

**Broken Promises – Cyberport and Innovation, Technology and Industry Bureau**

**Written Replies from Relevant Government Departments**

**I. Response from the Innovation, Technology and Industry Bureau:**

The Innovation, Technology and Industry Bureau thanked the Southern District Council for questions on the Cyberport expansion project and the waterfront park enhancement works. The latest progress of the project is set out below.

**Background**

2. As the flagship for Hong Kong's information and communications technology ("ICT") industry, Cyberport has over the years implemented public mission programmes through provision of financial and professional support to nurture start-ups, inspire and motivate young people to pursue a career in the innovation and technology ("I&T") industry, and create business opportunities, thereby fostering the ICT development in Hong Kong. The Financial Secretary announced the Cyberport expansion project in the 2019-20 Budget, with the aim of attracting more quality technology companies and start-ups to set up their offices in Cyberport and provide a pathway for young people to pursue a career in I&T.

**Expansion project**

3. The Cyberport expansion project involves construction of a new office building (Cyberport 5) with a gross floor area of about 66 000 square metres ("sq. m.") by making use of a waterfront site of approximately 1.6 hectares northwest of the waterfront park and opposite the existing Cyberport Arcade. The new building will provide facilities including office, co-working space, a data services platform, a multifunction hall and ancillary facilities.

4. The Cyberport expansion project also includes enhancement works to the waterfront park of approximately 4.8 hectares under Cyberport's management, in order to improve the park's environment and facilities in one-go. This will allow members of the public to better enjoy the comfortable green and public space, while tapping into the convenience brought about by information technology and smart facilities.

5. The location plan of the Cyberport expansion project and the waterfront park enhancement works is at **Appendix 1**. The Cyberport expansion project commenced in the fourth quarter of 2021, and the superstructure works commenced in mid-2023. The expansion

works are expected to be completed by end-2025 at the earliest. Separately, the enhancement works at the Cyberport waterfront park commenced in the third quarter of 2023. Cyberport is now conducting the relevant works in phases to ensure that part of the park facilities could remain open for public enjoyment during construction. Cyberport intends to re-open all park facilities as soon as possible upon completion of the works in end-2025.

### **Waterfront park enhancement**

6. The design plan and conceptual photomontages of the waterfront park are at **Appendices 2** and **3** respectively. When formulating the enhancement scheme and detailed design for the park, the consultant team appointed by Cyberport had made reference to the feedback and aspirations collated via multiple rounds of public consultation and public engagement activities in the past (see paragraphs 9 to 10). Noting the popularity of the turf at the existing waterfront park, Cyberport will retain the turf while incorporating I&T elements including environmentally friendly features (such as solar lighting systems), smart facilities (like kinetic paving) and automated park management etc. The park enhancement works cover the following key elements –

- (i) returfing;
- (ii) inclusion of pet-friendly facilities;
- (iii) tree planting and greening;
- (iv) providing children play area and leisure facilities;
- (v) enhancing the waterfront promenade;
- (vi) providing landscape facilities such as viewing deck;
- (vii) inclusion of smart facilities;
- (viii) enhancing landing facilities; and
- (ix) improving ancillary facilities such as the addition of barrier-free lavatories etc.

7. Another highlight of the park is to provide a pet-friendly waterfront leisure space for nearby residents. In addition to designating the waterfront park as a pet-friendly area, Cyberport also introduces pet-friendly measures to the Cyberport Arcade, the Podium located on the fourth floor of Cyberport 2, as well as the upcoming Cyberport 5, in order to tie in with the arrangements at the park. Cyberport will also continue to enhance its retail tenant mix by actively introducing new tenants to the Cyberport Arcade, with an aim to offer residents, campus employees and visitors more diverse dining and shopping options. The Cyberport Arcade also includes a pet shop and some dining facilities that welcome pets and their owners.

8. In addition to the open space offered by the park, and taking into consideration the feedback from the District Council, Cyberport 5 will also provide as much as 5 000 sq. m. of public open space. The first and second floors of the new building will feature landscape facilities such as a sunset terrace for public enjoyment. Meanwhile, to enhance accessibility

and facilitate residents' commuting and enjoyment of the relevant facilities, Cyberport 5 will be connected to the park, the Cyberport Arcade and other areas of Cyberport through elevated landscape walkway and linkbridge.

### **Public consultation and community engagement**

9. Cyberport has consulted the Southern District Council and the public through the Town Planning Board ("TPB") respectively in 2019 and 2020 regarding the expansion project including the waterfront park enhancement works. Subsequent to the project funding approval by the Legislative Council Finance Committee in June 2021, Cyberport has further sought the views from the public under the TPB's statutory mechanism when submitting the planning application for its layout plan to the TPB in the second half of 2021.

10. As for the design scheme for the waterfront park, Cyberport has co-organised with a non-government body from June 2021 to June 2022 the Co-Create Smart Park Challenge, calling for smart park proposals with smart design elements from youth, members of the public and I&T practitioners with reference to the Cyberport waterfront park, with the objective of collecting more views from community members on the park design. The said design scheme of the waterfront park has suitably incorporated the relevant smart design elements.

11. Apart from the above-mentioned exercise, Cyberport has maintained close liaison with the community and nearby residents during the course of the expansion project. Among others, Cyberport has informed in advance the District Council member of the constituency concerned as well as the relevant property management representatives before the commencement of various procedures including banyan tree relocation and conservation, preliminary investigation, foundation, superstructure, and waterfront park enhancement works. Amid the pandemic, Cyberport also arranged online and telephone conferences to address enquiries from relevant residents. Cyberport has also uploaded the latest works notices regarding the Cyberport expansion project (including the waterfront park enhancement works) on its website to facilitate visitors. Cyberport will suitably update the relevant information on its website in due course.

12. Meanwhile, the works contractor has set up a dedicated hotline for the construction project and park enhancement works to promptly address enquiries and feedback from the public, residents and campus tenants. The relevant contact information has also been prominently displayed at the park and the construction site, and has been communicated to the relevant property management representatives via email and/or by post. We have also provided regular updates on the progress of the expansion project through regular reports to the relevant committee of the District Council.

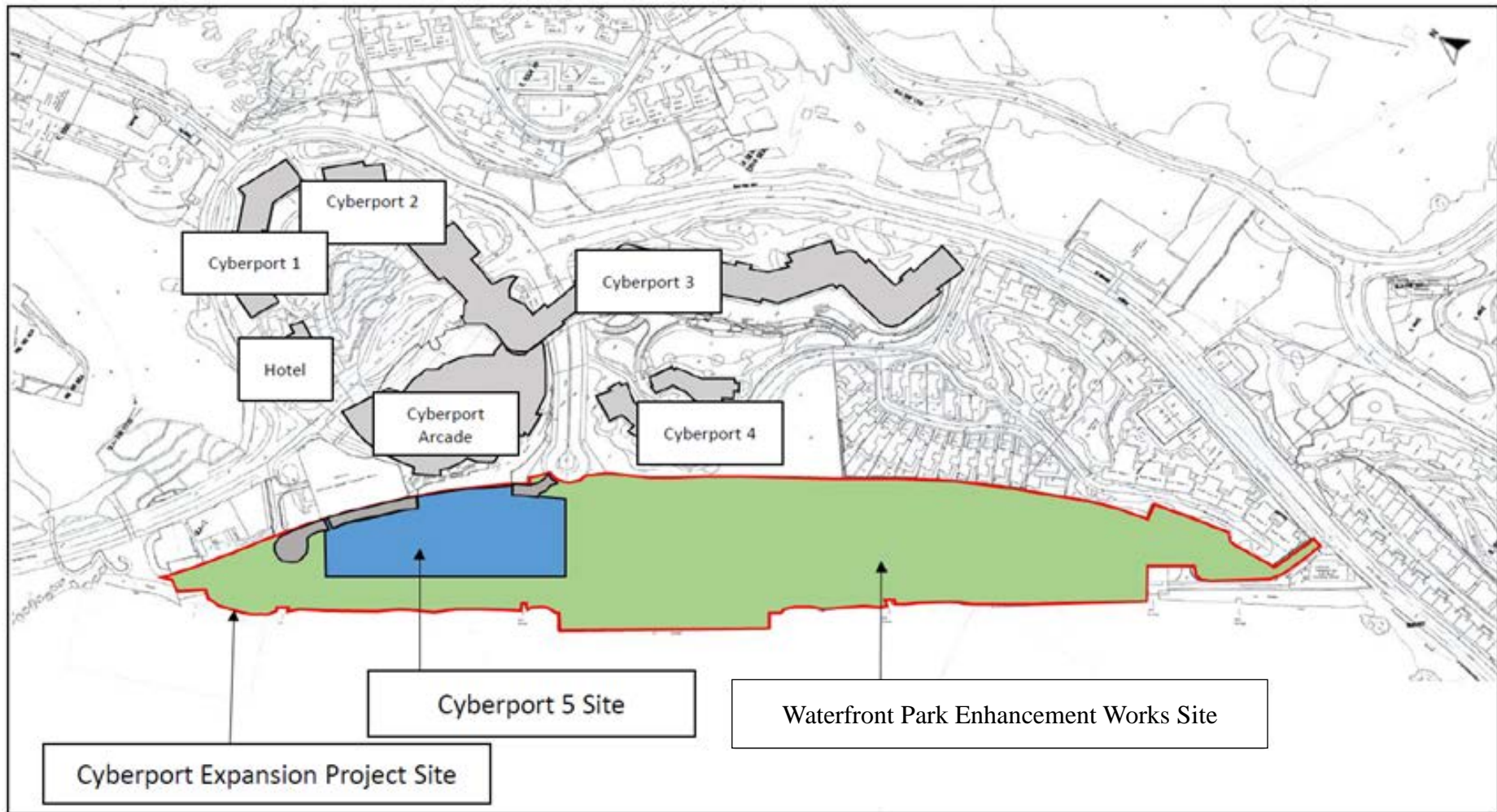
## **Way forward**

13. Cyberport will continue to take forward the expansion project and the waterfront park enhancement works while maintaining ongoing communications with the local community, providing timely progress report and addressing feedback from members of the public.

## **II. Response from the Planning Department:**

The representations, comments on the representations and further representations in relation to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18 involving amendment items located at/near Cyberport were considered by the Town Planning Board (TPB) at its meetings on 5.6.2020 and 25.9.2020. During the deliberation of the meeting held on 25.9.2020, some TPB Members noted the views and proposals of some further representers regarding improving the planning of coastal area of Pok Fu Lam. The Chairperson of the TPB also suggested that the Hong Kong Cyberport Management Company Limited (HKCMCL) could be further advised to follow the established administrative arrangement to consult the respective District Council and stakeholders when formulating their proposals/schemes in the area, and during implementation of the developments in the area. In this regard, the TPB Secretariat had issued a letter to the Chief Executive Officer of HKCMCL in October 2020 to convey the said advice.

**Location plan of the Cyberport expansion project and the waterfront park enhancement works**



## Cyberport waterfront park design plan

For Reference Only





**Conceptual photomontages of the Cyberport waterfront park**

Note: The respective conceptual photomontages are for reference only.





