

A/H10/95

This document is received on 2021-07-08
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H10/95
	Date Received 收到日期	6 JUL 2011

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

Hong Kong Cyberport Management Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	A site at Telegraph Bay, Pok Fu Lam, Hong Kong (the area zoned "Other Specified Uses" annotated "Cyber-Port (1)" under Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 16,296 sq.m 平方米 <input checked="" type="checkbox"/> About 約 not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 66,000 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	16,296 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Cyber-Port (1)"
(f) Current use(s) 現時用途	partly vacant and partly Cyberport Waterfront Park under Short Term Tenancy (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/> Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/> Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/> Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/> Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input checked="" type="checkbox"/> Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展
<p>Note 1: May insert more than one 「✓」.</p> <p>註 1: 可在多於一個方格內加上「✓」號</p> <p>Note 2: For Development involving columbarium use, please complete the table in the Appendix.</p> <p>註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。</p>	

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Permitted "Office", "Exhibition or Convention Hall",
"Information Technology and Telecommunications Industries",
"Eating Place" and "Shop and Services" Uses

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 not more than 66,000 sq. m 平方米 ☐ About 約

Proposed plot ratio 擬議地積比率 4.159 [Note 1] ☒ About 約

Proposed site coverage 擬議上蓋面積 58 % ☒ About 約

Proposed no. of blocks 擬議座數 1 [Note 2]

Proposed no. of storeys of each block 每座建築物的擬議層數 10 storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 2 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 main roof: +52.4 mPD 米 (主水平基準上) ☐ About 約
(Upper Roof at +58 mPD) ☐ About 約

[Note 1]: The plot ratio is calculated based on the Development Site. Development Site (about 15,869sqm) refers to the area of the whole "OU(Cyber-Port)(1)" zone excluding the area falling within the roundabout of Information Crescent.

[Note 2]: In the event that the coverage of plant room at R/F exceeding 50% under JPN No. 5 hence counting as an additional floor upon detailed design at the GBP stage, the proposed development will have 10 storeys (incl. R/F) above ground.

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 (see [Note 1]) sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 [Note 1]:
 Total GFA of "eating place" & "shop and services" (incl. Retail/ F&B/ Alfresco Dining and Demonstration Hall): sq. m 平方米 (please specify the number of rooms 請註明房間數目)
☒ office 辦公室 (Digital Tech Space) 36,055 sq. m 平方米 ☒ About 約
☒ shop and services 商店及服務行業 (see [Note 1]) sq. m 平方米 ☐ About 約
 About 5,903sqm

☐ Government, institution or community facilities
 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

- Data Services Platform: about 10,500sqm;
 - Multi-Function Hall: about 1,284sqm;
 - Others (Covered Publicly Accessible Area / Covered Public Open Space (POS) / Covered Driveway & Drop-off / Covered Circulation etc.): about 12,258sqm

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米 ☐ Not less than 不少於

☒ public open space 公眾休憩用地 (at-grade)

..... 5,000 sq. m 平方米 ☒ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	R/F	E&M, Lift Overrun
	8/F	Office (Digital Tech Space), E&M, Lift Core
	5 to 7/F	Office (Digital Tech Space), Lift Core
	4/F	Data Services Platform, Office (Digital Tech Space), Lift Core
	3/F	Office (Digital Tech Space), Retail / F&B, Lift Core, E&M
	2/F	Multi-function Hall (including the Hall and its BOH facilities), Flexible Hall/Publicly Accessible Area, Retail/F&B, Lobby, Lift Core, E&M, Covered Circulation, Publicly Accessible Area, Sunset Terrace
	1/F	Retail/F&B, Office (Digital Tech Space), Lobby, Lift Core, E&M, Covered Circulation, Publicly Accessible Area
	G/F	Retail/F&B, Demonstration Hall, Lobby, Lift Core, E&M, Covered Circulation, Driveway & Drop-off, Entrance to Basement Carpark, 4 nos. of HGV LUL Bays, Covered Public Open Space (POS)
	B1/F	E&M, Carpark, LUL Bays, Lobby, Lift Core
	B2/F	E&M, Carpark, Lobby, Lift Core

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

..... uncovered at-grade Public Open Space; uncovered Publicly Accessible Area; landscape deck, flat roof

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Information Crescent</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>													
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>198 (incl. 4 accessible spaces)</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>21</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	198 (incl. 4 accessible spaces)	Motorcycle Parking Spaces 電單車車位	21	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		Others (Please Specify) 其他 (請列明)		
Private Car Parking Spaces 私家車車位	198 (incl. 4 accessible spaces)														
Motorcycle Parking Spaces 電單車車位	21														
Light Goods Vehicle Parking Spaces 輕型貨車泊車位															
Medium Goods Vehicle Parking Spaces 中型貨車泊車位															
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位															
Others (Please Specify) 其他 (請列明)															
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>2</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>17</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>9</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位	2	Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	17	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	9	Others (Please Specify) 其他 (請列明)		
Taxi Spaces 的士車位	2														
Coach Spaces 旅遊巴車位															
Light Goods Vehicle Spaces 輕型貨車車位	17														
Medium Goods Vehicle Spaces 中型貨車車位															
Heavy Goods Vehicle Spaces 重型貨車車位	9														
Others (Please Specify) 其他 (請列明)															

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ...6,700... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..10.5 to 13.5.....m 米 <input checked="" type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the attached Supporting Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

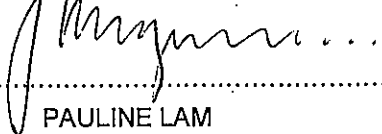
Please refer to the attached Supporting Planning Statement

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
PAULINE LAM

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

DEPUTY DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKCID 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KTA PLANNING LIMITED



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

05/07/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

By Hand and By Email (tpbpd@pland.gov.hk)

Our Ref: S1394/CPX/21/002Lg

9 July 2021

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/ Madam,

**Layout Plan Submission
for Permitted "Office", "Exhibition or Convention Hall",
"Information Technology and Telecommunications Industries"
"Eating Place", and "Shop and Services" Uses,
for Cyberport Expansion in "OU(Cyber-Port)(1)" Zone
at Telegraph Bay, Pok Fu Lam, Hong Kong
- Section 16 Planning Application No. A/H10/95 -**

We refer to the captioned S16 Planning Application submitted to the Town Planning Board on 5 July.

We would like to clarify that the maximum building height of the Proposed Development is 58mPD (at UR/F).

Meanwhile, attached please find the four figures of landscape drawings (Drawing Nos. LA-1.1, LA-1.2, LA-1.3 and LA-2) which were missing in the submitted Planning Statement but should be attached to Appendix 3 Landscape Proposal with Tree Preservation and Removal Proposal.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841 or Ms Pauline Lam at 3426 8453.

Thank you for your kind attention.

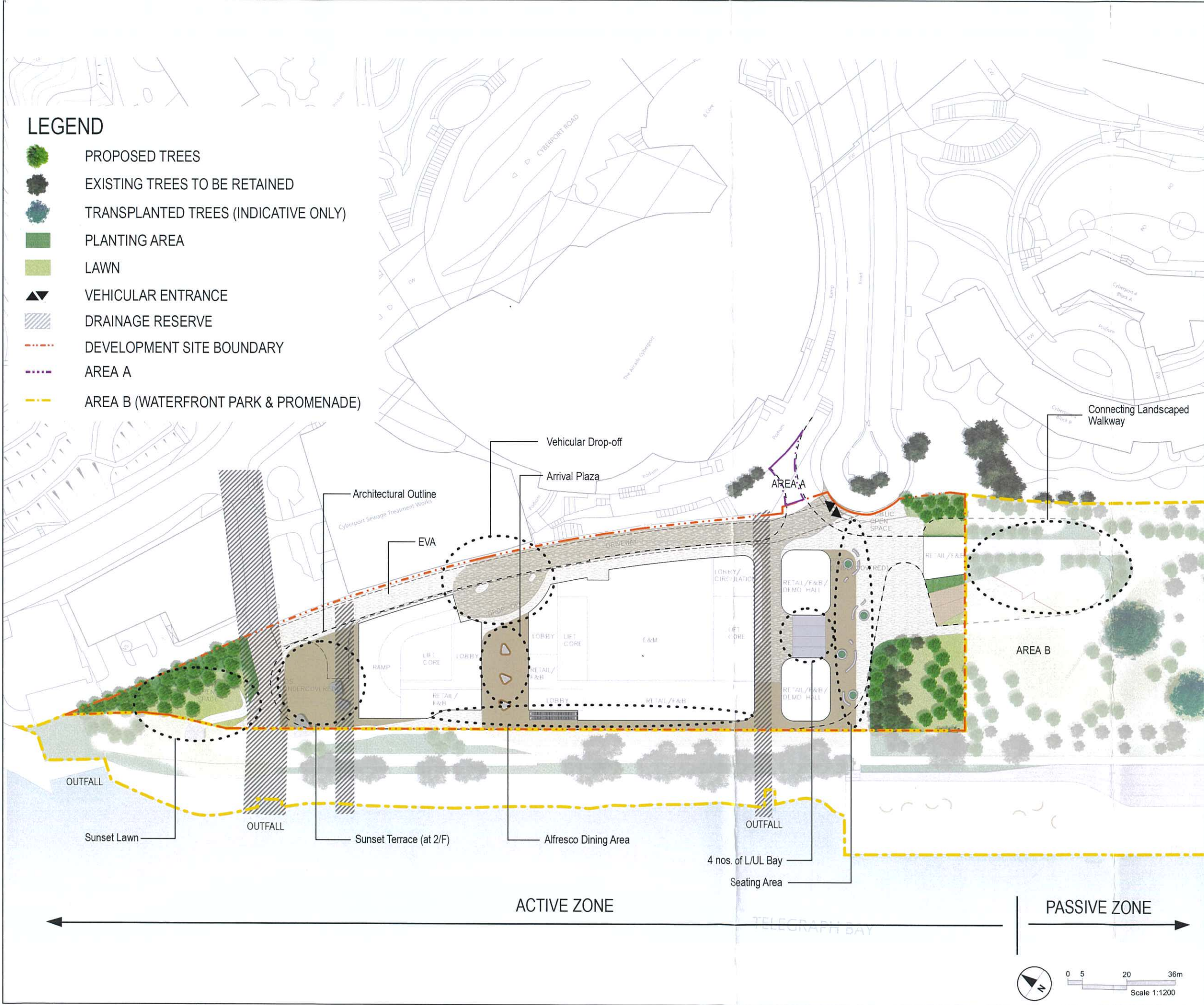
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam



Encl. (70 hard copies of four figures of landscape drawings)
cc. HK DPO – Mr Mann Chow / Ms Nicole Lee (by email) w/e
the Applicant & Team

KT/PL/CL/vy



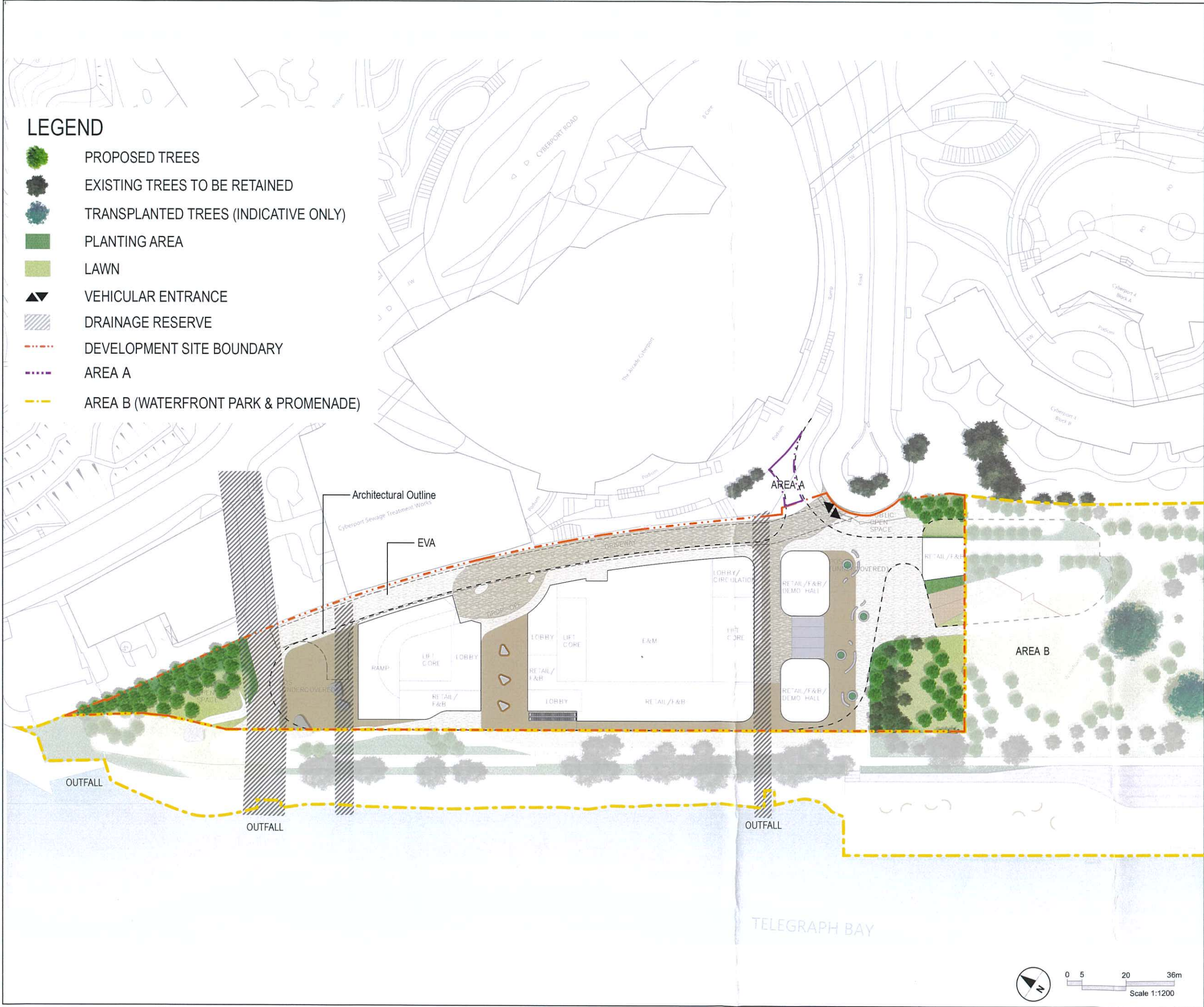
This drawing and the contents herein are the copyright of Rocco Design Architects Limited.
本圖紙及其內容的版權屬許李嚴建築師事務所有限公司所有。
No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Rocco Design Architects Limited.
未經本公司董事書面同意，不得複製此圖紙內任何內容或設計。
Do not take measurements directly from this drawing.
切勿直接從圖紙上量度尺寸。
Check and verify all dimensions on site.
所有尺寸必須在工地現場複查及審核。
Read this drawing in conjunction with the specifications and all other related drawings.
此圖紙必須與規格說明書及其它有關圖紙一併閱讀。
Notify the Architect immediately of any discrepancy found herein.
如發現內容有任何謬誤之處，應立刻通知建築師。

Client 業主
Hong Kong Cyberport
Management Company Limited

Project 項目
Proposed Cyberport Expansion
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名
Overall Landscape Framework
(1 of 3)

Scale 比例 1:2500 (A3)	Drawn 製圖	Checked 校對
Job No. 項目編號	Drawing No. 圖號 LA - 1.1	Revision 修改版



- This drawing and the contents herein are the copyright of Rocco Design Architects Limited.
本圖紙及其內容的版權屬許李嚴建築師事務所有限公司所有。
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Rocco Design Architects Limited.
未經本公司董事書面同意，不得複製此圖紙內任何內容或設計。
- Do not take measurements directly from this drawing.
切勿直接從圖紙上量度尺寸。
- Check and verify all dimensions on site.
所有尺寸必須在工地現場複查及審核。
- Read this drawing in conjunction with the specifications and all other related drawings.
此圖紙必須與規格說明書及其它有關圖紙一併閱讀。
- Notify the Architect immediately of any discrepancy found herein.
如發現內容有任何謬誤之處，應立刻通知建築師。

Client 業主
Hong Kong Cyberport
Management Company Limited

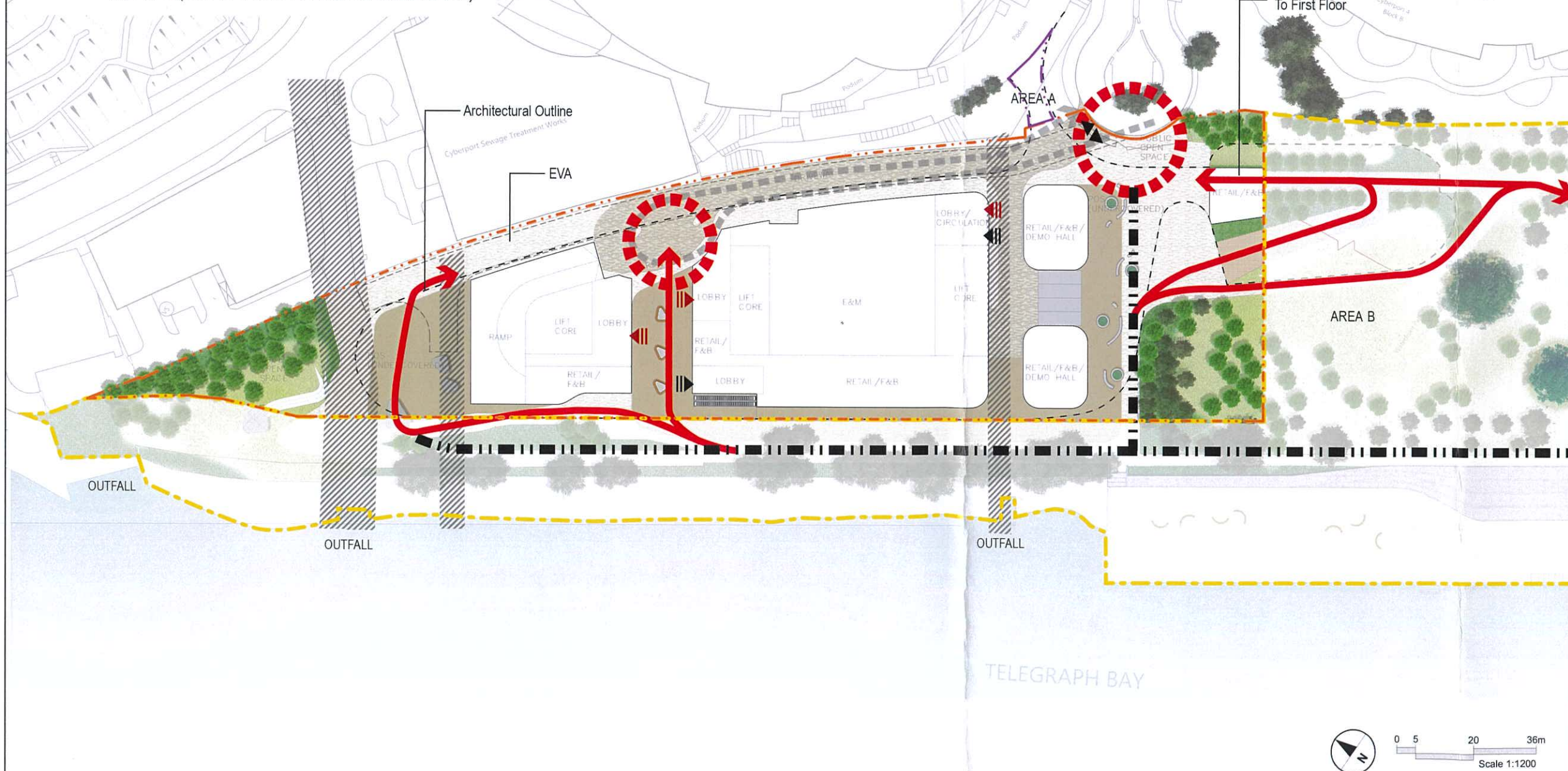
Project 項目
Proposed Cyberport Expansion
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名
Overall Landscape Framework
(2 of 3)

Scale 比例 1:2500 (A3)	Drawn 製圖	Checked 校對
Job No. 項目編號	Drawing No. 圖號 LA-1.2	Revision 修改版

LEGEND

- PROPOSED TREES
EXISTING TREES TO BE RETAINED
TRANSPLANTED TREES (INDICATIVE ONLY)
PLANTING AREA
LAWN
VEHICULAR ENTRANCE
DRAINAGE RESERVE
DEVELOPMENT SITE BOUNDARY
AREA A
AREA B (WATERFRONT PARK & PROMENADE)
- NEW PATHS TO CONNECT WITH BUILDING
EXISTING PATHWAY TO BE RETAINED
UPGRADE EXISTING PATHWAY
VEHICULAR ACCESS
ARRIVAL POINT
ENTRANCE TO OFFICE LIFT LOBBY
ENTRANCE TO BASEMENT AND PODIUM LIFT LOBBY



This drawing and the contents herein are the copyright of Rocco Design Architects Limited.
本圖紙及其內容的版權屬許李嚴建築師事務所有限公司所有。
No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Rocco Design Architects Limited.
未經本公司董事書面同意，不得複製此圖紙內任何內容或設計。
Do not take measurements directly from this drawing.
切勿直接從圖紙上量度尺寸。
Check and verify all dimensions on site.
所有尺寸必須在工地現場複查及審核。
Read this drawing in conjunction with the specifications and all other related drawings.
此圖紙必須與規格說明書及其它有關圖紙一併閱讀。
Notify the Architect immediately of any discrepancy found herein.
如發現內容有任何謬誤之處，應立刻通知建築師。

Client 業主
Hong Kong Cyberport
Management Company Limited

Project 項目
Proposed Cyberport Expansion
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名
Overall Landscape Framework
(3 of 3)

Scale 比例 1:2500 (A3)
Drawn 製圖
Checked 校對

Job No. 項目編號
Drawing No. 圖號
Revision 修改版
LA - 1.3



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍彌敦道133號
萬兆中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 2426 9737
電郵EMAIL kia@ktsplanning.com

By Hand and By Email (tpbpd@pland.gov.hk)

Our Ref: S1394/CPX/21/005Lg

20 August 2021

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/ Madam,

**Layout Plan Submission
for Permitted "Office", "Exhibition or Convention Hall",
"Information Technology and Telecommunications Industries"
"Eating Place", and "Shop and Services" Uses,
for Cyberport Expansion in "OU(Cyber-Port)(1)" Zone
at Telegraph Bay, Pok Fu Lam, Hong Kong
- Section 16 Planning Application No. A/H10/95 -
(Further Information No. 1)**

We refer to the captioned S16 Planning Application scheduled for considering by the Town Planning Board in its meeting dated 27 August 2021.

Having reviewed the departmental comments and public comments on the submitted Layout Plan submission for the captioned Application, attached please find the table of response-to-departmental-comments with the relevant appendices as below, and the table of response-to-public comments:

Appendix A – Updated relevant sections of Landscape Proposal with Supplementary Figures, and Updated relevant sections of Tree Preservation and Removal Proposal with Relevant Appendices;

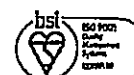
Appendix B – Additional Figure 6.4a-1 in Visual Impact Assessment (VIA) (for reference);

Appendix C – Figure on Demarcation of At-grade Public Open Space;

Appendix D – Updated Air Ventilation Assessment (AVA);

Appendix E – Replacement Pages of the Planning Statement with Supplementary Plans and Diagrams

- ♦ Updated Table 4.1 Key Development Parameters of Proposed Development in VIA in Appendix 2;
- ♦ Updated Table of Comparison of Key Development Parameters in Appendix 6;
- ♦ Updated UR/F Floor Plan with updated legend in Appendix 1;
- ♦ Supplementary Plan of 2/F showing the Multi-Function Hall Before and After Expansion;
- ♦ Supplementary Pedestrian Circulation Diagrams; and
- ♦ Supplementary Section Plan annotating the dimension of the concerned areas.



Our Ref: S1394/CPX/21/005Lg
Date: 20 August 2021



PLANNING LIMITED
規劃顧問有限公司

Please note that this Further Information merely includes technical clarification/responses to comments of relevant Government departments and public without revised calculation of technical assessments. Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8453, or Ms Camille Lam at 3426 8841.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline Lam', written over a horizontal line.

Pauline Lam

Encl. (70 hard copies)

cc. HK DPO – Mr Mann Chow / Ms Nicole Lee (by email) w/e
the Applicant & Team

KT/PL/CL/vy

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on Cyberport expansion plan A/H10/95 [#1110] 對數碼港擴建的意見
-A/H10/95

06/08/2021 21:18

From: [REDACTED]
To: tpbpd@pland.gov.hk
Sent by: bounces+2324430-66b6-tpbpd@pland.gov.hk@mailier.forms-db.com
FileRef: [REDACTED]

To:
Town Planning Board (tpbpd@pland.gov.hk)

Chairman and Members of the Town Planning Board,
致城市規劃委員會主席及委員

Below please find our comments on the planning application A/H10/95 regarding Cyberport Expansion.

以下是我對數碼港擴建（規劃申請A/H10/95）的意見：

THE COMMUNITY HAS YET TO BE CONSULTED ON THE LAYOUT PLAN OF THE DEVELOPMENT AND THE DESIGN FOR THE REMAINDER OF THE PARK

數碼港未就擴建項目藍圖及餘下公園部分的未來動向諮詢居民意見

- 1. Some 20% of Cyberport Waterfront Park, a public facility, will be lost for Cyberport's expansion. The remainder of the park will be allocated to the Hong Kong Cyberport Management Company Limited for their maintenance and management under the lease for Cyberport 5.
- 2. On 10 May 2021 in a meeting of the Panel on Information Technology and Broadcasting, the Secretary for Innovation and Technology Mr. Alfred Sit said *'we will strengthen the communication with residents to make better use of the park'* and CEO of Hong Kong Cyberport Management Company Limited Mr. Peter Yan said *'we will communicate with the residents through the district council'*.
- 3. On 21 July 2021, Cyberport explained that it *"will take into account different views received to strike a balance between public and industry aspirations for an open, natural green space, and various leisure needs."*
- 4. However, neither of them has consulted the community since the 2019 proposal on
 - the layout plan for the building,
 - the design of the open space within the development site, and
 - the design for the remaining park area.
- 5. The Applicant has repeatedly turned down invitations to attend meetings of the Economy, Development and Planning Committee of the Southern District Council held on 18 May 2021, 20 July 2021 and 21 September 2021.
- 6. The Applicant has refused to hold a community meeting (physical or webinar) before the 6 August 2021 deadline for comments on the captioned layout plan.
- 7. Although a 'flagship for Hong Kong's digital technology industry' *'with a vision to be the hub for digital technology'* and the objective to *'accelerate digital adoption in the public and private sectors'*, the Applicant has

refused to provide the community with a soft copy of their full submission despite repeated requests.

- 8. Only a hardcopy was available at two Planning Enquiry Counters for physical inspection, severely limiting general access for those who work a normal day time job. The Applicant chose not to provide a soft copy for the captioned application.

- 9. Before the Town Planning Board considers the application, it must compel the Applicant to meet with residents, explain their plans, and consult.

OBJECTING TO THE BUILDING HEIGHT OF 58MPD : THE CLAIM THAT VISUAL IMPACT HAS BEEN EASED IS MISLEADING

反對大樓高度為主水平基準以上58米 - 當局指已減少了對居民景觀影響的陳述是具誤導性

- 10. With the exception of one small section (60.6mPD) in the 2019 proposal, the general roof height (58.0mPD) in the 2021 proposal is HIGHER than in 2019 (56.4mPD). Furthermore, the building is wider and some of the staggered profile has been lost. The claim that visual impact to nearby residential buildings has been eased is MISLEADING. A complete analyses of impacts is required.

- 11. Note that view points from near Aegean Terrace and from Lower Baguio Villa – which were provided previously – have not be made available for the 2021 proposal. Such analyses must be provided first.

- 12. With the Urban Design Guidelines stipulating "*Descending and varying building height profile along the waterfront*" we urge the Town Planning Board to ensure that the height of Cyberport 5 is lower than the structures which lie behind it. The Urban Design Guidelines stipulate descending building height with taller buildings inland and lower buildings on waterfronts.

THE BULK OF THE BUILDING HAS INCREASED DRAMATICALLY

新大樓的體積相比原方案明顯增大了

- 13. Although the gross floor area is ALMOST the same, the building is wider and has grown dramatically in bulk. This appears to be the result of the increase in average floor height.

- 14. This increase in bulk has a negative impact on both airflow and visual sight lines for various locations nearby.

FULLFILL THE PROMISE OF DESCENDING BUILDING HEIGHTS AT THE WATERFRONT

應履行當年的承諾：海旁建築物的高度採用遞降形式

- 15. In 1999 the Town Planning Board agreed to amend the Explanatory Statement of the OZP so as to guide the applicant, the Secretary for Information Technology and Broadcasting that special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential development.

- 16. Paragraph 7 of the minutes of the 8 May 2000 meeting (CB(1)1720/99-00) of the Information Technology and Broadcasting Panel of the Legislative Council show that "... the Administration had reconsidered the owners' concern and accordingly reduced the approved building heights of the Cyberport development ..."

- 17. In 2000, Government committed to LegCo and the Town Planning Board to limit the visual impact of the Cyberport building profile on the surrounding areas. The proposed low to medium height in the central and northern parts of the site could preserve the view of most of the existing residential developments including the Baguio Villa. In the revised master layout plans approved by the Board a view corridor to East Lamma Channel

was maintained by reducing the height of IT Corridor from 56.5mPD to 43.3mPD.

- 18. The Pok Fu Lam Outline Zoning Plan was amended in 2019. At that time, Cyberport committed itself to limit the impacts on nearby residents. Moreover, the MPC Paper 11/19 explains that *"the proposed development has incorporated some design measures for enhancing visual permeability and visual interest"* and that *"To further enhance the proposed development at the detailed design stage, visual mitigation measures including arrangement of building (such as permeable building design on ground and upper floors, terraced building design)"*. Regrettably, the 2021 master layout plan performs worse than the scheme presented in 2019.

STOP THE LOSS OF PUBLIC AMENITY

停止減少休憩空間

- 19. The view of East Lamma Channel from the park entrance at Information Crescent is impeded on by development including a ramp over a mound (link-bridge), retail and demo hall. In the 2019 proposal there was an open view. Access to the upper floors can be provided in the building without the need for intrusion of the park area.

- 20. On both the North and the South the 2021 development proposal has further encroached onto open space and the already reduced park, much more so than the 2019 scheme.

- 21. The rooftop should be open for the public to use as was proposed in the 2019 proposal.

- 22. Paragraph 1.5.4. of the airflow assessment indicates that the Applicant has plans to close off the open space at the 2/F. Confirmation is needed that the area continues as public open space.

- 23. The community requests for a skateboarding area in northern corner of the park – a request shared with Cyberport - has been ignored. The north corner should be designated for skating facilities as urged by residents and park users.

- 24. The proposed opening hours fail to recognize the community demand of space early morning exercise including yoga starting at 6am (one hour earlier than the proposed opening hours).

- 25. The residents and park users deserve compensation with an increase in amenity value for the loss of a large area of their park.

CYBERPORT HAS NO NEED FOR THIS BUILDING

數碼港不需要擴建

- 26. Cyberport tenants have enjoyed three rounds of rental concession, 50% off from October 2019 to March 2020; 75% off from October 2020 to March 2021; 100% off from April 2020 to September 2020. The occupancy level, 90% for offices and 95% for shared space, were provided without dates and likely to be mis-represented. Many empty spaces are observed from nearby buildings.

- 27. The pandemic is changing our way of life. Public transport operators have told us from their patronage figures that there is a big drop in passenger numbers. It's common sense to expect the IT sector would experience even a more dramatic change as the staff can work from home and meetings can be held online. The business need of Cyberport Expansion is not justified, we suggest the project to be put on hold until 2024 which is when experts predict our daily lives will start returning to normal.

DATA CENTRES ARE WASTING THIS WATERFRONT OPPORTUNITY

於臨海地段設置數據中心是浪費寶貴的海濱用地

- 28. Precious waterfront land in the Hong Kong Island should not be used for data centres as indicated in the master layout plan submission. Data centres can be located at less scenic locations.

TRAFFIC AND TRANSPORT CONCERNS

為道路及公共交通工具帶來負荷

- 29. In line with the delay of the MTR SIL (W), lifting of the moratorium in Pok Fu Lam, and thereby new developments, should correspondingly be delayed.

- 30. The traffic assessment fails to consider: The Redevelopment of Wah Fu Estate (additional 11,900 public housing units, increasing the population by 135% from 26,000 to 61,000 by 2040); The Queen Mary Hospital Phase 2 Redevelopment - K Block; The HKU Redevelopment of Patrick Mansion Building; The redevelopment of the site currently occupied by the Ebenezer School & Home for the Visually Impaired; and the HKU proposal to develop the green belt land between No 3 Sassoon Road and Ebenezer School.

- 31. Although the Traffic Note in the full submission suggests the need for road improvements (Junction Pok Fu Lam Road and Sassoon Road; Junction Victoria Road and Sha Wan Drive; Junction Victoria Road, Pok Fu Lam Road, Shek Pai Wan Road; and Junction Victoria Road and Sandy Bay Road), there is no indication of timing, budget approval, nor design details.

- 32. Missing from the list of necessary improvement works are: The junction of Pok Fu Lam Road and Mt Davis Road; the exit slipway from Pok Fu Lam Road for access to Hospital and Sassoon Road; Widening of Victoria Road between Pok Fu Lam Road and Cyberport Road (specifically between lamp posts 39856 and 47632).

- 33. Ironically, the Applicant as a leader in innovation and technology has so far failed to propose smart traffic lights at the junction of Cyberport Road/Victoria Road and Cyberport Road/ Information Crescent.

- 34. While the existing floor space has at least four access points, the expansion – which adds 35% to the office floor space – has only an access via Information Crescent. An additional access should be provided at Cyberport Road near the Drainage Services Department buildings or via Cyberport Arcade's basement.

- 35. No information is provided by Cyberport on the number of charging spots for electric vehicles in the new building. There are only two charging spots at its public carpark for non-Tesla vehicles.

- 36. The Town Planning Board is urged to recommend and require a comprehensive traffic impact assessment to include all of the known and proposed developments in the area to ensure that the traffic generated can be sustained on the existing highway network with identified feasible improvements where necessary. Without such an assessment we will be in danger of leaving a legacy for our children for which they will not thank us.

Name 姓名 : David Chen

Email 電郵: [REDACTED]

Other comments (if any) 其他意見 (如有) :



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

Hong Kong, 6 August 2021

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By fax 2877 0245 and by email: tpbpd@pland.gov.hk

Planning application A/H10/95 - Cyberport Expansion

Dear Chair, Secretariat and Members of Town Planning Board

THE COMMUNITY HAS YET TO BE CONSULTED ON THE LAYOUT PLAN OF THE DEVELOPMENT AND THE DESIGN FOR THE REMAINDER OF THE PARK 數碼港未就擴建項目藍圖及餘下公園部分的未來動向諮詢居民意見

1. Some 20% of Cyberport Waterfront Park, a public facility, will be lost for Cyberport's expansion. The remainder of the park will be allocated to the Hong Kong Cyberport Management Company Limited for their maintenance and management under the lease for Cyberport 5.
2. On 10 May 2021 in a meeting of the Panel on Information Technology and Broadcasting, the Secretary for Innovation and Technology Mr. Alfred Sit said 'we will strengthen the communication with residents to make better use of the park' and CEO of Hong Kong Cyberport Management Company Limited Mr. Peter Yan said 'we will communicate with the residents through the district council'.
3. On 21 July 2021, Cyberport explained that it 'will take into account different views received to strike a balance between public and industry aspirations for an open, natural green space, and various leisure needs.'
4. However, neither of them has consulted the community since the 2019 proposal on
 - the layout plan for the building,
 - the design of the open space within the development site, and
 - the design for the remaining park area.
5. The Applicant has repeatedly turned down invitations to attend meetings of the Economy, Development and Planning Committee of the Southern District Council held on 18 May 2021, 20 July 2021 and 21 September 2021.
6. The Applicant has refused to hold a community meeting (physical or webinar) before the 6 August 2021 deadline for comments on the captioned layout plan.
7. Although a 'flagship for Hong Kong's digital technology industry' with 'a vision to be the hub for digital technology' and the objective to 'accelerate digital adoption in the public and private sectors', the Applicant has refused to provide the community with a soft copy of their full submission despite repeated requests.
8. Only a hardcopy was available at two Planning Enquiry Counters for physical inspection, severely limiting general access for those who work a normal day time job. The Applicant chose not to provide a soft copy for the captioned application.
9. Before the Town Planning Board considers the application, it must compel the Applicant to meet with residents, explain their plans, and consult.



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

OBJECTING TO BUILDING HEIGHT OF 58MPD: CLAIM THAT VISUAL IMPACT HAS BEEN EASED IS MISLEADING
反對大樓高度為主水平基準以上 58 米-當局指已減少了對居民景觀影響的陳述是具誤導性 (SEE ANNEX 1)

10. With the exception of one small section (60.6mPD) in the 2019 proposal, the general roof height (58.0mPD) in the 2021 proposal is HIGHER than in 2019 (56.4mPD). Furthermore, the building is wider and some of the staggered profile has been lost. The claim that visual impact to nearby residential buildings has been eased is MISLEADING. A complete analyses of impacts is required. (SEE ANNEX 1)
11. Note that view points from near Aegean Terrace and from Lower Baguio Villa – which were provided previously – have not be made available for the 2021 proposal. Such analyses must be provided first.
12. With the Urban Design Guidelines stipulating “Descending and varying building height profile along the waterfront” we urge the Town Planning Board to ensure that the height of Cyberport 5 is lower than the structures which lie behind it. The Urban Design Guidelines stipulate descending building height with taller buildings inland and lower buildings on waterfronts.

THE BULK OF THE BUILDING HAS INCREASED DRAMATICALLY
新大樓的體積相比原方案明顯增大了 (SEE ANNEX 1)

13. Although the gross floor area is ALMOST the same, the building is wider and has grown dramatically in bulk. This appears to be the result of the increase in average floor height.
14. This increase in bulk has a negative impact on both airflow and visual sight lines for various locations nearby.

FULLFILL THE PROMISE OF DESCENDING BUILDING HEIGHTS AT THE WATERFRONT
應履行當年的承諾：海旁建築物的高度採用遞降形式

15. In 1999 the Town Planning Board agreed to amend the Explanatory Statement of the OZP so as to guide the applicant, the Secretary for Information Technology and Broadcasting that special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential development.
16. Paragraph 7 of the minutes of the 8 May 2000 meeting (CB(1)1720/99-00) of the Information Technology and Broadcasting Panel of the Legislative Council show that “... the Administration had reconsidered the owners’ concern and accordingly reduced the approved building heights of the Cyberport development ...”
17. In 2000, Government committed to LegCo and the Town Planning Board to limit the visual impact of the Cyberport building profile on the surrounding areas. The proposed low to medium height in the central and northern parts of the site could preserve the view of most of the existing residential developments including the Baguio Villa. In the revised master layout plans approved by the Board a view corridor to East Lamma Channel was maintained by reducing the height of IT Corridor from 56.5mPD to 43.3mPD.
18. The Pok Fu Lam Outline Zoning Plan was amended in 2019. At that time, Cyberport committed itself to limit the impacts on nearby residents. Moreover, the MPC Paper 11/19 explains that “the proposed development has incorporated some design measures for enhancing visual permeability and visual interest” and that “To further enhance the proposed development at the detailed design stage, visual mitigation measures including arrangement of building (such as permeable building design on ground and upper floors, terraced building design)”. Regrettably, the 2021 master layout plan performs worse than the scheme presented in 2019.

c/o Designing Hong Kong Ltd

香港中環永和街25號復和商業中心21樓

21/F Chun Wo Commercial Centre, 25 Wing Wo Street, Central, Hong Kong

電話Tel:

電郵Email: info@paulzimmerman.hk

傳真Fax: (852) 3753 3819

網頁Website: <http://www.paulzimmerman.hk>



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

EXTENSIVE LOSS OF PUBLIC AMENITY

休憩空間嚴重減少

19. The view of East Lamma Channel from the park entrance at Information Crescent is impeded on by development including a ramp over a mound (link-bridge), retail and demo hall. In the 2019 proposal there was an open view. Access to the upper floors can be provided in the building without the need for intrusion of the park area.
20. On both the North and the South the 2021 development proposal has further encroached onto open space and the already reduced park, much more so than the 2019 scheme.
21. The rooftop should be open for the public to use as was proposed in the 2019 proposal.
22. Paragraph 1.5.4. of the airflow assessment indicates that the Applicant has plans to close off the open space at the 2/F. Confirmation is needed that the area continues as public open space.
23. The community requests for a skateboarding area in northern corner of the park – a request shared with Cyberport - has been ignored. The north corner should be designated for skating facilities as urged by residents and park users.
24. The proposed opening hours fail to recognize the community demand of space early morning exercise including yoga starting at 6am (one hour earlier than the proposed opening hours).
25. The residents and park users deserve compensation with an increase in amenity value for the loss of a large area of their park.

CYBERPORT HAS NO NEED FOR THIS BUILDING

數碼港不需要擴建

26. Cyberport tenants have enjoyed three rounds of rental concession, 50% off from October 2019 to March 2020; 75% off from October 2020 to March 2021; 100% off from April 2020 to September 2020. The occupancy level, 90% for offices and 95% for shared space, were provided without dates and likely to be misrepresented. Many empty spaces are observed from nearby buildings.
27. The pandemic is changing our way of life. Public transport operators have told us from their patronage figures that there is a big drop in passenger numbers. It's common sense to expect the IT sector would experience even a more dramatic change as the staff can work from home and meetings can be held online. The business need of Cyberport Expansion is not justified, we suggest the project to be put on hold until 2024 which is when experts predict our daily lives will start returning to normal.

DATA CENTRES ARE WASTING THIS WATERFRONT OPPORTUNITY

於臨海地段設置數據中心是浪費寶貴的海濱用地

28. Precious waterfront land in the Hong Kong Island should not be used for data centres as indicated in the master layout plan submission. Data centres can be located at less scenic locations.



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

TRAFFIC AND TRANSPORT CONCERNS

為道路及公共交通工具帶來負荷

29. In line with the delay of the MTR SIL (W), lifting of the moratorium in Pok Fu Lam, and thereby new developments, should correspondingly be delayed.
30. The traffic assessment fails to consider: The Redevelopment of Wah Fu Estate (additional 11,900 public housing units, increasing the population by 135% from 26,000 to 61,000 by 2040); The Queen Mary Hospital Phase 2 Redevelopment - K Block; The HKU Redevelopment of Patrick Mansion Building; The redevelopment of the site currently occupied by the Ebenezer School & Home for the Visually Impaired; and the HKU proposal to develop the green belt land between No 3 Sassoon Road and Ebenezer School.
31. Although the Traffic Note in the full submission suggests the need for road improvements (Junction Pok Fu Lam Road and Sassoon Road; Junction Victoria Road and Sha Wan Drive; Junction Victoria Road, Pok Fu Lam Road, Shek Pai Wan Road; and Junction Victoria Road and Sandy Bay Road), there is no indication of timing, budget approval, nor design details.
32. Missing from the list of necessary improvement works are: The junction of Pok Fu Lam Road and Mt Davis Road; the exit slipway from Pok Fu Lam Road for access to Hospital and Sassoon Road; Widening of Victoria Road between Pok Fu Lam Road and Cyberport Road (specifically between lamp posts 39856 and 47632).
33. Ironically, the Applicant as a leader in innovation and technology has so far failed to propose smart traffic lights at the junction of Cyberport Road/Victoria Road and Cyberport Road/ Information Crescent.
34. While the existing floor space has at least four access points, the expansion – which adds 35% to the office floor space – has only an access via Information Crescent. An additional access should be provided at Cyberport Road near the Drainage Services Department buildings or via Cyberport Arcade's basement.
35. No information is provided by Cyberport on the number of charging spots for electric vehicles in the new building. There are only two charging spots at its public carpark for non-Tesla vehicles.
36. The Town Planning Board is urged to recommend and require a comprehensive traffic impact assessment to include all of the known and proposed developments in the area to ensure that the traffic generated can be sustained on the existing highway network with identified feasible improvements where necessary. Without such an assessment we will be in danger of leaving a legacy for our children for which they will not thank us.

Yours sincerely

Paul Zimmerman
Vice-Chairman, Southern District Council
District Councillor, Pok Fu Lam

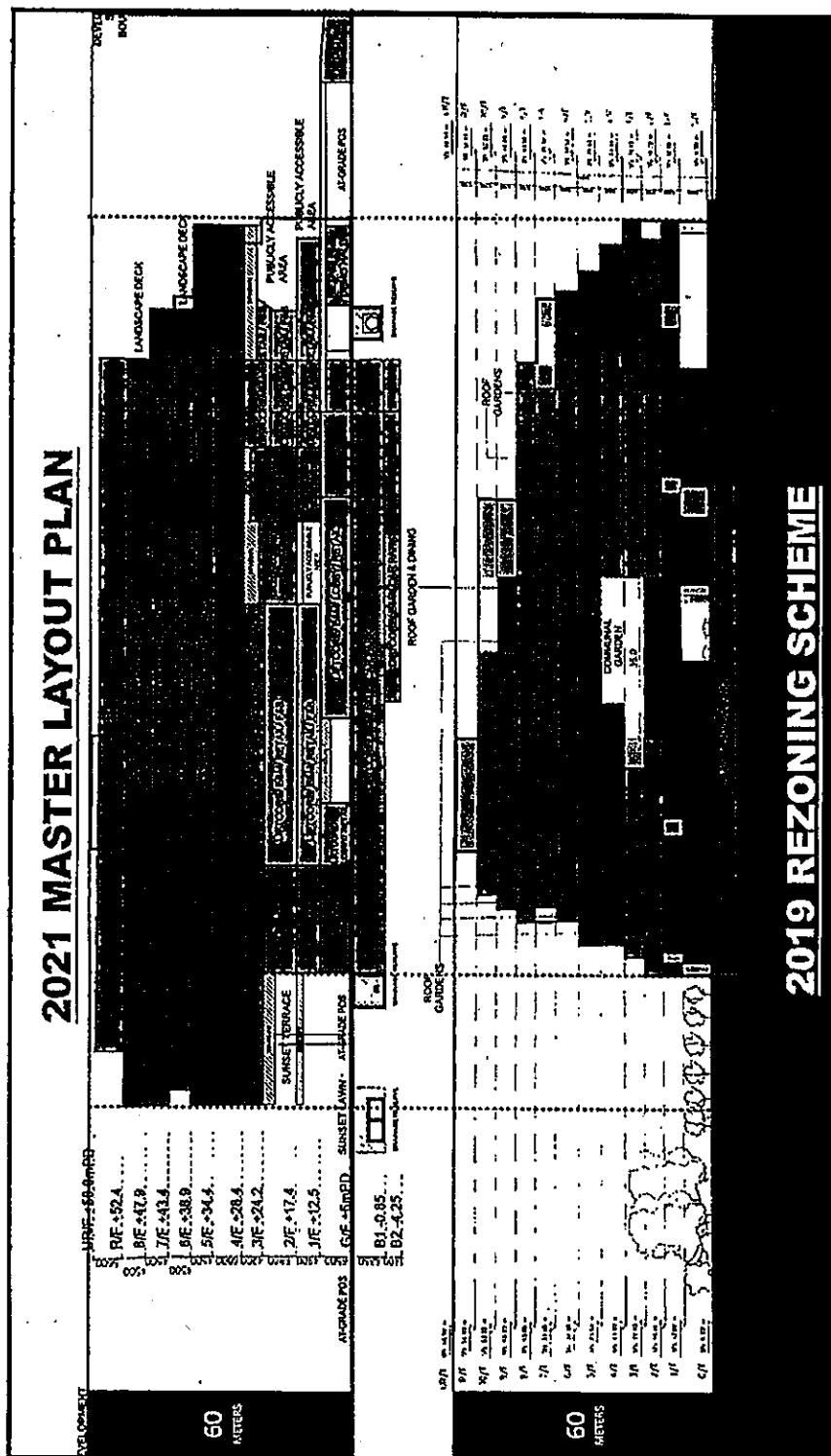


中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

Annex 1 - THE BULK OF THE BUILDING HAS INCREASED DRAMATICALLY 新大樓的體積相比原方案明顯增大了



c/o Designing Hong Kong Ltd
香港中環永和街25號復和商業中心21樓
21/F Chun Wo Commercial Centre, 25 Wing Wo Street, Central, Hong Kong

電話 Tel: [REDACTED]
電郵 Email: info@paulzimmerman.hk

傳真 Fax: (852) 3753 3819
網頁 Website: http://www.paulzimmerman.hk

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Traffic study required A/H10/95 and Y/H10/13

06/08/2021 23:44

From: Paul Zimmerman <paul@designinghongkong.com>
To: "sthoffice@thb.gov.hk" <sthoffice@thb.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: [REDACTED]
FileRef:

Attached please find my letter for the attention of

The Secretary for Transport and Housing

And

The Town Planning Board in respect of both A/H10/95 and Y/H10/13

Paul Zimmerman 司馬文

Mobile: [REDACTED]

District Councillor, Pokfulam

info@paulzimmerman.hk

Tel: [REDACTED]

www.paulzimmerman.hk

CEO, Designing Hong Kong 創建香港

paul@designinghongkong.com

Tel: +852 3104 2768

21/f Chun Wo Commercial Centre

25 Wing Wo Street

Central, Hong Kong

<https://goo.gl/maps/EeSzQfbzAfQ2>

www.designinghongkong.com

Chairman

Single Use Beverage Packaging Working Group

www.drinkwithoutwaste.org



Pokfulam traffic study and development applications A H10 95 and Y H10 13.pdf



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

5 August 2021

Mr Frank Chan Fan

Secretary for Transport and Housing

sthoffice@thb.gov.hk

Members of the Town Planning Board

tpbpd@pland.gov.hk

Sustainable Traffic and Approval of Developments in Pok Fu Lam

Comments regarding A/H10/95 and Y/H10/13

An increasing number of development projects are committed and planned for the Pok Fu Lam area. There are currently two applications before the Town Planning Board which affect the Pok Fu Lam Outline Zoning Plan. A number of other projects are being developed for the area, all of which will increase the traffic within the area and on the highways in the neighbouring areas.

The two applications currently before the Board are:

- The Proposed Permitted Office, Exhibition or Convention Hall, Information Technology and Telecommunications Industries, Eating Place, and Shop and Services Uses;
- The proposed rezoning of the site from Green Belt to Government Institutional or Community for the New Academic Building as an extension site of No 3 Sassoon Road, Pok Fu Lam.

Recent developments which will increase the traffic in the area and now proceeding include:

- The five public housing sites in the Wah Fu Redevelopment
- HKU No 3 Sassoon Road
- The New Block at Queen Mary Hospital
- Rural Building Lot 925 at High West Pok Fu Lam Road (HKU)
- Jessville 128 Pok Fu Lam Road

Future projects which are already at the planning stage include:

- The Redevelopment of Wah Fu Estate to provide an additional 11,900 public housing units, thus increasing the population by 135% from 26,000 to 61,000 by 2040
- The Queen Mary Hospital Phase 2 Redevelopment (K Block)
- HKU Redevelopment of Patrick Mansion Building
- The redevelopment of the site currently occupied by the Ebenezer School & Home for the Visually Impaired
- The MTR extension of the South Island Line (West) (Wong Chuk Hang, Aberdeen, Tin Wan, Wah Fu, Cyberport, Queen Mary, HKU).



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region
of the People's Republic of China



南區區議會
Southern District Council
司馬文區議員
District Councillor, Paul Zimmerman

Furthermore, the Outline Zoning Plan for Pok Fu Lam includes various areas of undeveloped Government land reserved for development including for residential uses.

It is essential that Government and the Town Planning Board consider the combined effect of the traffic from all of the development schemes identified above rather than considering each scheme separately with only its traffic added to the "Reference Traffic" to produce the "Design Traffic" for each scheme.

Best past practice has been for traffic impact assessments for individual developments to be made for at least 10 years after completion, and often for a later year. For each project, it is recommended to ask for assessments for a design year at least ten years after the project's planned opening date (i.e. 2036 for the Cyberport Extension and 2037 for HKU New Academic Building). This would then include the future projects which are already at the planning stage as identified above.

Furthermore, it is necessary to include all relevant junctions and road sections. The Traffic Impact Assessments for the two projects currently before the Board both fail to consider the critical junction on Pok Fu Lam Road at the junction of Smithfield and Mount Davis Road. The TIA for the New Block at Queen Mary Hospital found that this junction had a negative reserve capacity of -29% in the AM Peak and -3% in the PM Peak. The Cyberport Expansion will further reduce the reserve capacity at this junction resulting in longer queues and longer delays. Further significant reduction in capacity can be expected from some of the other proposed projects. Absent also are critical road sections such as the slipway exiting Pok Fu Lam Road southbound for the hospital and Sassoon Road; and the Victoria Road at Wah Chui Street, where ingress / egress and public transport stops associated with adjacent developments will impede on traffic flows.

The justification for the two projects currently before the Town Planning Board to exclude future projects is that they will not be completed by the design year selected for that project. These are 2029 for the Cyberport Expansion and 2030 for the HKU New Academic Building, thus making no allowance for sustainable operation in the following years. This situation is highly undesirable and unsustainable.

The Government and its advisors including the Town Planning Board, are recommended to require a comprehensive traffic study and for impact assessments to include all of the known and actively proposed developments in the area to ensure that the traffic generated can be sustained on the existing highway network with identified feasible improvements where necessary. Without such assessments we will be in danger of leaving a legacy for our children for which they will not thank us.

Yours sincerely

Paul Zimmerman

Copy: Pokfulam Residents Alliance

電話 Tel: [REDACTED]

電郵 Email: info@paulzimmerman.hk

傳真 Fax: (852) 3753 3819

網頁 Website: <http://www.paulzimmerman.hk>

Advisory Clauses

- (a) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department:
 - (i) to enhance public enjoyment and pedestrian walkability, the applicant is encouraged to provide a pedestrian-friendly environment such as provision of barrier-free access/facilities, adequate shading devices, more seating area and greening, etc. in the public open space; and
 - (ii) the applicant is suggested to make endeavour to avoid/minimise transplant or fell trees for construction of the development.
- (b) to note the comments of the Director of Fire Services that the emergency vehicular access (EVA) provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Also, the EVA provision of the nearby buildings shall not be affected by the proposed work. Nevertheless, shall the proposed work affect any licensed premises in the area, such as petrol filling station, the consultant should make separate enquiry to this department to ensure work feasibility;
- (c) to note the comments of the Director of Environmental Protection that since excavation will be required for the proposed development (including two levels of basement), the applicant is advised to minimise the generation of construction and demolition (C&D) materials, and reuse and recycle the C&D materials on-site as far as possible; and
- (d) to note the comments of the Chief Engineer/Hong Kong and Island, Drainage Services Department (CE/HK&I, DSD):
 - (i) portion of the development site lies within the protection zones of Harbour Area Treatment Scheme (HATS) sewage tunnel and the Hong Kong West Drainage Tunnel. The requirements stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-62 issued by Buildings Department and the technical guidelines specified in Drainage Services Department Practice Note No. 2/2017 for works in close proximity to HATS sewage tunnels and Hong Kong West Drainage Tunnel should be complied with;
 - (ii) no structure or support for any structure shall be erected and constructed or placed on, over, above, under, below or within the Drainage Reserves (DR) area. The applicant may erect or permit to be erected on the DR a structure or structures or part of a building or structure provided that there is a clear space extending upwards from the ground level of the DR to a height of not less than 5.1m. CE/HK&I, DSD shall have the right of free and unrestricted ingress, egress and regress at all time to the DR area for the purpose of laying, repairing and maintaining drains, sewers and all other services across through or under it which may require; and

- (iii) no trees should be proposed within the DR area. When compensatory trees are proposed in close proximity to the DR area, please take into account their future growth and provide sufficient space from the DR area.