Representation Number: TPB/R/S/H10/22- R2702

Representation on Pok Fu Lam OZP NO. S/1110/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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

1. Environmental Concerns

2,000 trees (including 22 mature trees) will have to be removed. The piece of land on which the

GIC will be developed is currently a Greenbelt.

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

2. Health Concerns to Residents

2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/ debris which can increase anxiety. 2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.

2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before

disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

Traffic Concerns (Use of Inaccurate Traffic Data/ Neighbourhood Concerns) The Traffic Impact Assessment commissioned by HKU, submitted in February 2024, has the following errors:

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

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

Kong Housing Authority there should be 2340 flats.

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

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

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

5. Financial burn on Hong Kong taxpayers

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

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

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- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Name Johanna CHUA	Signature Submission Number: TPB/R/S/H10/22- S983
Date 20-MAy 2024	HKID
Name AARONO 60ACI-	Signature Mu
Date 20 MAY 2024	HKID
Name	Signature Submission Number:
Date	HKID  RECEIVED TPB/R/S/H10/22- S984
Name	Signature
Date	Signature  Town Board  HKID
Name	Signature
Date	HKID

Representation Number: TPB/R/S/H10/22- R2704

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

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

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  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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Name DE BUHREN Emmanelle	Signature	Cell	Submission Number: TPB/R/S/H10/22- S985
Date 21 May 2024	HKID		
Name DE SAINT SEINE BYgues	Signature	no	
Date 21 Mary 2024	HKID -		
Name	Signature	Care	Submission Number:
Date	HKID	RECEIVED 2 1 MAY YULA	TPB/R/S/H10/22- S986
Name	Signature	Town Board Planning	
Date	HKID	Town Board	
Name	Signature		
Date	HKID		

Representation Number: TPB/R/S/H10/22- R2706

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

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• Save valuable tax revenue through cheaper construction during a time of budget deficit

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Name MINAUSHI GULTRA	Signature	Minaboln	
Date 21 MAY 2024	HKID		Submission Numbe
Name VISHAL KADLAN	Signature	allen	Submission Numbe
Date 21 MAY 2024	HKID		TPB/R/S/H10/22- S98
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Name	Signature		
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Representation Number: TPB/R/S/H10/22- R2708

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Name BULLOCK PETER CHARLES EDWARD	Signature	Submission Number:
		TPB/R/S/H10/22- S989
Date 17th MAY ZOZ4	HKID	
Name CotesTANNE BUAMIRC	Signature	
Date 18 May 2024	HKID	
Name	Signature	Submission Number:
	- CECEN L	TPB/R/S/H10/22- S990
Date	HKID RECEIVED	
Name	Signature Planning	
Date	Signature Town Board HKID	
Name	Signature	
Date	HKID	

Representation Number: TPB/R/S/H10/22-R2710

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

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• Save valuable tax revenue through cheaper construction during a time of budget deficit

Name	MUCURNO GOONA	Signature	7/ h	. 7
	7,3703		V	Submission Number:
Date	18/5/24	HKID	7	TPB/R/S/H10/22- S991
Name		Signature	6.	
Name	CHAN WING TSZ	Signature	the	Submission Number:
Date	18/5/24	HKID		TPB/R/S/H10/22- S992
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Representation Number: TPB/R/S/H10/22-R2712

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

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

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

#### 1. Environmental Concerns

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

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

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  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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The Moratorium is an administrative tool that government can, and should use, to control excessive developments such as this one in order to protect this District from over development which would result in serious overcapacity on an already strained road network.

5. Financial burn on Hong Kong taxpayers

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

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- · Save valuable tax revenue through cheaper construction during a time of budget deficit

Name	MCGOWAN, ALEXANDER	Signature		Submission Number: TPB/R/S/H10/22- S993
Date	18 MAY, 2024	HKID	No	
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Representation Number: TPB/R/S/H10/22- R2714

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

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Name	LAURENCE / RUDGE	Signature		Submission Number
Date	20/5/2024	HKID		TPB/R/S/H10/22- S99!
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Representation Number: TPB/R/S/H10/22-R2716

Representation on Pok Fu Lam OZP NO. S/H 19722 to the Town Training Doctor in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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- Allow flexibility for expansion for HKU's GIC in the future.
- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.

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Name Jenua Potter	Signature	>
Date 21/05/24	HKID	
Name Simon Porter	Signature Gran	-
Date 21/05/24	HKID	
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Date	HKID RECEIVED	Submission Number: TPB/R/S/H10/22- S997
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Date	Signature Town Board HKID	TPB/R/S/H10/22- S998
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Representation Number: TPB/R/S/H10/22- R2718

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

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Name William H. K. Leish	Signature WALSh
	Submission Number:
Date 20.5.2024	HKID TPB/R/S/H10/22- \$999
Name JOHN LEICH	Signature JAHleigh
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Representation Number: TPB/R/S/H10/22- R2720

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Date	18 5 2024	HKID	TPB/R/S/H10/22- S1003
Name	CANDICE OFOCHNOKY. 18/5/2024.	Signature	
Date	18 5 2024.	HKID	Submission Number: TPB/R/S/H10/22- S1004
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Name		Signature Town Plant	
Date		Signature Town Board HKID	
Name		Signature	
Date		HKID	

Representation Number: TPB/R/S/H10/22- R2722

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  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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Name Lauren Barelay	Signature Bankay	
Name Lauren Barclay Date 20th May 2024	HKID	Submission Number: TPB/R/S/H10/22- S1005
Name Andrew Berday	Signature And	Submission Number:
Date 20th My 2024	HKID	TPB/R/S/H10/22- S1006
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Representation Number: TPB/R/S/H10/22- R2724

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

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

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	Name EMMA BOOTH	Signature 18/5/24	UKOUN)
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	Name ALEXANDER BOOTH.	Signature Ashool	Submission Number:
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Representation Number: TPB/R/S/H10/22- R2726

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

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Name DAVID HOYER	Signature 24 VI	Submission Number:
Date 18 - MAY - 2024	HKID MANAGEMENT	TPB/R/S/H10/22- S1009
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Representation Number: TPB/R/S/H10/22- R2728

Representation on Pok Fu Lam OZF 190. S/1110/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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Name TANGUY, MATTHIEU	Signature	7
Name TANGUY, MATTHIEU MARIE GASTON Date 18-MAY-2026	HKID	Submission Number:
Name LEE, KOK YI	Signature	TPB/R/S/H10/22- \$1011
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Representation Number: TPB/R/S/H10/22- R2730

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Representation Number: TPB/R/S/H10/22- R2732

Representation on Pok Fu Lam OZP NO. St. 110/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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

#### 1. Environmental Concerns

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

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

#### 2. Health Concerns to Residents

- 2.1 HKU has not indicated how long the project will take to complete. However, given that it will comprise of multiple phases, we expect it to be a long-term project which could take 10-20 years to finish. Given its proximity to several residential buildings, complexes, and schools (including for the visually impaired), the proposed development will negatively impact the wellness of Pokfulam residents, with increased noise nuisance, construction dust/debris which can increase anxiety.
- 2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
- 2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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

5. Financial burn on Hong Kong taxpayers

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

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

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

l	Name POBONT JOHN COLUMS	Signature / Signature	
	Name ROBERT JOHN COLLINS	Submission Numb	er:
	Date 90/5/2024	HKID TPB/R/S/H10/22- S10	015
	Name DIANALEE COLLINS	Signature Dana Collins	
	Date 20.5.2024	HKID Submission Numb	hor
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	Date	HKID (2 MAY 2024)	
	Name	Signature Town Board	
	Date	HKID	
	Name	Signature	
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Representation Number: TPB/R/S/H10/22- R2734

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

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

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  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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Name BURGER BEN Date 17 MAY 2024	Signature Submission Number
Date 17 MAY 2024	HKID TPB/R/S/H10/22- S1019
Name and EMILY GRAY	Signature Submission Number TPB/R/S/H10/22- S102
Date 17 May 2024	HKID
Name	Signature
Date	HKID PECTIVED
Name	Signature Town Planning
Date	HKID
Name	Signature
Date	HKID

Representation Number: TPB/R/S/H10/22- R2736

Representation on Pok Fu Lam OZP NO. S/H10/22 to the 10wn Flamming Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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Name Eoutre Holder Blee	Signature (1)	
STOCKLOS LIBERER SECT	700	Submission Number:
Date 20/5/14	HKID	TPB/R/S/H10/22- S1021
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Name TEO PER SIAN SHARON	Signature	
	700.7	Submission Number:
Date 20 5 24	HKID	TPB/R/S/H10/22- S1022
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	planing	
Name	Signature Town Board	
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Representation Number: TPB/R/S/H10/22- R2738

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Name	MCDAIC, RICHARD WILLIAM	Signature	l
Date	20 May 2024	HKID	
Name	VILLE THEORETHING COLOURS	Signature	Submission Number:
	YANG, JACQUELING CZG-CHING		TPB/R/S/H10/22- S1023
Date	20 May 2024	HKID	Submission Number:
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Name		Signature	TPB/R/S/H10/22- S1024
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Representation Number: TPB/R/S/H10/22- R2740

Representation Number: TPB/R/S/H10/22- R2741

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

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

• Save valuable tax revenue through cheaper construction during a time of budget deficit

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Date 2015/24	HKID		
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	5/3	67	Submission Number:
Name	Signature Town Boo		TPB/R/S/H10/22- S1026
Date	HKID		Submission Number:
		-	TPB/R/S/H10/22- S1027
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Representation Number: TPB/R/S/H10/22- R2743

Representation Number: TPB/R/S/H10/22- R2744

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

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

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

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

# 2. Health Concerns to Residents

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

  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
- 2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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- 3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.
- 3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

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

# 5. Financial burn on Hong Kong taxpayers

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

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

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

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Name C. UPUC	DIA CAPELLENENT	Signature	(1/0)	
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Date 19/05	1211	HKID		TPB/R/S/H10/22- S1028
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Date 20/05	124	HKID		TPB/R/S/H10/22- S1029
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Date		HKID	RECEI WAY WILL	ning
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Name		Signature	TOWN BOOM	
Date		HKID		

Representation Number: TPB/R/S/H10/22- R2746

Representation Number: TPB/R/S/H10/22- R2747

Representation on Formal Land OZI NO. S/H10/22 to the Town Franking Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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		TOWN THE CHANGE
Name NICOLE JO-AMNE SERJE	Signature	Board
	24/ -1	Submission Number:
Date 20.5.24	HKID	TPB/R/S/H10/22- S1031
Name ROMACD KEMMETH SORDE	Signature	>
Date 20.5.24	HKID	Submission Number:
Name JASMINE LILLIANA SERJE	Signature 198 Sen	TPB/R/S/H10/22- S1032
Date	HKID	Submission Number:
20.5.24		TPB/R/S/H10/22- S1033
Name	Signature	
Date	HKID	
Name	Signature	
Date	HKID	

Representation Number: TPB/R/S/H10/22-R2749

Representation Number: TPB/R/S/H10/22- R2750

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

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Name Mr. PETER John Copes	Signature MC90	<u></u>
Date 17. May. 2024	нкір	
Name Miss CATHERING- LEUNES Say VING	Signature	
Date 1). May . 2024	HKID	. ,
Name REGINA F. FULAY	Signature Rifulay	
Date 17 May 2024	HKID	
Name	Signature	Submission Number:
Date	HKID ( 2 MAY 2024	TPB/R/S/H10/22- S1034  Submission Number:
Name	Signature Town Planning Board	TPB/R/S/H10/22- S1035
Date	HKID	Submission Number:
		TPB/R/S/H10/22- S1036

Representation Number TPB/R/S/H10/22- R2752

Representation Number: TPB/R/S/H10/22- R2753

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

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Name DAVID JOHN WILLIAM TAYLOR	Signature Daid Ja	Led
Date 20/5/24	HKID	Submission Number:
Name Duncan Devoy Holmy Taylor	Signature Dans	TPB/R/S/H10/22- S1037
Date 20/5/14	HKID ,	Submission Number: TPB/R/S/H10/22- S1038
Name CAMERON DOUGLAS BRYAN	Signature	Submission Number:
Date TAYLOR 205/14	HKID	TPB/R/S/H10/22- S1039
Name	Signature	0024
Date	HKID 2 MAY	anning
Name	Signature Box	and ,
Date	HKID	

Representation Number: TPB/R/S/H10/22- R2755

Representation Number: TPB/R/S/H10/22- R2756

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

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Name VEGA HALL -MARTIN		Submission Number:
Date 20 Mm 2024	HKID	TPB/R/S/H10/22- S1040
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Name JOBEL 13. DANNUG	Signature	Submission Number:
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Date 20 MAY 2024	HKID	
Name Colin Embree	Signature / Signature	
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Representation Number: TPB/R/S/H10/22- R2758

Representation Number: TPB/R/S/H10/22- R2759

in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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

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

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

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Name GALA GAROW	Signature / Max	Submission Number:
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Date 2005. 2014	HKID	TPB/R/S/H10/22- S1043
Name STEFANO VAGE	Signature / //	
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Representation Number: TPB/R/S/H10/22- R2761

Representation Number: TPB/R/S/H10/22- R2762

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

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Date / /	HKID	TPB/R/S/H10/22- S1046
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Name ELLA LEONARD	Signature Grow	C. L
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Date 12 ALAY 2021	HKID	TPB/R/S/H10/22- S1047
Date 18. MAY 2024		
Name ERIC LEONARD	Signature	Submission Number:
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Representation Number: TPB/R/S/H10/22- R2764

Representation Number: TPB/R/S/H10/22- R2765

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Name GLORIA OSTEA	Signature Rossone	>
Date 20 MAY 2024	HKID	Submission Number:
Name JAMES MICHAEL O'STEA	Signature S	TPB/R/S/H10/22- S1049
Date 20 MAY 2024	HKID	Submission Number: TPB/R/S/H10/22- S1050
Name VAILESSA TO DUSO	Signature S.	Submission Number:
Date 20 MAY 2024	HKID .	TPB/R/S/H10/22- S1051
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# Representation on Pok Fu Lam OZP NO. S/H10/22 to the Town Planning Board in respect of plan under section 6(1) of the Town Planning Ordinance (CAP.131)

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Name GLORIA OSHEA	Signature Corche ?	
Date 20 MAY 2024	HKID	Submission Number:
60 MAY 2024	2	TPB/R/S/H10/22- S1052
Name JAMES MICHAEL OSHEA	Signature 45	Submission Number:
Date TO MAY TOTH	HKID	TPB/R/S/H10/22- S1053
Name VANUESSA DODOSO	Signature 8	
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Date	HKID	

Representation Number: TPB/R/S/H10/22- R2767

Representation Number: TPB/R/S/H10/22- R2768

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

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

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

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- With this GIC being a centrepiece at HSITP, it will help attract middle and lower end research to the Technopole, increasing its overall value. It also provides easier integration with Shenzhen.
- Save valuable tax revenue through cheaper construction during a time of budget deficit

Name LIU HIU LAU	Signature Washing	Submission Number:
Date 17/05/ 2024	HKID	TPB/R/S/H10/22- S1055
Name CHRUTOPHER LUSHER	Signature	Submission Number:
Date 18/05 /2024	HKID	TPB/R/S/H10/22- S1056
Name Nelia Juanillo	Signature Mail	Submission Number:
Date 195 2024	HKID	TPB/R/S/H10/22- S1057
Name RENIE-ANNE PERAUTA	Signature	Submission Number:
Date 19/5 / 2024 RECEIVED	HKID	TPB/R/S/H10/22- S1058
Name		
Date Town Bour	HKID	

Representation Number: TPB/R/S/H10/22- R2771

Representation Number: TPB/R/S/H10/22- R2772

Representation Number: TPB/R/S/H10/22- R2773

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

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

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  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
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Name ASHISH SHEKHAR	Signature Actually -
Date	HKID Submission Number: TPB/R/S/H10/22- S1059
Name SHARON SHEKHAR	Signature Submission Number:
Name Aut Cord Cord	HKID TPB/R/S/H10/22- S1060
Date PIESHA SHERANIC	Submission Number: TPB/R/S/H10/22- S1061
Name AVI SHEKHAR	Signature My RECEIVED
Date	HKID 22 MAY 202A
Name Date	Submission Number: TPB/R/S/H10/22- S1062
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Representation Numbe TPB/R/S/H10/22- R277

Representation Number: TPB/R/S/H10/22- R2776

Representation Number: TPB/R/S/H10/22- R2777

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

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Name CHENG WAJ TAI GODREY	Signature Godfrey Cheng
Date 20/5/24	HKID Submission Number: TPB/R/S/H10/22- S1063
Name MAK IN MAN CORA	Signature  Submission Number:
Date 20/5/24	HKID TPB/R/S/H10/22- S1064
Name CHAMY YUEN SHING GILBERT	Signature Submission Number: TPB/R/S/H10/22- S1065
Date 20/5/24	HKID
Name MARNY CALIBOSO	Signature heal-be
Date 20/5/24	HKID RECEIVED
Name	Submission Number: 2 2 MAY 2024
Date	TPB/R/S/H10/22- S1066  Town Planning Board

Representation Number: TPB/R/S/H10/22- R2779

REPRESENTATION NUMBER: TPB/R/S/H10/22- R2780

Representation Number: TPB/R/S/H10/22- R2781

Representation Number: TPB/R/S/H10/22- R2782

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Name	Rugmini Menon	Signature	My win has	21
Date	18th May 2024	HKID		Submission Number: TPB/R/S/H10/22- S1067
Name	RAVI MENON	Signature	gather	Submission Number:
Date	MAY 18th 2024	HKID	the state of	TPB/R/S/H10/22- S1068
Name	Rey-Ann Dela Cruz	Signature	phlacia	Submission Number: TPB/R/S/H10/22- S1069
Date	rothlay 2024	HKID		Submission Number:
Name	JULIET D. FALCO	Signature	Agix	TPB/R/S/H10/22- S1070
Date	MAI 20, 2024	HKID		RECEIVED
Name	RAJINDER SINGH	Signature	Thea	2 MAY 20 A
Date	MAY 20 2024	HKID		Town Planning
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Kepresentation Number: TPB/R/S/H10/22- R2784

Representation Number: TPB/R/S/H10/22- R2785

Representation Number: TPB/R/S/H10/22- R2786

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Name CHEUNG SO HEUNG	Signature 36.	Submission Number:
Date MAY 17, 2024	HKID	TPB/R/S/H10/22- S1073
Name LAM WAI KUEN	Signature * \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Date MAY 18 2024	HKID 75	Submission Number: TPB/R/S/H10/22- S1074
Name CHAU CHOI NGAN	Signature CHAN CHOI	Submission Number:
	HKID CITAL CHOI	TPB/R/S/H10/22- S1075
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Name SUSIE SEDENIO	Signature lalladin	2 1944 1024
Date MAY 18, 2024	HKID Submission Number:	Town of mine
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Representation Number: TPB/R/S/H10/22- R2790

Representation Number: TPB/R/S/H10/22- R2791

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

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

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

## 1. Environmental Concerns

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

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

#### 2. Health Concerns to Residents

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

  2.2 The proposed buildings are 158 mPD in height which is 20 m above the Pokfulam Road level starting from Victoria Road with closest proximity to Blocks 19, 20 and 21 in Upper Baguio Villa and Woodbury Court. The scale of the proposed non-residential buildings is excessive and will create unacceptable visual impacts to many of the adjoining residential buildings together with feelings of claustrophobia.
- 2.3 One of the goals of GIC is to research disease and vaccination. We can reasonably assume that the laboratory would then be graded as BSL-3 (the second highest grading). Such laboratory is required to be inaccessible by general public, and all infectious waste to be decontaminated before disposal. Thorough decontamination cannot be guaranteed, as human errors can occur.

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

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- 3.2 In the same report, an error was made when reporting the number of flats at Ka Wai Man Road public housing development. The TIA indicates that there are 740 flats, when according to Hong Kong Housing Authority there should be 2340 flats.
- 3.3 The GIC is a facility designed for a capacity of 15,000 people. Victoria Road is a two-lane road, which is not designed to accommodate a large number of vehicles entering and exiting without causing heavy traffic. None of the proposed works submitted by HKU include any road network/traffic sufficient improvement measures.
- 3.4 Moreover, it is clearly stated in the report that there is inadequate capacity in certain road junctions which due to physical constraints are unable to widen or improved.

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

# 5. Financial burn on Hong Kong taxpayers

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

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

- 1. HKU is pursuing a site in Pokfulam based upon their own, in-principle proposals to our Government to provide land deep technology research. As such, the formers CE's Policy Address 2021, para 60, made reference "a 4-hectare site" in Pokfulam without providing detail. However, subsequent to the former CE's 2021 Policy Address, our current Chief Executive announced the development of the San Tin Technopole in his 2022 Policy Address. This initiative aims to provide better, more cost efficient and more integrated developments that serve the Central government and aspirations of GBA integration by facilitating upstream and downstream facilities in the Technopole.
- 2. HKU has made it clear that the GIC is designed to connect researchers from other Universities and talent from both China and internationally. In comparison to the Technopole location, Pokfulam is isolated when considering this stated goal. The proposed PFL site is not close to major MTR stations and limited to a small, selected number of double deckers and minibuses. The Technopole in contrast is located in the Lok Ma Chau loop, residing by the border close to Shenzhen (Futian and Huanggang Port) and walking distance to Lok Ma Chau MTR station. Nearby Kwu Tung MTR station is also set to complete in 2027.

- Save 4.72 hectares of Greenbelt that provides a valuable ecosystem within an urban area.
- Allow flexibility for expansion for HKU's GIC in the future.
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- Save valuable tax revenue through cheaper construction during a time of budget deficit

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Date 20/5/2024	HKID	TPB/R/S/H10/22- S1077
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Name ANUSHKA DIALDAS	Signature Thille	Submission Number:
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Name RIYANA BUTT	Signature Right ac	TPB/R/S/H10/22- S1079
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Representation Number: TPB/R/S/H10/22- R2794

Representation Number: TPB/R/S/H10/22- R2795

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

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

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

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

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Name	CHENG SUK LUTK	Signature	State Che	<i>&gt;</i>
Date	18 May 120 Mg	HKID		Submission Number: TPB/R/S/H10/22- S1082
Name	TONG KONG HUNG	Signature	Stry	Submission Number:
Date	(8/ May (xxxx	HKID (		TPB/R/S/H10/22- S1083
Name	TONG Dickson Kan Sun	Signature	PM	Submission Number:
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Representation Number: TPB/R/S/H10/22- R2798

Representation Number: TPB/R/S/H10/22- R2799

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

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

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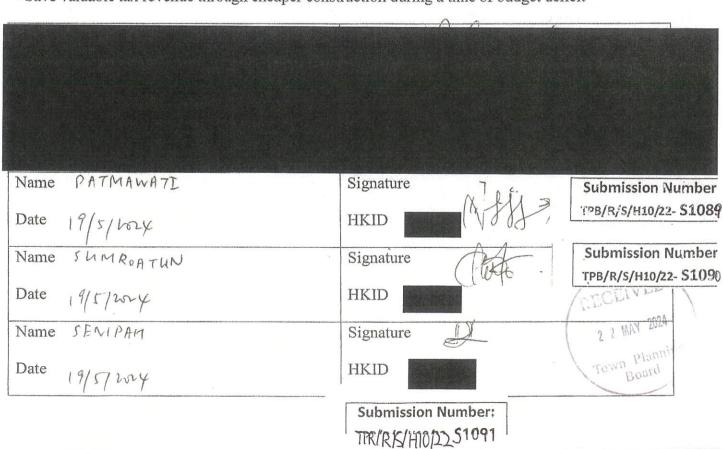
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# Submission Number: TPB/R/S/H10/22- S2473

# Representation on Pok Fu Lam OZP NO. S/

in respect of plan under section 6(1) of the Town Lamining Orumance (CAP.131)

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· Save valuable tax revenue through cheaper construction during a time of budget deficit Name Signature Date M May >024 HKID Name Signature Date HKID RECEIVED Name Signature 2 1 MAY 2024 Date Town Planning HKID Name Signature Date HKID Name Signature Date HKID