

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/H10/95**  
**關乎申請編號 A/H10/95 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/H10/95		
Location/address 位置／地址	Telegraph Bay, Pok Fu Lam, Hong Kong 香港薄扶林鋼綫灣		
Site area 地盤面積	地盤總面積 Gross Site Area	About 約 16,296 sq. m 平方米 (Includes Government Land of about 包括政府土地約 16,296 sq. m 平方米)	
	發展地盤面積 Development Site Area	About 約 15,869 sq. m 平方米	
Plan 圖則	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 薄扶林分區計劃大綱核准圖編號 S/H10/19		
Zoning 地帶	"Other Specified Uses" annotated "Cyber-Port(1)" 「其他指定用途」註明「數碼港(1)」		
Applied use/ development 申請用途／發展	Proposed Permitted Office, Exhibition or Convention Hall, Information Technology and Telecommunications Industries, Eating Place, and Shop and Services Uses 擬議准許的辦公室、展覽或會議廳、資訊科技及電訊業、食肆、以 及商店及服務行業用途		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 66,000	About 約 4.159
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		58	mPD 米(主水平基準上)
		10	Storey(s) 層
		2	Exclude 不包括 Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)

		-	Storey(s) 層
Site coverage 上蓋面積	About 約 58 %		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾 (At-grade 地面)	Not less than 不少於 5,000	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		219
	Private Car Parking Spaces (including 4 no. accessible parking space) 私家車車位 (包括 4 個殘疾人士專用泊車位)		198
	Motorcycle Parking Spaces 電單車車位		21
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		28
	Taxi Spaces 的士車位		2
	Light Goods Vehicle Spaces 輕型貨車車位		17
	Heavy Goods Vehicle Spaces 重型貨車車位		9

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>位置圖 Location plan</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>空氣流通評估 Air Ventilation Assessment</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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本摘要圖於2021年7月9日擬備，  
所根據的資料為於2021年1月5日  
核准的分區計劃大綱圖編號S/H10/19

EXTRACT PLAN PREPARED ON 9.7.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/H10/19 APPROVED ON 5.1.2021

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

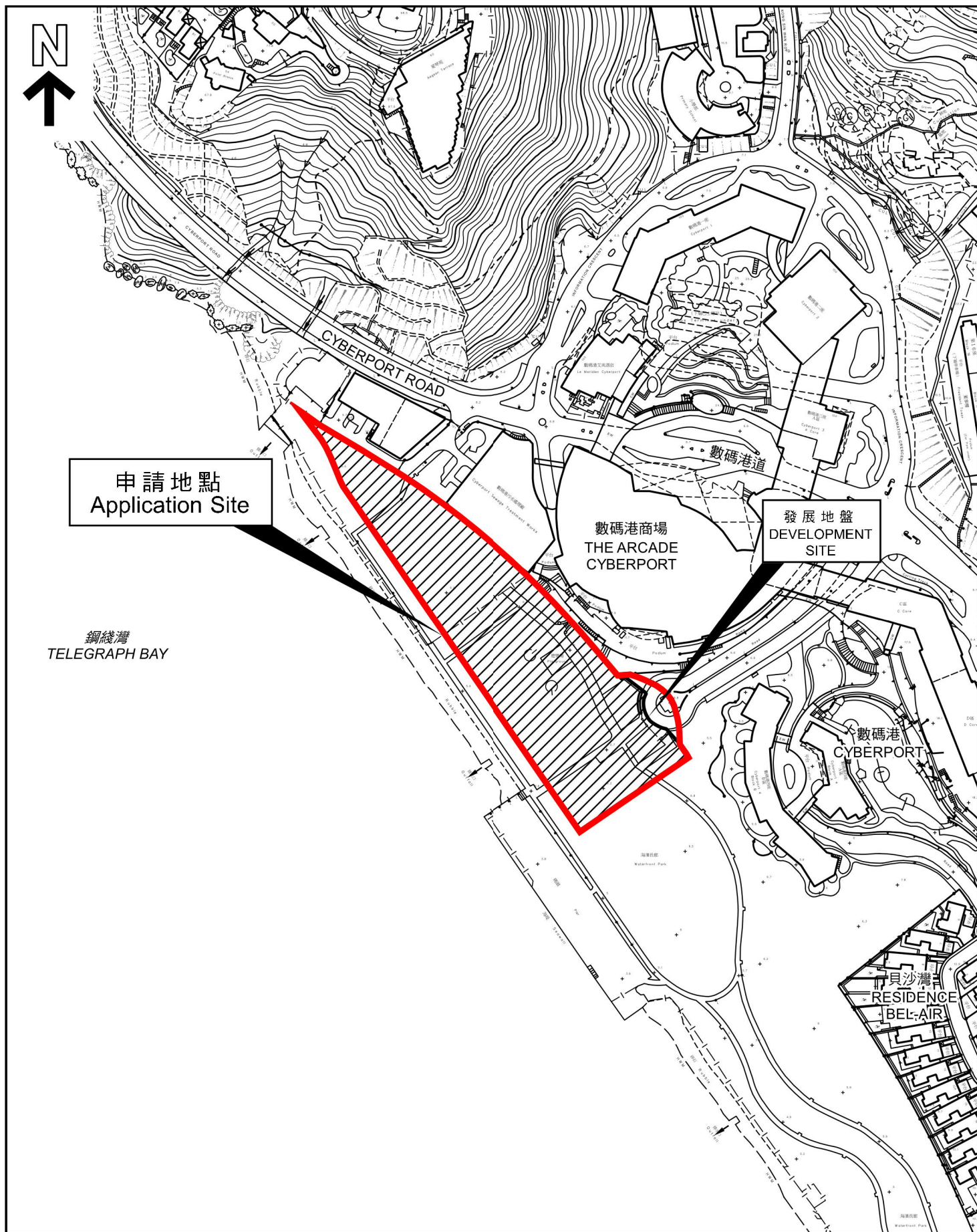
參考編號  
REFERENCE No.

A/H10/95

SCALE 1 : 5 000 比例尺

米 100 METRES 0 100 200 米 METRES





平面圖 SITE PLAN

本摘要圖於2021年7月9日擬備，所  
根據的資料為測量圖編號  
11-SW-16D  
EXTRACT PLAN PREPARED ON  
9.7.2021 BASED ON SURVEY SHEET  
No. 11-SW-16D

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/H10/95**

申請摘要

背景

香港數碼港管理有限公司（下稱「申請人」）現按城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）提交擬議數碼港擴展計劃（下稱「擬議發展」）的發展藍圖。擬議發展的地盤位於薄扶林鋼綫灣一地盤，地盤位處薄扶林分區計劃大綱核准圖編號 S/H10/19 中「其他指定用途」註明「數碼港(1)」地帶。

擬議發展中的用途包括：「食肆」、「展覽或會議廳」、「資訊科技及電訊業」、「辦公室」及「商店及服務行業」，以上用途全屬於「其他指定用途」註明「數碼港(1)」地帶中的第一欄用途，即經常准許的用途。

擬議的發展藍圖

擬議發展將提供最多 66,000 平方米樓面面積，擬議建築物最高點（上層天台）為主水平基準上 58 米，比起法定圖則中「其他指定用途」註明「數碼港(1)」地帶所限定的最高建築物高度（主水平基準上 65 米）還要低。

擬議發展主要提供：不少於 5,000 平方米的地面公眾休憩用地；於低層設有商業用途（商店、餐飲、戶外用餐範圍及展示最新資訊科技產品的展示廳）、多功能會議廳、公眾可達的公共空間；數據服務平台設於 4/F；另外，辦公室將設於 1/F、3/F 至 8/F。車路入口設於 G/F，連接資訊道的迴旋處。擬議發展的設計（除 G/F 正門的行人通道外）會鼓勵行人善用於 1/F 新建以連接數碼港商場的行人通道或連接數碼港海濱公園的園境平台。

設計優點及規劃理據

所提交的發展藍圖具備以下設計優點及規劃理據：

- 擬議發展的建築物高度配合薄扶林內陸至海邊一帶的階梯式建築物輪廓；
- 擬議發展的設計與毗鄰的數碼港商場、數碼港海濱公園、海濱長廊及未來用家相互共融；
- 考慮到地盤臨近海濱，擬議發展採用了創新及適切的建築設計；
- 建築設計本身採用了階梯式設計（建築物高度向數碼港海濱公園及南面的海濱長廊逐漸下降）；
- 地面及樓上的樓層採用通透式建築設計；
- 除了 5,000 平方米的地面公眾休憩用地，擬議發展更於 1/F 及 2/F 提供更多公眾可達的公共空間，為公眾帶來裨益；
- 為數碼港商場、海濱公園、海濱長廊及擬議發展之間連接行人通道；
- 各種能讓公眾享受的設施（如：商店、餐飲、戶外用餐範圍、展示廳及多功能會議廳）集中於低層，方便公眾，帶來熱鬧及活躍氣氛；
- 擬議發展提供了多功能的園境空間，以配合公眾的不同用途；
- 透過創新的設計措施，可減低潛在的視覺影響；
- 空氣流通影響評估報告顯示擬議發展不會帶來不良的空氣流通影響；及
- 修訂圖則階段提出的規劃理據，尤其是數碼港擴建的需求，仍然生效。

結論

綜合以上的設計優點及規劃理據，申請人懇請城規會支持是次呈交的發展藍圖。



## EXECUTIVE SUMMARY

### *Background*

This layout plan submission is prepared and submitted on behalf of the Hong Kong Cyberport Management Company Limited (“HKCMCL”) (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance (“TPO”) for the layout plan submission for Proposed Cyberport Expansion (“Proposed Development”) at Telegraph Bay, Pok Fu Lam, Hong Kong. The Application Site is zoned “Other Specified Uses” annotated “Cyber-Port (1)” (“OU(Cyber-Port)(1)”) on the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 (“the Approved OZP”).

The proposed uses in the Proposed Development including “Eating Place”, “Exhibition or Convention Hall”, “Information Technology and Telecommunications Industries”, “Office” and “Shop and Services”. Under the prevailing “OU(Cyber-Port)(1)” zone, all these uses are belonged to “Column 1” uses, which are permitted as of right.

### *The Proposed Layout Plan*

The Proposed Development will yield a total of 66,000m<sup>2</sup> accountable GFA (at max.). The proposed max. building height (Upper Roof) is 58mPD which is not more than the statutory building height at 65mPD under the prevailing “OU(Cyber-Port)(1)” zone.

The Proposed Development will include at-grade Public Open Space of 5,000m<sup>2</sup>; commercial floor space (retail, Food and Beverage (F&B) and Alfresco Dining, as well as demonstration hall for exhibition of latest IT products & technology), multi-function hall and publicly accessible area at the lower floors; data services platform at 4/F; and office space (digital tech space) at 1/F, 3/F to 8/F. Vehicular access will be provided at G/F via the roundabout at the end of Information Crescent, while pedestrian connections (in addition to the main entrance at G/F) are encouraged at 1/F of the Proposed Development via the proposed connection with The Arcade Cyberport via a linkbridge or the landscape deck with elevated walkway connecting to Waterfront Park.

### *Design Merits and Planning Justifications*

The layout plan of the proposed development scheme is well justified with the following design merits and planning justifications:

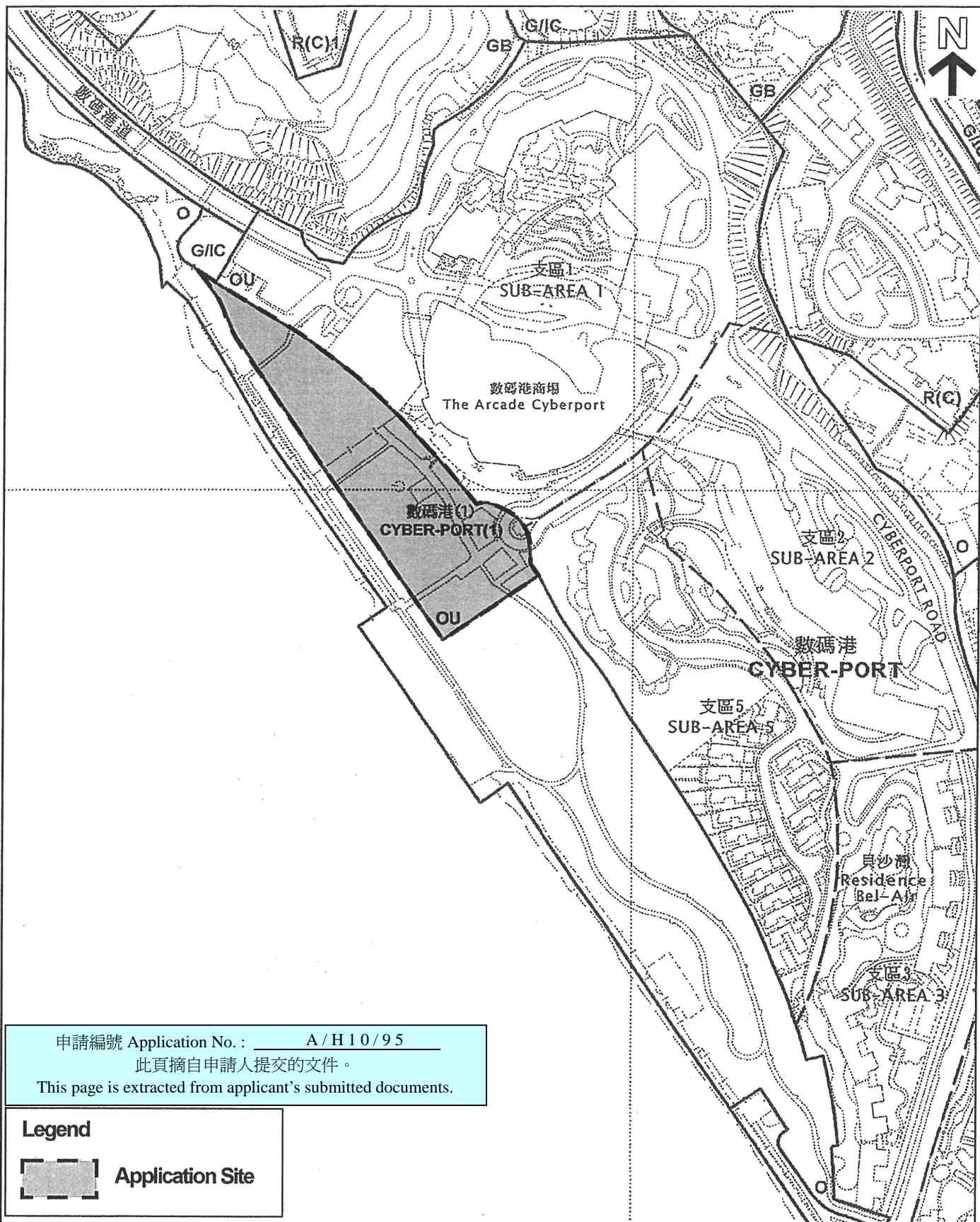
- Proposed building height being considered compatible with the stepped height profile intended for the area from the inner part of Pok Fu Lam to the waterfront;
- Being integrated with the adjoining Cyberport Development, Cyberport Waterfront Park, Waterfront Promenade as well as future users;
- Introducing innovative and responsive building design for Proposed Development near the waterfront;
- Maintaining terraced building design with stepped building height lowering towards Cyberport

- Waterfront Park and the waterfront promenade to the south;
- Maintaining permeable building design on ground and upper floors;
- Introducing enhanced provision of publicly accessible area at multi-levels, including not less than 5,000m<sup>2</sup> of at-grade public open space, and additional publicly accessible area at 1/F and 2/F;
- Establishing pedestrian connectivity among The Arcade Cyberport, Cyberport Waterfront Park with the promenade, as well as the Proposed Development;
- Centralizing various facilities (such as retail, F&B, Alfresco Dining, demonstration hall and multi-function hall) at the lower floors of the Proposed Development for public enjoyment and enhancing vibrancy;
- Provision of multi-functional open landscaped area to allow diverse uses by the public;
- Incorporation of innovative design measures to minimize any potential visual impact;
- No adverse air ventilation impact being anticipated as revealed from the Air Ventilation Assessment; and
- The previous planning justifications particularly the need for expansion being still valid.

### *Conclusion*

Based on the above design merits and planning justifications, the Applicant sincerely requests the TPB to give favourable consideration to this layout plan submission.



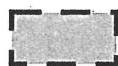


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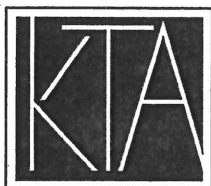
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#### Legend



Application Site



PLANNING LIMITED  
規劃顧問有限公司

## LOCATION PLAN

Base Map: Pok Fu Lam OZP No. S/H10/19

Layout Plan Submission  
for Permitted "Office", "Exhibition or  
Convention Hall", "Information Technology and  
Telecommunications Industries", "Eating Place"  
and "Shop and Services" Uses  
for Proposed Cyberport Expansion  
in "OU(Cyber-Port)(1)" Zone  
at Telegraph Bay, Pok Fu Lam, Hong Kong

Date: 21 June 2021





**Figure 2.2.3 Illustrative Image of the Proposed Development – Iconic Building near the Waterfront**  
(The landscape design of the existing Promenade and the Waterfront Park is indicative and for reference only)



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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  
Section

Scale 比例

Drawn 製圖

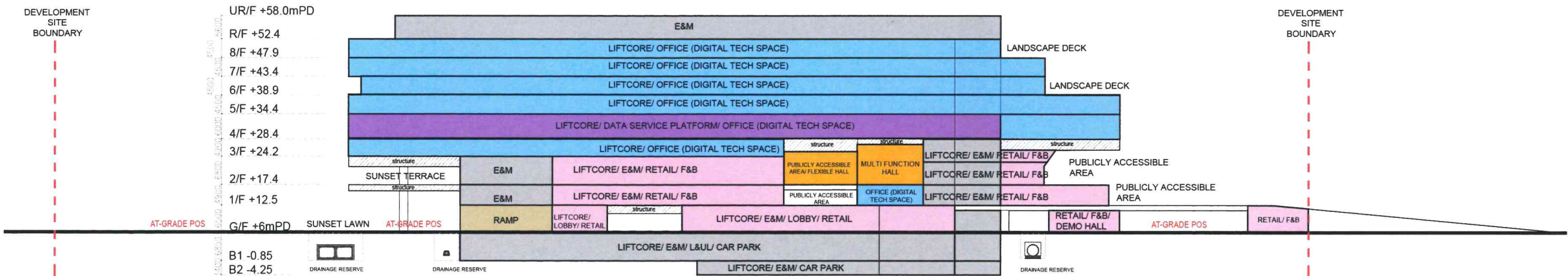
Checked 校對

1 : 1200 (A3)

Job No. 項目編號

Drawing No. 圖號

Revision 修改版



- E&M/ CARPARK/  
LOADING & UNLOADING BAY

RAMP

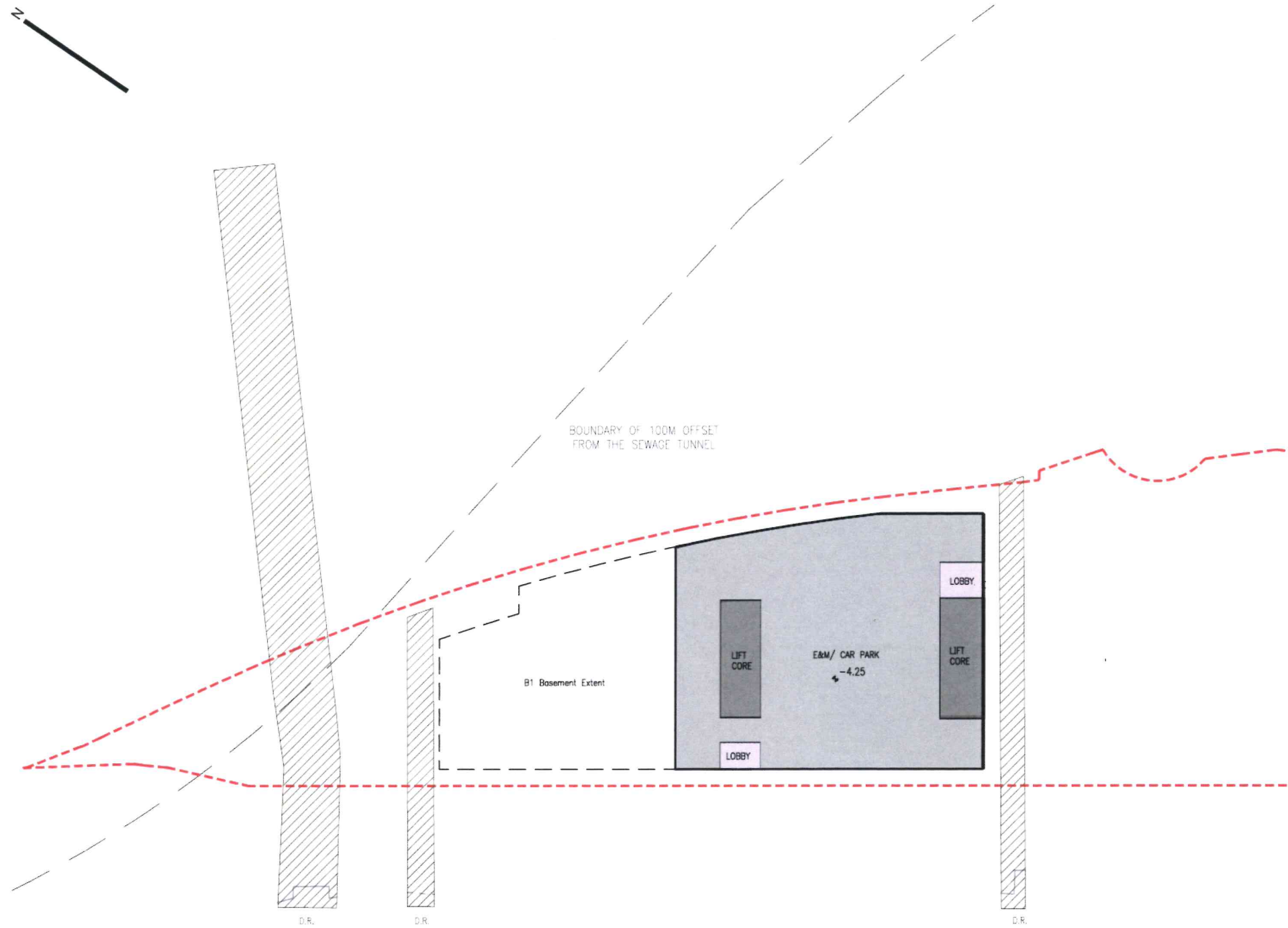
RETAIL/ F&B
- MULTI-FUNCTION HALL

OFFICE (DIGITAL TECH SPACE)

DATA SERVICE PLATFORM
- DEVELOPMENT SITE BOUNDARY

DRAINAGE RESERVE (D.R.)

申請編號 Application No. : A/H 10/95  
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B2(-4.25mPD)

- E&M/ CARPARK/ LOADING & UNLOADING BAY
- LIFT CORE
- LOBBY/ CIRCULATION

- DEVELOPMENT SITE BOUNDARY
- DRAINAGE RESERVE (D.R.)

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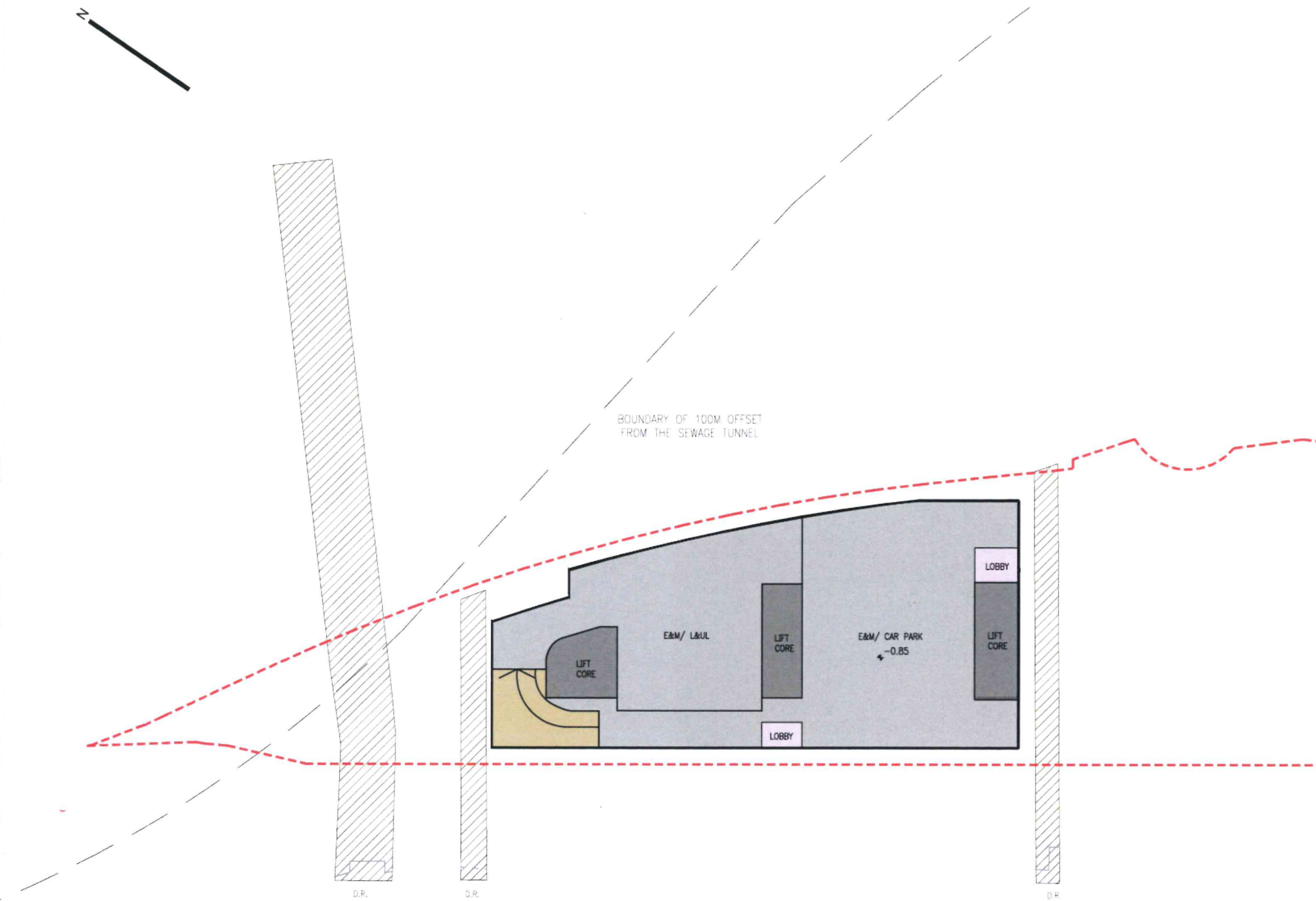
Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

Drawing Title 圖名  
B2/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

ROCCO嚴



B1 (-0.85mPD)

- E&M/ CARPARK/ LOADING & UNLOADING BAY
- LIFT CORE
- LOBBY/ CIRCULATION

- DEVELOPMENT SITE BOUNDARY
- DRAINAGE RESERVE (D.R.)

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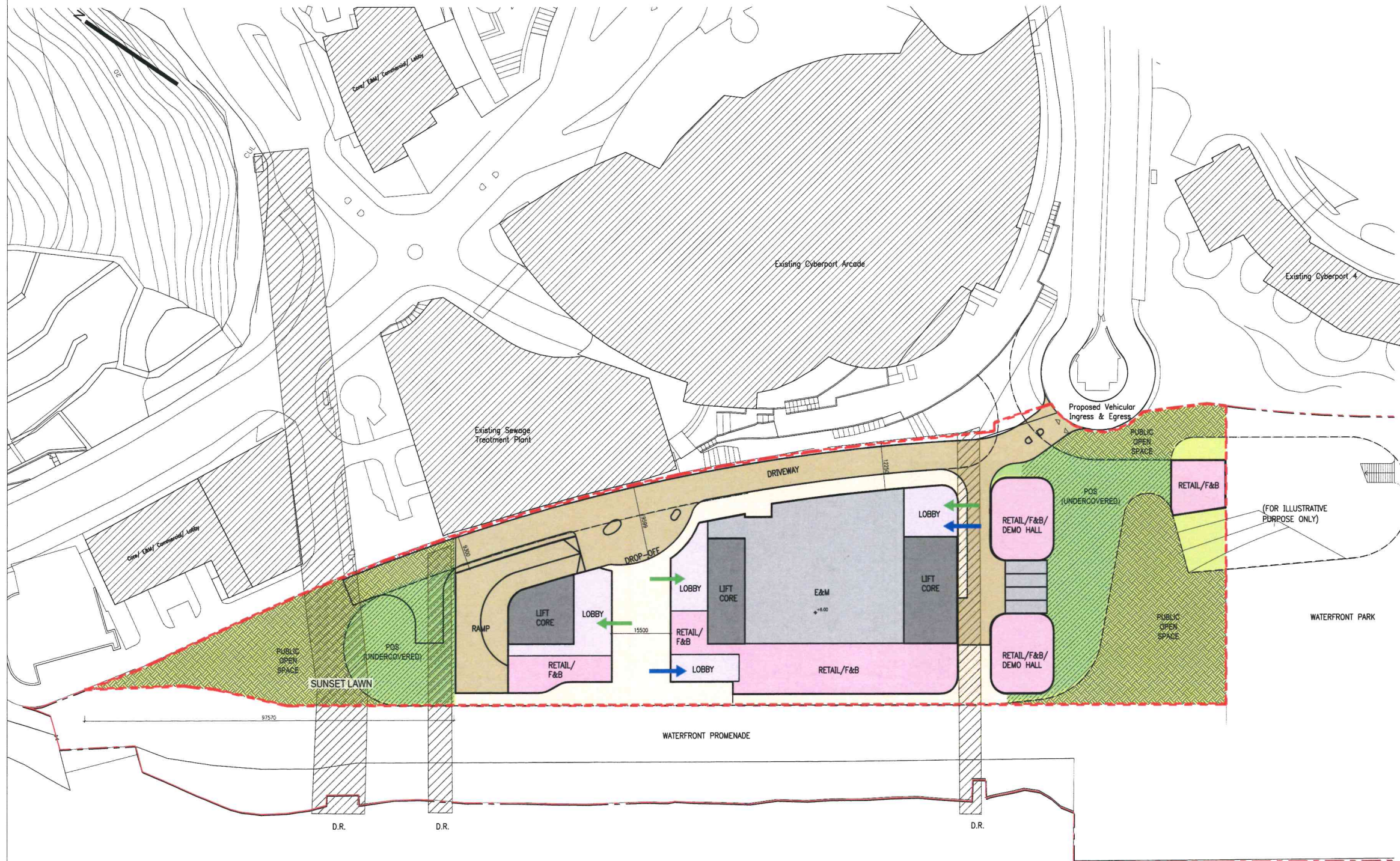
Project 項目  
Proposed Cyberport Expansion  
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名  
B1/F Plan

Scale 比例 1 : 1200 (A3)  
Drawn 製圖  
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Job No. 項目編號  
Drawing No. 圖號  
Revision 修改版

ROCCO嚴





GF(+6mPD)

→ TO OFFICE LIFT LOBBY  
E&M/ CARPARK/  
LOADING & UNLOADING BAY  
LIFT CORE  
LOBBY/ CIRCULATION

→ TO BASEMENT & PODIUM  
LIFT LOBBY  
DRIVEWAY  
RETAIL/ F&B  
DRAINAGE RESERVE (D.R.)

--- DEVELOPMENT SITE BOUNDARY  
--- PROJECTION LINE OF  
UPPER FLOOR  
PUBLIC OPEN SPACE  
(UNCOVERED)  
UNDERCOVERED POS(DEDICATED  
FOR PUBLIC PEDESTRIAN  
PASSAGE)

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Client 業主  
Hong Kong Cyberport  
Management Company Limited

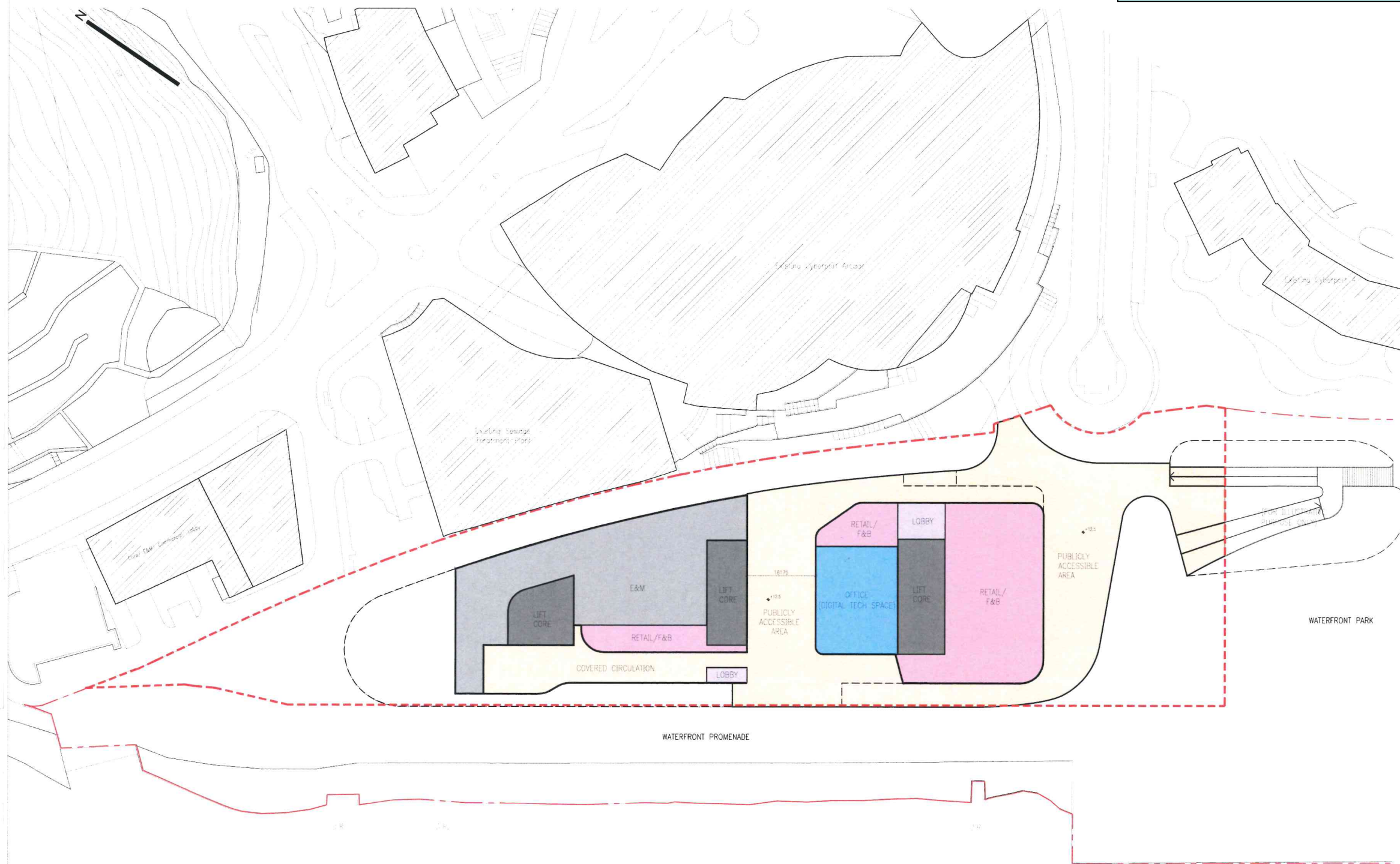
Project 項目  
Proposed Cyberport Expansion  
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名  
G/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

ROCCO嚴





1F (+12.5mPD)

E&M/ CARPARK/  
LOADING & UNLOADING BAY  
LIFT CORE  
LOBBY

OFFICE (DIGITAL TECH SPACE)  
PUBLICLY ACCESSIBLE AREA  
RETAIL/ F&B

--- DEVELOPMENT SITE BOUNDARY  
--- PROJECTION LINE OF  
UPPER FLOOR

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Hong Kong Cyberport  
Management Company Limited

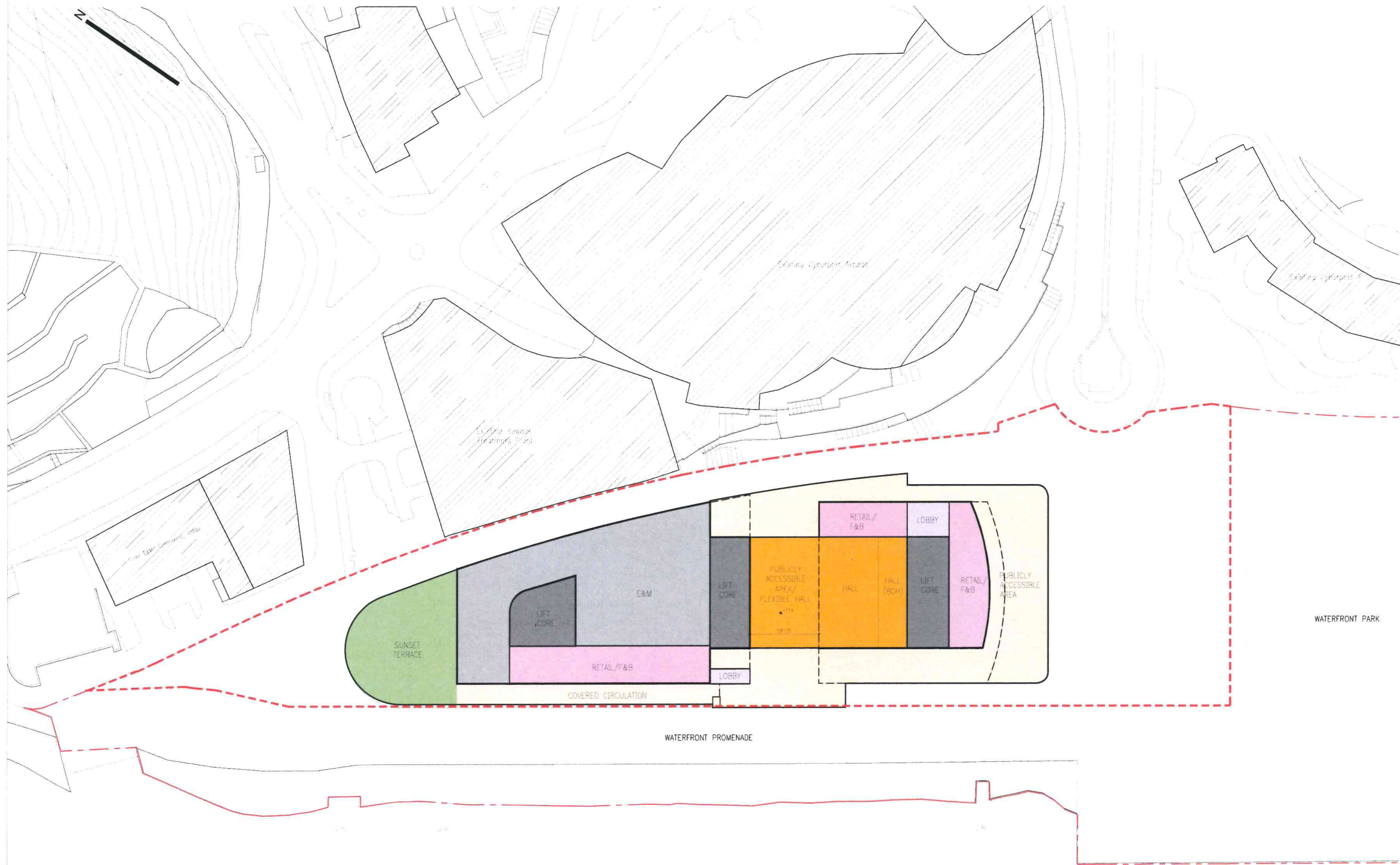
Project 項目  
Proposed Cyberport Expansion  
in "OU (CYBER-PORT) (1)" zone

Drawing Title 圖名  
1/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

ROCCO 嚴





2F (+17.4mPD)

- E&M/ CARPARK/  
LOADING & UNLOADING BAY
- LIFT CORE
- LOBBY
- RETAIL/ F&B

- MULTI-FUNCTION HALL
- PUBLICLY ACCESSIBLE AREA
- SUNSET TERRACE

- DEVELOPMENT SITE BOUNDARY
- - - PROJECTION LINE OF  
UPPER FLOOR

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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  
2/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

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Client 業主  
Hong Kong Cyberport  
Management Company Limited

Project 項目  
Proposed Cyberport Expansion  
in "OU (CYBER-P0RT) (1)" zone

Drawing Title 圖名  
3/F Plan

Scale 比例	Drawn 製圖	Checked 校對
1 : 1200 (A3)		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

3F (+24.2mPD)

E&M/ CARPARK/  
LOADING & UNLOADING BAY  
LIFT CORE

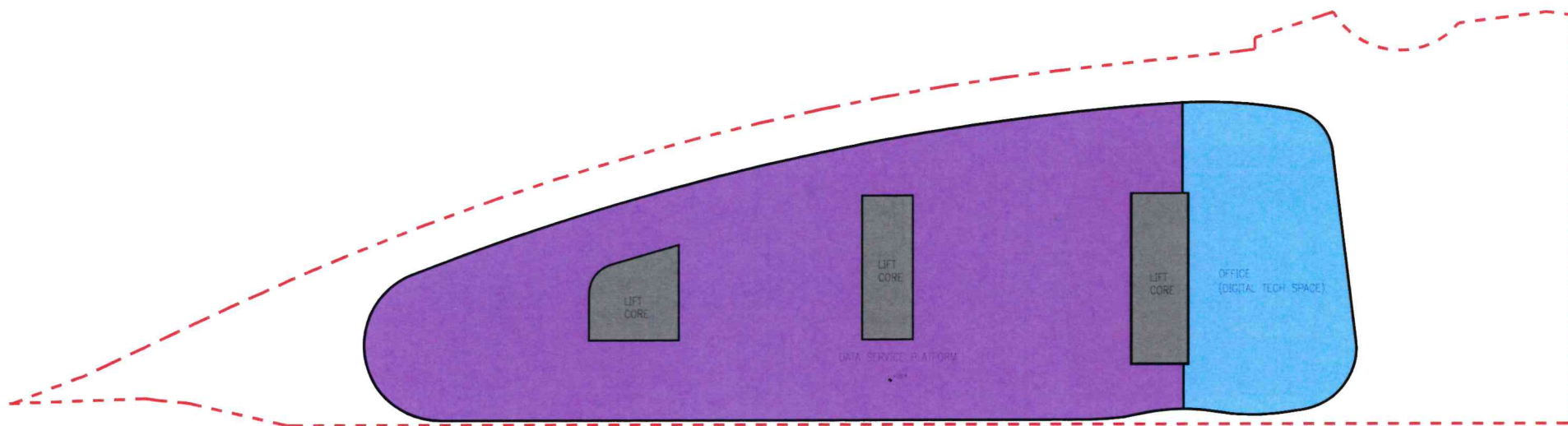
OFFICE (DIGITAL TECH SPACE)  
RETAIL/ F&B

--- DEVELOPMENT SITE BOUNDARY  
--- PROJECTION LINE OF  
UPPER FLOOR

ROCCO嚴



Revision/Submission 修改版/報批		
No. 編號	Description 說明	Date 日期 Approved 審定
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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 4/F Plan		
Scale 比例 1 : 1200 (A3)	Drawn 製圖	Checked 校對
Job No. 項目編號	Drawing No. 圖號	Revision 修改版



4F (+28.4mPD)

 LIFT CORE  
 DATA SERVICE PLATFORM

 OFFICE (DIGITAL TECH SPACE)

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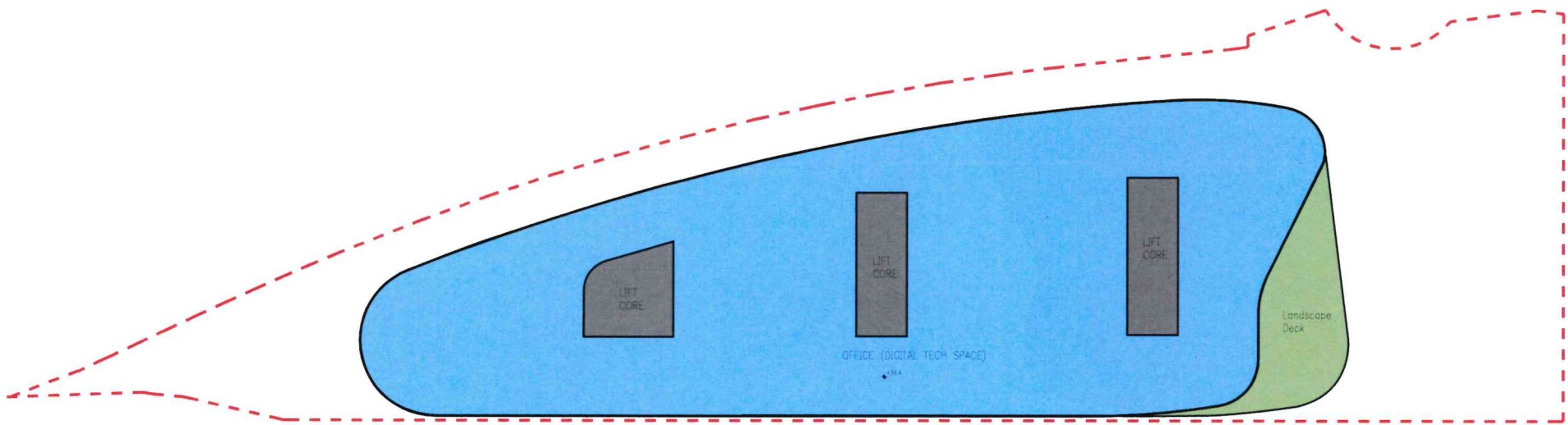
Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

Drawing Title 圖名  
5/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

ROCCO嚴



5F (+34.4mPD)

LIFT CORE  
LANDSCAPE DECK

OFFICE (DIGITAL TECH SPACE)

DEVELOPMENT SITE BOUNDARY

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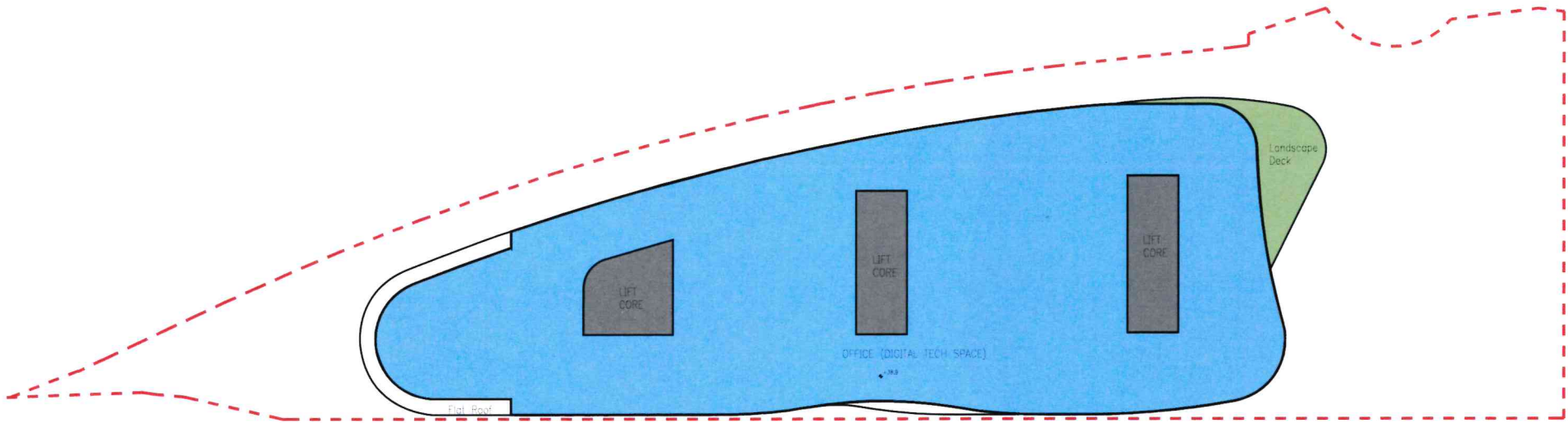
Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

Drawing Title 圖名  
6/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版

ROCCO嚴



6F (+38.9mPD)

LIFT CORE  
LANDSCAPE DECK

OFFICE (DIGITAL TECH SPACE)

DEVELOPMENT SITE BOUNDARY



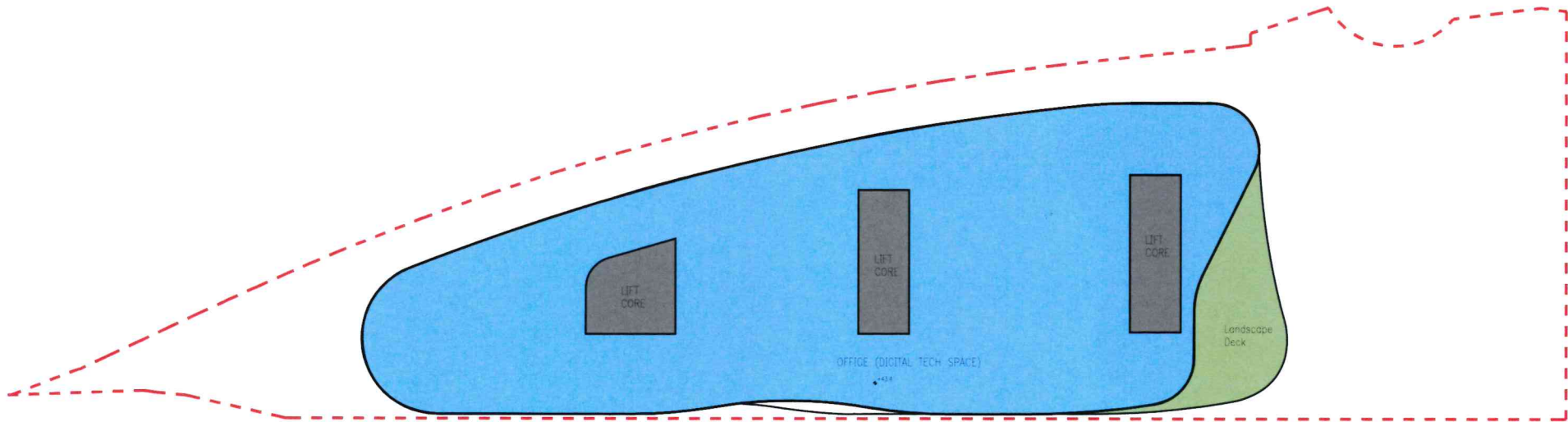
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Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

Drawing Title 圖名  
7/F Plan

Scale 比例  
1 : 1200 (A3)  
Drawn 製圖  
Checked 校對  
Job No. 項目編號  
Drawing No. 圖號  
Revision 修改版



7F (+43.4mPD)

LIFT CORE  
LANDSCAPE DECK

OFFICE (DIGITAL TECH SPACE)

DEVELOPMENT SITE BOUNDARY

ROCCO嚴

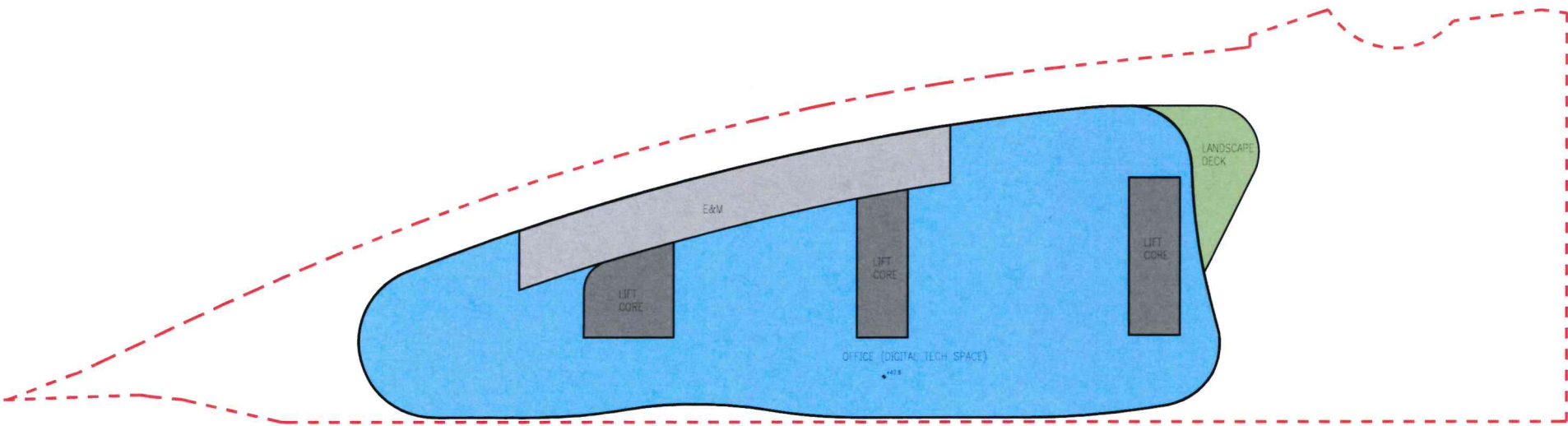
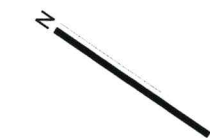
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Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

Drawing Title 圖名  
8/F Plan

Scale 比例 Drawn 製圖 Checked 校對  
1 : 1200 (A3)  
Job No. 項目編號 Drawing No. 圖號 Revision 修改版



8F (+47.9mPD)

E&M  
LIFT CORE

OFFICE (DIGITAL TECH SPACE)  
LANDSCAPE DECK

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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  
R/F Plan

Scale 比例	Drawn 製圖	Checked 校對
1 : 1200 (A3)		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

RF (+52.4mPD)

E&M  
LIFT CORE

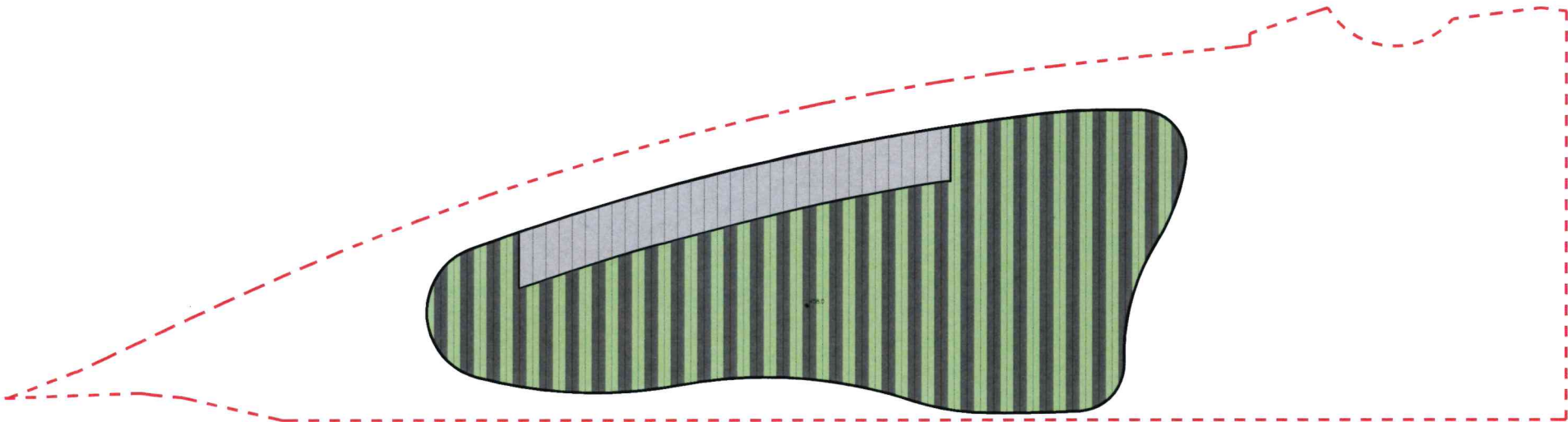
LANDSCAPE DECK

DEVELOPMENT SITE BOUNDARY

ROCCO嚴

18:11 17JUN21 KLU PC403 G:\PDA\2514\OUTGOING\KTA\_PLANNER\20210617 AMENDED PLANS\R\_PLAN\_20210617T





URF (+58.0mPD)

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Client 業主  
Hong Kong Cyberport  
Management Company Limited

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

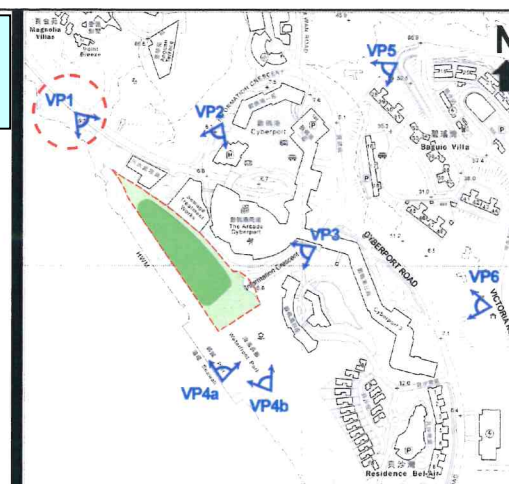
Drawing Title 圖名  
UR/F Plan

Scale 比例	Drawn 製圖	Checked 校對
1 : 1200 (A3)		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版





申請編號 Application No. : A/H10/95  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



Key Plan

**Visual Mitigation Measures:**  
 MM1: Restricting the height of the rooftop structures at not more than 58mPD  
 MM2: Cascading building height  
 MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom  
 MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development  
 MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge  
 MM6: Using building materials with the appearance of lightweight and treatment with natural colors

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Client 業主

Hong Kong Cyberport Management Company Limited

Project 項目

Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission

Visual Impact Assessment

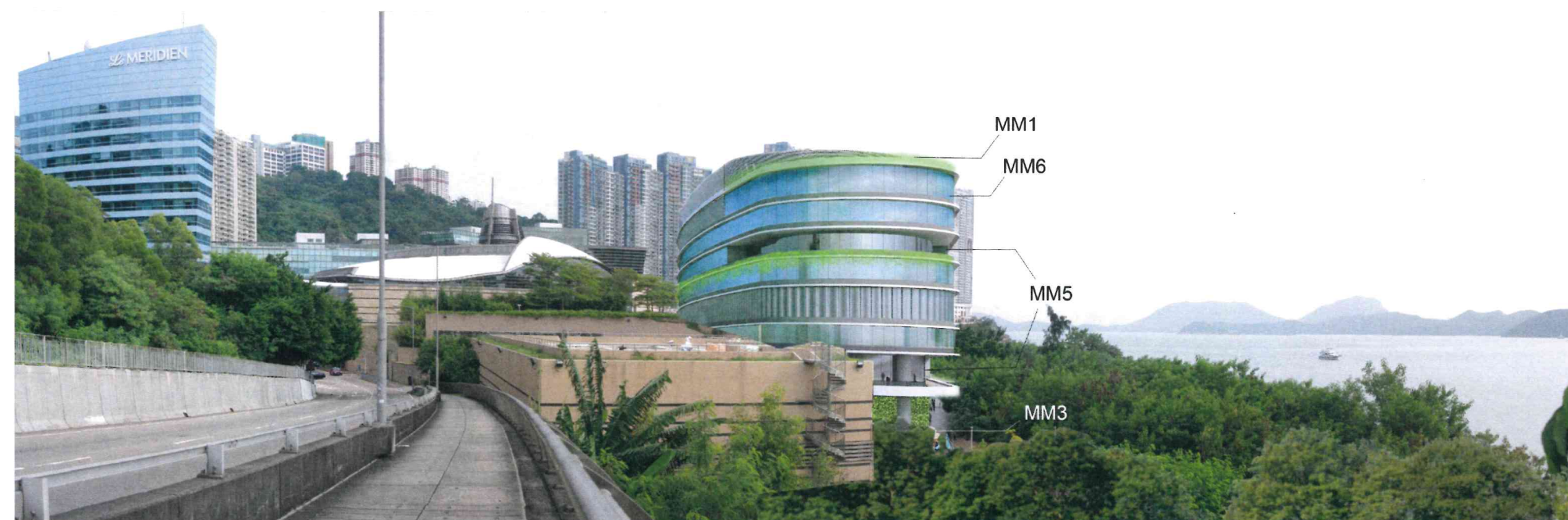
Drawing Title 圖名

**Figure 6.1**  
 Photomontages at VP1 - Footpath along Cyberport Road

Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版



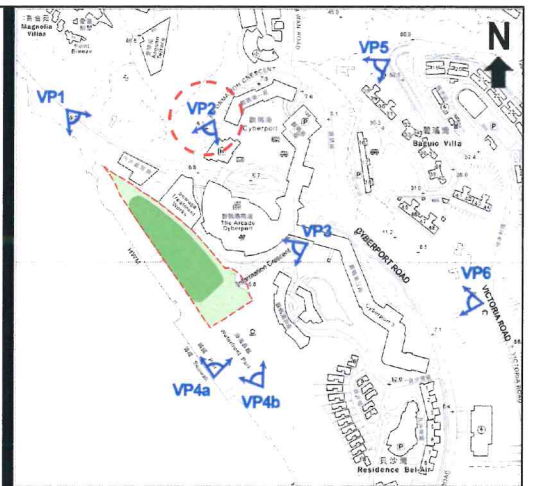
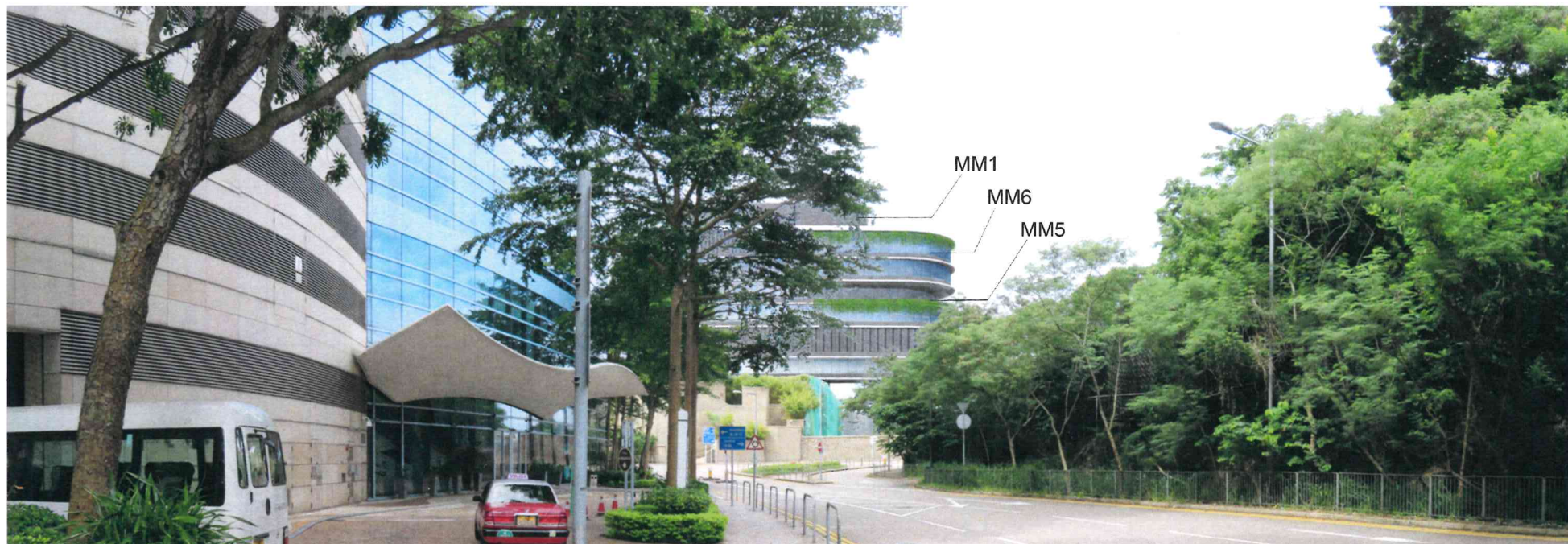
2019 Rezoning Scheme (at 61mPD)



Current Scheme (at 58mPD)

**ROCCO** 嚴





Key Plan

**Visual Mitigation Measures:**  
 MM1: Restricting the height of the rooftop structures at not more than 58mPD  
 MM2: Cascading building height  
 MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom  
 MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development  
 MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge  
 MM6: Using building materials with the appearance of lightweight and treatment with natural colors

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Client 業主

Hong Kong Cyberport Management Company Limited

Project 項目

Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission

Visual Impact Assessment

Drawing Title 圖名

**Figure 6.2**  
 Photomontages at VP2 - Footpath along Information Crescent adjacent to Cyberport 1

Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

申請編號 Application No. : A/H 10/95

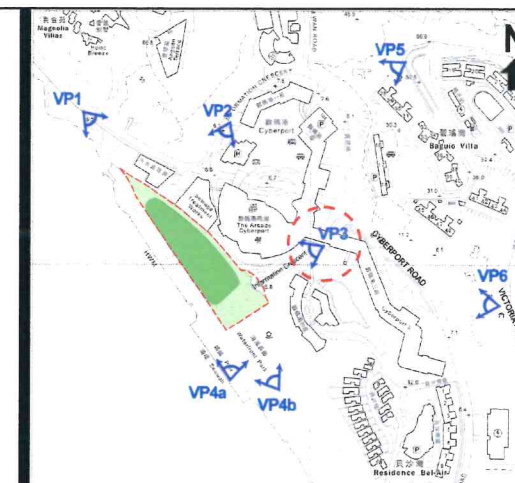
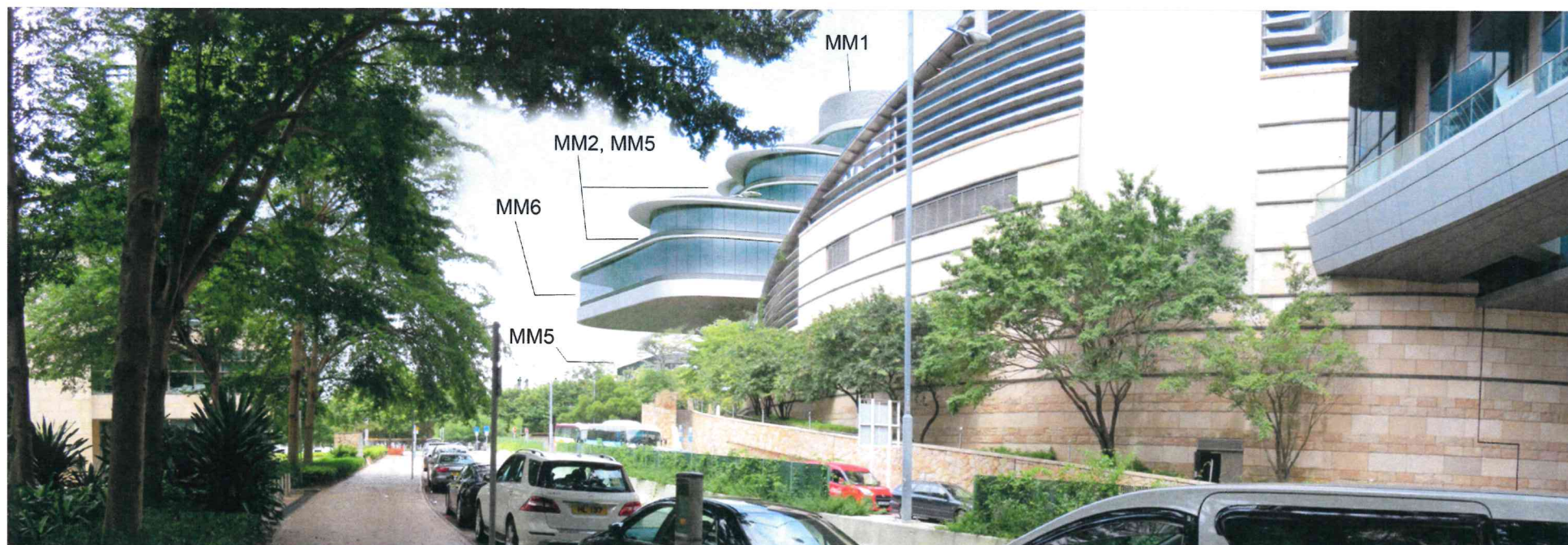
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Current Scheme (at 58mPD)

**ROCCO** 嚴





Key Plan

**Visual Mitigation Measures:**  
 MM1: Restricting the height of the rooftop structures at not more than 58mPD  
 MM2: Cascading building height  
 MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom  
 MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development  
 MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge  
 MM6: Using building materials with the appearance of lightweight and treatment with natural colors

Notional Scheme (at 65mPD)

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Client 業主

Hong Kong Cyberport Management Company Limited

2019 Rezoning Scheme (at 61mPD)

Project 項目

Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission

Visual Impact Assessment

Drawing Title 圖名

**Figure 6.3**  
 Photomontages at VP3 - Footpath along Information Crescent adjacent to The Arcade Cyberport

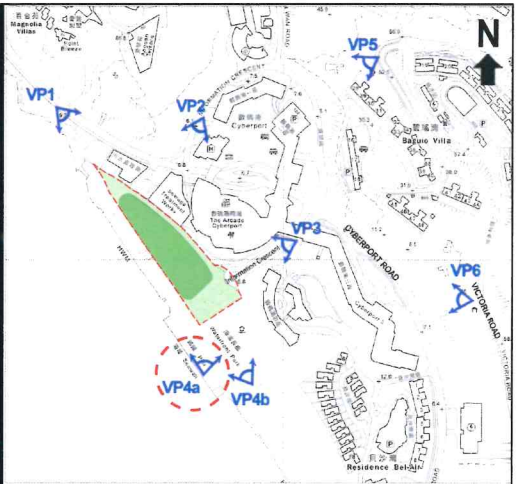
Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

申請編號 Application No. : A/H10/95  
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Current Scheme (at 58mPD)

**ROCCO** 嚴





Key Plan

- Visual Mitigation Measures:**
- MM1: Restricting the height of the rooftop structures at not more than 58mPD
  - MM2: Cascading building height
  - MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom
  - MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development
  - MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge
  - MM6: Using building materials with the appearance of lightweight and treatment with natural colors

Notional Scheme (at 65mPD)

2019 Rezoning Scheme (at 61mPD)

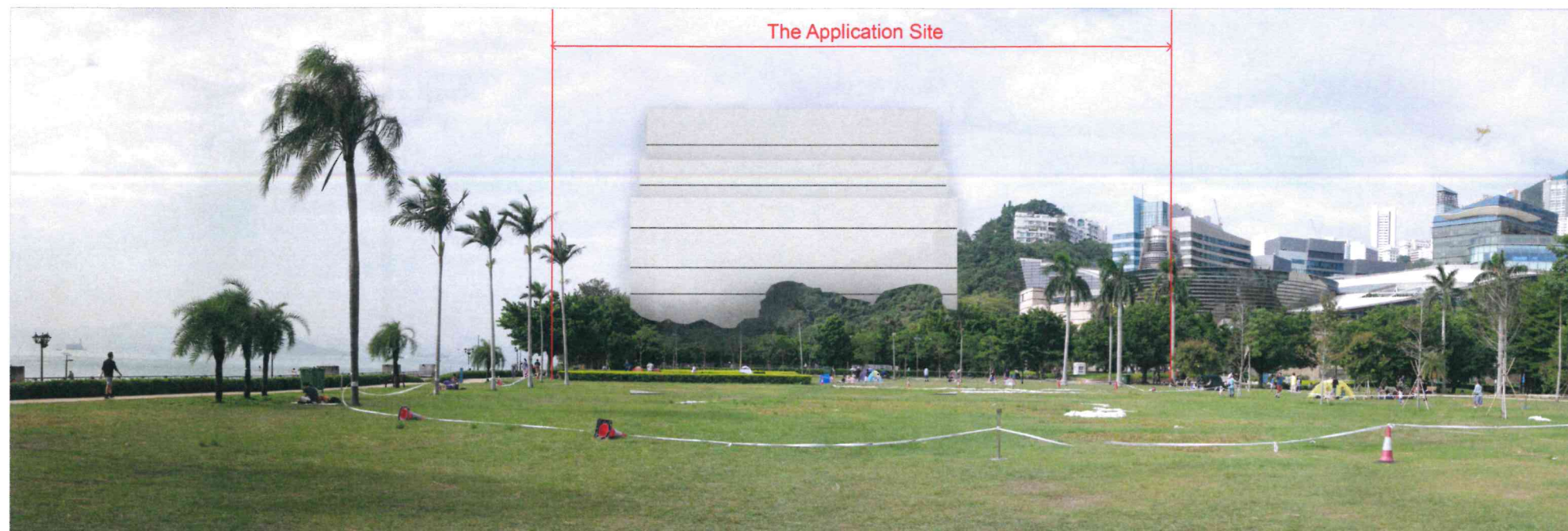
Current Scheme (at 58mPD)

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Client 業主		
Hong Kong Cyberport Management Company Limited		
Project 項目		
Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission		
Visual Impact Assessment		
Drawing Title 圖名		
Figure 6.4a Photomontages at VP4a - Cyberport Waterfront Park Promenade		
Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

申請編號 Application No. : A / H 1 0 / 9 5  
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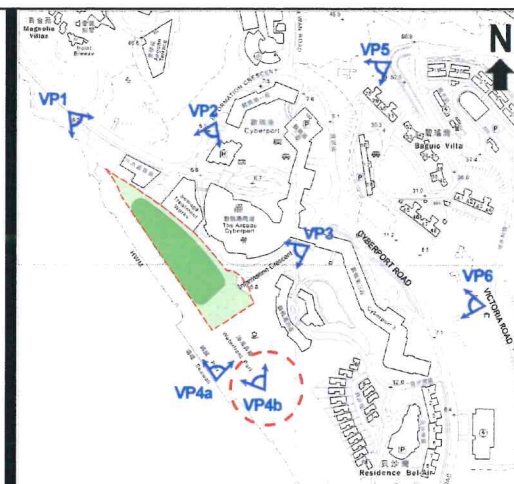
Notional Scheme (at 65mPD)



2019 Rezoning Scheme  
(at 61mPD)



Current Scheme (at 58mPD)



Key Plan

**Visual Mitigation Measures:**  
 MM1: Restricting the height of the rooftop structures at not more than 58mPD  
 MM2: Cascading building height  
 MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom  
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 MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge  
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Client 業主

Hong Kong Cyberport Management  
Company Limited

Project 項目

Proposed Cyberport Expansion  
in "OU(Cybert-Port)(1)" zone  
at Telegraph Bay, Pok Fu Lam, Hong Kong  
- Layout Plan Submission

Visual Impact Assessment

Drawing Title 圖名

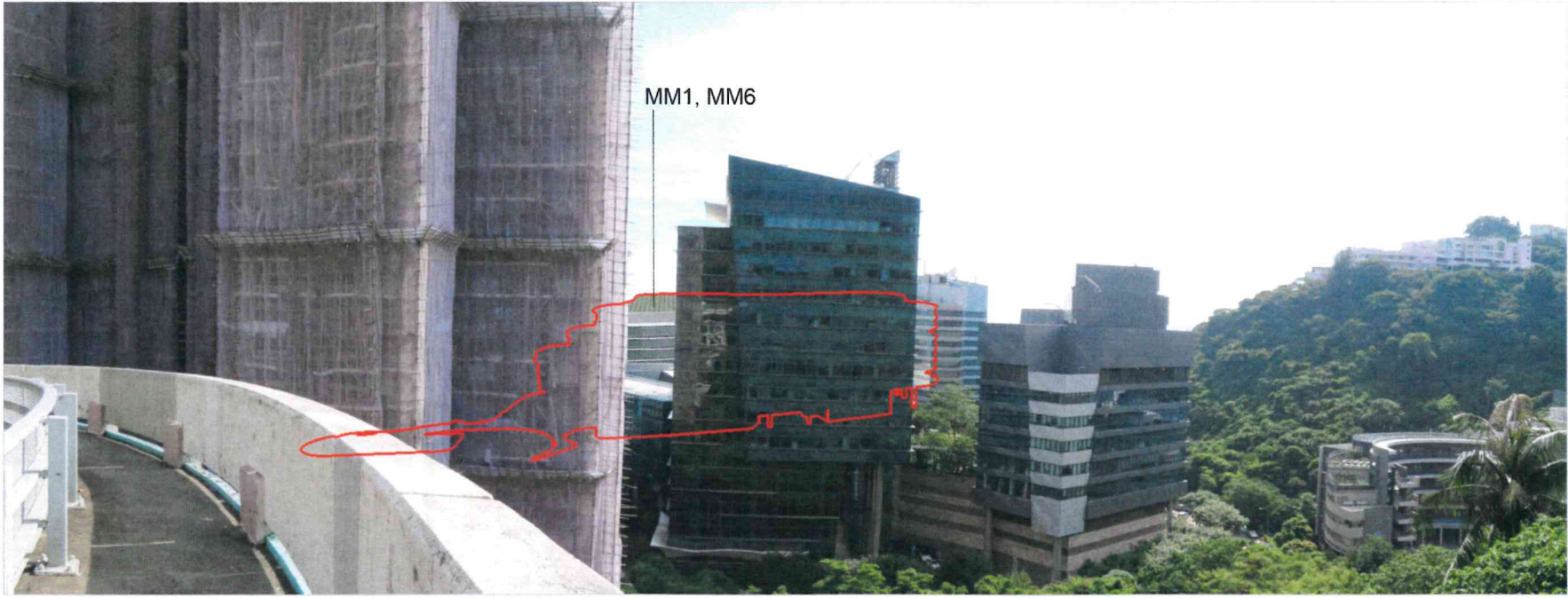
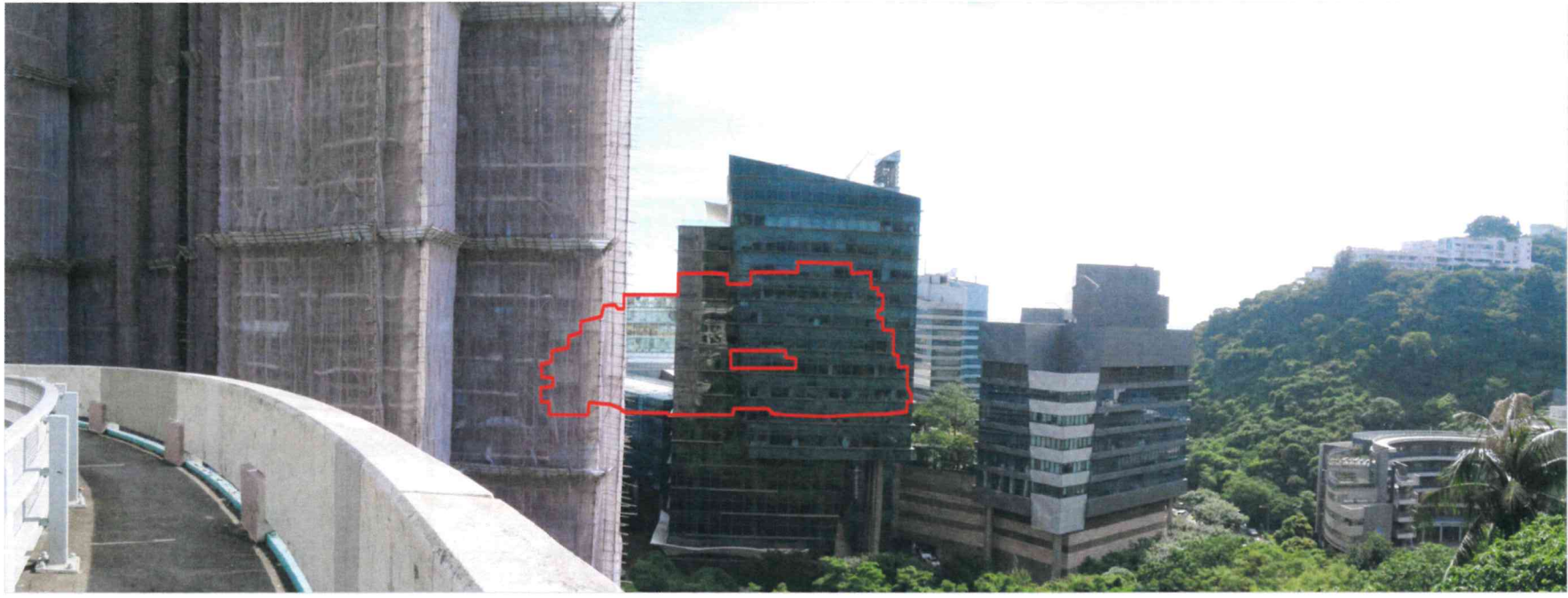
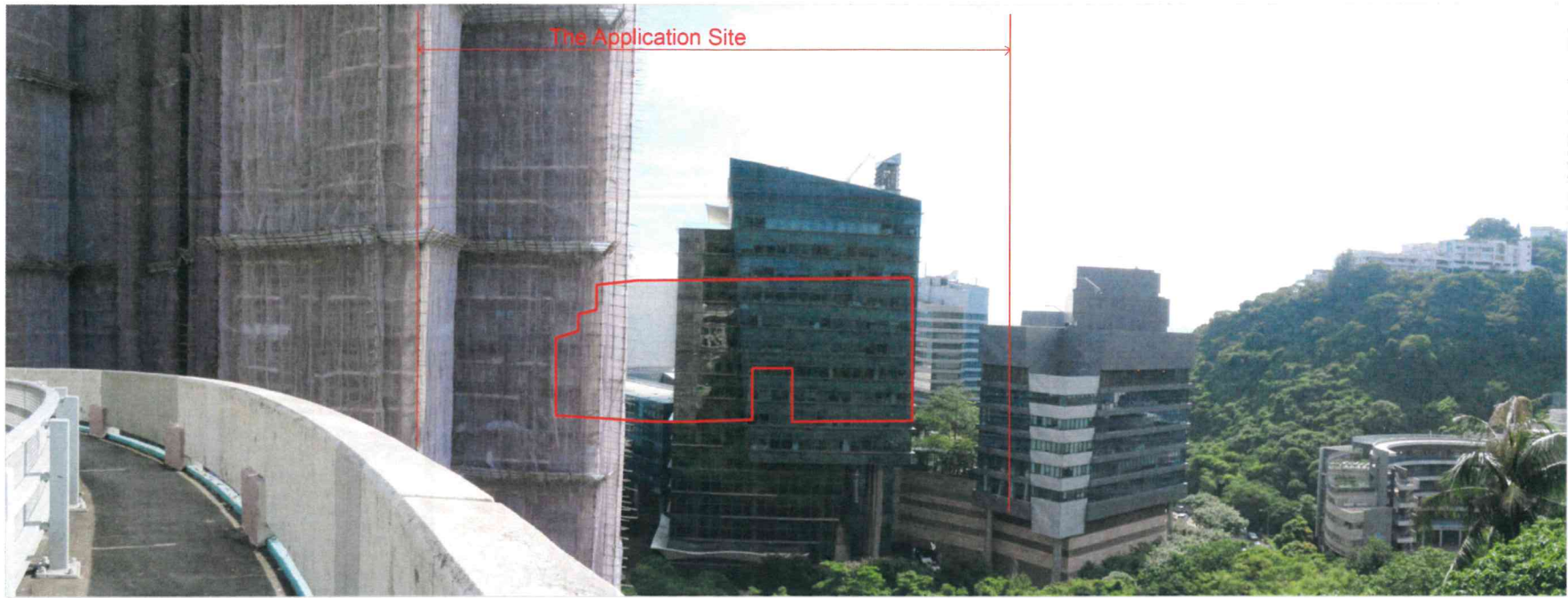
**Figure 6.4b**  
Photomontages at VP4b -  
Cyberport Waterfront Park

Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

申請編號 Application No. : A/H10/95  
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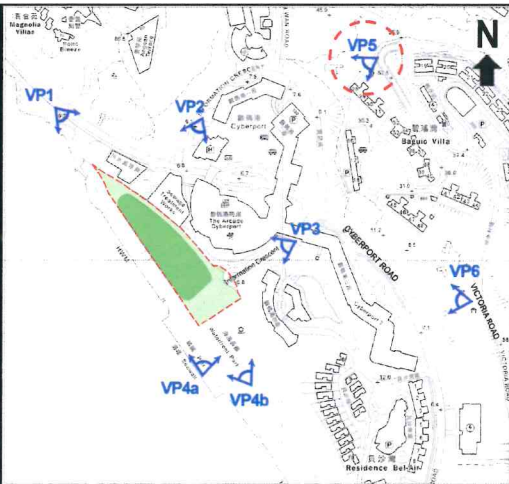


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Notional Scheme (at 65mPD)

2019 Rezoning Scheme (at 61mPD)

Current Scheme (at 58mPD)



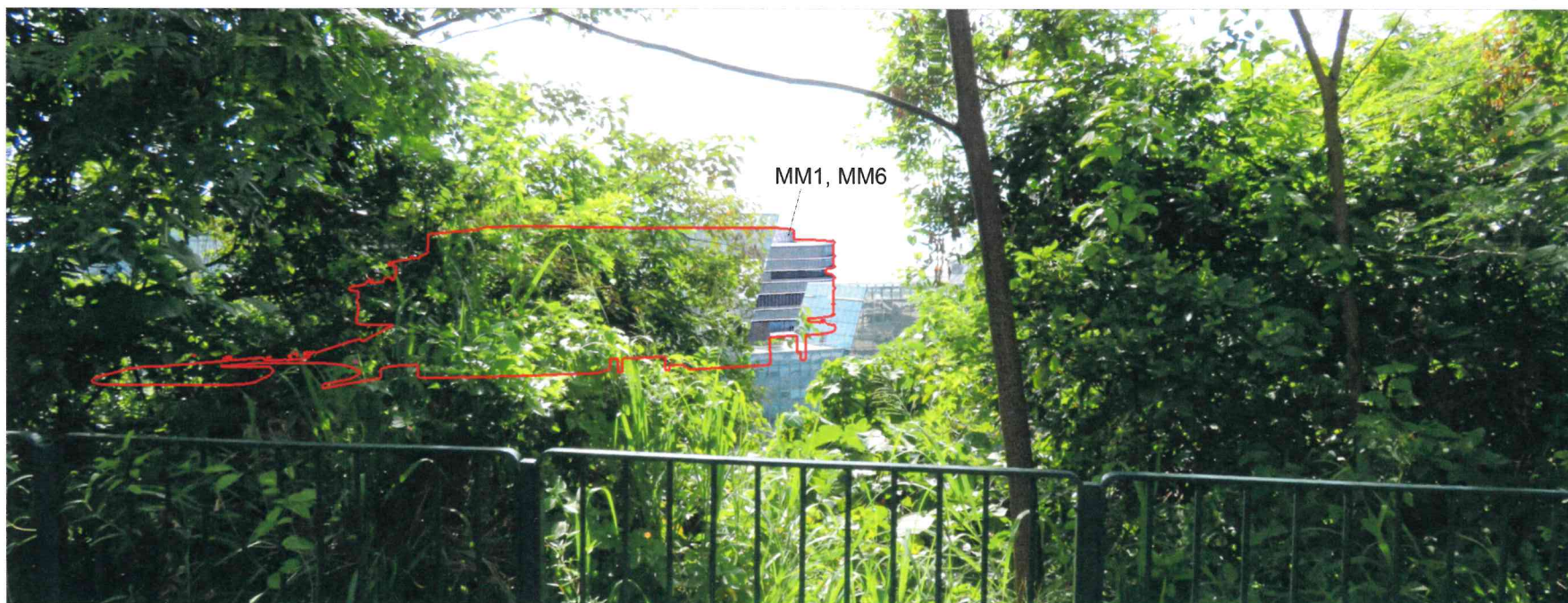
Key Plan

- Visual Mitigation Measures:**
- MM1: Restricting the height of the rooftop structures at not more than 58mPD
  - MM2: Cascading building height
  - MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom
  - MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development
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Client 業主		
Hong Kong Cyberport Management Company Limited		
Project 項目		
Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission		
Visual Impact Assessment		
Drawing Title 圖名		
Figure 6.5 Photomontages at VP5 - Footpath along Elevated Road leading to Baguio Villa, branching off Victoria Road		
Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版



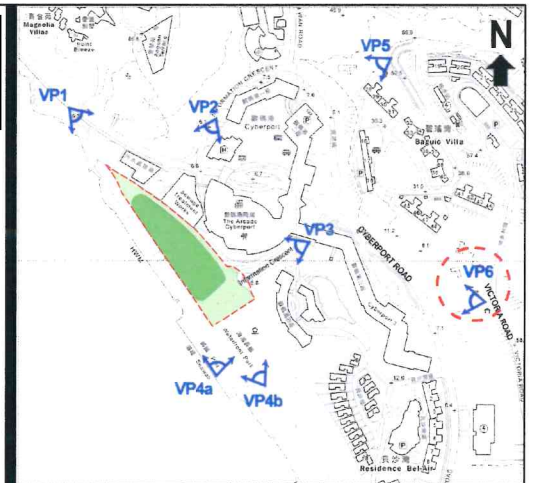


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Notional Scheme (at 65mPD)

2019 Rezoning Scheme  
 (at 61mPD)

Current Scheme (at 58mPD)



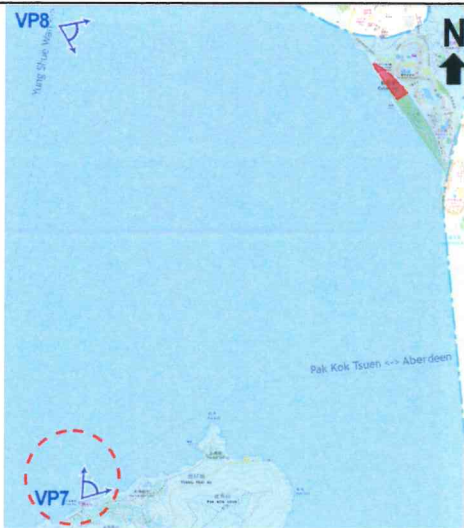
Key Plan

- Visual Mitigation Measures:**  
 MM1: Restricting the height of the rooftop structures at not more than 58mPD  
 MM2: Cascading building height  
 MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom  
 MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development  
 MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge  
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Client 業主		
Hong Kong Cyberport Management Company Limited		
Project 項目		
Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission		
Visual Impact Assessment		
Drawing Title 圖名		
Figure 6.6 Photomontages at VP6 – Victoria Road Sitting-out Area		
Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版





Key Plan

Notional Scheme (at 65mPD)

2019 Rezoning Scheme  
(at 61mPD)

Current Scheme (at 58mPD)

**Visual Mitigation Measures:**  
MM1: Restricting the height of the rooftop structures at not more than 58mPD  
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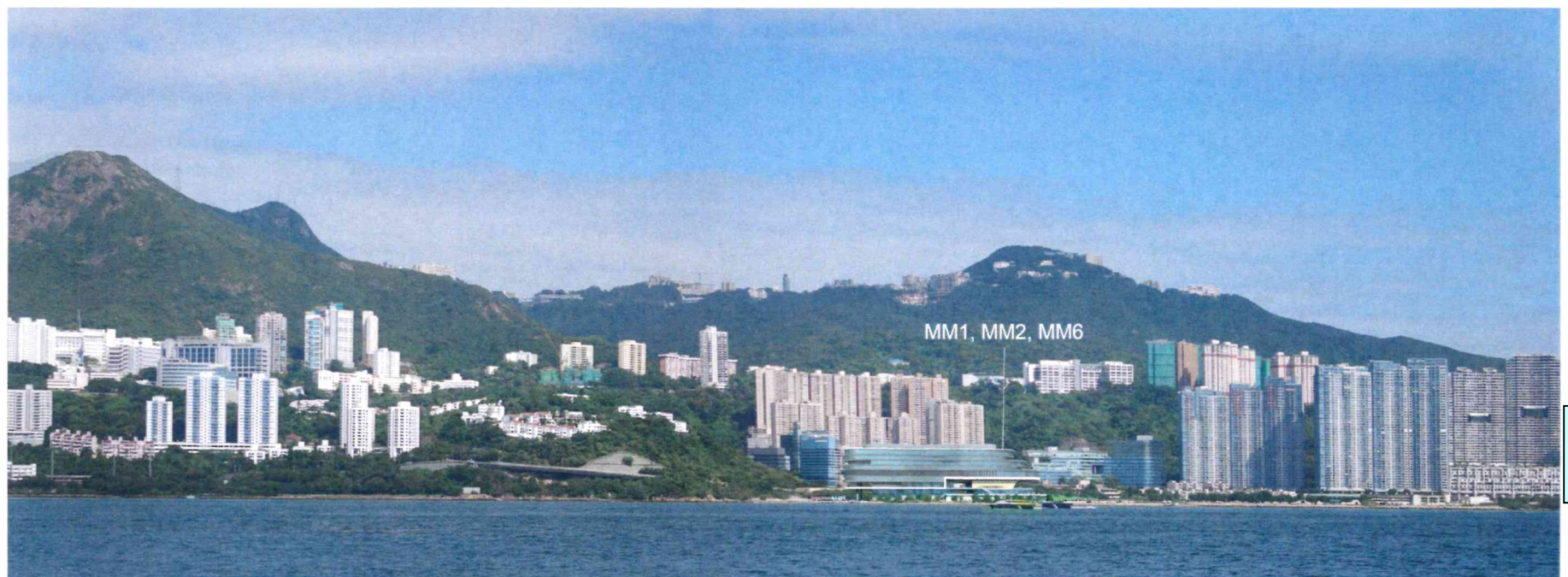
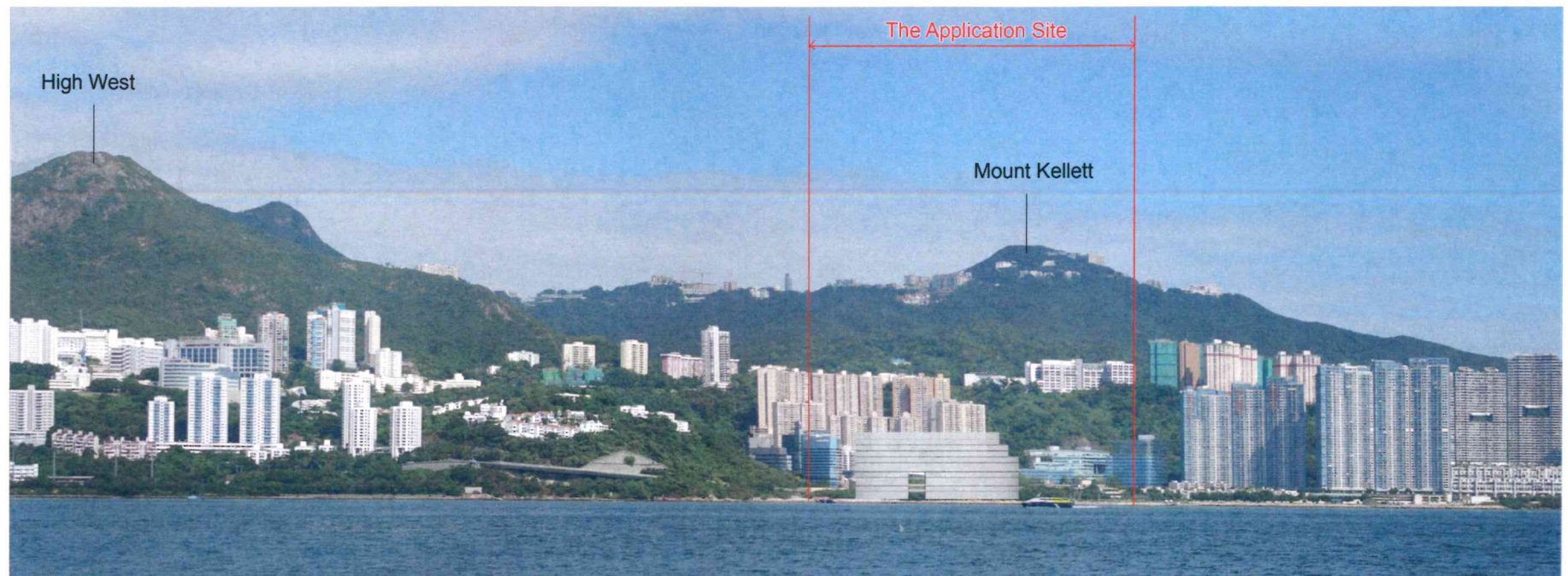
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Client 業主		
Hong Kong Cyberport Management Company Limited		
Project 項目		
Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission		
Visual Impact Assessment		
Drawing Title 圖名		
Figure 6.7 Photomontages at VP7 – Pak Kok Tsuen Pier, Lamma Island		
Scale 比例	Drawn 製圖	Checked 校對
N/A		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版

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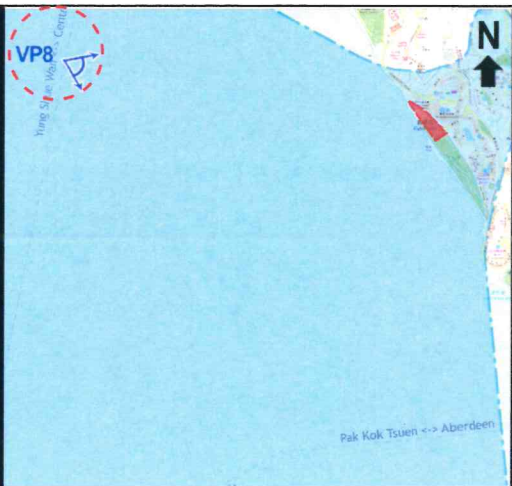




Notional Scheme (at 65mPD)

2019 Rezoning Scheme (at 61mPD)

Current Scheme (at 58mPD)



Key Plan

- Visual Mitigation Measures:**
- MM1: Restricting the height of the rooftop structures at not more than 58mPD
  - MM2: Cascading building height
  - MM3: Maintaining visual permeability by providing communal garden and at-grade covered POS under high headroom
  - MM4: Elevated walkway from at-grade level of the Park with the landscape deck at 1/F of Proposed Development
  - MM5: Providing landscape decks at different levels with curvy profile to mitigate the scale and soften the edge
  - MM6: Using building materials with the appearance of lightweight and treatment with natural colors

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**Client 業主**

Hong Kong Cyberport Management Company Limited

**Project 項目**

Proposed Cyberport Expansion in "OU(Cybert-Port)(1)" zone at Telegraph Bay, Pok Fu Lam, Hong Kong – Layout Plan Submission

**Visual Impact Assessment**

**Drawing Title 圖名**

**Figure 6.8**  
Photomontages at VP8 – Public Ferry Route between Central and Lamma Island (Yung Shue Wan)

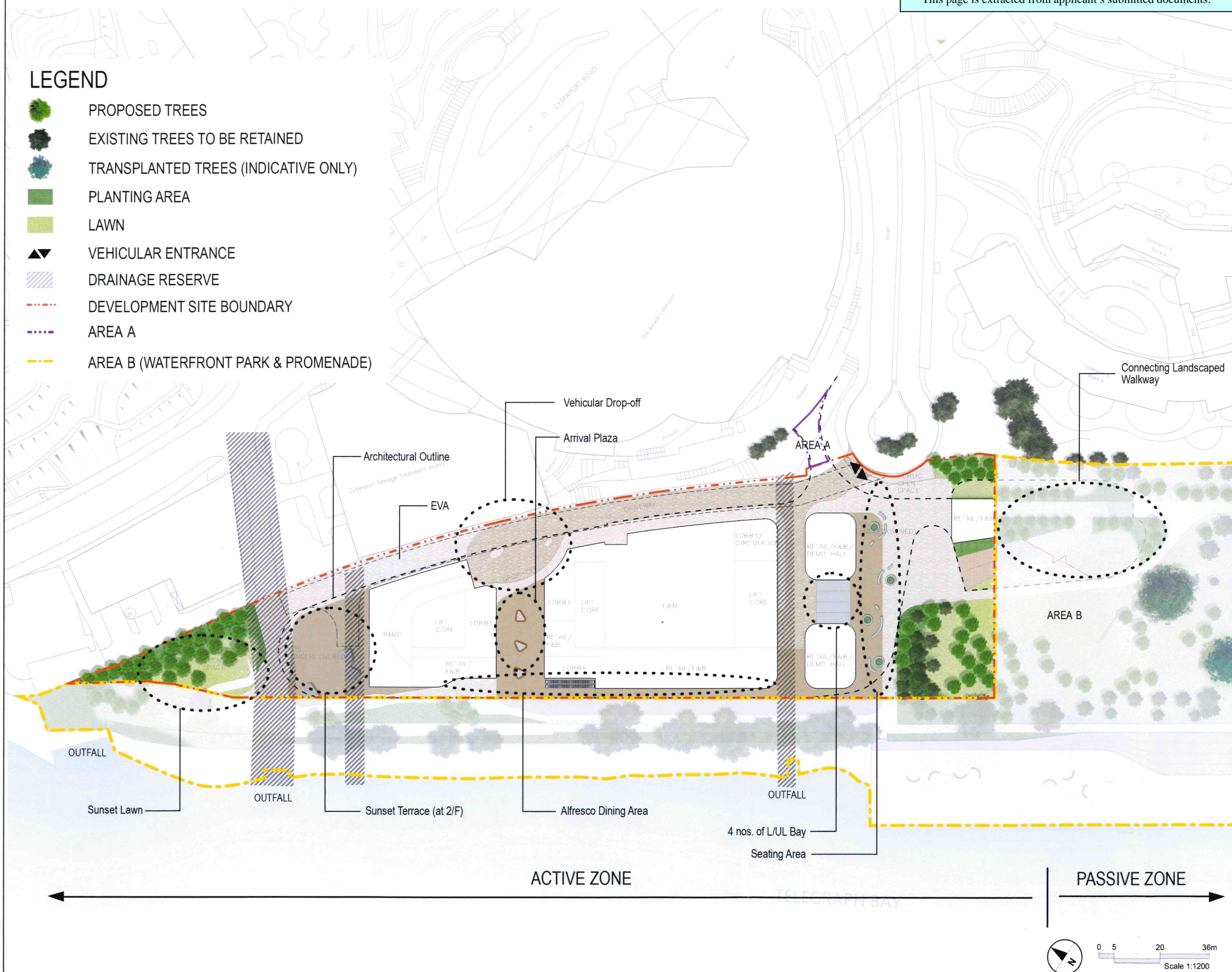
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Job No. 項目編號	Drawing No. 圖號	Revision 修改版

申請編號 Application No. : A / H 1 0 / 9 5  
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## 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)



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



## 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)



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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)

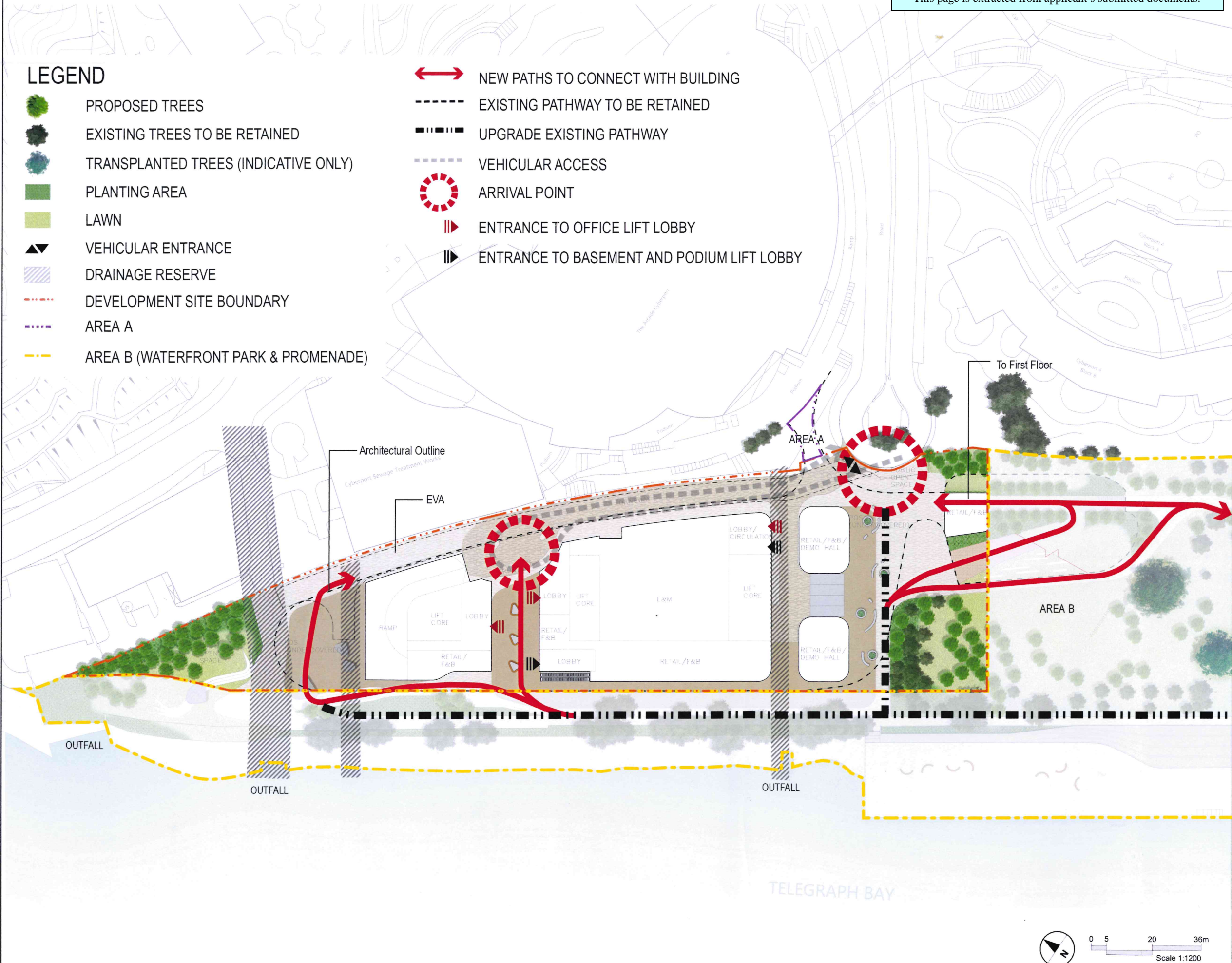
Scale 比例	Drawn 製圖	Checked 校對
1:2500 (A3)		
Job No. 項目編號	Drawing No. 圖號	Revision 修改版
	LA - 1.2	



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



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- 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。

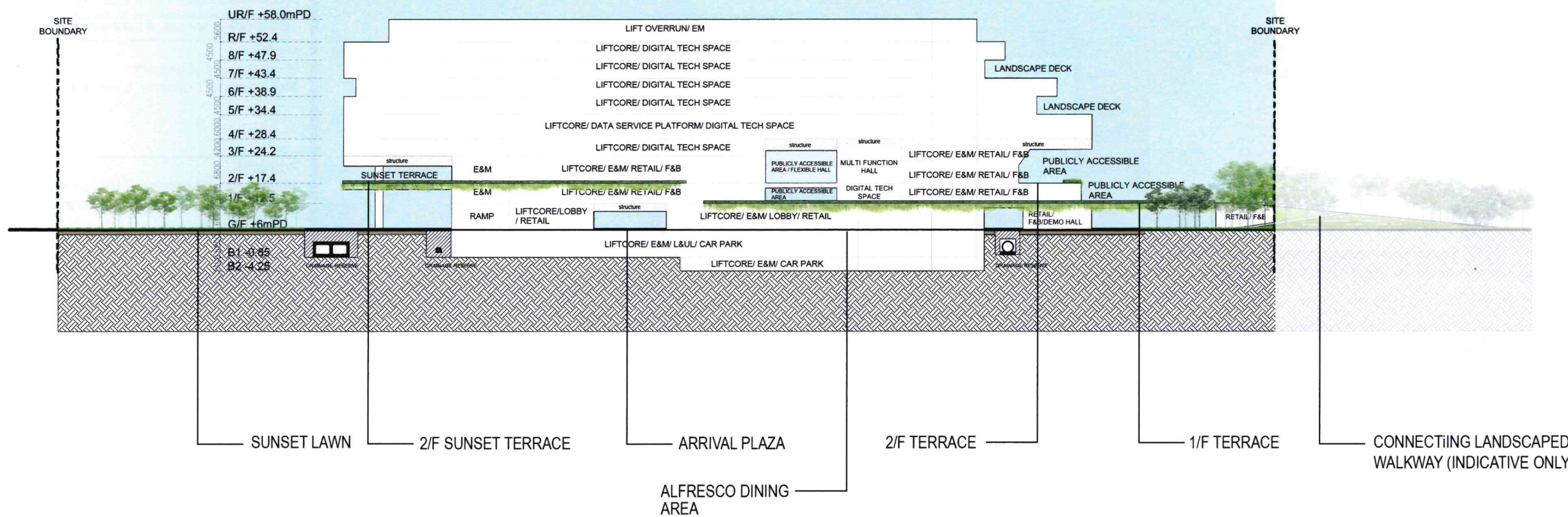
Client 業主  
Hong Kong Cyberport Management Company Limited

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 LA - 1.3	Revision 修改版





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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  
Landscape Section

Scale 比例 1:1200 (A3)	Drawn 製圖	Checked 校對
Job No. 項目編號	Drawing No. 圖號 LA-5.1	Revision 修改版



申請編號 Application No. : A/H10/95

與申請地點／處所有關的先前申請  
**Previous Applications Covering the Application Site/Premises**

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.