

Form No. S12A  
表格第 S12A 號

APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

此表格於 2021年 3月 1日 收到，城市規劃委員會  
人員在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 18 MAR 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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	
	Date Received 收到日期	

- 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	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構 ) Designing Hong Kong Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
3. Application Site 申請地點	
(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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)	Cyberport Waterfront Park
(c) Site Area 申請地點面積	44311 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	44311 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>The area is currently maintained as a park under short term tenancy held by the HKCMCL</p> <p>(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)</p>

#### 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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup> on ..... (DD/MM/YYYY)  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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<sup>\*</sup> on ..... (DD/MM/YYYY)  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>\*</sup> 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<sup>\*</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>\*</sup> 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<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Plan Proposed to be Amended 擬議修訂的圖則</b>	
(a) 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
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	Open Space

<b>7. Proposed Amendments 擬議修訂</b>	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [ ] 綜合發展區 [ ] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [ ] 住宅 ( <input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [ ] <input type="checkbox"/> Agriculture [ ] 農業 [ ] <input type="checkbox"/> Industrial (Group D) [ ] 工業 (丁類) [ ] <input type="checkbox"/> Government, Institution or Community [ ] 政府、機構或社區 [ ] <input type="checkbox"/> Recreation [ ] 康樂 [ ] <input type="checkbox"/> Country Park [ ] 郊野公園 [ ] <input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ] <input type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [ ] 其他指定用途 ( <input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [ ] <input type="checkbox"/> Road 道路	<input type="checkbox"/> Commercial [ ] 商業 [ ] <input type="checkbox"/> Village Type Development [ ] 鄉村式發展 [ ] <input type="checkbox"/> Industrial [ ] 工業 [ ] <input type="checkbox"/> Open Storage [ ] 露天貯物 [ ] <input checked="" type="checkbox"/> Open Space [1] 休憩用地 [ ] <input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ] <input type="checkbox"/> Coastal Protection Area [ ] 海岸保護區 [ ] <input type="checkbox"/> Site of Special Scientific Interest [ ] 具特殊科學價值地點 [ ] <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [ ] as appropriate. 請於[ ]內註明支區, 如適用。	
<input checked="" type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached 已夾附對土地用途地帶的《註釋》的擬議修訂	

## (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

.....

.....

.....

.....

.....

.....

.....

.....

## 8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☐ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☒ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

## 9. 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。

By requiring a Master Layout Plan approval, the Town Planning Board retains its role as a gate keeper.

The area is a piece of government land. The majority is occupied under a Short Term Tenancy (STT) since 2009 by the existing Cyberport Waterfront Park, managed and maintained by HKCMCL for passive recreational and landscaping purposes.

The government has clearly expressed that it is committed for HKCMCL to permanently retain and develop the Cyberport Waterfront Park and to undertake its design, construction, maintenance, and management.

Unlike a STT which may not be renewed in case a user underperforms or fail to meet public expectations, the plan to allocate the park area permanently to Cyberport creates an obligation for careful scrutiny.

Government sources revealed on 27 February 2019 that HK\$400million is earmarked for the enhanced Cyberport Waterfront Park. The proposed features include a promenade of about 800m long; re-paved footpath; pet-friendly facilities; smart facilities to help improve nearby residents' enjoyment of the park; re-turfing and landscaping; a new utility chamber; enhanced irrigation and sewerage system; toilets, drinking facilities, parasols and benches; new fencing and safety facilities along the waterfront; and improved landing steps with a canopy and additional protection barriers.

While some of these are clearly for residents and other park users, HKCMCL has repeatedly expressed their wish to showcase innovation and technology in the park. This may well lead to conflicts with other users and interests in the park. In surveys, residents and park users opted for maintaining the current activities allowed in the Park including walking their dogs, roller-blading, cycling, flying kites and resting on the lawn.

Given the above, we believe it is important for the Town Planning Board to retain the right to approve a master layout plan for the park, and an obligation on the Board to ensure the community and the various community organisations and district councils are duly considered.

**10. 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

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

Paul Zimmerman

CEO

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ 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 / ☐ HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

Designing Hong Kong Limited

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

Date 日期

11/3/2021

(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提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。



# Section 12A application

Location:	Cyberport Waterfront Park
Site area:	About 44311 sq. m
Plan:	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19
Zoning:	Open Space
Proposed Amendments:	To rezone the application site from "Open Space" to "Open Space (1)"
Current Use:	Park under short term tenancy

Location map:



Original zoning:

### OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Barbecue Spot
Bathing Beach	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Playground/ Playing Field	Pier
Promenade	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

#### Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Proposed zoning:

**OPEN SPACE (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Barbecue Spot
Bathing Beach	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Place of Entertainment
Playground/ Playing Field	Place of Recreation, Sports or Culture
Promenade	Private Club
Public Convenience	Public Transport Terminus or Station
Sitting Out Area	Public Utility Installation
Zoo	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

- (1) For any new development or redevelopment, a master layout plan and a landscape design proposal shall be submitted for the approval of the Town Planning Board.

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年04月01日星期四 20:56  
收件者: tpbpd@pland.gov.hk  
主旨: Supporting a continuous waterfront in Pok Fu Lam 支持於薄扶林打造連貫的海濱 (Y/H10/10, 11, 12) [#1]

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

**Supporting a continuous waterfront in Pok Fu Lam 支持於薄扶林打造連貫的海濱**

- We support a continuous waterfront in Pok Fu Lam.  
我們支持於薄扶林打造連貫的海濱。

- We support the application (Y/H10/10) proposing to rezone the Cyberport Waterfront Park from "Open Space" to "Open Space (1)" whereby it is required in the future to submit a master layout and landscape design plan for any (re-) development to the Town Planning Board for approval.

我們支持編號為 Y/H10/10 的規劃申請，把數碼港海濱公園由「休憩用地」地帶改劃為「休憩用地(1)」地帶，令將來該地段任何發展或重建項目的倡議人均需遞交總綱發展藍圖及園景設計計劃予城市規劃委員會審批。

- We support the application (Y/H10/11) proposing to include a part of the sea area by extending the boundary of the Outline Zoning Plan, and to mark a waterfront promenade along the Telegraph Bay Waterfront between Cyberport and Sandy Bay by rezoning the waterfront from "Open Space" to "Other Specified Uses" annotated "Promenade".

我們支持編號為 Y/H10/11 的規劃申請，將大綱圖範圍延伸到部分銅鑼灣水域（介乎數碼港至沙灣的一段），並將海濱地段由「休憩用地」地帶改劃為「其他指定用途」註明「海濱公園」地帶。

- We support the application (Y/H10/12) to include the trees and rocky shore at Sandy Bay Waterfront by extending the boundary of the outline zoning plan, and to rezone the area from "Government, Institution or Community" to "Open Space" or "Other Specified Uses" annotated "Promenade".

我們支持編號為 Y/H10/12 的規劃申請，將大綱圖範圍延伸到沙灣海旁的樹木及岸邊，並將地段由「政府、機構或社區」地帶改劃為「休憩用地」或「其他指定用途」註明「海濱公園」地帶。

Name 姓名: Varun Datta

Email 電郵: [REDACTED]

Other comments (if any) 其他意見（如有）:

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年04月14日星期三 3:08  
收件者: tpbpd  
主旨: Y/H10/10 Cyberport Waterfront Park OS

Y/H10/10  
Cyberport Waterfront Park  
Site area : About 44,311sq.m Government Land  
Zoning : "Open Space"  
Proposed Amendment(s) : Rezone to "Open Space (1)"

Dear TPB Members,

Cyberport has already been approved to take over another chunk of the waterfront on the spurious justification that it will enhance "Innovation and Technology" despite the fact that the existing operation is and has been nothing more than a purveyor of cheap back of office facilities for various enterprises.

It is therefore essential that there be strict supervision of the parameters of the new development to ensure that there is no additional dilution of the public interest. To achieve this Cyberport must provide and make open for public consultation a master layout plan and landscape design for the new block and the open space to be subject to the consideration of and approval by the Town Planning Board.

I fully support the amendment.

Mary Mulvihill

1027

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210415-132204-34274

提交限期

Deadline for submission:

16/04/2021

提交日期及時間

Date and time of submission:

15/04/2021 13:22:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/H10/10

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Knapp

意見詳情

Details of the Comment :

I support efforts to include neighborhood participation in the governance of the Cyberport area described. This land, a leftover from an unbuilt highway is an unpolished jewel. A wide variety of constituents realize value from use of the area. Cyberport has shown promising improvement in maintaining the grounds. There is more that can be done. Including users from the neighborhood in the governance can only improve what is done with the grounds. This is a win for users of the park.

1029



16 April 2021

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

By email ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Dear Sir/Madam,

**Planning Application No. Y/H10/10**

On behalf of the Hong Kong Cyberport Management Company Limited ("HKCMCL"), I am writing to express our concerns on the Planning Application No. Y/H10/10, which seeks to apply new requirements on the Application Site, and urge the Town Planning Board ("TPB") to reject the application.

TPB has after due consideration of the Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan ("OZP") No. S/H10/18 and the views expressed in all the representations received under the statutory process decided on the zoning of "Open Space", which does not require submission of master layout plan nor landscape design proposal in respect of the open space. TPB did discuss such a need during the deliberations of the OZP No. S/H10/18 at its meeting on 25 September 2020. Some Members shared their views that *"given the Cyberport Waterfront Park was zoned "O" and had already been opened for public use, further amendment to the OZP to incorporate the requirement of layout plan submission was considered unnecessary. Besides, Members had already noted the concerns of the nearby residents during the hearing meeting on 5.6.2020 and decided not to propose any amendment to the OZP within the area under the "O" zone"*. Eventually the OZP was approved by the Chief Executive-in Council in January 2021. HKCMCL believes that TPB should uphold its decision which was made after due consideration.

The Application site forms part of the Cyberport expansion project site, in which the waterfront park will be enhanced. The main works to be conducted on the waterfront park are to enhance the existing facilities and to improve the park for public's enjoyment. HKCMCL has no intention whatsoever to introduce new development or to redevelop the site. It is hence not necessary to impose the additional requirement set out in the Application.

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In the course of taking forward the improvement works to enhance the waterfront park, it is the plan of HKCMCL to engage nearby residents, members of the local community and relevant stakeholders to listen to their views on how best to enhance the park to meet the needs of the community. The views received will be taken into consideration and incorporated as far as practicable in the landscape design of the waterfront park. Indeed, HKCMCL has made clear this intention to the TPB in its representation on the Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18 on 27 November 2019. A requirement to submit a master layout plan will not only duplicate HKCMCL's engagement efforts, but will also unnecessarily delay the enhancement programme of the waterfront park which will no doubt have the undesirable effect of delaying the enjoyment of the enhanced park by the public.

I hope the above comments could better assist TPB in its consideration of the Planning Application concerned and to reject the application.


Thank you.

Yours faithfully,



Peter Yan  
Chief Executive Officer  
Hong Kong Cyberport Management Company Limited

HKCMCL

  
Boris Lo/ Edward Cheng