item A provides adverse views on Item A (**R206 (Part)**). 16 representations (**R3662 to R3677**) provide

views on Item A. The major grounds, views, and proposals raised in these representations are summarised below.

Item A

6.2.6 Strategic Planning and Site Selection

Major Grounds/ Views	
(A1)	The Centre, currently being planned and developed in the Pok Fu Lam area, does not align with wider national (The National 14 th Five-Year Plan), regional (The Outline Development Plan for the Guangdong-Hong Kong-Macao GBA), and territorial (The Hong Kong 2030+ and Northern Metropolis Development Strategy (NMDS)) planning and development strategies, which advocate for establishing an international I&T centre in the Northern Metropolis (NM).
(A2)	<p>Although the development of the Centre was announced in the 2021 PA, this has been superseded by the 2022 PA, which proposes moving full steam ahead with the construction of the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) and expediting the development of San Tin Technopole in NM. These sites are more preferable for the Centre due to their strategic locations, which are in close proximity to Shenzhen and the GBA, facilitating cross-border collaboration and partnership between Hong Kong and Shenzhen while enhancing Hong Kong's integration into the GBA.</p> <p>The San Tin Technopole is strategically positioned as the hub for clustered I&T development. The proposed state-of-the-art infrastructure, excellent connectivity, self-sufficient planning, integrated neighbourhood, safe and secure I&T infrastructures, and planned transport infrastructure are conducive to supporting the upstream, midstream, and downstream interaction of innovative concepts and ideas. The relocation of the Centre to the San Tin Technopole could be beneficial, as it aligns with the mission of driving Hong Kong into an international I&T hub. Extensive I&T land reserved in San Tin Technopole can support the development of state-of-the-art laboratories and other facilities (the required GFA of about 222,720m² is just about 3% of the I&T GFA available in the San Tin Technopole¹⁶).</p> <p>There are also other I&T locations in Hong Kong, such as Hong Kong Science and Technology Parks (HKSTP)¹⁷ and Cyberport, which could better accommodate the Centre in a more compatible and synergistic manner.</p>

¹⁶ Based on the Revised Recommended Outline Development Plan (RODP) for San Tin Lok Ma Chau (STLMC) area (<https://nmsantintech.hk/en/land-use-proposal/rodp/>), together with the HSITP at the 87-ha Loop, the San Tin Technopole will supply about 300 ha of I&T land, which is capable of accommodating a total GFA of about 7 million m². Within the STLMC area, about 210 ha of land generating a total GFA of about 5.7 million m² is planned for I&T use.

¹⁷ The HKSTP includes the Hong Kong Science Park in Shatin, Innocentre in Kowloon Tong, and Innoparks in Tai Po, Tseung Kwan O and Yuen Long.

(A3)	HKU did not provide any information or details on site selection criteria and assessment and failed to consider alternative sites (e.g. those that do not involve “GB” zones, those that are more convenient and accessible by mass transit and other public transport modes, and those that are away from existing residential developments).
(A4)	<p>The selection of the Item A Site for the Centre is purely for HKU’s own convenience of being close to the HKU Main Campus. The proposed development is not a teaching facility, and thus there is no need for it to be near HKU and in the Pok Fu Lam area.</p> <p>It is not sensible to develop the Centre in the Pok Fu Lam area, where there is no critical mass or cluster of upstream (R&D), midstream (prototype or application development), and downstream (manufacturing) facilities nearby. It is highly doubtful whether the development of the Centre in the Pok Fu Lam area would achieve its stated objectives effectively. A long completion year is also detrimental to attracting talent and achieving the goal of establishing Hong Kong as an international innovation hub.</p>
(A5)	The Item A Site lacks convenient public transport access, with limited options and no mass transit available. The Site is also far from the Hong Kong International Airport and the high-speed train station. The Site has limited scope for future expansion as it is bounded by roads and residential developments in the immediate vicinity. Other leading universities, such as Oxford University and the University of Cambridge, have located their associated innovation centres and science parks outside the main university areas, where land and transportation access are more readily available.
(A6)	HKU should consider making better use of HKU premises with low occupancy rates and other sites in Pok Fu Lam, such as the former Caritas Wu Cheng Chung Secondary School, old residential blocks at Northcote Close, slopes north of QMH, areas along Victoria Road, the area south of Wah Fu Estate, and Mount Davis. HKU should also examine other locations such as the ex-Lamma Quarry, the West Kowloon Cultural District, Kai Tak Development, the area near Hong Kong Academy of Medicine in Wong Chuk Hang, Lei Yue Mun Park, and areas in Lantau Island near the Hong Kong International Airport.
Responses	
(a)	<p>In response to (A1) to (A6):</p> <p>To position Hong Kong as an international hub for I&T, the 2021 PA has indicated the Government's in-principle acceptance of HKU's proposal to reserve a site in Pok Fu Lam for the construction of facilities dedicated to deep technology research.</p> <p>According to ITIB, I&T is a major driver that can spur economic development and new quality productive forces. The Government promulgated the I&T Blueprint in late 2022, setting out four development directions and eight major strategies, which include enhancement to the</p>

I&T ecosystem and promotion of interactive development across the upstream, midstream and downstream sectors.

The strategic directions emphasized in the I&T Blueprint can be realised in various forms, locations, and projects by different stakeholders. While the San Tin Technopole (including the HSITP in the Lok Ma Chau Loop (the Loop)) in the Northern Metropolis, being Government-initiated and funded infrastructural facilities and I&T projects, can provide new land for building a hub for clustered I&T development, they are by no means the only suitable and/or available platforms for achieving the Government's I&T development goals.

As advised by ITIB, the strategic positioning of San Tin Technopole is to become a hub for the development of various I&T clusters, aiming to create synergy with the Guangdong-Hong Kong-Macao GBA cities, particularly Shenzhen. Additionally, it will provide an enabling environment for the development of upstream, midstream and downstream activities along the I&T value chain, thereby fostering a comprehensive I&T ecosystem. It can also provide larger land parcels for establishing pilot transformation bases and mass production facilities. In other words, I&T activities in San Tin Technopole are expected to include commercialisation and industry-based I&T activities, in addition to R&D.

Regarding the Science Park and Cyberport, ITIB advises that these established technology clusters are two key infrastructures in Hong Kong that support various I&T endeavours, including R&D and start-up incubation. Managed by the Hong Kong Science and Technology Parks Corporation (HKSTPC) and Cyberport respectively, these clusters are equipped with purpose-built facilities that address the development needs and strategic missions of their relevant technology sectors.

HKSTPC supports I&T development in Hong Kong through the provision of laboratory space and related facilities for R&D activities. HKSTPC is developing Batch 1 of Stage 2 of the Science Park Expansion Programme, which is slated for completion in Q1 2025, thereby adding approximately 13 000m² of GFA, mainly for wet laboratories to sustain the growth of the park ecosystem.

Cyberport serves as the flagship for Hong Kong's information and communications technology (ICT) industry. The Cyberport expansion project involves the construction of a new office building with a GFA of about 66,000m², providing additional facilities, including offices, co-working spaces, a data services platform, a multifunction hall, and ancillary facilities. The construction work has commenced and is expected to be completed by the end of 2025.

ITIB indicates that the expansion projects at Science Park and Cyberport are aimed at strengthening the infrastructural support and provision of space to their respective communities for furthering their public mission to foster vibrant development of the local technology and start-up clusters.

Meanwhile, the three InnoParks in Tai Po, Yuen Long and Tseung Kwan O are managed by HKSTPC to promote advanced industries and new industrialisation through the development of specialised multi-storey and highly efficient industrial buildings, as well as the granting of land to suitable tenants and grantees.

The development of San Tin Technopole and expansion of Science Park and Cyberport are not intended to supersede or substitute other I&T endeavours, such as the HKU-initiated Global Innovation Centre which is a distinct initiative concerning mainly basic researches in the upstream and related teaching/ academic facilities near its existing campus.

ITIB considers that each I&T endeavour has its own objectives, positioning, foci, considerations and other project-specific criteria and requirements. ITIB also respects the choice of site and development proposal put forward by the HKU.

According to HKU, the Centre is set to be the first dedicated compound for deep technology basic research in Hong Kong. It represents an interdisciplinary initiative that leverages HKU's strengths across multiple domains, including health sciences, energy technology and environmental sciences, quantum technologies, AI and data sciences, as well as fundamental physical and chemical sciences. The Centre aims to tackle some of the most pressing global challenges through ground-breaking scientific discoveries and technological advancements.

The Item A Site has been considered by HKU as the most suitable location for the Centre having regard to size, land availability, accessibility to other HKU facilities, and the site's constructability and developability supported by existing infrastructure. To facilitate efficient access for researchers, professors, and students, it is vital that the Centre is situated within a reasonable travel distance from HKU's Main Campus. According to HKU, establishing the Centre at the Item A Site will enhance the clustering effect and foster synergy with HKU's existing resources located at Sassoon Road Campus, Centennial Campus, and Main Campus, thereby promoting a dynamic and cohesive environment for collaboration that will fortify Hong Kong's status as a premier international hub for research and academia.

To take forward the PA initiative, HKU has engaged a consultant to conduct a technical feasibility study to formulate an Indicative Scheme for the Centre and confirm its technical feasibility. Its technical assessments have confirmed that no significant technical challenges or adverse impacts are anticipated from the Centre. Moreover, relevant government departments have expressed no in-principle objection to the development at the Item A Site. With confirmation from the ITIB that the Centre aligns with the policy goals to enhance Hong Kong's status as an international hub for research and development while consolidating its leadership in basic research, the Item A Site was rezoned from "GB" to "OU(Global Innovation Centre)".

	<p>Regarding other sites suggested by representers, many of them are planned or committed for other specific uses and/or unlikely to meet HKU's site selection consideration. None has gone through technical assessments to demonstrate the site is feasible for HKU's proposed use.</p> <p>Taking into account views expressed in the representations, HKU has decided to take some time to strategically review and amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable. The local community will also be consulted on the revised development plan. For the way forward, please refer to paragraph 7 below.</p>
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6.2.7 *Compatibility of Land Uses and Development Intensity, Urban Design, Visual and Air Ventilation*

Major Grounds/ Views	
(B1)	<p>The Centre is incompatible with the green and tranquil environment of Pok Fu Lam and is not in line with the planning intentions of the "GB" and "R(C)" zones, which are primarily intended for conserving the existing natural environment amid built-up areas/ at the urban fringe, and for developing low to medium-rise and low to medium-density residential developments respectively. There is a general presumption against development within the "GB" zone.</p>
(B2)	<p>The 2023 PA announces that <i>'more than half of the approximately 16,000ha of "GB" areas are subject to clear development constraints. Of the remaining 8,000ha, 1,200ha are included in various development projects...Developing the rest of the "GB" areas, which include many slopes, has been considered highly challenging. As the Government has already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plans for the time being to further use the "GB" areas for large-scale development.'</i> As such, developing the Centre at the Item A Site, which was previously zoned "GB", is inappropriate and would set a bad precedent for developing "GB" zones.</p> <p>The "GB" zone in Pok Fu Lam is predominantly divided by PFLR. The approved Pok Fu Lam OZP No. S/H10/15 initially designated approximately 45ha and 83.6ha "GB" zones for the downhill area (west of PFLR) and uphill area (east of PFLR), respectively. Subsequently, the current OZP No. S/H10/22 reduced these areas to about 38.5ha and 78.9ha, respectively. The proposed development, leading to a loss of 4.12ha "GB" zone, exceeds 3% of the total area of "GB" zone on the OZP. The scale of the proposed development should not surpass 3% of the "GB" area situated downhill of PFLR. Previous OZP amendments involved rezoning numerous "GB" sites near Wah Fu Estate for public housing development, resulting in the loss of trees and greenery in Pok Fu Lam.</p>

	No demonstration of exceptional circumstances and no provision of strong justifications and planning ground have been provided by HKU for rezoning this “GB” site, which violates the Town Planning Board Guidelines for Applications for Development within the “Green Belt” Zone under section 16 of the Town Planning Ordinance (TPB PG-No.10).
(B3)	Regarding the proposed uses, some representers opine that research and laboratory facilities should be constructed on land away from dense residential populations, schools, and educational facilities. The commercial operations within the Centre will also likely cause significant disturbances to local residents. As rental apartments are available in the private market and HKU is constructing staff quarters at High West in the vicinity, the proposed scholars’ residence/ staff quarters are deemed unnecessary. One representer considers that only the necessary component, i.e. the laboratory, should be kept for the Centre.
(B4)	The Centre, with a GFA of approximately 222,720m ² and a PR equivalent to about 4.7, is considered excessive in scale compared to the adjoining “R(C)” sites. There is no justification for such a massive development.
(B5)	<p>The proposed BH of 158mPD exceeds the level of PFLR and contradicts the planning intention for this area as stated in the ES of the OZP. The intention is to permit high-rise developments on the landward side of PFLR while using the hills as a background to reduce visual effect. On the seaward side along the section of PFLR to the north of its junction with Chi Fu Road, the aim is to keep developments below the level of PFLR as far as possible in order to preserve public views, amenity, and the general character of the area. The proposed maximum BH of 158mPD represents a significant visual bulk that lacks visual relief, obstructing public views from PFLR. The actual effect on visual amenities and visual resources obtained from PFLR is likely to be worsen as there would be possible rooftop structures permitted above the development.</p> <p>The proposed development would have significant adverse impact on the transient views of bus passengers as they could no longer enjoy distant open views of the ocean.</p>
(B6)	The proposed development will dramatically alter the outlook of Victoria Road. The current scheme with aboveground car parks, manoeuvring space and E&M provisions in the podium deck contributes to unavoidable building bulk and excessive height. Together with the approved expansion of the HKUMed campus, the green buffer between Sassoon Road and Baguio Villa will be impacted and denuded by the podium deck and elevated internal roads.
(B7)	The Visual Impact Assessment (VIA) appears to be inadequate in thoroughly considering the implications on local residents who currently enjoy unobstructed views of the natural terrain and vegetation. These will be completely destroyed by the Centre.

	<p>The excessive scale of the proposed development, particularly its proximity to Baguio Villa and Woodbury Court, is likely to result in detrimental visual impacts on the adjoining residential buildings. The presence of new massive structures may create a sense of claustrophobia, which can significantly affect residents' mental well-being.</p>
(B8)	<p>The proposed visual mitigation measures are inadequate and fail to mitigate the visual impact:</p> <ul style="list-style-type: none"> • the terraced building design and decorative edge planting are restricted only to the western elevations of the buildings and are not visible from PFLR; • the proposed landscaping spaces at the UG/F and rooftop levels of the buildings, which are set back from PFLR, represent a minimal enhancement to amenity when compared with the existing natural greenery slope; and • the building gaps and separations are repeatedly obstructed by building blocks. These design features and voids are proposed at levels where direct views of the sky and downhill toward the ocean could not be secured, which significantly diminishing the sense of openness and visual relief. There are no unobstructed view corridors through the Item A Site.
(B9)	<p>The scale of the proposed development may disrupt the existing serene ambience of the community, alter the character of the neighbourhood, and impact the landscape and amenities of the locality, which may subsequently result in the loss of a unique and cherished local character, diminish the quality of life for local residents and reduce the area's desirability as a residential community. Long-standing residents may feel alienated or compelled to move out due to these changes, putting strain on the social fabric of the community and shifting demographic patterns. The local identity and historical significance of the community would be eroded. The Government should prioritize benefits for local residents rather than jeopardizing the community.</p> <p>The Centre should reduce its footprint and scale, and its design should undergo rigorous scrutiny. Necessary modifications should be undertaken to address the concerns raised.</p>
(B10)	<p>There is a lack of consideration given to the context and character of low-density development at No.138 PFLR (Plan H-2). The representer (R260) claims that the owners have paid a significant land premium for modification of lease at 138 PFLR based on the unobstructed views they currently enjoy. They have a legitimate expectation that the well-established planning policies, zoning scheme, and development restrictions stipulated in the approved OZP will be respected.</p>

(B11)	The green buffer between Baguio Villa and Woodbury Court acts as a ventilation corridor and an important barrier against noise and dust from PFLR and Victoria Road. Natural ventilation, and therefore the health of residents, will be affected by the proposed massive development, which comprises a single podium spreading across the entirety of Victoria Road and eight towers above PFLR.
(B12)	Sustainable urban planning aims to balance economic development with environmental protection and social equity. The proposed development prioritizes economic interests over long-term sustainability of the community and the environment. Effective urban planning should integrate considerations of land use efficiency, infrastructure capacity, and environmental resilience. The development should enhance the liveability and inclusiveness of the urban environment, providing benefits such as green spaces, public amenities and cultural preservation. The development should be re-evaluated to align with these comprehensive urban planning principles, fostering balanced and harmonious development that benefits all stakeholders.
Proposals	
(i)	R255, R256, R260, R261, R264, R3303, R3601, R3607, R3608, R3609, R3610, R3612 and R3614 propose to revert the Item A Site back to original “GB” and “R(C)6” zones.
(ii)	<p>In case the TPB accepts that the Centre cannot be located to an alternative site, R251 to R256 propose the following amendments to the OZP (Drawings H-2a to H-2d and H-3 respectively):</p> <ul style="list-style-type: none"> to incorporate gradation of BH profile / stepped BH sub-areas (i.e. 123mPD, 183mPD, 188mPD, 168mPD and 158mPD) (Drawing H-2d by R255); to incorporate BH sub-areas (i.e. 130mPD directly in front of the Ebenezer School and 137mPD for the remaining area) (Drawing H-3 by R256); to move all proposed uses of the Centre under Column 2 (R255); to designate 32m wide non-building areas (NBA) between the Ebenezer School/ Ebenezer New Hope School (Drawings H-2d and H3) and the proposed development to maintain the natural character of the area while ensuring adequate sunlight and wind penetration (R255) and ensure that noise and vibration nuisances during the construction phase would be minimised and provide greater openness in front of Ebenezer School which is important for well-being and sensory development of the visually impaired people (R256); and to impose a requirement of Layout Plan submission under section 16 planning application for public to comment and for the Board to

	review the design, layout, and technical aspects of the proposed development (R251 to R256).
(iii)	<p>R260 and R261 propose:</p> <ul style="list-style-type: none"> reducing the BH restriction of the “OU(Global Innovation Centre)” zone to 137mPD (Drawing H-4) so that a greater portion of the ocean would remain for public view; reducing the maximum GFA of the Centre to 112,100m²; moving ‘Flat (staff quarters only)’ and ‘Residential Institution’ uses from Column 1 to Column 2 in the Notes subjecting to the scrutiny of the Board; and to impose a requirement of Layout Plan submission under section 16 planning application for public to comment and for the Board to review the design, layout, and technical aspects of the proposed development.
(iv)	<p>The scheme should be revised by amending zoning boundary/development control provisions on the OZP to achieve the following:</p> <ul style="list-style-type: none"> eliminating or relocating the buildings between Woodbury Court and Baguio Villa (R263, R2446, R3286, R3320, R3324, R3383, R3460 and R3470) (Drawings H-5 and H-6); providing a sufficient buffer (100m to 500m) from Baguio Villa (R2291, R3287, R3408, R3413 and R3537); minimising the impact on the original “GB” area by not exceeding 2 ha (R3337), reducing the size of the proposed development by at least 40% (R3470); achieving scope of development within a smaller site (R3602 and R3603); reducing the BH of the proposed development to not exceeding PFLR (i.e.137mPD including roof-top structures) (R260, R261, R3324 and R3333), BH not exceeding 151mPD (R3545); and sinking down the first usable floor at a level relative to Victoria Road street level (R260) (Drawing H-4).
Responses	
(a)	<p>In response to (B1), (B3) to (B9), (B11), (B12) and (i) to (iv):</p> <p>Taking into account views expressed in the representations, the HKU has decided to take some time to strategically review and amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green</p>

spaces, etc., to address stakeholders' opinions as much as practicable. The local community will also be consulted on the revised development plan. For the way forward, please refer to paragraph 7 below.

The response sets out below is provided **only** on the basis of the HKU's original Indicative Scheme.

Land-use Compatibility

The Item A Site is situated near various existing and planned HKU facilities to the north and northwest along Sassoon Road, existing GIC facilities such as QMH, Ebenezer School and Ebenezer New Hope School to the north and northeast, as well as medium-rise, medium-density residential developments to the northeast, east and south located on the slopes along PFLR and Victoria Road. According to HKU's Indicative Scheme, the main uses of the Centre will focus on research and academic activities, complemented by scholars' residence/ staff quarters and supporting facilities such as shops and eating places. Given the high rental costs in Hong Kong, HKU considers it essential to offer affordable accommodation in close proximity to work to attract I&T talents. The proposed scholars' residence/ staff quarters within the Centre will provide accommodation for staff, visiting scholars (including short-stay overseas scholars), visiting speakers and researchers, and local researchers. The Centre is considered not incompatible with the surrounding areas from land-use perspective.

Development Intensity and Urban Design

The Centre, with a maximum BH of 158mPD, generally aligns with the existing stepped height profile that descends from east to west towards the seaside. This profile ranges from medium-rise developments over 200mPD on the eastern side of PFLR, such as QMH buildings (about 231mPD at Block K), Royalton (about 217mPD), Radcliffe (about 216mPD), and Jessville Tower (about 227mPD), to developments with heights of 160mPD to 200mPD located between PFLR and Victoria Road, such as the academic building at 3 Sassoon Road (about 169mPD), the proposed HKUMed Campus expansion (BHR of 164mPD), Woodbury Court (about 218mPD), Baguio Villa (ranging from about 61mPD to 163mPD), and the Ebenezer School site zoned "R(C)7" (with a BHR of 151mPD) (**Plan H-2**).

While the BH of the proposed development should ideally remain below the level of PFLR (approximately 137mPD) to preserve public views, amenity and the general character of the area, several existing and planned developments to the west of PFLR, such as Bethanie (166mPD), Woodbury Court (219mPD), Ebenezer School (151mPD), the planned HKUMed Campus extension (164mPD), and a cluster of HKU academic buildings at Sassoon Road/PFLR junction (169mPD and 190mPD), already exceed this level. To enhance the visual amenity of the area, the proposed development includes a number of responsive building design features as explained below.

In HKU's Indicative Scheme (**Drawing H-1a**), the Centre comprises

two major building zones. The lower zone features a structural podium with a maximum height of 123mPD, while the upper zone consists of eight towers, each with a maximum BH of 158mPD. According to HKU, this design aims to balance operational requirements for accommodating research facilities that require expansive floor plates while achieving visual openness. The podium design incorporates building voids and an undulating terraced design, with the podium levels descending from east to west to minimize the building bulk and integrate it with the existing topology (**Drawings H-1j to H-1l**). For the eight towers, the design includes two separations of at least 15m between Buildings A1 and A2, and between A5 and C, and one NBA of 10m from the Ebenezer School, aiming to reduce visual impacts and enhance the wind environment (**Drawing H-1n**). Additionally, the building disposition of the Scholars' Residence (Building B2) is designed with consideration to minimise potential visual effects on neighbouring Baguio Villa and Woodbury Court (**Drawings H-1a and H-1f to H-1h**). Considering the proposed design and mitigation measures, the development intensity of the proposed development is considered not incompatible with the surroundings.

Visual Impact

The VIA conducted by HKU identified six public viewing points (VPs), including a footbridge connecting QMH, the Pok Fu Lam No. 1 Fresh Water Service Reservoir (next to a hiking trail), Bethanie (a declared monument), a pavilion near the bus stop at Victoria Road, Cyberport Waterfront Park, and an existing walkway adjacent to HKU Stanley Ho Sports Centre (**Drawings H-1p to H-1u**). The assessment from VPs at the footbridge connecting QMH (**Drawing H-1p**) and pavilion near the bus stop at Victoria Road (**Drawing H-1s**) illustrates the visual impacts of the proposed development to public viewers of transient pedestrians and travellers at PFLR and Victoria Road respectively. The VIA concluded that, with the implementation of good building design features, the proposed development would not lead to any significant adverse or unacceptable visual impacts on public viewers at these VPs. The proposed good building design features of stepped terraced design, landscape treatment at building edges, varying building separations, and building voids at different levels help break up the building mass and maintain visual access to greenery and sky views. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) and Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD) have no adverse comments on the proposed development from urban design and visual perspectives.

Regarding private views, the Town Planning Board Guidelines No. 41 on 'Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board' (TPB PG-No.41) indicate that protecting private views without stifling development opportunities is impractical, especially in the highly developed context of Hong Kong. In the interest of the public, it is more crucial to safeguard public views, particularly those easily accessible and popular among the public or tourists.

Air Ventilation

An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted by HKU to qualitatively assess the potential air ventilation impacts associated with the Centre. The assessment highlights that the annual prevailing winds primarily come from northeast (NE), east-northeast (ENE), and east (E) directions, while the summer prevailing winds predominantly come from the south-southeast (SSE), south (S), and south-southwest (SSW) directions. Under the annual condition, the incoming E and ENE winds from Mount High West are anticipated to pass over the high-rise residential buildings before reaching the Item A Site. Under the summer condition, the SSW and S winds from Telegraph Bay are expected to bypass the high-rise Upper Baguio Villa before arriving at the Item A Site.

Considering the geographical location of the Site and incorporation of various wind permeability enhancement features facilitating wind penetration through the Site, such as aerodynamically shaped building designs and adequate separation between buildings in accordance with the guidelines stipulated in Chapter 11 of the Hong Kong Planning Standards and Guidelines and the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 Sustainable Building Design Guidelines, it is anticipated that the proposed development will not generate adverse air ventilation impacts on the surroundings. CTP/UD&L, PlanD has no adverse comments from air ventilation perspective.

Development Control

With regard to the proposal of requiring a section 16 application and/ or a Layout Plan for the development of the Centre, the proposed development has already taken account of land use efficiency, infrastructure capacity and environmental resilience when formulating the proposal. The technical feasibility study conducted by HKU has demonstrated that the Centre, comprising research, academic, office, conference facilities and scholars' residence/ staff quarters, will not strain the existing and planned infrastructure capacity. With technical feasibility confirmed and relevant Government departments expressing no in-principle objection, it is considered appropriate to include relevant uses such as 'Educational Institution', 'Exhibition or Convention Hall', 'Office', 'Research, Design and Development Centre', 'Information Technology and Telecommunication Industries', 'Residential Institution' and 'Flat (staff quarters only)' as always permitted Column 1 uses within the "OU(Global Innovation Centre)" zone. To accommodate the supporting functions of the Centre, 'Eating Place', 'Place of Recreation, Sports or Culture', and 'Shop and Services' uses are also under Column 1. Apart from providing spaces to bolster the research and academic functions of the Centre, communal open space and vertical connection via lifts and escalators to improve pedestrian connectivity between PFLR and Victoria Road are also proposed within the Centre. These elements will benefit the local community.

	<p>To guide development while allowing for design flexibility, a maximum BHR of 158mPD is stipulated in the Notes of the OZP for the “OU(Global Innovation Centre)” zone. Moreover, the proposed building design features, including <i>‘stepped terraced design, landscape treatment at building edges, building separations of appropriate widths, and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and sky view’</i>, and <i>‘future podium shall adopt an undulating terraced design with podium levels descending from east to west in response to the level difference of the Item A Site between PFLR and Victoria Road’</i> are incorporated into the ES of the OZP with a view to striking a balance between functional requirements and responsive building design. Furthermore, the requirement for traffic impact assessment, noise impact assessment, water supply impact assessment, and sewerage impact assessment, along with the implementation of identified mitigation measures, will be suitably incorporated into the land document. There is no strong need to require a section 16 application for the development of the Centre.</p>
(b)	<p>In response to (B2):</p> <p>While the Government has indicated in the 2023 PA that there was no plan for the time being to further use “GB” areas for large-scale development, it does not cover the Item A Site which has been designated for construction of deep technology research facilities by HKU as stated in 2021 PA, and on-going efforts has been taken to pursue this initiative.</p> <p>Regarding the earlier rezoning of “GB” sites in proximity to Wah Fu Estate for public housing development, these sites were identified through a previous “GB” review that focused on areas at the fringe of built-up areas closer to existing urban areas. Indeed, certain sections of these sites have been paved for plant nursey or other previous temporary uses. It’s worth noting that “GB” still occupies a major portion, amounting to 28.43 % (or 117.43 ha) of the total area covered by the current OZP.</p> <p>The TPB PG-No.10 outlines the assessment criteria for considering section 16 planning applications for developments within “GB” zones, which is not applicable to the subject proposed amendments to the OZP.</p>
(c)	<p>In response to (B10):</p> <p>The lease modification for the lot in No. 138 PFLR primarily relates to (i) increasing the maximum site coverage from 22.5% to 36.2%, and (ii) relaxing the maximum number of storeys permitted for the building within the lot from ‘4 storeys’ to ‘4 storeys excluding the storey solely for carports and plant room’. There is no provision guaranteeing the enjoyment of sea views, nor are there restrictions on the development bulk of adjoining land. District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD) advises that the so-called legitimate expectations of the representers are not sustained other</p>

	than the aforementioned points. The responses in paragraph 6.2.7(a) regarding private views are also relevant.
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6.2.8 *Tree Preservation, Landscape and Ecology*

Major Grounds/ Views/ Suggestions	
(C1)	The original “GB” zone possesses unique historic biological value. The removal of this zone, reduction in foliage coverage, and cutting down of mature trees will have negative effects on the mental, physical and psychological well-being of residents.
(C2)	The proposed development is incompatible with the surrounding area of high landscape value. The Centre should aim to minimise clearing of natural vegetation to reduce impacts on the existing natural landscape and visual amenity. Detailed tree preservation and landscaping proposals should be provided.
(C3)	<p>2,250 trees will be felled and the compensatory planting would only reach about 2,250:854 in quantity and around 10-20% of the felled trees’ total diameter at breast height (DBH). A 1:1 compensatory ratio through preserving/ transplanting more trees and off-site planting in other HKU premises within Pok Fu Lam area should be explored.</p> <p>Despite the landscape proposal indicating the intention to preserve the 70 trees along the watercourses within the Item A Site in the future, they are still categorized as ‘felled trees’. This paradox implies a lack of genuine commitment from HKU towards the preservation of these trees.</p>
(C4)	To enhance public enjoyment of the proposed development, replanting of ornamental plants and flowers to create an attractive photo-taking point within the Centre could be considered.
(C5)	The baseline ecological survey conducted by HKU for the Centre was carried out over a very limited time period. As a result, the quantities of avifauna, herpetofauna, and mammal species identified are lower than what a local naturalist would usually observe during routine walks, prompting concerns regarding the comprehensiveness of the ecological impact assessment (EcoIA).
(C6)	<p>The proposed development will involve the removal of about 2,000 trees and habitats of local wildlife, including critically endangered species like the yellow-crested cockatoo, hawks, wild boars, snakes, black kites, butterflies, squirrels, mynas, magpies, civet cats, and numerous native animal species within the “GB” zone. This removal is detrimental to our environment and degrades the ecological value of the neighbourhood.</p> <p>The removal of the woodland will have adverse impact on wildlife migration and habitat connectivity. Trees serve as safe habitats for animals to migrate, preserving genetic diversity across populations. The loss of the woodland will isolate animals and disrupt their usual migration</p>

	patterns, leading to a decline in species diversity and causing ecological imbalance.
(C7)	The assessment suggesting that the ecological value of the Item A Site is low to medium is disputable due to the maturity and scale of the woodland, along with the presence of protected species. Hence, the significant change of landscape character from woodland to building development represents more than a low to moderate impact.
(C8)	There is currently no woodland compensation proposal for the Centre. Given the steep and undulating terrain of the Item A Site, replanted trees could only be introduced in a piecemeal manner, with no attempts made to ensure an equivalent ecological value and integrity to the woodland habitat.
(C9)	<p>Planting trees on a building podium does not replicate the habitats and ecosystems necessary for diverse fauna. Despite the provision of building voids and skylights, the podium design will obstruct sunlight from reaching the underlying slope. The decorative planters along Victoria Road fail to mitigate the shadow cast by the large concrete structure.</p> <p>The proposed 5m preservation zone offset from watercourses, intended to improve sunlight penetration for ecological preservation, is inadequate.</p> <p>Furthermore, no sun-path analysis has been conducted to assess the shading impact. Similar analyses have been conducted by the Hong Kong Golf Club to provide more information for assessment. Clarification is still needed to critically assess the shading impact on the woodland and the adequacy of sunlight provided by the current building design.</p>
Responses	
(a)	<p>In response to (C1) to (C4):</p> <p>Taking into account views expressed in the representations, the HKU has decided to take some time to strategically review and amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable. The local community will also be consulted on the revised development plan. For the way forward, please refer to paragraph 7 below.</p> <p>The response sets out below is provided only on the basis of the HKU's original Indicative Scheme.</p> <p>HKU's Landscape Proposal (LP) (Landscape Master Plan at Drawing H-1o) has outlined the consideration for balancing preservation of trees and development at the Item A Site which is a vegetated slope between PFLR and Victoria Road. The survey of about 2,250 trees by HKU reveals that the majority are common species with no registered Old and Valuable Trees (OVTs) identified. While emphasizing the intention to retain</p>

	<p>existing trees as much as practicably possible, approximately 223 trees¹⁸ will be retained based on the Indicative Scheme, including three large mature trees with DBH over 1000mm and another large mature tree. Additionally, two trees of rare/protected species (常綠臭椿 和 金剛纂) are proposed to be transplanted within the Item A Site. The podium design would incorporate skylights and building voids to facilitate sunlight and natural ventilation reaching the 70 trees along the preserved watercourses. Due to site constraints and conflicts with the development layout, HKU anticipates that approximately 2,025 trees¹⁹ will inevitably be felled, comprising 22 large mature trees and 250 trees of undesirable species, and only a compensatory planting ratio of approximately 1:0.48 can be achieved. 854 new trees (both native and exotic species) including 423 heavy standard trees and 431 light standard trees will be planted. HKU also clarifies in the LP that the 70 trees along the preserved watercourses, classified as ‘felled trees’, are actually intended for preservation. In the event that any of these trees are found dead during the construction and operational phases of the proposed development, they would also be compensated at a ratio of 1:0.5.</p> <p>A tree preservation clause will be suitably incorporated into the land document to ensure the submission of a tree preservation and removal proposal which shall include, among others, a tree assessment schedule with justifications for tree felling, transplanting and preservation measures, as well as a compensatory planting proposal to be submitted to relevant authority for agreement at the detailed design stage.</p> <p>To enhance the landscaping and greening of the proposed development, HKU commits to providing a minimum of 30% overall greenery coverage and communal open space of at least 12,000m² within the Item A Site, thereby contributing to a quality landscape setting that benefits both the environment and the community. Additional landscape elements are also proposed by HKU, such as a covered landscape plaza and courtyard for events and leisure activities, edge planting to soften the building form, roof planting to mitigate thermal heat, and lush amenity planting to enhance the character, vitality, and amenity of the proposed development. The design requirements incorporated into the ES of the OZP as set out in paragraph 6.2.7(a) above are also relevant.</p> <p>While the proposed development at the Item A Site would inevitably alter the landscape from a woodland to a built environment, CTP/UD&L, PlanD considers that the proposed development is not incompatible with the surrounding environment, which is dominated by medium-rise residential developments and GIC facilities with vegetated slopes.</p>
(b)	<p>In response to (C5) to (C9):</p> <p>According to HKU’s EcoIA, the major habitats within the Item A Site include the mixed woodland and five watercourses running through the</p>

¹⁸ Besides, about 70 existing trees along the preserved watercourses are proposed to be retained, of which most are partially shaded and shade-tolerant species.

¹⁹ 1,695 trees are located within the original “GB” zone and the remaining 260 trees are within the original “R(C)6” zone.

	<p>site (Drawing H-1z). Ecological surveys were conducted during the wet season in 2022 and the dry season in 2022-2023. Three flora species²⁰, one avifauna species²¹, one herpetofauna/ aquatic fauna species²², and one mammal species²³ of conservation interest were identified within the Item A Site. The diversity and abundance of floral and faunal species in the mixed woodland are considered low to moderate. While the diversity and abundance of floral and faunal species in the five watercourses are low, one herpetofauna/ aquatic fauna species of conservation interest was recorded in one of the watercourses. Therefore, the mixed woodland and watercourses within the Item A Site are classified as having ‘Low to Moderate’ ecological value.</p> <p>According to HKU’s Indicative Scheme, the design has aimed to avoid, as much as possible, the loss of the watercourses within the Item A Site. Mitigation measures have been proposed to minimize potential ecological impacts. Building voids and skylights will be incorporated into the podium design to allow sunlight and natural ventilation to reach the preserved watercourses, benefiting their ecology and promoting greenery development (Drawing H-1n). The proposed 5m preservation zones offset from the existing watercourse edges will serve as local habitats for existing flora and fauna and provide sufficient area for future drainage maintenance works. The building voids, skylights and 5m preservation zones have been specified in the ES of the OZP.</p> <p>The EcoIA concluded that the impact of lighting and increased human activities on the foraging behaviour of adjacent avifauna, mammals, herpetofauna, and other wildlife is minor, as the remaining fauna in the Item A Site are disturbance-tolerant and generally adapted to urban fringe habitats. Moreover, the site is currently surrounded by developed areas, which are associated with human disturbance. Therefore, the additional disturbances from the proposed development are not regarded as significant. Furthermore, the mixed woodland adjacent to the site is expected to serve as an alternative habitat for wildlife, as avifauna and mammal species are highly mobile and will adjust their foraging area accordingly. The Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the EcoIA and considered the recommendations on impact mitigation measures acceptable.</p>
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6.2.9 Traffic and Transport

Major Grounds/ Views	
(D1)	The Centre represents a complete violation of the Pok Fu Lam Moratorium (PFLM), which has been in place since 1972 due to traffic concerns. The PFLM aims to prohibit excessive development until there is an overall improvement in the transport network in the area, a condition that has not

²⁰ *Gnetum luofuense* (羅浮買麻藤), *Euphorbia neriifolia* (金剛纂) and *Ailanthus fordii* (常綠臭椿).

²¹ *Milvus migrans*, commonly known as Black Kite (黑鳶).

²² *Quasipaa exilispinosa*, commonly known as Lesser Spiny Frog (小棘蛙).

²³ *Hystrix brachyuran*, commonly known as Chinese Porcupines (馬來箭豬).

	<p>yet been achieved. It appears that the Government manipulates the PFLM to prevent private landowners from redeveloping their land/properties to the extent permitted under the OZP. It would be unreasonable for the Government to simultaneously partially lift the PFLM for the Centre, which is currently situated on unallocated government land with no development rights and would increase traffic flows to a greater extent compared to other smaller-scale private lots.</p>
(D2)	<p>The validity of the TIA prepared by HKU may be subject to challenge due to several flaws and errors in its assumptions and traffic arrangements, leading to an under-estimation of the traffic impacts of the Centre:</p> <ul style="list-style-type: none"> • as the full completion year of the proposed development is uncertain, the design year of 2032 adopted for the assessment cannot provide an accredited forecast of the traffic conditions in the Pok Fu Lam area upon the full completion of the proposed development; • the validity of the traffic survey conducted during weekdays in May, July and December 2022 is undermined, as it took place during the pandemic when work-from-home arrangements were prevalent. In addition, schools are not in session during July and December; • the traffic data adopted did not take into account planned developments such as the Wah Fu Estate Redevelopment and Cyberport Expansion. The assumed number of units for the Ka Wai Man Road public housing development is incorrect; • the proposed vehicular accesses at Victoria Road ignore the difficulties of entering Victoria Road from Lower Baguio Villa; • the assumption that only 15% of trips generated by the proposed development would use Victoria Road is questionable; • the assumption that convention and exhibition events will be held outside of peak hours during weekends is unfounded; • the proposed anti-clockwise route to enter the proposed development from southbound PFLR requires traffic to cross both lanes at a priority junction. Southbound traffic must take a circuitous route to enter the proposed development, resulting in added traffic and congestion at the QMH/ Sassoon Road junction. The mega-width signal-controlled at-grade pedestrian crossing of PFLR would contribute to congestion and accidents. The traffic planning manual requires that such junctions on a primary distributor road should be grade-separated. There are no insurmountable reasons why grade separation should not be provided at this location; and • the results and conclusions of the TIA differ markedly from those of other approved TIAs undertaken in recent years. The TIA has underestimated some of the impacts on the existing highway network and cannot be reliably used to support the Centre.

(D3)	<p>The Centre is planned to accommodate 7,000 employees including about 1,500 research teams. Given the limited road capacity of both Victoria Road and PFLR, the restricted public transport services, and the lack of a concrete implementation programme of the SIL(W), the increased traffic flow resulting from the proposed development may lead to potential traffic congestions along Victoria Road and PFLR during both the construction and operational stages. This congestion could extend its knock-on effects to the Kennedy Town and Mount Davis districts.</p> <p>The increased traffic of the Centre will affect a large number of residents and users of schools and hospital facilities nearby.</p> <p>The students and staff of the Ebenezer Schools will face problems related to traffic congestion and road safety issues during their daily commutes to and from school.</p>
(D4)	<p>Possible obstructions to ambulance routes may jeopardise the prompt provision of emergency medical assistance, posing a threat to public safety. This situation could adversely affect the operation of QMH, especially during the Ching Ming and Chung Yeung Festivals, when there is a large influx of traffic due to the nearby cemeteries.</p> <p>As Victoria Road and PFLR are very sensitive to any incidents or blockages, a traffic sensitivity analysis demonstrating the queueing conditions should be provided in the TIA to justify the traffic impact.</p>
(D5)	<p>There is no construction traffic impact assessment included in the TIA. The site formation, excavation, and removal of 2,000 trees will involve the transportation of large amounts of machinery and debris to and from the Item A Site. The nearby construction works for the QMH Redevelopment, the HKU High West project, the Ka Wai Man Road public housing project, and the Wah Fu Estate Redevelopment have already led to thousands of construction vehicles in the Pok Fu Lam area, causing inconvenience to residents, nuisances, safety concerns, and traffic issues.</p>
(D6)	<p>The proposed improvements (i.e. increase cycle time, provide staggered crossing, and limit service vehicles to access the site during off peak hours) to address the inadequate capacity of the four main road junctions are not physical improvements. HKU should implement comprehensive traffic management and mitigation measures, taking into account the cumulative traffic impact from other developments.</p>
(D7)	<p>The Centre is anticipated to be partially within the zone of influence of the proposed SIL(W) railway project. The alignment of the SIL(W) is currently under review and may change as the design develops. Therefore, there may be direct interfaces between the Centre and SIL(W). HKU should coordinate with MTRCL in the early design stages to ensure the smooth implementation of both projects.</p>

(D8)	<p>It is suggested to adopt the ‘infrastructure first’ (基建先行) approach by implementing the SIL(W) early to improve public transport services in the Pok Fu Lam area.</p> <p>The first phase of the Centre is expected to be completed in 2028, while the future SIL(W) is projected to be operational between 2034 and 2038, according to the Transport Blueprint. A decision should be made to extend the SIL(W) to Kennedy Town.</p>
(D9)	<p>The Centre will cause inconvenience to pedestrians and pose threat to cyclists using Victoria Road. There is no pedestrian impact assessment for PFLR and Victoria Road in the TIA. Additionally, there is no plan showing the widening of pedestrian pavements, which currently have an effective width of 1.3m or less in various locations along PFLR, nor improvements to links to Cyberport and the waterfront park.</p> <p>HKU should commit to designing world-class pedestrian crossings at the entrances on Victoria Road and ensure that the sidewalks could cater to pedestrians, joggers, and runners using Victoria Road. Additional pedestrian connections between PFLR and Victoria Road, as well as between the Centre, Baguio Villa and SIL(W) Cyberport Station, need to be established. It is recommended that the proposed vehicular accesses of the Centre be relocated northwards closer to the Ebenezer School.</p>
Responses	
(a)	<p>In response to (D1):</p> <p>Based on traffic/transport policy considerations, the PFLM, which is an administrative measure introduced by the Government since 1972, restricts lease modification and the sale of Government land to control the amount of traffic generated within the Pok Fu Lam area. In pursuance of the PFLM, the Lands Department (LandsD) will automatically reject all applications for lease modifications within the Pok Fu Lam area that are subject to the PFLM, unless the CE in C orders otherwise (i.e. partial lifting of the PFLM).</p> <p>With the approval from CE in C, the PFLM has been partially lifted in certain cases where the traffic impact assessments indicated that the development would not create adverse traffic impacts, with the implementation of necessary traffic improvement measures or works, and the development is deemed necessary to fulfill public needs. For example, the PFLM was partially lifted for the Cyberport project and the Wah Kwai Estate public housing development. The partial lifting of the PFLM is not unprecedented and is carried out on a case-by-case basis.</p> <p>HKU has conducted a TIA to assess the traffic impact arising from the development of the Centre. According to the TIA, the Centre will not cause unacceptable traffic impacts on the road network, with the implementation of necessary traffic improvement works.</p> <p>In considering the partial lifting of the PFLM, it is necessary for HKU to demonstrate to the relevant authority that the existing transport infrastructure, along with the recommended traffic improvement measures or works, will be capable of coping with the traffic generated from the</p>

	proposed development and the development is necessary to fulfill the public needs. This matter will be dealt with separately at the land grant stage by LandsD and the relevant policy bureau(s).
(b)	<p>In response to (D2) to (D6):</p> <p>The Item A Site is accessible via PFLR and Victoria Road. Based on the TIA submitted by HKU, the proposed development will have four vehicular ingress/ egress points (Drawing H-1v), i.e. one on PFLR, two on Victoria Road, and one on 5 Sassoon Road via a proposed connection bridge through the HKUMed Campus expansion site. According to the TIA submitted by HKU, the assessed junctions (excluding J1, J8, J16 and J17²⁴) and roads links will operate satisfactorily during the AM and PM peak hours in the design year of 2032 (i.e. the scenario with the proposed development) (Drawing H-1y). HKU has proposed junction improvements for J1 (i.e. increasing the cycle time of traffic signals) and J8 (i.e. provision of staggered pedestrian crossing) to ensure adequate junction capacity. Although the junctions J16 and J17 are more distant from the Centre and traffic generated/attracted by the proposed development will only create negligible effect on the capacities of these two more distant junctions, HKU has proposed junction improvement works. According to the TIA, the Centre will not create adverse traffic impact on the local road network.</p> <p>As the development programme of the Centre outlined in the TIA extends only to 2029 with a design year of 2032, HKU has committed to undertaking an updated TIA upon confirmation of final design parameters at the detailed design stage, a construction traffic impact assessment, and a traffic review prior to project commissioning. The requirement for HKU to submit these additional assessments has also been incorporated into the ES of the OZP. As advised by Commissioner for Transport (C for T), HKU should be responsible for designing and implementing at their own cost any traffic improvement measures or works identified through these assessments as necessary to address traffic impacts. Subject to the satisfactory fulfilment of the above requirements, C for T and the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD) have no in-principle objections to the proposed development from traffic engineering and highway maintenance perspectives.</p> <p>Regarding the other assumptions adopted and traffic arrangements proposed in the TIA, C for T has no adverse comments to the assumptions. According to the TIA submitted by HKU:</p> <ul style="list-style-type: none"> the 2022 traffic surveys were conducted under normal school conditions when the epidemic situation was under control with no special arrangements like zoom classes or work-from-home arrangement. An additional verification survey in September 2023 was conducted on a normal weekday, which confirmed that the traffic volumes were lower than those in the 2022 survey. Thus, no adjustment factor for the epidemic situation was required for the

²⁴ Namely PFLR/Sassoon Road/access to QMH (J1), Victoria Road/Sandy Bay Road (J8), signalized junction outside the Belcher's (J16) and Victoria Road/Cadogan Street/Belcher's Street (J17).

	<p>traffic survey in the TIA;</p> <ul style="list-style-type: none"> the TIA has appropriately accounted for major planned and committed developments in the vicinity, such as the Wah Fu Estate Redevelopment and Cyberport Expansion²⁵. The assumed flat number of about 2,300 for the Ka Wai Man Road public housing development aligned with that stated in the latest Planning Brief; there would be no right turn traffic into the Item A Site for traffic travelling from southbound of PFLR. Southbound ingress traffic from Central is proposed via the HKU High West Hostel anti-clockwise loop (Drawing H-1x), and egress traffic to Aberdeen from the subject site is proposed via PFLR northbound, Sassoon Road eastbound and PFLR southbound (Drawing H-1w). This arrangement will restrict the traffic from waiting at PFLR and turning into the Centre, thus minimizing obstruction to traffic flow along PFLR; the access to the car parking spaces at the Centre from Victoria Road and PFLR is separated without internal connection due to the significant level difference between PFLR and Victoria Road, with approximately 15% of car parking spaces accessed via Victoria Road and 85% via PFLR/ Sassoon Road. As such, the assumption of 15% of trips generated by the proposed development would use Victoria Road has been adopted in the TIA; and given the Lee Shau Kee Lecture Centre's similar conference characteristics at HKU Centennial Campus with over 80% of public events on weekends and the remaining 20% on weekdays after peak hours, adding conference related trips to the PM peak hour on weekday is a conservative assessment. Taking into account the established operation schedule and the commitment by HKU, the assumption on zero conference/exhibition trips during the AM peak hour is considered appropriate.
(c)	<p>In response to (D7) and (D8):</p> <p>The Railway Development Office of HyD has advised that the Item A Site falls within the railway influence area and administrative route protection boundary of the proposed SIL(W) project. As outlined in the Transport Blueprint, the Government aims to finalise a suitable technical solution for implementing the SIL(W) in 2024 and plans to commission the line between 2034 and 2038. The Government is actively considering MTRCL's project proposal for the SIL(W). HKU has also met with MTRCL to discuss interfacing issues to ensure smooth coordination of both projects.</p>

²⁵ Other major planned and committed developments that have been taken into account in the TIA include QMH redevelopment, HKU High West Hostel, HKUMed campus expansion, the Ebenezer redevelopment, public housing developments (PHD) at Pok Fu Lam South, HKU academic complex development at Pokfield Road, clinical training amenities centre phase I and II, redevelopment of Jockey Club care and attention home for the elderly at Sandy Bay Road, PHD at Ka Wai Man Road, and two land sale sites at Sai Ning Street.

	The TIA has assumed no modal shift resulting from any new non-road public transport systems for forecasting purposes and does not incorporate the SIL(W) for assessment under the conservative approach.
(d)	<p>In response to (D9):</p> <p>According to the TIA report, HKU has proposed to widen the footpath and pedestrian crossing at Pok Fu Lam Road near the access of the Centre and provide two new cautionary crossings at Victoria Road near Baguio Villa and near Sassoon Road for public use. According to the pedestrian traffic impact assessment in the TIA, the concerned footpaths and crossings under the assessment will operate with adequate pedestrian capacity by the 2032 design year and will not cause adverse impacts on surrounding pedestrian networks.</p> <p>HKU has proposed a vertical connection via lifts and escalators within the Centre and will open to public use within the operation hours (i.e. 06:00 to 01:00 the next day) of the Centre to enhance the pedestrian connectivity between PFLR and Victoria Road. An internal walkway will be provided to connect the Centre with the HKUMed Campus and the HKUMed Campus expansion site (Drawing H-1g). In addition, there is an existing pedestrian connection between HKUMed Academic Building and QMH via the existing footbridge across PFLR.</p> <p>As the Government is still exploring a suitable technical solution for implementing the SIL(W), the precise locations of railway stations have yet to be finalized. Consequently, the design and provision of pedestrian links between any future stations and the Centre can only be reviewed at a later stage.</p> <p>Regarding vehicular accesses of the Centre, response in paragraph 6.2.9 (b) above is also relevant.</p>

6.2.10 Environment

Major Grounds/ Views	
(E1)	No detailed Environmental Impact Assessment (EIA) was conducted for the development.
(E2)	The podium of the Centre will be located directly in front of the apartments of Upper Baguio Villa. Heightened noise levels during both the construction and operational phases could lead to chronic stress, sleep disturbances, and other health issues. There is also grave concern regarding the lighting, waste management, heating, ventilation and air conditioning systems of the development, which may cause nuisances and affect the residents. In particular, the potential adverse noise impact on Blocks 19 and 20 of Baguio Villas is significant, as Buildings B1, B2 and C are situated too close to these residential blocks (Drawing H-1a). The layout of these buildings should be adjusted to allow for adequate building gaps or separation.
(E3)	The significant and prolonged construction nuisance, lasting about 15-20 years, due to noise, dust, and other pollution from the Centre will disturb

	<p>the tranquil lives of residents and disrupt the learning rhythm of nearby students, posing risks to their mental and physical health.</p> <p>The monitoring of construction noise and the provision of 2.5m tall site barriers do not adequately account for the impact on high-rise residents.</p>
(E4)	<p>The removal of “GB” does not align with government policy in the Hong Kong Biodiversity Strategy and Action Plan, nor with the government’s carbon reduction goals. It is contrary to the principles of sustainability due to the permanent loss of “GB” and the very high carbon impact of the proposed development. The felling of 2,000 trees poses a challenge to the collective global efforts aimed at combating climate change. Moreover, the removal of these trees is likely to intensify the urban heat island effect, leading to regionalized temperature escalations and modifications to microclimates.</p>
(E5)	<p>The Centre is west-facing. HKU should consider the installation of solar panels to fulfill its green electrical commitments.</p>
Responses	
(a)	<p>In response to (E1) to (E3):</p> <p>Taking into account views expressed in the representations, the HKU has decided to take some time to strategically review and amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders’ opinions as much as practicable. The local community will also be consulted on the revised development plan. For the way forward, please refer to paragraph 7 below.</p> <p>The response sets out below is provided only on the basis of the HKU’s original Indicative Scheme.</p> <p>A Preliminary Environmental Review (PER) has been carried out by HKU to identify and assess the environmental impact arising during the construction and operational phases of the Centre, instead of an EIA as the Centre is not a designated project under the Environmental Impact Assessment Ordinance. The submitted PER indicates that the Centre is not expected to create significant environmental issues concerning air quality, noise, water quality, or waste management. To mitigate potential noise impacts during the construction phase, several good site practices and noise management techniques have been proposed, such as the use of quiet powered mechanical equipment that generate less noise to minimise disturbances, erecting site hoarding as noise barrier to screen noise at ground level, installing temporary noise barriers to further shield the surrounding areas from noise, utilizing noise enclosures and acoustic mats to minimise sound emission from relatively static powered mechanical equipment, and scheduling construction activities outside school periods in sensitive areas to lessen disruption. To ensure fixed plant noise generated by the Centre would not cause adverse impact on the neighbouring noise sensitive uses during the operational phase, potential fixed noise sources within the Centre shall be properly designed, e.g. utilizing silencers and acoustic linings, to reduce potential noise impact.</p>

	<p>With these mitigation measures in place, any operational and construction-related nuisances are expected to be significantly reduced. The PER concludes that the Centre will not adversely affect the environmental quality of surrounding area during both the construction and operation stages. Furthermore, Director of Environmental Protection (DEP) has expressed no objection.</p> <p>As regards lighting concern, ambient light is already emitted by the existing developments in the vicinity, including residential buildings, various G/IC facilities, and the vehicles and lightings from PFLR and Victoria Road.</p> <p>In addition, during the MPC meeting on 1.3.2024, HKU's representative highlighted that the orientation of the proposed scholars' residence block has been designed to minimise any potential environmental impact and overlooking effect on neighbouring residential development, specifically Baguio Villa.</p>
(b)	<p>In response to (E4) and (E5):</p> <p>Although the submission from HKU does not provide specific information regarding the carbon impact of the proposed development, HKU has committed to ensuring a minimum of 30% overall greenery coverage and communal open space of at least 12,000m² within the Item A Site to enhance landscaping and greening of the proposed development (Drawing H-1o).</p> <p>The responses in paragraph 6.2.8(a) regarding greening and landscaping are also relevant.</p>

6.2.11 Geotechnical and Slope Stability

Major Grounds/ Views	
(F1)	<p>The Item A Site is topographically unsuitable for development as it is located on a vegetated steep slope, which poses a high risk of landslides. According to the ES of the OZP for the "GB" zone, it <i>consists of mainly steep slopes not suitable for development... The difficult topography and geotechnical conditions render these areas unsuitable for development...Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.</i></p> <p>There was a landslide in 1992 in Upper Baguio Villa that killed two persons. The proposed Centre could weaken slope stability and create risks of landslides or other associated problems. Any proposed development on a slope or hillside should not adversely affect slope stability.</p>
(F2)	<p>The Geotechnical Planning Review Report (GPRR) submitted by HKU is only a desktop study, lacking support from ground geological investigation works conducted on-site. There is no solid evidence to support the</p>

	preliminary conclusion that the proposed development is geotechnically feasible. The Item A Site has an 80m difference in elevation, resulting in an average slope exceeding 30 degrees. No Construction Impact Assessment to evaluate construction viability and slope stability has been conducted.
(F3)	No estimate for the project cost has been provided, nor has there been an estimate of the additional project cost due to its inappropriate location. The extensive site formation works are anticipated to be costly and funded by taxpayers. The investment in this Site is not deemed cost-effective.
Responses	
(a)	<p>In response to (F1) and (F2):</p> <p>The elevation of the Item A Site ranges from approximately +67 to +133mPD, featuring sloping natural terrain. According to the submitted GPRR, the proposed site formation works are considered geotechnically feasible, and no insurmountable issues are anticipated from the geotechnical perspective. Ground investigation works will be conducted within the Item A Site. Stability of all slopes (both man-made and natural terrains) and retaining walls within or near the site affecting or being affected by the proposed development will be assessed. Any necessary remedial or upgrading works will be proposed and carried out as necessary during the detailed design stage. The Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) has no objection to the proposed development.</p>
(b)	<p>In response to (F3):</p> <p>According to ITIB, the Centre is a self-financing project initiated by HKU rather than a government-led/financed I&T infrastructure or public works item. HKU has indicated that the Centre will operate as a non-profit, multi-disciplinary research entity, supervised by a Board of Directors and an Executive Committee. HKU is currently working out the detailed capital and recurrent costs associated with the proposed development, as well as identifying potential funding sources (such as private donations and internal resources).</p> <p>At the MPC meeting held on 1.3.2024, HKU's representatives also assured that funding would be secured from both private and public sectors domestically and overseas. The proposed development would also be financed through research grants awarded to future users of the Centre.</p>

6.2.12 Drainage and Utility

Major Grounds/ Views	
(G1)	The removal of the "GB" zone will lead to soil erosion and damage the drainage channels running through the Item A Site. This will affect drainage during heavy rainstorms from High West Peak, leading to increased stormwater runoff and contributing to local flooding and water pollution problems.

(G2)	The proposed development will accommodate a workforce of about 15,000 people, which will require substantial public utilities support, including wastewater discharge, water supply, electricity and town gas. The proposed development will place a burden on the existing facilities network. It is unfair for taxpayers to bear these costs, particularly given the potential for higher expenses at this challenging site.
Responses	
(a)	<p>In response to (G1) and (G2):</p> <p>HKU has conducted Drainage Impact Assessment (DIA)²⁶, Sewerage Impact Assessment (SIA), and Water Supply Impact Assessment (WSIA) for the proposed development. The DIA concludes that the existing drainage infrastructure is adequate to handle the anticipated water flow resulting from the proposed development, and no upgrading works are required.</p> <p>The SIA reveals that upgrading of the existing sewerage system is necessary to effectively convey the sewage generated by the proposed development to the Cyberport Sewage Treatment Plant. Additionally, main-laying works are required to ensure the availability of the necessary water supply for the development.</p> <p>Requirement on submission of SIA and WSIA and implementation of mitigation measures will be suitably incorporated in land document. DEP, Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD), and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no in-principle objections to the proposed development from drainage, sewerage and water supply perspectives.</p>

6.2.13 Health and Safety Concerns

Major Grounds/ Suggestions	
(H1)	No risk assessment was conducted to evaluate the potential hazards and risks associated with the proposed chemical and biomedical research laboratories, dangerous goods (DG) storage facilities, animal storage and testing areas, and nitrogen tanks.
(H2)	<p>The location of the nitrogen tank is too proximate to residential Blocks 19 to 21 of Upper Baguio Villa and will endanger the safety of local residents. There are risks of asphyxiation from nitrogen inhalation (Drawing H-1d).</p> <p>It is prudent to relocate the nitrogen tank at least 100m from residential areas to ensure public safety.</p>
(H3)	HKU may develop a top-tier research facility, including a Biosafety Level 3 (BSL-3) laboratory for the study of diseases, viruses, and vaccinations,

²⁶ Complied with the Drainage Services Department's Stormwater Drainage Manual and a 1 in 200-year storm return period has been adopted for the assessment.

	amongst other medical investigations. However, a BSL-3 laboratory may pose risk of leakage or other biohazard to surrounding neighbourhoods. For this reason, such laboratory should not be established in close proximity to residences.
Responses	
(a)	<p>In response to (H1) to (H3):</p> <p>As explained by HKU's representative at the MPC meeting on 1.3.2024, the majority of the proposed facility would be dry laboratories. Relevant government legislations, regulations, and international environmental and safety standards would be strictly followed.</p> <p>The Director of Fire Services (D of FS) has no specific comment at the present stage since details regarding the expected DG storage, such as class, quantity, storage location, and use area have not yet been provided. Approval of siting any proposed DG facility must be obtained from the Dangerous Goods Control Division (DGCD) of Fire Services Department through submission of General Building Plans to the Buildings Department. A formal application for a DG license should also be submitted to the DGCD for further processing before any approvals or licenses are granted under the provisions of the Dangerous Goods Ordinance (Cap.295) for the storage of DG.</p>

6.2.14 Public Consultation

Major Grounds/ Suggestions	
(I1)	There is a lack of transparent communication and consultation with residents at an early stage for the Centre. Residents of Baguio Villa were notified by a former DC member only ten days before the deadline of submission of representation to the draft Pok Fu Lam OZP. HKU conducted two meetings with residents on 13 and 14.5.2024, but not all queries could be answered or addressed by the HKU spokesperson. It shows that the whole project is not well-planned, and holistic consideration of site selection in wider areas has not been carried out. HKU did not inform residents about the town planning process and proposed amendments to the OZP in their briefing sessions.
(I2)	HKU and Southern District Council members completely failed to inform and conduct any prior consultation with residents of Pok Fu Lam, ignoring resident's opinion on the possible impact on them.
(I3)	HKU should take more time to engage with the community, listen to views, address local concerns, and conduct more structured, open and transparent consultation throughout the planning process.
(I4)	Under section 12A of the Ordinance, there can be improvement to the proposed development through the mechanism of deferments and the provision of additional information. The section 5 amendment process has sidestepped the section 12A process of providing further information and deferments. By incorporating the development directly as an

	<p>amendment to the OZP, the consultation process is only one-third of what it was previously under section 12A, and there is no mechanism for addressing raised issues.</p> <p>Hearing at the meeting is a dead-end for the community as the administration has control over the Board's decision, and plans supported by it are never rejected.</p>
(I5)	The submission deadline for representations should be extended for 2 or 3 months.
Responses	
(a)	<p>In response to (I1) to (I3) and (I5):</p> <p>Prior to the statutory public consultation process, HKU consulted DPC of the SDC on 17.1.2024 regarding the Centre. Comments from SDC members and responses from HKU at the meeting have been summarized in the relevant MPC paper considered by the MPC on 1.3.2024. On the first day of exhibiting the draft OZP, SDC Members were notified of the public right to submit representations on the amendments. Ten DC Members (R3666 to R3675) submitted representations accordingly.</p> <p>The statutory procedures for consulting the public on plan-making have been duly followed. The draft OZP, incorporating Item A, was published for two months pursuant to section 5 of the Ordinance on 22.3.2024. During the statutory two-month exhibition period of the draft Pok Fu Lam OZP No. S/H10/22, 3,677 valid representations were received. All the representations received will be considered by the Board at the hearing meetings and persons who made the representations have been invited to attend the meeting to present their views to the Board.</p> <p>In accordance with section 6(1) of the Ordinance, any representation in respect of a draft plan shall be made within two months of the exhibition period. There is no provision in the Ordinance to extend the exhibition period of the draft plan.</p> <p>HKU has recently announced that it has decided to take some time to strategically amend the development plan of the GIC. The project team of HKU will endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process.</p>
(b)	<p>In response to (I4):</p> <p>Given the 2021 PA's initiative for reserving a site in Pok Fu Lam for the construction of deep technology research facilities and the relevant Government departments' agreement to various technical assessments conducted by HKU, a streamlined approach was adopted to facilitate the rezoning process. Instead of requiring HKU to submit a section 12A application which will be processed within two months or a longer time if further information from the applicant is accepted, the proposed amendments to the OZP together with HKU's planning submission and technical assessments were submitted to the MPC of the Board for</p>

	<p>consideration. With the MPC's agreement to the proposed amendments, the statutory procedure of gazetting the proposed amendments for public to make representations and subsequently hearing of representations under section 5 and section 6 of the Ordinance respectively would remain the same.</p> <p>The same streamlined approach has been adopted for some other projects with policy support of relevant bureau and technical assessments conducted to the satisfaction of relevant Government departments. Examples include residential and/or commercial developments by MTRCL in association with railway station/ facilities, and development of social welfare facility by non-governmental organisations.</p> <p>The streamlined approach has not undermined public consultation for the zoning amendment. Under the Ordinance currently in force (since 1 September 2023), public consultation of zoning amendment would still need to be carried out under section 5 of the Ordinance, as in the current case whereby the amendments were published for comments for two months and representers were invited to present their views directly before TPB.</p>
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6.2.15 Others

Major Grounds/ Views	
(J1)	HKU has not provided any information on the funding source and cost of the proposed development. The Government should put resources into other issues under the current economic downturn and the need for responsible financial management.
(J2)	The Item A Site was originally a village in the 1930s, and a heritage impact assessment is required.
(J3)	The development has not considered nor provided enhancements to public amenities for the increased population in the area.
(J4)	The proposed communal open space at UG/F and 1/F of the Centre is a fake open space which the public could not enjoy because the location is not accessible nor pedestrian-friendly.
(J5)	The development should include community centres and public parks.
(J6)	The obstruction of the open view, limit to air flow, and construction nuisance caused by the Centre will adversely affect property value in the Pok Fu Lam area.
(J7)	Recent HKU expansion appears to embolden HKU to continue requesting more land for development. It is foreseeable that without restraint, the campus will encroach into residential and green belt areas, adversely affecting both living and natural environments.
Responses	

(a)	<p>In response to (J1):</p> <p>The responses about funding source in paragraph 6.2.11(b) are relevant.</p>
(b)	<p>In response to (J2):</p> <p>The Antiquities and Monuments Office advised that there are no declared monuments, graded historic buildings, new items pending grading assessment by the Antiquities Advisory Board, or Sites of Archaeological Interest located within or in close vicinity to the Item A Site.</p>
(c)	<p>In response to (J3) to (J5):</p> <p>HKU has proposed pedestrian access between PFLR and Victoria Road to improve pedestrian circulation in the area and allow the public to overcome significant level differences between the two major roads. Communal open space of no less than 12,000m² accessible to the public will also be provided at approximately the level of PFLR to preserve public views and for public enjoyment. The requirement for provision of communal open space is also incorporated into the ES of the OZP.</p> <p>The relevant government departments have not indicated any intention to provide a community centre at the Item A Site. The nearest existing community centre is in Wah Kwai Estate.</p>
(d)	<p>In response to (J6):</p> <p>Property price is not a relevant planning consideration and falls outside the scope of the OZP. The responses in paragraphs 6.2.10(a) and 6.2.7(a) regarding construction environmental impact, private views and air ventilation respectively are also relevant.</p>
(e)	<p>In response to (J7):</p> <p>The management and development of HKU is subject to relevant laws and regulations (e.g. the University of Hong Kong Ordinance (Cap.1053)) and approval by relevant authorities. Any further expansion of HKU campus on new land would also need to comply with requirements and restrictions under the land and planning regimes. Where planning application or amendment of plans is required, the Board will consider each case based on its individual merits and the public will be consulted under the Ordinance.</p>

Items B1, B2 and C

6.2.16 Encroachment onto “GB” and “Open Space” Zones

Major Grounds	
(K1)	Items B1 and B2 have expanded the area designated for road usage by reducing the “GB” zone.

(K2)	No information was provided regarding the number of trees located at the Item C Site. Efforts should be made to preserve the trees between Wah Fu Estate and the shoreline.
Responses	
(a)	In response to (K1): Items B1 and B2 are to reflect the existing alignment of Victoria Road and the vegetated slope along Victoria Road. There is no change to the as-built condition arising from rezoning.
(b)	In response to (K2): Item C is to reflect the as-built condition (i.e. footpath) and the land grant boundary of Wah Fu Estate. There is no change to the as-built condition and the existing trees at the Item C Site will not be affected due to the rezoning.

7. Overall Assessment

- 7.1 The proposed research and academic uses at the Item A Site are considered not incompatible with the surrounding educational, institutional, hospital and residential uses. ITIB affirms that the Centre aligns with the policy goals to enhance Hong Kong's status as an international hub for research and development while consolidating its strength in upstream basic research. HKU has undertaken a series of technical assessments to confirm the technical feasibility of the Centre. B/Ds consulted have no in-principle objection to or adverse comments on the proposal.
- 7.2 Notwithstanding the above, while some adverse representations raise concerns on the site selection, a large number of the adverse representations opposing the “OU(Global Innovation Centre)” zone are on the scale, layout design, impacts on traffic, visual, landscape, ecological, environmental and/or slope stability aspects of the Centre, and lack of prior and informed consultation etc. Recently, HKU has decided to take some time to strategically review and amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc. to address stakeholders’ opinion as much as practicable. HKU also announced that the project team would endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process. HKU is expected to review its proposed development to suitably revise its scale and layout in order to specifically respond to stakeholders’ views on environmental, transport, landscape, visual, and other aspects. HKU should also enhance its communication with the community and maintain positive interactions with stakeholders, in particular to explain the site selection of Pok Fu Lam as the site and how the proposed development would benefit the neighbourhood.
- 7.3 In light of the above, it is considered not appropriate to maintain the originally proposed development parameters for the Centre and retain the “OU(Global Innovation Centre)” zone. Pending HKU’s review and revision of the

development plan and its further consultation with the local community, it is also premature to adopt other specific statutory zonings. On balance, it is considered prudent to rezone the Item A Site from “OU(Global Innovation Centre)” to “U” in this interim period to serve as a stopgap arrangement pending completion of the review and further community engagement by HKU. The “U” zoning allows time for HKU to review its development plan and adjust it in response to views as expressed by stakeholders. The long-term use and development parameters of the site would be determined after the HKU's submission of a revised proposal, which would go through public consultation and the Government's examination, and be subject to another round of statutory town planning procedures for rezoning. Members of the public would then have the opportunity again to submit written representations and attend hearings to express their views to the TPB directly. Although the Item A Site is rezoned to an interim “U” zoning, the intention to develop the Centre there remains and hence it is appropriate to keep this planning intention in the revised ES of the OZP. The proposed amendments to the Plan, Notes and ES of the OZP are at **Annexes VIII, IX and X** respectively.

- 7.4 The “U” zoning, as an interim land use zoning, would allow the HKU to review its original plan and adjust it in response to views as expressed by stakeholders in relation to the Item A Site. Upon confirmation of appropriate development parameters after completion of HKU’s review and its further consultation with the local community, as mentioned above, another round of statutory procedures to rezone the Item A Site to an appropriate zoning with specified development parameters to guide and facilitate the development of the Centre would be required. The public would then be consulted on the revised zoning in accordance with the procedures set out in the Ordinance.

8. Departmental Consultation

The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Innovation, Technology and Industry;
- (b) Secretary for Development;
- (c) Secretary for Education;
- (d) Head (Invigorating Island South Office), Development Bureau;
- (e) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (f) C for T;
- (g) Commissioner of Police;
- (h) DAFC;
- (i) DEP;
- (j) Director of Fire Services;
- (k) Director of Social Welfare;
- (l) Director of Leisure and Cultural Services;
- (m) Director of Electrical and Mechanical Services;
- (n) Director of Housing;
- (o) Project Manager (South), Civil Engineering and Development (CEDD);
- (p) Head of the Geotechnical Engineering Office, CEDD;
- (q) District Officer (Southern), Home Affairs Department;
- (r) District Lands Officer/Hong Kong West and South, LandsD;
- (s) Chief Building Surveyor/Hong Kong West, Buildings Department;

- (t) CA/ASC, ArchSD;
- (u) PGE/RD, Railway Development Office, HyD;
- (v) Chief Highway Engineer/Hong Kong, HyD;
- (w) CE/C, WSD;
- (x) CE/HK&I, DSD;
- (y) CTP/UD&L, PlanD; and
- (z) Chief Town Planner/Housing and Office Land Supply, PlanD.

9. Planning Department's Views

- 9.1 The supportive views provided in **R1 to R143, R145 to R205, R206 (Part) and R207 to R250**, and views provided in **R3662 to R3677** are noted.
- 9.2 Based on the assessments in paragraphs 6 and 7 above, PlanD considers that the draft OZP should be amended to partially meet **R206 (Part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659** by rezoning Item A Site from "OU(Global Innovation Centre)" to "U" as mentioned in paragraph 7 above.
- 9.3 PlanD does not support **R3190, R3373, R3524, R3616 to R3633, R3660 and R3661** for the following reasons:

Item A

- (a) Item A is to take forward the initiative of 2021 Policy Address to develop the proposed Global Innovation Centre for deep technology research in Pok Fu Lam to consolidate Hong Kong's leading position in basic research. Innovation, Technology and Industry Bureau affirms that the proposed Global Innovation Centre aligns with the policy goals to enhance Hong Kong's status as an international innovation and technology hub while consolidating its strength in upstream basic research. Innovation, Technology and Industry Bureau also takes the view that the proposed Global Innovation Centre is a distinct initiative pursued by the University of Hong Kong concerning mainly basic research in the upstream and related teaching/academic facilities near its existing campus, while government-initiated initiatives such as San Tin Technopole in the Northern Metropolis have different foci and functions in the innovation and technology ecosystem and that the latter is not meant to supersede or substitute the former;
- (b) in planning terms, the proposed use at Item A site is not incompatible with the surrounding educational, institutional, hospital and residential uses;
- (c) taking into account the University of Hong Kong's recent announcement that it would take some time to strategically review and amend the development plan of the Global Innovation Centre, including reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc. to address stakeholders' opinions as much as practicable, and its indication that the project team will endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process, the Item A Site is

proposed to be rezoned to “Undetermined” as an interim land use zoning to allow the University of Hong Kong to review its plan; and

Items B1, B2 and C

- (d) Items B1, B2 and C are to reflect the as-built conditions, and the rezoning of the respective strips of land to “Green Belt”, area shown as ‘Road’ and “Residential (Group B)” is considered appropriate.

10. Decision Sought

- 10.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing sessions, and decide whether to propose/ not to propose any amendment to the draft OZP, including rezoning from “OU(Global Innovation Centre)” to an interim “U” zoning for Item A Site, to meet/ partially meet the representations.
- 10.2 Should the Board decide to propose amendments to the draft OZP to meet or partially meet the representations, the relevant amendments will be exhibited for public inspection under section 6C(2) of the Ordinance. In particular, Members are invited to agree to the proposed amendments to the Plan, Notes and ES of the draft OZP as described in paragraph 7.3 above and set out in **Annexes VIII, IX and X** respectively.
- 10.3 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with the Notes and ES, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

11. Attachments

Annex I	Draft Pok Fu Lam OZP No. S/H10/22 (Reduced Size)
Annex II	Schedule of Amendments to the Approved Pok Fu Lam OZP No. S/H10/21
Annex III	Index of Representations
Annex IV	Index of Major Grounds/ Views of Representations
Annex V	Extract of Minutes of MPC Meeting held on 1.3.2024
Annex VI	Extract of Minutes of the DPC of the SDC Meeting held on 17.1.2024
Annex VII	Provision of Major Government, Institution and Community Facilities and Open Space in Pok Fu Lam Planning Scheme Area
Annex VIII	Proposed Amendments Incorporated into the Draft OZP
Annex IX	Proposed Revisions to the Notes of the Plan
Annex X	Proposed Revisions to the Explanatory Statement of the Plan
Drawings H-1a to H-1n	Phasing Plan, Indicative Master Layout Plan, Floor Plans, Sections and Elevation Plans of Amendment Item A
Drawing H-1o	Landscape Master Plan of Amendment Item A

Drawings H-1p to H-1u	Photomontages
Drawings H-1v to 1y	Traffic Arrangements of Amendment Item A
Drawing H-1z	Landscape Resources Plan
Drawings H-2a to H-6	Drawings Submitted by Representers
Plan H-1	Location Plan of Representation Sites
Plan H-2	Site Plan of Items A, B1 and B2
Plan H-3	Aerial Photo of Items A, B1 and B2
Plans H-4a to H-4f	Site Photos of Items A, B1 and B2
Plan H-5	Site Plan of Item C
Plan H-6	Aerial Photo of Item C
Plans H-7a to H-7b	Site Photos of Item C

**PLANNING DEPARTMENT
OCTOBER 2024**