

# Cyberport Expansion Project

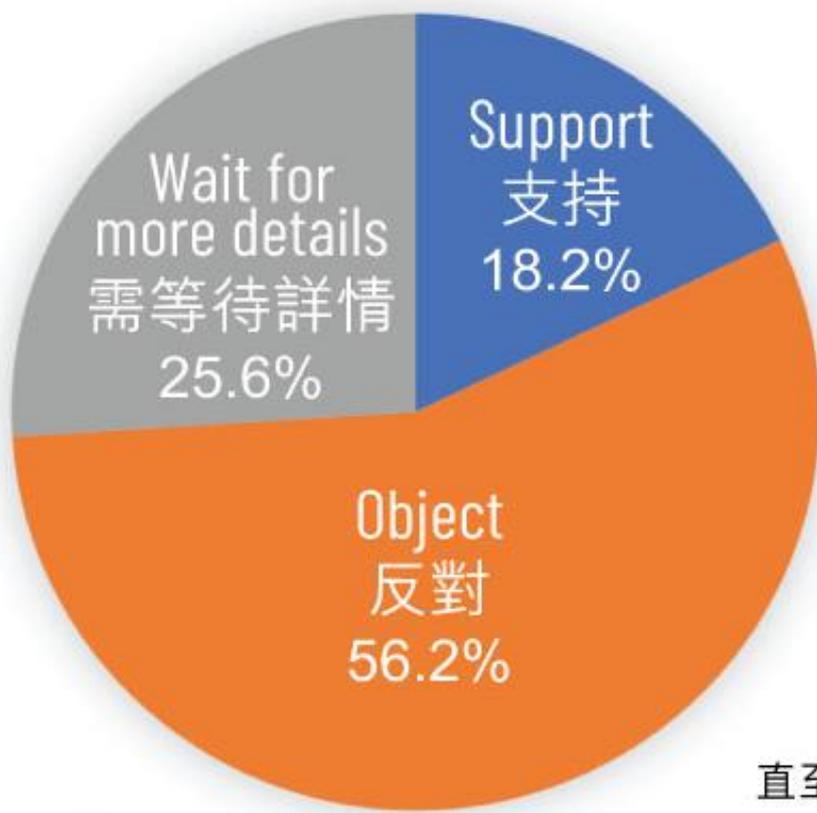
## 數碼港擴建計劃

27 May 2019



**Paul Zimmerman**  
District Councillor  
司馬文區議員

# Views from Pokfulam Residents 薄扶林居民意見



## Top concerns

- Loss of open space
- Traffic impact
- Visual impact
- Utilisation of Cyberport offices

## 居民最關注

- 公園面積將縮減
- 影響景觀
- 交通擠塞問題
- 數碼港有否善用寫字樓空間

898 respondents as of 23 May 2019

直至2019年5月23日：共收到898份意見

# 數碼港應在擴建計劃及預算中，加入以下哪些項目？

## What should Cyberport include in their plans and budget?

改善商場的零售及餐飲種類和選擇  
Improve retail and dining experience

74.3%

海濱公園設施  
Waterfront Park facilities improvements

68.1%

海濱長廊連接公園至大口環  
Connecting the Waterfront Park with Sandy Bay

63.5%

海濱公園管理及保養  
Waterfront Park maintenance improvements

61.9%

預留空間連接以地底走線設計的數碼港站  
Provisions for connecting with an underground railway

57.1%

改善公共交通服務  
Improve public transport

56.4%

改善資料徑道路設計，應付車流  
Improvements to Information Crescent to cope with traffic

47.2%

改善碼頭 - 興建上蓋、提供照明系統及長櫈  
Pier enhancement with a roof, lighting and seating

43.7%

30% 43% 55% 68% 80%

# Utilisation of Cyberport Offices

## 數碼港有否善用寫字樓空間



To date, Cyberport has not provided breakdown of office space by IT and non-IT industry in terms of GFA

數碼港至今仍未提供以樓面面積計算從事資訊科技業務的租客比率

# Utilisation of Cyberport Offices 數碼港有否善用寫字樓空間

## Residents' comments

*"The cyberport offices are not fully occupied and this neighbourhood does not need further obstruction and pollution."*

*"Last year I was given a tour of Pacific Century's show suites for its Niseko condominium development project. The location of those show suites - in the Cyberport office blocks of course!"*

## 居民意見

「建議擴建之地點嚴重影響碧瑤灣居民的景觀及生活質素.....  
碧瑤灣居民已經在上一次數碼港的興建中受嚴重影響。」

「政府擁有的數碼港商場，在這十年多管理及推廣不善，浪費了納稅人的錢，更沒有帶給該區的方便。」

# Improve Retail And Dining Experience 改善商場的零售及餐飲種類和選擇



New e-sports and ‘smart’ entertainment is one thing, but residents also asked for a pharmacy, easy access to an ATM, a convenience store and more F&B choices.

除了電競及智能家居的產品，居民希望商場能引入藥房、便利店及其他餐飲選擇，並在商場外加設自動櫃員機。

# Visual Impact 影響景觀



What efforts are made by Cyberport to minimize the visual impact to the residents?

數碼港如何減低景觀上的影響?

# Traffic Impact 交通影響

- On 31 July 2017, Housing Department confirmed the population will increase by 35,000 upon redevelopment of Wah Fu Estate.

2017年7月31日房屋署指出華富邨重建後，  
區內人口增長為35,000

- What will be the improvement measures at the critical junctions?

關鍵路口會有什麼改善措施？

# Traffic Impact – Critical Locations

## 交通影響



- Victoria Road / Pok Fu Lam Road  
域多利道 / 薄扶林道路口
- Victoria Road / Cyberport Road  
域多利道 / 數碼港道路口
- Victoria Road / Sha Wan Drive  
域多利道 / 沙灣徑路口
- Victoria Road / Sandy Bay Road  
域多利道 / 大口環道路口
- Sassoon Road roundabout  
沙宣道迴旋處
- Information Crescent / Cyberport Road  
資訊徑 / 數碼港道路口
- Victoria Road near new public housing  
域多利道擬建新公屋一帶

# Improve Road Design 改善附近道路設計



To better cope with traffic to the school, carparks and bus terminus

應付學校、停車場及巴士總站繁忙時間的車流

# Improve Public Transport 改善公共交通服務



Any expansion should be supported with adequate public transport.

改善公共交通服務以應付  
擴建後的需求。

# Connections With South Island Line (W)

## 連接南港島線西段



# Connections With South Island Line (W) 連接南港島線西段

When will Government commence South Island Line (West) implementation?  
政府甚麼時候開始南港島線西段的前期工作?

- Office space in Cyberport will increase by 35%  
數碼港寫字樓面積增加35%
- Wah Fu population will increase from 35,000 to 61,000  
華富邨重建後，區內人口增長35,000至61,000
- Queen Mary redevelopment in progress  
瑪麗醫院重建計劃進行中
- HKU medical campus and student hostels are expanding  
港大醫學院及學生宿舍擴建

# Loss of Open Space 公園面積將縮減



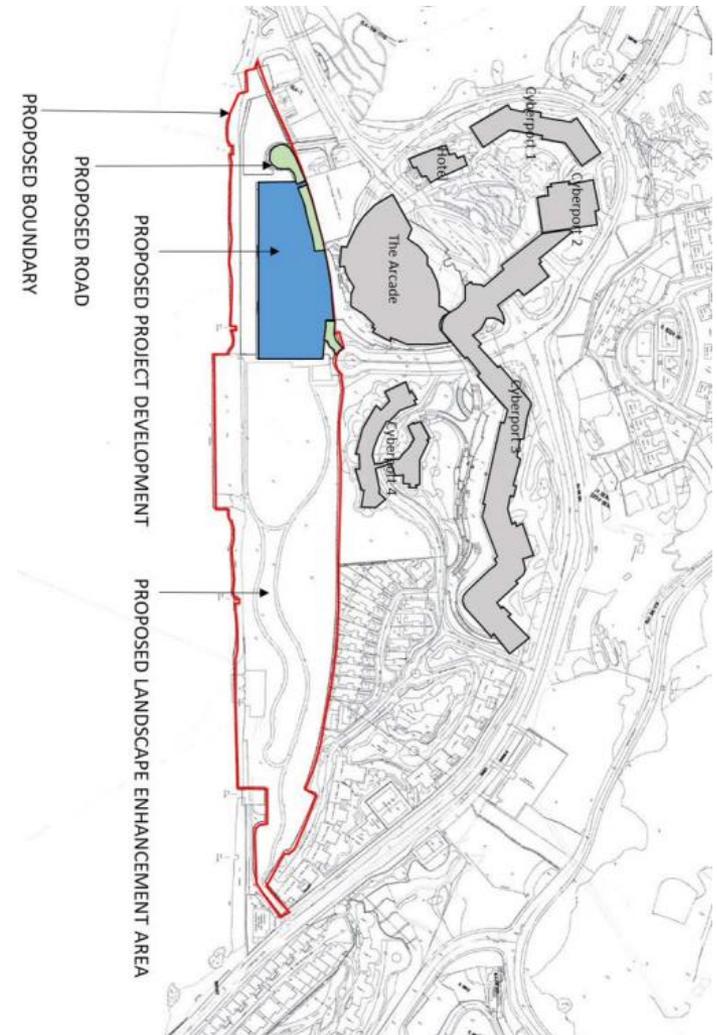
# Outline Zoning Plan and Land Status 分區計劃大綱圖及土地業權

Will the remaining park area  
be zoned Open Space?

餘下公園部分將會劃為  
「休憩用地」？

Will Cyberport own the  
entire park area? Under  
what terms?

數碼港會擁有包括公園的  
業權？有什麼條款？



# Budget 預算

Out of the HK\$5.5billion, how much will be spent on improving the waterfront park?

55億港元預算當中，數碼港將會動用多少資金改善海濱公園？



# Improve Waterfront Park Facilities 改善海濱公園設施



More kids play equipment (swing, slide, playhouses and merry-go-round), trees, shaded seating, water dispensers, access to toilets and a kennel 'to park a

dog' when visiting the Arcade.

加設更多兒童遊樂設施（例如千秋、盪滑梯、氹氹

轉）、樹木、有遮蔭的長櫈、飲水機、洗手間和暫放

狗隻的地方以便狗主進入商場。

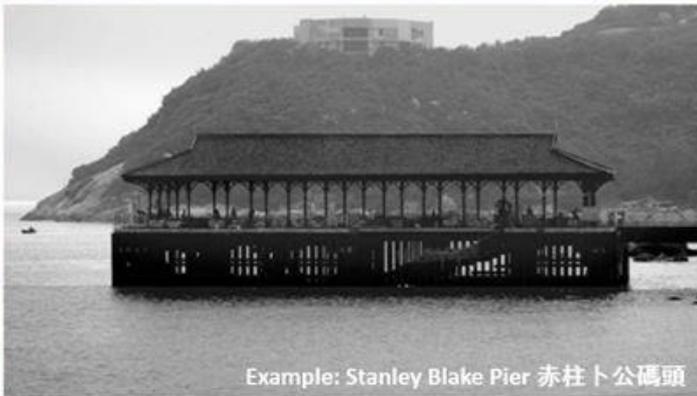
# Improve Waterfront Park Maintenance 改善海濱公園管理及保養



The park is cherished for its liberal policy on dogs, kids on scooters, and kite flying. This requires active management, dog latrines, and a dedicated corner for small kids to enjoy the grass free of dogs. A water sprinkler is needed for the dry season, as well as regular cleaning and faster repairs.

改善公園的管理：加裝狗廁所並設立無狗隻的兒童玩樂區；安裝自動灑水器以改善旱季時草地的質素、同時更頻密地剪草；改善保養及維修效率等。

# Pier Enhancement 改善碼頭



Suggest: Create a pier with shade and seating at the waterfront

建議： 於海旁興建有蓋及座位的碼頭

# Connect the Waterfront Park along the shore with Sandy Bay 海濱長廊連接公園至大口環



Suggest: Construction of walkway on piers connecting Sandy Bay Waterfront Promenade

建議：興建行人徑以連貫大口環

# Minimize Construction Nuisance 減低工程期間對居民的影響

- Noise  
噪音
- Air pollution  
空氣污染
- Construction traffic  
重型車輛加重道路負荷



## 居民的意見 Residents' views

## 數碼港的回應 Cyberport's response

影響景觀  
Visual impact

? 採用階梯式設計減低對碧瑤灣的影響  
Stepped profile to minimise impact to Baguio

應先善用現有寫字樓空間  
Should better utilise existing office space first

? 出租率高達97%，缺乏大型會議場地  
Occupancy up to 97% and lack of large venues

改善商場的零售及餐飲種類和選擇  
Improve retail and dining experience

✓ 提款機、便利店及更多餐飲選擇  
ATM, convenience store and more F&B

海濱公園設施  
Waterfront Park facilities improvements

✓ 增設洗手間、飲水設施、重鋪草皮、太陽傘、長椅、兒童及寵物設施  
Toilets, drinking fountain, reurfing, benches, parasols, kids and pet friendly facilities

海濱長廊連接公園至大口環  
Connect the Waterfront Park with Sandy Bay

?

海濱公園管理及保養  
Waterfront Park maintenance improvements

✓ 投放額外資源改善保養維修  
Increased budget for maintenance

? = 等待更多資料  
More information needed

## 居民的意見 Residents' views

## 數碼港的回應 Cyberport's response

預留空間連接以地底走線設計的數碼港站  
Connect with future railway station



改善公共交通服務  
Improve public transport



善用員工巴士及  
要求巴士和小巴公司加強服務  
Utilise employees' shuttles and asking  
operators to improve public transport

改善附近道路設計，應付車流  
Concern over traffic impact and road congestion



於附近四個路口進行改善工程  
Improve four nearby junctions

改善碼頭 - 興建上蓋、提供照明系統及長櫈  
Pier enhancement with a roof, lighting and seating



改善登岸台階及提供可供遮蔭的上蓋  
Improve landing steps and provide canopies

施工期間受到噪音、塵埃及交通擠塞影響  
Construction noise, dust and traffic impact



採用非撞擊式打樁方法及隔音屏障  
考慮採用組裝合成建築法和海路運輸  
Non-percussive piling, noise barriers,  
possible modular integrated construction and  
transport by sea



= 等待更多資料  
More information needed

## Next steps 下一步

- Detailed building designs, and visual impact for residents  
大樓設計的詳情及對居民的具體景觀影響
- Details of park and arcade improvements  
改善公園及商場的詳情
- Commitment to connect to Sandy Bay  
承諾興建海濱至大口環

## Next steps 下一步

- TIA and details of road improvements  
交通影響評估報告及道路改善工程詳情
- Details of construction mitigation measures  
如何減低工程期間對週邊環境的影響
- Dates and timelines  
具體時間表