

## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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

### **1. Inappropriate location**

It is in a green belt close to residential zones: Baguio Villas and other properties in the vicinity, e.g. Woodbury Court & Sassoon Road communities. Upon completion, many residents in Baguio Villa will be directly facing superstructures or vehicular access roads from a stone-throw away. Those facilities, e.g. nitrogen tank and laboratories might have potential danger to nearby residents when in operation. These facilities should never be built close to residential areas.

For the importance of interacting upstream, midstream and downstream innovative concepts and ideas, this GIC should be located in San Tin Technopole for the best interest of Hong Kong. It is clearly a better alternative.

### **2. Very high cost**

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### **3. Large scale and massive tree removal**

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### **4. Nuisance caused and damage to the environment during construction period**

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen

Mary Hospital redevelopment project, etc. The road traffic demand in this area will be huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

**5. Huge increase in traffic flow**

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

**6. Lack of prior proper consultation**

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

**7. Weakening Slope Stability**

A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.

**Conclusion**

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

Name: POON KA MAN AGNES (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 17/5/2024  
Email address: [REDACTED]  
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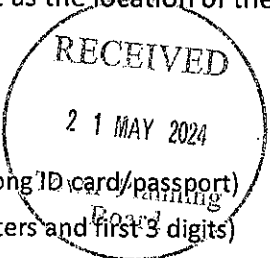
Name: KIT HO CHENG KWEE (please fill in the full name in Hong Kong ID card/passport)

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

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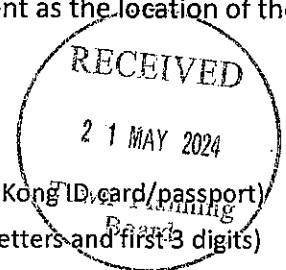
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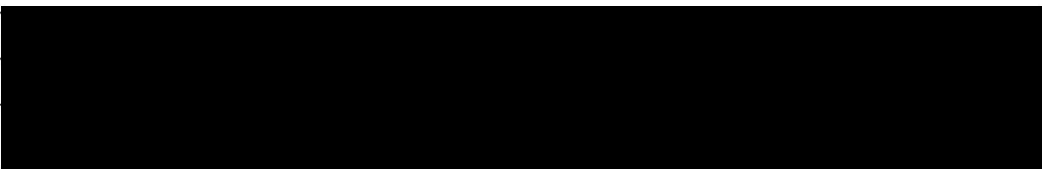
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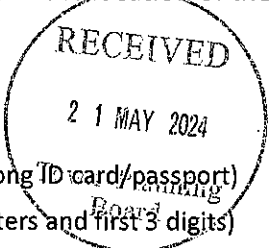
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Name: PONG CHI KIN JOSHUA (please fill in the full name in Hong Kong ID card/passport)

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

Date: 2024.5.17

Email address: [REDACTED]

Correspondence address: [REDACTED]



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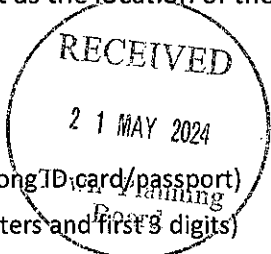
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Name: PONG SENG YEE, ADRIAN (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 8 digits)

Date: 17 MAY 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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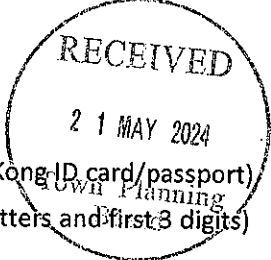
Name: Yoyo Shen (please fill in the full name in Hong Kong ID card/passport)

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

Date: 17 MAY 2024

Email address: [REDACTED]

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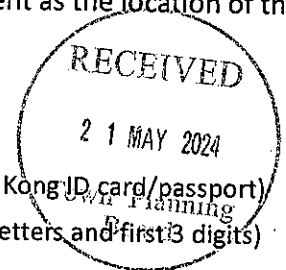
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Name: NOVA TSE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 17 May 2024  
Email address: [REDACTED]  
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Name: Win Ting Pong (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 20 May 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]





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Name: 勞永華 (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20-5-2024

Email address: [REDACTED]

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Name: SZERMI, MARIPE SATDA<sup>KAM</sup> (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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Name: KRISTINE JOY J. LUSTICA (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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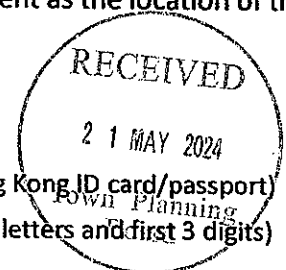
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Name: Refani, Alma Domingo (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 18, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]





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Name: FONG SUM WING GEORGE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/5/2024  
Email address: [REDACTED]  
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Name: FONG KRIS DAPHNE (please fill in the full name in Hong Kong ID card/passport)  
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Email address: [REDACTED]  
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Name: LO KWAI HUNG PHYLIS (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/5/2024  
Email address: [REDACTED]  
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Name: CHUI KWAI FUN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18<sup>th</sup> May, 2024  
Email address: [REDACTED]  
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Name: TONG PATRICK HAI LUN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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**Conclusion**

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Name: DAVID DOREMAN (please fill in the full name in Hong Kong ID card/passport)

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

Date: May 18, 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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

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The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

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SHEN, SIU LIN CHARLES

Name: \_\_\_\_\_ (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)

Date: 2024.05.18

Email address: \_\_\_\_\_

Correspondence address: \_\_\_\_\_



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Name: YIP CLAUDIA ALYSSA (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18 MAY 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]





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Name: LIN WAI HAN CINDY (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18 MAY 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: Stanley CHEN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: Dang Que Vinh (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18/05/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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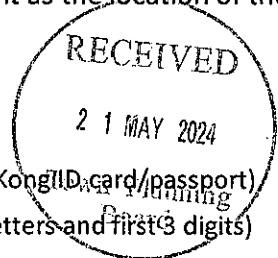
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Name: CHOW SIU WO ANTHONY (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/5/2024

Email address: [REDACTED]

Correspondence address [REDACTED]





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Name: Archana Manglik (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 17.5.24  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: POH CHAI YUKE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18-5-2024  
Email address: \_\_\_\_\_  
Correspondence address: [REDACTED]



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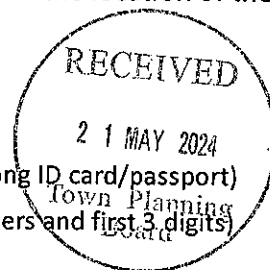
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Name: Chay Hock Yin Ethan (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18-5-2024  
Email address: \_\_\_\_\_  
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Name: CHOY KWONG WA (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18-5-2024  
Email address: \_\_\_\_\_  
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Name: JOANNE BOON (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/5/2024  
Email address: [REDACTED]  
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Name: ADRIAN ALEXANDER WONG (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/5/2024  
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Name: YIP KIN WAH TERRY (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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Email address: [REDACTED]  
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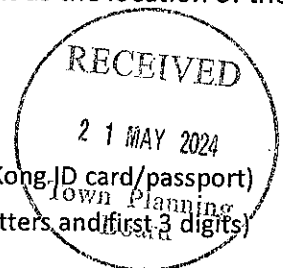
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Name: PETER FORFUNE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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Name: JENMAROSE G. QUILANTANG (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: MAY 18 - 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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

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Name: Luk Wing Chung (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)  
Date: May 18, 2024  
Email address: \_\_\_\_\_  
Correspondence address: \_\_\_\_\_



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Name: Luk Sin, Shai Yany Rebecca (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 18, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: CABA-OT, JOMANEK A. (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]





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Name: SHUVY TRESPECIOS (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: MAY 28, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: PONG, Grace Beatrice Seng Yan (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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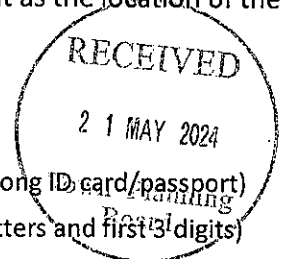
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Name: PANG, ALLEN YUK LEUNG (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18 MAY 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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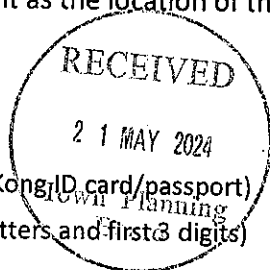
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Name: Maia Tam (please fill in the full name in Hong Kong ID card/passport)

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

Date: May 18 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: Cara Tam (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 18 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: Chan Hwei Ling (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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*PANG, Kimberley Jade*  
Name: KA PO (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18 MAY 2024  
Email address: [REDACTED]  
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Name: PANG, KAREN MELISSA  
KAI YEE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18 MAY 2024  
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Name: PANG, STACEY CARISSA  
KAI MAN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 18 MAY 2024  
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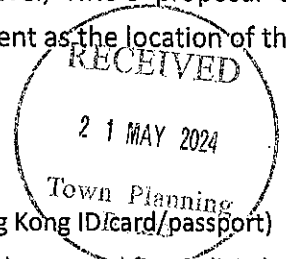
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Name: LEE CHIN CHYE (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]

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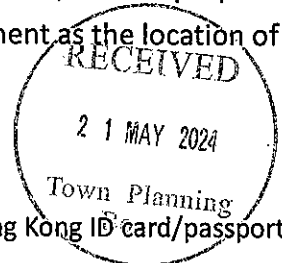
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Name: Mark Brian Joyce (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/05/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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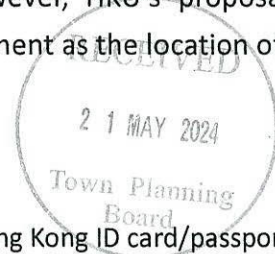
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Name: GOH XIAO PEN CANDICE (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20/5/24

Email address: [REDACTED]

Correspondence address: [REDACTED]



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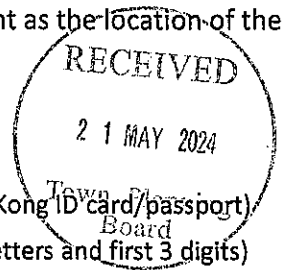
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Name: WU POI YING (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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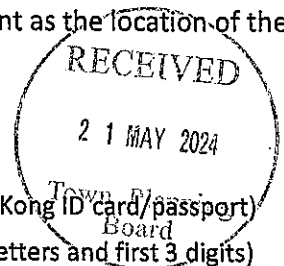
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Name: Georgeline D. Avino (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: MAY 20, 2024  
Email address: \_\_\_\_\_  
Correspondence address: [REDACTED]



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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 20 MAY 2024  
Email address: [REDACTED]  
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 20 MAY 2024  
Email address: [REDACTED]  
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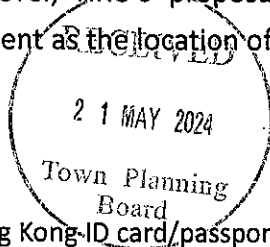
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Name: ~~DEEYA~~ BHASIN, DEEYA (please fill in the full name in Hong Kong ID card/passport)

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

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Name: Umesh Chander Bhasin (please fill in the full name in Hong Kong ID card/passport)

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Date: 20/05/2024

Email address: \_\_\_\_\_

Correspondence address: [REDACTED]

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

### **1. Inappropriate location**

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For the importance of interacting upstream, midstream and downstream innovative concepts and ideas, this GIC should be located in San Tin Technopole for the best interest of Hong Kong. It is clearly a better alternative.

### **2. Very high cost**

The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### **3. Large scale and massive tree removal**

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### **4. Nuisance caused and damage to the environment during construction period**

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen

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Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

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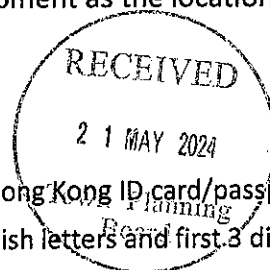
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**Conclusion**

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Name: HACKMACK, PHILLINE PUNZALAN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)  
Date: 20/05/2024  
Email address: \_\_\_\_\_  
Correspondence address: \_\_\_\_\_

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Name: HACKMACK, LUTZ ROOLF OTTO (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)

Date: 20/05/2024

Email address: \_\_\_\_\_

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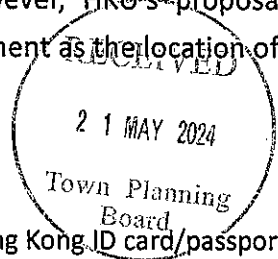
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Name: WONG KWAN LING (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 20/5/2024  
Email address: [REDACTED]  
Correspondence address: \_\_\_\_\_  
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*The lack of improvement of transportation infrastructure in past 25 years in the area and lack of consideration of the Pok Fu Lam Moratorium also raised questions on whether this approval has been properly evaluated with logic and common sense.*

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Name: LEUNG PUI MAN, PHILIP (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18 MAY 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: Au Kam Pui (please fill in the full name in Hong Kong ID card/passport)

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

Date: 21/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: YEUNG CHUNG FAI (please fill in the full name in Hong Kong ID card/passport)

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

Date: 21 May 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]





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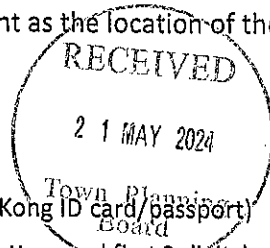
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 20-05-24

Email address: [REDACTED]

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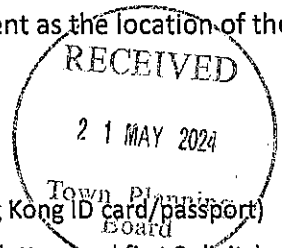
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Name: PRAKASH MELWANI (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3-digits)

Date: 20/5/24

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: Maxwell Kai Chung Ip (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 19/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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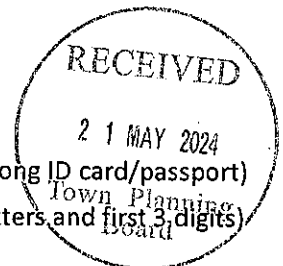
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters, and first 3 digits)  
Date: May 19/2024  
Email address: [REDACTED]  
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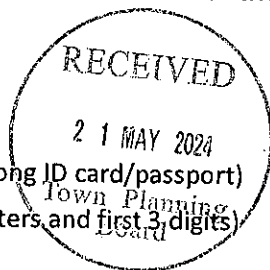
Name: Jewmelp (please fill in the full name in Hong Kong ID card/passport)

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

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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: MAY 19, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: LAU HUI YI FLOHA (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 19, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: ~~LEE~~ CHEN CHI HENG (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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Name: CHEN KAYLA XI RUI (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: MAY 19, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: CHEN JAMIE JUN RUI (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 19, 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: ALI, MARIPE NUÑEZ (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 5/19/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: DEBRA KINGHE NORMAN WILLIAM (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]





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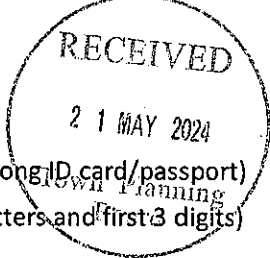
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Name: DE BRACKINGHE, JULIAN WEN TAO (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19 / May / 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: DE BRACKINGHZ, LAI YEE <sup>LOUISA</sup> (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/MAY/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name CHUNG LAP CHUNG (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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**Conclusion**

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Name: CHANG KIT MAN USA (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]





## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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

### **1. Inappropriate location**

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The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

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Name: LEUNG HAN MAN RYAN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/5/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]



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Name: LEUNG AUDREY YI MAN Please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)  
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Name: LAM KIT SUM ANNA (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/5/2024  
Email address: [REDACTED]  
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 19/5/2024  
Email address: [REDACTED]  
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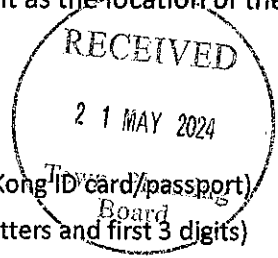
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Name: POON, YUFT MUI VIVEN (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18 MAY 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: CHAN KAM YUK JALSA (please fill in the full name in Hong Kong ID card/passport)

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

Date: 2024/05/18

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: WONG HANG MU (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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The location is at a vegetated steep slope site. The massive difficult site formation works will be hugely expensive, funded unnecessarily by taxpayers. It will be more cost effective to build the GIC in other locations, e.g. San Tin Technopole.

The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

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Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

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Name: LI KAI CHUAN (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 2024/05/18  
Email address: [REDACTED]  
Correspondence address: [REDACTED]





## **Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam**

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Name: CHAN SAI KIT DERRICK (please fill in the full name in Hong Kong ID card/passport)

Hong Kong Identity Card/Passport Number: \_\_\_\_\_ (English letters and first 3 digits)

Date: 18 / MAY / 2024

Email address: \_\_\_\_\_

Correspondence address: \_\_\_\_\_



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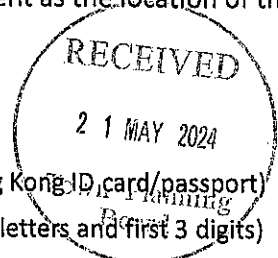
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Name: LAM PEI WAIYNE (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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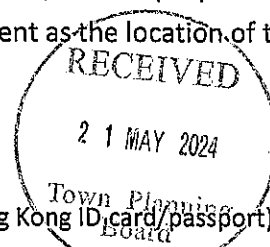
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Name: WU Pui Sze (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18/5/2023

Email address: [REDACTED]

Correspondence address: [REDACTED]

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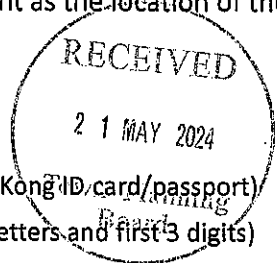
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Name: SIU Oi YEE OLIVE (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18/5/24

Email address: [REDACTED]

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Name: Lam Oi Yee Grace (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20/05/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: Janiezel Cid (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: 20/05/2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]

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The current plan is to take a significantly difficult and longer path to pursue the project. It is not helping the objective to fast-track Hong Kong's technology development.

### **3. Large scale and massive tree removal**

The scale of the GIC is so vast that it is proposed to span around 500m from Sassoon Road to Baguio Villa. It requires removing some 2000 trees which will seriously degrade the existing landscape and ecological value of this land. It will also cause a large number of birds, butterflies and other animals to lose their habitat, seriously destroying the nature and ecology. It is also not in line with the government's carbon reduction goals.

### **4. Nuisance caused and damage to the environment during construction period**

The noise, dust caused by large construction machines, traffic and other factors will be unbearable in this primarily residential areas during the construction period of this massive project. Moreover, it is still unknown how long the construction work will last. During the HKU briefing, HKU's representatives failed to answer the question of when the project would be completed.

In addition, there will also be many construction projects in nearby places, such as the HKU campus redevelopment project, Wah Fu Estate redevelopment project, Cyberport expansion project, Queen

Mary Hospital redevelopment project, etc. The road traffic demand in this area will be huge. Traffic congestion is expected to deteriorate severely. In the event of an emergency such as flooding or fire incident, emergency rescue vehicles will be unable to reach promptly.

**5. Huge increase in traffic flow**

Serious traffic jam will be expected on Victoria Road and Pok Fu Lam Road during the construction period and after completion. The residents in this district, construction workers and future scientific research personnel and staff after completion will rely on driving and taking public transportation as there is no MTR. Therefore, Pok Fu Lam District will once again face severe traffic congestion every day.

In addition, according to HKU's estimation, there will be around 15,000 users in the GIC in the future. Even if not all of them will use public transportation, it is certain that this will greatly increase the load of the current insufficient public transportation.

**6. Lack of prior proper consultation**

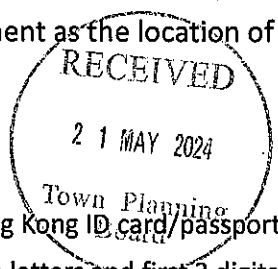
HKU failed to comply with its commitment to the Town Planning Board, which requires prior consultation. HKU did not contact the Incorporated Owners and residents of Baguio Villa and other residential properties in Pok Fu Lam area. Therefore, it comes as a shock to Baguio Villa residents when they became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

**7. Weakening Slope Stability**

A fatal landslide incident from the slope next to the residential block in Baguio Villa occurred many years ago. The large scale construction work will likely weaken the slope's stability greatly. There is a real risk that it may endanger residents' lives.

**Conclusion** 8) Toxic & dangerous lab

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



Name: Tiffany Ruoyi Wang (please fill in the full name in Hong Kong ID card/passport)

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

Date: 21 May 2024

Email address: [REDACTED]

Correspondence address: \_\_\_\_\_