

## **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.

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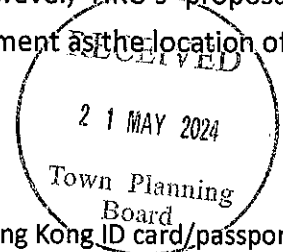
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Objection to the Construction of the HKU Global Innovation Centre (The project) at Pokfulam Green Belt Zone and amendment of Pokfulam Outline Zoning Plan S/H10/22

I am writing to oppose Item A, draft Pokfulam Outline Zoning Plan S/H10/22 for the following reasons.

1. The choice of the site is unsustainable and harmful to the environment

The project would destroy thousands of mature trees and their ecosystems, bringing about destructive and irreversible changes to the environment contrary to government efforts in carbon emission reduction.

Construction work that is to stretch over a number of years is going to cause massive air and noise pollution, and the ensuing exponential growth of movement of people and traffic is all too much for the Pokfulam area, a green belt zone, to bear.

Residential homes in Pokfulam area and nearby facilities such as Queen Mary Hospital are all going to be affected for years to come.

2. Convenience over realistic considerations

Given the geographical location of HKU campus and facilities, HKU finds it convenient to extend its premises by installing the project in Pokfulam area, at huge costs to the environment and communities.

The project would have laboratories and experimental equipments, it is unclear whether these facilities would pose environmental or health hazards to residents, given the project's closeness to residential homes.

The project's website says it's all about 'fusing with Pokfulam' and 'uplifting Pokfulam as a world-class upstream research hub', this shows a denial of the huge problems caused by the project, and a total disregard for the Pokfulam community way of life.

3. Lack of consultations

Given the gravity of the issue, HKU's presumption that Baguio Villa residents is only worthy of just one information session (13<sup>th</sup> May) and be given just 9 days to respond (deadline on 22<sup>nd</sup> May, 2024) said something about the dismissal of the seriousness of the situation by HKU and government departments in trying to get the project on board in a hurry. Many questions are yet to be answered.



Conclusion

Should the project be truly worthy, HKU should be looking for alternative sites that work. The fact that land is difficult to find to house a 4-hectare project does not mean that HKU should just ignore project's far-reaching impact on the environmental and communities, and drop the mega project right into a green belt area.

Pokfulam is entirely unsuitable for the purpose. It is incumbent on HKU to consider alternative sites.

Date: 21<sup>st</sup> May 2024

Name: Hung Siu Hong

HKID: [REDACTED]

Email: [REDACTED]

Signature:





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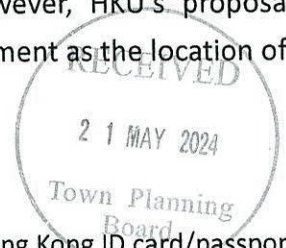
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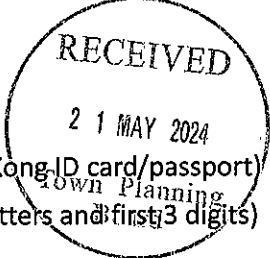
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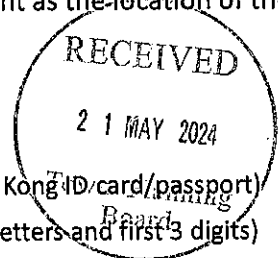
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Correspondence address: [REDACTED]



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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**

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.

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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: Chang, Wan Ki Derek (please fill in the full name in Hong Kong ID card/passport)  
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: May 20, 2024

Email address: [REDACTED]

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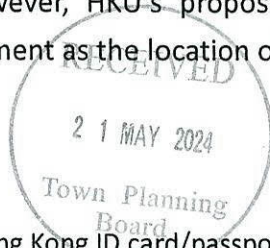
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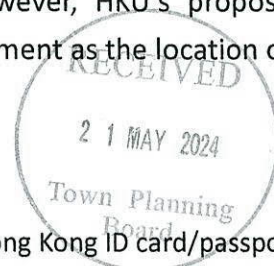
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## Opposition to the Constructing HKU Global Innovation Centre (GIC) in Pok Fu Lam

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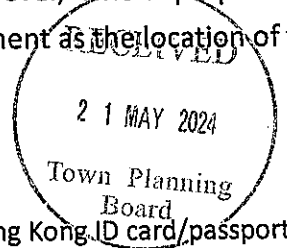
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Correspondence address: [REDACTED]



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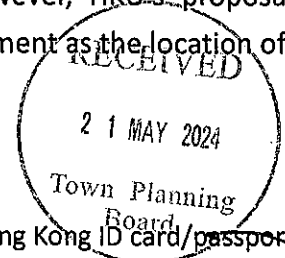
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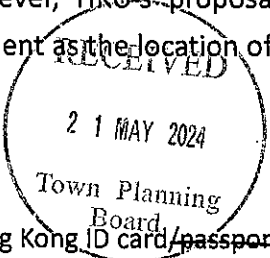
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Name: VIVIAN ~~HE~~ HILMAN LUK (please fill in the full name in Hong Kong ID card/passport)  
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Correspondence address: \_\_\_\_\_

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Date: 20 MAY 2024

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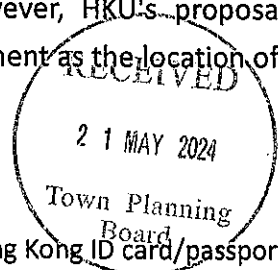
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Name: DANYA BHASIN (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20 May 2024

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Date: 20<sup>th</sup> May 2024  
Email address: \_\_\_\_\_  
Correspondence address: [REDACTED]





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

Date: 20-5-2024

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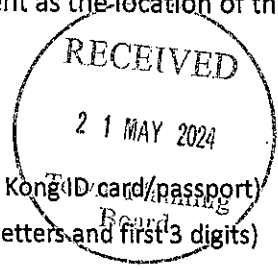
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Name: MA SUNG LING PRISCILLA (please fill in the full name in Hong Kong ID card/passport)

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

Date: 19 MAY 2024

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Correspondence address: [REDACTED]

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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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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.

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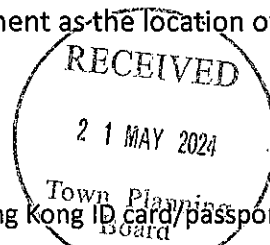
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Name: LEE KWOK LEUNG (please fill in the full name in Hong Kong ID card/passport)  
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Date: 20/05/2024  
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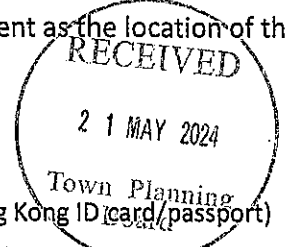
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Name: Raquel Pagobo, DOLAR (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 20, 2024  
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Correspondence address: [REDACTED]



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Name: Lam, TONG (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: [REDACTED]

Correspondence address: [REDACTED]



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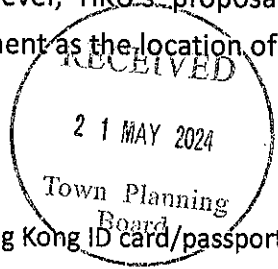
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 21-5-2024

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Name: LEE WARREN WAI ON (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: WINNIE YU (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

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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.

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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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**Conclusion**

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

Date: 20/5/24

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Correspondence address: [REDACTED]



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Date: May 20 2024

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*Hawkins*

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Name: Michael Kirk Rinaldi (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]

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

Date: May 17, 2024

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Name: Ikezaki, Yamiko (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

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Correspondence address: [REDACTED]

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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: May 20 2024  
Email address: [REDACTED]  
Correspondence address: [REDACTED]

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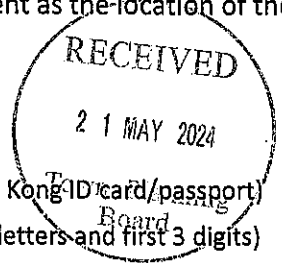
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Name: Austin Ho (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20-5-2024

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

Correspondence address: [REDACTED]



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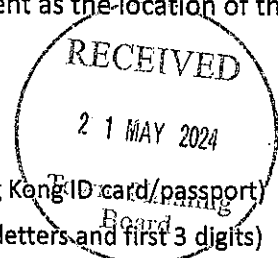
Name: Aaron Ho (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20-5-2024

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

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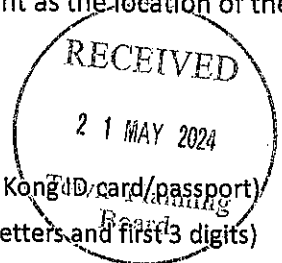
Name: Ada Ng (please fill in the full name in Hong Kong ID card/passport)

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Date: 20-5-2024

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Name: HUI KEI TAT (please fill in the full name in Hong Kong ID card/passport)

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Date: 19 May 2024

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Correspondence address: [REDACTED]



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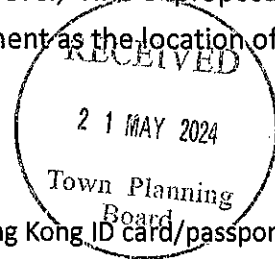
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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)

Date: 20 May 24

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Date: 19.5.2024  
Email address: [REDACTED]  
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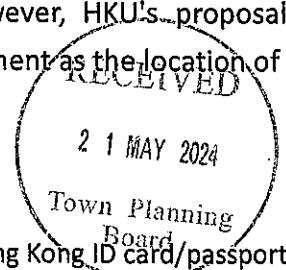
Name: HATHIRAMANI LATHAN SOBIRAJ (please fill in the full name in Hong Kong ID card/passport)

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

Date: 20/5/24

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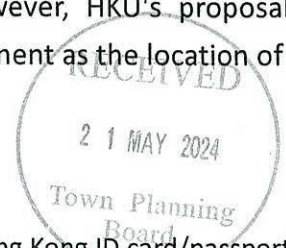
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Date: 2015/2024  
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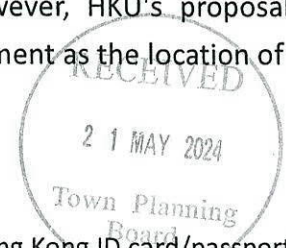
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**Conclusion**

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Name: Japneet Chahal (please fill in the full name in Hong Kong ID card/passport)  
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Date: 20/5/2024  
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## **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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### **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.

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

Date: may 20, 2024

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Correspondence address: [REDACTED]

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

Date: 20 May 2024

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Correspondence address: [REDACTED]

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Correspondence address: [REDACTED]



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Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
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Name: YEUNG CHUN YEE JEANNE (please fill in the full name in Hong Kong ID card/passport)  
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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.

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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.

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Name: Wong Kar Lei Vita (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 19, 2024

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

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

Date: 19 May 2024

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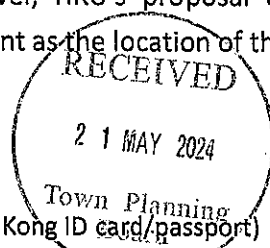
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Date: 5/19/2024  
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Name: LI SUET LING (please fill in the full name in Hong Kong ID card/passport)  
Hong Kong Identity Card/Passport Number: [REDACTED] (English letters and first 3 digits)  
Date: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



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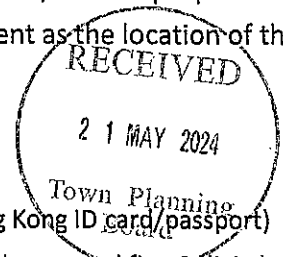
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Name: PAUL JAMES MOTTRAM (please fill in the full name in Hong Kong ID card/passport)

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

Date: 18/5/2024

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

Date: 17 MAY 2024

Email address: [REDACTED]

Correspondence address: [REDACTED]

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Name: Hui Sui To Jason (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

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Correspondence address: [REDACTED]

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Date: 19 MAY 2024

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

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Date: 18/5/2024

Email address: [REDACTED]

Correspondence address: [REDACTED]



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Name: Haine Yu Ling 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: 18/5/2024

Email address: [REDACTED]

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

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Date: MAY 19, 2024

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Name: WONG KOOT YIN ERNEST (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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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.



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## **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.

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