

Information Technology and Broadcasting Panel

Supplementary information on objections to the Cyberport project

At the meeting held on 8 May 2000, Members took note of a report submitted by the Administration on the progress of the Cyberport project [LC Paper No. CB(1) 1504/99-00 (02)] including, inter alia, Annex B thereto which provided details of the objections received upon the gazettal of the Project under three different Ordinances. The Administration agreed to list the names of the objectors subject to obtaining their consent to disclose their identity, and also undertook to provide more details on objections 8 – 14.

2. Annexed to this paper is a revised Annex B providing the names of those objectors who have confirmed agreement to disclose their identity (and the other objectors have not given us consent to disclose theirs) and more details on objections 8 – 14.

Information Technology and Broadcasting Bureau
June 2000

Objections Received upon the Gazettal of the Cyberport Project

I. Town Planning Ordinance (TPO)

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
1. (Route 7)	Scenic Villa Owners Management Committee	The Objector proposed different forms of transportation such as high speed capacity ski lift, light railway and mass transit railway.	The TIA study for the Cyberport development concluded that with the improvement to several existing road junctions, the existing road network would be able to cope with the traffic generated by the Cyberport development. The TPB noted that road transport and rail link served different types of transport needs and that Route 7 and not be replaced by a rail.
2. (Route 7)	-	The objector proposed the deletion of the proposed Route 7 or amending its alignment and grade.	The proposed Route 7 is a separate project. The Cyberport development is not contingent upon the construction of Route 7. The TPB recognised that Route 7 was an essential strategic transport infrastructure required to alleviate traffic congestion in the Southern District and to meet the long term demand of the District.

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
3. (Cyberport)	-	Lowering the height limit for Sub-areas 3 and 4 to a level lower than the respective section of Pok Fu Lam Road.	The Town Planning Board (TPB) noted that the panoramic views of some of the flats of Chi Fu Fa Yuen and Pok Fu Lam Gardens would be affected by the high-rise buildings of the Cyberport development. However, the TPB was of the view that, given the considerable distance between Pokfulam Gardens/Chi Fu Fa Yuen and the Cyberport development, the proposed building heights of the Cyberport development were not unacceptable. In order to maintain the development potential and design concept of the Cyberport development, it would not be appropriate to reduce the building height restrictions for Sub-areas 3 and 4, nor to revise the layout as proposed by some of the objectors.
4. (Cyberport)	Mr. Yu Kei-yeung & Ms. Yau Mee-ling	The Objectors proposed that the maximum height should be kept below the level of Pok Fu Lam Road.	
5. (Cyberport)	Mr. Lai Hok-lim	Deferring the initial phases of Cyberport until the completion of Route 7 from Western District to Aberdeen and reducing the maximum height allowed for Sub-areas 3 & 4.	[Please see comments at (2) - (4) above.]
6. (Route 7)	-	Reducing the scope of the draft OZP drastically.	In order to maintain the development potential and design concept of the Cyberport development, it would not be appropriate to reduce the scope of OZP.

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
7. (Impact to Pokfulam Kennel)	-	The Objector proposed to further amend the OZP by rezoning Lot IL 8842 to residential use.	The kennels on Lot IL 8842 are located in a relatively secluded location and should not be affected by the Cyberport development. The objector's plan for future development should be considered in the form of a separate rezoning request.
8. (Route 7)	International Property Management Ltd (on behalf of the residents of Baguio Villa)	Objection on traffic and environmental grounds.	The EIA study for the Cyberport development concluded that with the implementation of the recommended mitigation measures, the environmental impacts would be within the established standards. [Please also see comments at (1) above]
9. (Cyberport)	Mr. Peter Kok	Objection on traffic ground and landscape and visual impact on the surrounding areas.	Various height restrictions have been imposed on the sub-areas within the Cyberport development to preserve the existing view as far as possible. [Please also see comments at (1) above]
10. (Cyberport)	Chi Fu Fa Yuen Residents' Association	Objection on the ground that the proposed building heights for some parts of the development are higher than the level of Pok Fu Lam Road and that the scenery of the Pok Fu Lam area will be affected.	[Please see comments at (3) - (4) and (9) above]
11. (Cyberport)	-	Objection on the ground that the building heights would affect the scenic setting and atmosphere of Pok Fu Lam area.	

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
12. (Route 7)	Mrs. Nancy Robinson	Objection on ground of environmental impact due to the proposed Route 7.	[Please see comments at (1) – (2) above]
13. (Route 7)	The Hon Christine Loh of Citizens Party	Objection on ground of environmental impact due to Route 7 and request for protection of adjoining establishments along Route 7. The objector also queried whether alternative transport modes have been considered.	
14. (Route 7)	B&Co Limited	Objection on ground of environmental impact due to the proposed Route 7.	

II. Roads (Works, Use and Compensation) Ordinance

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
1. & 2.	(1) International Property Management Ltd (on behalf of the residents of Baguio Villa) (2) Mr. Peter Kok	The Objector was concerned about the traffic and environmental impacts of the proposed Cyberport development on the Pokfulam district.	The TIA study for the Cyberport development concluded that with the improvement to several existing road junctions, the existing road network would be able to cope with the traffic generated by the Cyberport development. The TIA study also concluded that the proposed Cyberport development would not be dependent upon the provision of the proposed Route 7.

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
3.	The Hon Christine Loh of Citizens Party	The Objector objected to the construction of the proposed road works and Route 7 on environmental grounds.	<ul style="list-style-type: none">- The proposed Route 7 is a separate project. The Cyberport development is not contingent upon the construction of Route 7. - The EIA study for the Cyberport project concluded that with the implementation of the recommended mitigation measures, including the provision of noise barriers and low noise surfacing at critical sections of the roads, the noise and air quality impacts arising during and after the construction would comply with the established standards and guidelines. An environmental audit and monitoring programme has also been recommended in the EIA study to ensure compliance with the EIA recommendations. The EIA report was approved by EPD subsequent to public inspection and endorsement by the Advisory Council on the Environment (ACE).

Objection Serial No. (main subject of objection)	Name of Objector	Key Points of Objector's Proposal	Justification for Rejection
4.	-	The Objector concerned that the existing access from Kong Sin Wan Tsuen to Baguio Villa would be affected by the proposed road works.	The Objector's concern is not valid, as access between Kong Sin Wan Tsuen and Baguio Villa would be maintained at all times.
5.	-	The Objector claimed that the proposed works would adversely affect the current use of land as kennels and his plan for future development.	[See comments under (I)(7) above.]
6.	-	The objector objected the proposed access road from Sha Wan Drive on the ground that it would affect the residential environment. The objector subsequently withdrew her objection.	N.A. [the objector withdrew her objection]

III. Foreshore and Sea-bed (Reclamations) Ordinance (F&SO)

The same Objector has lodged objections under the two other Ordinances referred to in (I) [Serial No. 8] and (II) [Serial No. 1] above and the objection was rejected for the reasons stated therein.

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