



# 數碼港擴建計劃 Cyberport Expansion Project

南區區議會  
地區發展及房屋事務委員會會議  
Southern District Council District Development and  
Housing Committee Meeting

2019年5月27日  
27 May 2019

[www.cyberport.hk](http://www.cyberport.hk)

數碼港  
*Cyberport*

# 數碼港現有設施

## Cyberport's Existing Facilities

### 辦公空間及Smart-Space共用工作間：

[約119,000平方米]

- 過去三年的出租率：約90%
- 2018年第四季出租率：97%

### Office Space & Smart-Spaces:

[approx. 119,000 sqm]

- Occupancy over past 3 years: approx. 90%
- Occupancy in 2018 Q4: 97%

**Office of the Government Chief Information Officer**

The Government of the Hong Kong Special Administrative Region





## 數碼港現有設施

### Cyberport's Existing Facilities

#### 創新科技的會議及活動

- 愈趨頻繁
- 參加人數不斷上升

#### 數碼港最大會議場地

- 只能容納最多300人
- 場地間隔不理想

#### I&T-related Conferences & Events

- Increase in no. of events
- Increase in no. of participants

#### Cyberport's Largest Conference Venue

- Can accommodate 300 people only
- Unsatisfactory venue layout

# 數碼港擴建計劃

## Cyberport Expansion Project

### 2019-20年度《財政預算案》

- 建議預留55億港元擴建數碼港
- 吸納更多具實力的科技公司和初創企業進駐
- 為年輕人提供投身創科界的途徑

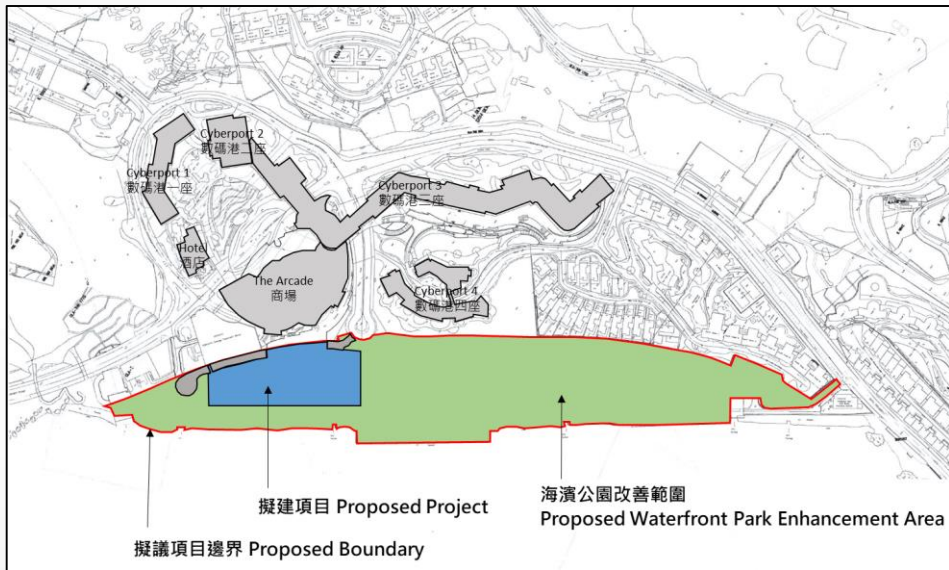
### 2019-20 Budget

- HK\$5.5 billion earmarked for Cyberport expansion
- To attract more quality technology companies and start-ups to set up their offices in Cyberport
- To provide a pathway for young people to pursue a career in I&T



# 數碼港擴建計劃

## Cyberport Expansion Project



地盤面積：約1.6公頃  
總樓面面積：約66,000平方米

Site Area: approx. 1.6 ha  
GFA: approx. 66,000 sqm

## 數碼港第五期 Cyberport 5



辦公室及共用工作間  
Office and Smart-Space



多功能會議廳  
Multi-function Hall



數據服務平台  
Data Services Platform



餐飲及其他設施  
F&B Outlets and Other Facilities

# 海濱公園改善工程

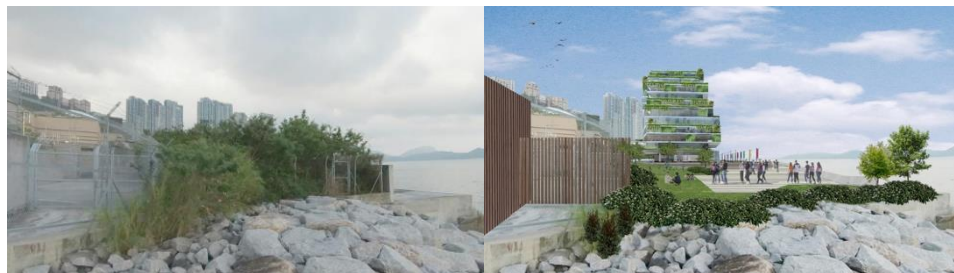
## Waterfront Park Enhancement Works

### 建議

- 約800 米海濱長廊：鋪設步行道，增設長椅及圍欄
- 綠化：重新鋪設草皮，引入園林綠化

### Proposals

- A 800-metre promenade: re-paving of footpath, provision of benches and fences
- Greening: returfing and landscaping



\* 初步設計構圖 只供參考

\* Preliminary design image for reference only

# 海濱公園改善工程

## Waterfront Park Enhancement Works

### 建議

- 寵物設施及服務
- 智慧設施：設置智慧燈柱、5G 連接網絡
- 輔助設施：
  - 重置現有水電錶房
  - 提升灌溉及排污系統
  - 增設洗手間、飲水設施及長椅
  - 更換欄杆
  - 沿岸加設安全設施等
- 登岸設施：改善登岸台階，提供可供遮蔭的上蓋，並增設防撞欄

### Proposals

- Pet-friendly facilities and services
- Smart facilities: smart lamp posts and 5G internet connection
- Ancillary facilities:
  - replacement of existing utility chamber,
  - enhancement of irrigation and sewerage system
  - provision of a toilet, drinking facilities and benches
  - replacement of existing fencing
  - safety facilities along the waterfront
- Landing facilities: improvement of landing steps, provision of a canopy and additional protection barriers



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\* Preliminary design image for reference only



# 數碼港第五期

## Cyberport 5

### 景觀

- 樓高 11 層 (主水平基準不多於 61 米)
- 「階梯式」設計，高度由南至北、西至東漸進
- 屋頂及垂直綠化，配合周邊環境
- 景觀影響輕微

### Visual

- 11-storey building (not more than 61 mPD)
- To adopt a “stepped profile” with building height progressing from south to north and from west to east
- Rooftop and vertical greening to blend in with surrounding environment
- Minimal visual impact



\* 初步設計構圖 只供參考

\* Preliminary design image for reference only



# 通風

## Ventilation

### 空氣流通

- 樓宇之間足夠距離
- 加設通風位

### Air Ventilation

- Sufficient distance between buildings
- To reserve areas for air ventilation



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\* Preliminary design image for reference only

# 施工

## Construction

### 建築聲響

- 工地與最近居民設施中間有數碼港商場、寫字樓和酒店相隔
- 採用非撞擊式打樁、隔音屏障及考慮採用「組裝合成」建築法等，盡量減低地盤聲響

### Construction Sound

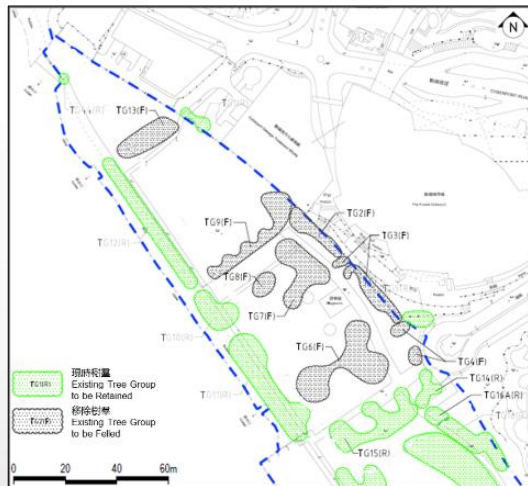
- Separation of the building site and the nearest residential building by Cyberport Arcade, office buildings and a hotel
- To adopt non-percussive piling method and noise barriers and consider modular integrated construction (MiC) to minimize construction noise

# 樹木

## Trees

### 樹木

- 擬議項目邊界內：約420棵樹木
- 受影響樹木：約 90 棵
- 不屬古樹名木冊的樹木
- 以一比一的比例作補償種植



## Trees

- No. of trees within boundary: around 420
- No. of trees to be affected: around 90
- None in the Register of Old and Valuable Trees
- To implement compensatory planting with 1:1 ratio



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\* Preliminary design image for reference only



# 交通

## Traffic

### 交通

- 交通影響評估：新增交通流向與繁忙時段交通流向相反
- 結論：工程期間及項目落成後，對附近交通影響輕微
- 顧問建議：改善附近四個路口，以紓緩交通負荷

### 加強園區公共交通服務

#### 與公共交通服務營辦商洽商

- 增加專營巴士及小巴班次
- 增加專營小巴載客量

#### 數碼港措施

- 安排大型活動期間的特別巴士班次
- 擴大員工巴士網絡及增加班次

## Traffic

- Traffic impact assessment: increased traffic during construction and upon completion to be in the reverse direction of peak traffic
- Result: minimal impact during construction and after project completion
- Consultant's suggestion: improvement works at 4 road junctions in the proximity to alleviate traffic burden

### Enhancement of Public Transport Services

#### Negotiation with transport operators

- To increase frequencies of franchised bus and mini-bus services
- To increase carrying capacity of franchised mini-buses

#### Cyberport measures

- To provide special bus services during large-scale events
- To widen network of tenant bus services for employees and increase their frequencies

# 時間表

## Timeline

日期 Date	事項 Items
2019年底前 By end of 2019	預計展開《城市規劃條例》所需的相關法定規劃程序 Plan to commence the relevant statutory planning processes under the Town Planning Ordinance
2021	向立法會財務委員會申請撥款 Seek funding approval from Finance Committee of Legislative Council
2021年第四季 Q4 2021	工程展開 Construction commencement
2024	項目竣工 Construction completion

# 數碼港擴建計劃

## Cyberport Expansion Project

### 公眾裨益

- 新增餐飲服務、商舖和銀行服務等零售設施，方便園區使用者及附近居民
- 海濱公園佔地約4.8公頃，將增加休憩和智慧設施，讓市民享受更佳、更舒適的綠化空間
- 數碼港將負責海濱公園的長遠日常管理、保養及綠化
- 增加就業機會
- 提升及擴充商場設備
- 增加社區互動

### Public Benefits

- Additional retail facilities (e.g. F&B outlets, shops and banking services) bring greater convenience to campus users and nearby residents
- The 4.8-hectare waterfront park with more recreational and smart facilities enables the public to enjoy a better and more comfortable green space
- Cyberport to take over long-term management, maintenance and greening
- Increase employment opportunities
- Enhance and expand commercial facilities
- Increase interaction within the neighbourhood





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