



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, 10 June 2021

Hon Chan Kin-por, GBS, JP
Chairman
Finance Committee
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

By email: f_c@legco.gov.hk

Finance Committee meeting on 11 June 2021
Equity in the Hong Kong Cyberport Development Holdings Limited
for the Cyberport Expansion Project
LC Paper No. FCR (2021-22)26

Dear Chairman and Members,

The Finance Committee of the Legislative Council is asked to approve a 5.025bln budget for Cyberport 5.

We urge Members to reconsider giving budget approval. There are EIGHT concerns which have yet to be resolved:

1. Cyberport Expansion Project will result in:
 - a. Permanently granting the entire popular 6.5ha waterfront park to Cyberport; and
 - b. Loss of more than 20% of the park area with construction of a building and access road.
2. Cyberport has yet to seek approval of a Master Layout Plan for the new building as required under the Town Planning Ordinance (– budget implications unknown);
3. Cyberport and Innovation and Technology Bureau declined the invitation to discuss the project with the Southern District Council on 18 May 2021. It has yet to agree with the community on the enhancements of the waterfront park (– budget implications unknown);
4. Cyberport failed to mitigation for the loss of the park – such as adding a waterfront walkway to Sandy Bay, and constructing a cover for shade over the existing pier area (– budget implications unknown);
5. Enhancements (para 15) including repaving the existing promenade, re-laying the turf, and adding pet-friendly facilities, are in fact maintenance requirements which fall short of community requests for new facilities;



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District Councillor, Paul Zimmerman

6. The claim that (para 5) "occupancy rates are consistently at high levels of 90% and 95%" appears exaggerated – note empty space, empty desks, and the many non-tech companies enjoying cheap rents. Hon Ma Fung-kwok, GBS, JP pointed this out in the ITB Panel meeting on 10 May 2021;
7. There is no need for a physical data centre at Cyberport. There is no evidence that access to cloud storage is "limited and costly" (para 7). In any case, data centres should be placed at industrial sites, not at precious waterfront land. Hong Kong Stock Exchange places its data centre in Tseung Kwan O Industrial Estate, not at the Central Waterfront;
8. The claim that "the largest conference facility in Cyberport at present can only accommodate a maximum of 300 persons" appears false as the Arcade offers a large venue with 500 seats and a 6.6 meter by 5.4 meter 4K LED screen. This was funded with \$100 million in the 2018 Budget.

Should the Members of the Legislative Council be inclined to support the funding application, we urge for the following conditions:

- A. Approval of the Master Layout Plan by the Town Planning Board;
- B. Agreement with community including District Council on new facilities and enhancements of the park;
- C. Government to raise a separate budget to extend the park with a waterfront walkway to Sandy Bay.

The Annex sets out popular requests made by residents for enhancement of the Cyberport Waterfront Park to mitigate for the loss due to Cyberport Expansion Project.

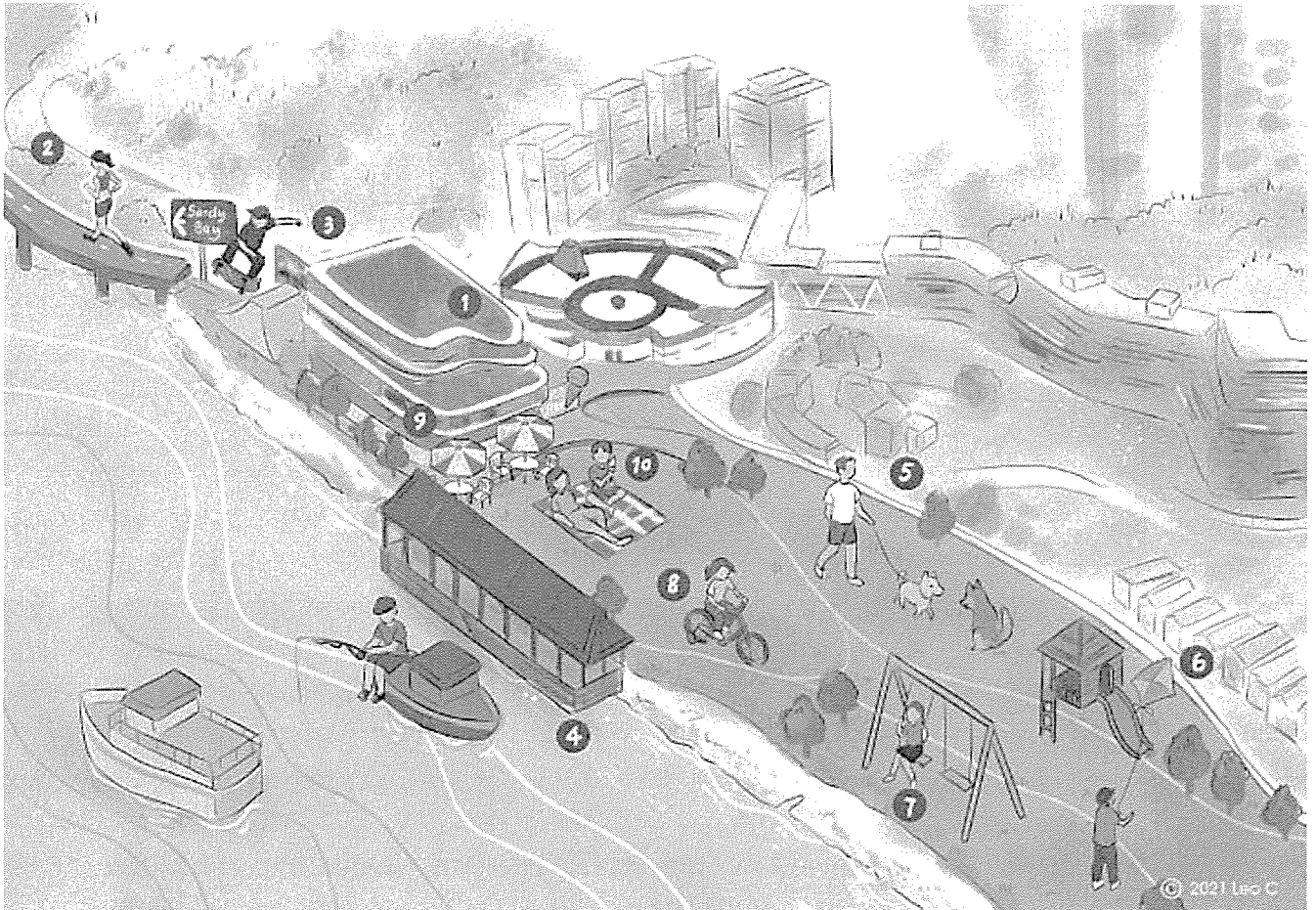
Yours sincerely

Paul Zimmerman
Vice-Chairman, Southern District Council
District Councillor, Pokfulam

Cc Secretary for Innovation & Technology - Mr. Sit Wing Hang, Alfred, JP
CEO of Hong Kong Cyberport Management Company Limited – Mr. Peter Yan
Pokfulam Residents



Annex – Residents' requests for Waterfront Park enhancements to mitigate for loss of park area



Cyberport 5 Expansion

1. New building and access road cover more than 20% of park

Popular requests for enhancement of the waterfront

2. Link to Sandy Bay (missing from budget)
3. Skate park (missing from budget)
4. Roof over the existing pier area (missing from budget)
5. Pet facilities (in budget)
6. Kids facilities (missing from budget)
7. Kids facilities (missing from budget)
8. Cycling facilities (missing from budget)



Cyberport expansion budget fails to mitigate for loss of park area

Laurel Chor

to:

f_c, itbenq, enquiry

10/06/2021 18:07

Cc:

Paul Zimmerman

Hide Details

From: Laurel Chor

To: f_c@legco.gov.hk, itbenq@itb.gov.hk, enquiry@cyberport.hk,

Cc: Paul Zimmerman <info@paulzimmerman.hk>

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

Dear Chairman and Members,

I am writing as a Pok Fu Lam resident who often uses the Cyberport Waterfront Park.

The Finance Committee of the Legislative Council is asked to approve a 5.025bln budget for Cyberport 5.

We urge Members to reconsider giving budget approval.

There are EIGHT concerns which have yet to be resolved:

1. Cyberport Expansion Project will result in:

a. Permanently granting the entire popular 6.5ha waterfront park to Cyberport; and b. Loss of more than 20% of the park area with construction of a building and access road.

2. Cyberport has yet to seek approval of a Master Layout Plan for the new building as required under the Town Planning Ordinance (– budget implications unknown);

3. Cyberport and Innovation and Technology Bureau declined the invitation to discuss the project with the Southern District Council on 18 May 2021. It has yet to agree with the community on the enhancements of the waterfront park (– budget implications unknown);

4. Cyberport failed to mitigation for the loss of the park – such as adding a waterfront walkway to Sandy Bay, and constructing a cover for shade over the existing pier area (– budget implications unknown);

5. Enhancements (para 15) including repaving the existing promenade, re-laying the turf, and adding petfriendly facilities, are in fact maintenance requirements which fall short of community requests for new facilities;

6. The claim that (para 5) “occupancy rates are consistently at high levels of 90% and 95%” appears exaggerated – note empty space, empty desks, and the many non-tech companies enjoying cheap rents. Hon Ma Fung-kwok, GBS, JP pointed this out in the ITB Panel meeting on 10 May 2021;

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maximum of 300 persons" appears false as the Arcade offers a large venue with 500 seats and a 6.6 meter by 5.4 meter 4K LED screen. This was funded with \$100 million in the 2018 Budget.

Should the Members of the Legislative Council be inclined to support the funding application, we urge for the following conditions:

- A. Approval of the Master Layout Plan by the Town Planning Board;
- B. Agreement with community including District Council on new facilities and enhancements of the park;
- C. Government to raise a separate budget to extend the park with a waterfront walkway to Sandy Bay. The Annex sets out popular requests made by residents for enhancement of the Cyberport Waterfront Park to mitigate for the loss due to Cyberport Expansion Project.

Best regards,

Laurel Chor



LC Paper No. FCR (2021-22)26: Cyberport Expansion Project

nick bennett to: f_c@legco.gov.hk

10/06/2021 18:18

Cc: Paul Zimmerman

I live in Pokfulam, my family and i regularly use the cyber port park and it is a big part of why we moved here and bought and made a home here. I have lived and worked in Hong Kong since 1996
I am disappointed that the government and planners seem not to be taking into account the loss of a big part of the park and the wishes of the local community voiced through our representative Mr Zimmerman who is clearly through his qualifications ,past work and achievements a true expert in this field

The suggestions to mitigate the loss are not overly costly in the larger scheme of things or complicated and would add to the attraction of the area particularly the pedestrian link to Sandy Bay and should be included not just for residents but for visitors who could also enjoy
At the very least substantiated reasons should to given to mr Zimmerman why funding is not included

I hope you reconsider and include these

Regards
Nick Bennett
Crown Terrace

Sent from my iPhone



Cyberport Expansion Budget Approval

moorem

to:

f_c, itbenq, enquiry

10/06/2021 21:47

Cc:

info

Hide Details

From:

To: <f_c@legco.gov.hk>, <itbenq@itb.gov.hk>, <enquiry@cyberport.hk>,

Cc: <info@paulzimmerman.hk>

Hon Chan Kin-por, Legco Finance Committee

Mr. Alfred Sit Wing Hang, Secretary for Innovation & Technology

Mr. Peter Yan, CEO, Hong Kong Cyberport Management Company Limited

I am writing to ask the Finance Committee of the Legislative Council to deny approval of the requested HK\$5.025bln budget for Cyberport 5.

The key concerns with moving forward with the project are:

- Town Planning Board has yet to approve a Master Layout Plan for the new building;
- The community/Southern District Council has yet to discuss park enhancement and facilities;
- Government has yet to mitigate the loss of the park area (e.g., extension of the promenade to Sandy Bay

Approving the expansion project will result in the permanent grant of the entire, highly popular 6.5 ha waterfront park to Cyberport and a loss of more than 20% of the park area to construction of a building and access road. Waterfront land in Hong Kong is limited and precious. It should be preserved, maintained, enhanced and expanded for public use. The existing Cyberport facilities offer large venues and an Arcade that can accommodate many people. Yet another building at this location is not necessary and has not been requested by the community.

Sincerely,

Melanie Moore



Cyberport Expansion Budget Approval

Evelyn Moore

to:

f_c@legco.gov.hk, itbenq@itb.gov.hk, enquiry@cyberport.hk

10/06/2021 21:53

Cc:

"info@paulzimmerman.hk"

Hide Details

From: Evelyn Moore

To: "f_c@legco.gov.hk" <f_c@legco.gov.hk>, "itbenq@itb.gov.hk"

<itbenq@itb.gov.hk>, "enquiry@cyberport.hk" <enquiry@cyberport.hk>,

Cc: "info@paulzimmerman.hk" <info@paulzimmerman.hk>

Hon Chan Kin-por, Legco Finance Committee

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I have attended the ISF Academy for the past 7 years. The traffic around Cyberport has increased considerably. It is not feasible to consider yet another large construction project at this location when the existing facilities are underutilized and could be greatly enhanced--both the shopping and dining facilities at Cyberport as well as the waterfront area.

Sincerely,
Evelyn Moore



Cyberport Expansion Budget Approval

Genevieve Moore

to:

f_c@legco.gov.hk, itbenq@itb.gov.hk, enquiry@cyberport.hk

10/06/2021 21:56

Cc:

"info@paulzimmerman.hk"

Hide Details

From: Genevieve Moore

To: "f_c@legco.gov.hk" <f_c@legco.gov.hk>, "itbenq@itb.gov.hk"

<itbenq@itb.gov.hk>, "enquiry@cyberport.hk" <enquiry@cyberport.hk>,

Cc: "info@paulzimmerman.hk" <info@paulzimmerman.hk>

Hon Chan Kin-por, Legco Finance Committee

Mr. Alfred Sit Wing Hang, Secretary for Innovation & Technology

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- The community/Southern District Council has yet to discuss park enhancement and facilities;
- Government has yet to mitigate the loss of the park area (e.g., extension of the promenade to Sandy Bay

Approving the expansion project will result in the permanent grant of the entire, highly popular 6.5 ha waterfront park to Cyberport and a loss of more than 20% of the park area to construction of a building and access road. Waterfront land in Hong Kong is limited and precious. It should be preserved, maintained, enhanced and expanded for public use. The existing Cyberport facilities offer large venues and an Arcade that can accommodate many people. Yet another building at this location is not necessary and has not been requested by the community.

I am currently a student at ISF Academy. Students would greatly appreciate the preservation and enhancement of the waterfront and public facilities at Cyberport rather than another building.

Sincerely,

Genevieve Moore



Cyberport Expansion - Request to Reject Budget

John Moore

to:

itbenq@itb.gov.hk, enquiry@cyberport.hk, f_c@legco.gov.hk

10/06/2021 22:31

Cc:

"info@paulzimmerman.hk"

Hide Details

From: John Moore

To: "itbenq@itb.gov.hk" <itbenq@itb.gov.hk>, "enquiry@cyberport.hk" <enquiry@cyberport.hk>, "f_c@legco.gov.hk" <f_c@legco.gov.hk>,

Cc: "info@paulzimmerman.hk" <info@paulzimmerman.hk>

Hon Chan Kin-por, Legco Finance Committee

Mr. Alfred Sit Wing Hang, Secretary for Innovation & Technology

Mr. Peter Yan, CEO, Hong Kong Cyberport Management Company Limited

Dear Sirs,

I am writing to ask the Finance Committee of the Legislative Council to reject the requested budget of HK\$5.025 billion for Cyberport 5.

My primary concerns with the proposed project are as follows:

- Approving the expansion project would result in the permanent grant of the entire, highly popular 6.5 ha waterfront park to Cyberport and the senseless destruction of more than 20% of the waterfront park area to construct a building and access road.
- Town Planning Board has not yet approved a Master Layout Plan for the new building.
- The community/Southern District Council has not yet discussed enhancement of the park and related facilities.
- Government has failed to mitigate the extensive loss of the park area (e.g., extension of the promenade to Sandy Bay).
- The claim that "occupancy rates are consistently at high levels of 90% and 95%" appears exaggerated – note empty space, empty desks, and the many non-tech companies enjoying cheap rents.
- There is no need for a physical data centre at Cyberport. Data centres should be placed at industrial sites, not at precious waterfront land.

- The claim that “the largest conference facility in Cyberport at present can only accommodate a maximum of 300 persons” appears false, as the Arcade offers a large venue with 500 seats and a 6.6 meter by 5.4 meter 4K LED screen.

Waterfront land in Hong Kong is limited and precious. It should be preserved, maintained, enhanced and expanded for public use. The existing Cyberport facilities offer large venues and an Arcade that can accommodate many people. Yet another building at this location is not necessary and has not been requested by the community.

Sincerely,

John Moore



LC Paper No. FCR (2021-22)26: Cyberport Expansion Project

lei cao to: f_c

10/06/2021 23:09

Cc: info

Hi legco members,

As far as I understand, the public consultation session held for such project got only objection from all residents representatives , I really want to know why it's still got the green light to go ahead ?

Thanks,

A concerned citizen



Concerns about proposed Cyberport 5 development

John Chan

to:

f_c, itbenq

11/06/2021 00:56

Cc:

info

Hide Details

From: John Chan

To: f_c@legco.gov.hk, itbenq@itb.gov.hk,

Cc: info@paulzimmerman.hk

LegCo Finance Committee, Hon Chan Kin-por

Secretary for Innovation & Technology, Mr. Alfred Sit Wing Hang

Dear Messrs. Chan and Sit,

My background includes more than 15 years as an equity analyst covering the property and retailing sectors for Goldman Sachs and Standard Chartered and I also have tech start-up experience, but I am writing to you as a concerned Pokfulam resident.

I am alarmed by reports that the Finance Committee will be voting today to authorise an injection of HKD 3,834 million (plus loan guarantees of HKD 1,191 million) for the development of Cyberport 5. I urge you to postpone the vote until additional due diligence on Hong Kong Cyberport Development Holdings Limited's financial results and tenant roster can be conducted.

Based on my professional experience, my primary concern is that HKCDHL created the office supply shortage at Cyberport (and one of the main justifications for Cyberport 5) by leasing office space at below-market rents to companies that do not need to be at Cyberport and offering generous rental concessions to companies.

For example, why are FedEx and Microsoft and countless other non-tech companies on the tenant roster? Allow the markets to function, and let these bigger companies relocate to other areas (where there is sufficient supply), or at a minimum charge them an appropriate market rent. In addition, The Arcade (Cyberport's retail podium) is underutilised and should generate much higher rental income if repurposed or property managers were permitted to upgrade the tenant roster.

As a Pokfulam resident, I am also very concerned that areas that have been available for public use at Waterfront Park would be permanently lost if Cyberport 5 goes forward, and residents are being offered nothing in return. This is in addition to the disruption to traffic during and after the construction period, in an area where public transportation options are already poor and unreliable.

Pokfulam District Councillor Paul Zimmerman has proposed some enhancements to the Cyberport waterfront. I hope the Finance Committee can ensure there is funding for these enhancements in the budget. Families with young children and pet owners from all across Hong Kong already visit Waterfront Park due to its greenery and fresh air. I still recall my first visit to Waterfront Park with my infant son more than a decade ago. Losing part of the Waterfront Park will be a loss to all Hong Kong residents. Hong Kong Island is one of the most beautiful islands in the world. It deserves a world-class waterfront and protection of green spaces.

Thank you very much for your time. Please do not hesitate to reach out if you have any questions. I am available to support the Finance Committee in a pro bono capacity should you want a formal independent review of HKCDHL's proposal.

Sincerely,

John Chan



Cyberport Expansion S/H10/18

David

to:

f_c

11/06/2021 09:58

Cc:

info

Hide Details

From: "David"

To: <f_c@legco.gov.hk>,

Cc: <info@paulzimmerman.hk>

To: The Hon Chan Kin-por,

I refer to the imminent review for approval of the HK\$5.025 B budget for Cyberport 5

I wish to strongly beseech you to delay approval of the aforementioned budget.

I attended the TPB meeting on 5th June 2020 and was frankly dismayed by the lack of meaningful exploration as to the need for this expansion.

The matrix by which the ITB claims that the existing Cyberport infrastructure is a success and therefore warrants expansion are flawed and wholly inadequate. Their claim that the facilities are full misses the point. Office space is rented out to all manner of companies who have little to do with technology (I for a fact know of one hedge fund based there). Rents are low based on any sensible comparative criteria and so it appears that the HKCMCL is basically in a race to the bottom. HKCMCL refused in the aforementioned meeting to provide details of average rental rates paid *inclusive* of sweeteners such as rent-free periods.

Meanwhile peppercorn rents are offered in the Arcade in a pathetic attempt to show "full tenancy". Honorary Chairman, there have literally been second hand carpet sellers renting space at the arcade. Amongst the population of Pok Fu Lam, the Arcade is considered little more than a bad joke.

A far more thorough and forensic analysis of the criteria by which HKCMCL and the ITB can claim Cyberport is a success and therefore deserving of expansion must be made.

Finally, and to all residents dismay, despite promises given on 05th June 2020, no Master Layout Plan with detailed drawings has yet been provided for public view.

Sir, kindly delay approval of this budget until residents real concerns are scrutinized and the HKCMCL

With regards

David Konn



LC Paper No. FCR (2021-22)26: Cyberport Expansion Project - URGENT

John Budge

to:

f_c@legco.gov.hk

11/06/2021 10:33

Cc:

"itbenq@itb.gov.hk", "enquiry@cyberport.hk", Paul Zimmerman

Hide Details

From: John Budge

To: "f_c@legco.gov.hk" <f_c@legco.gov.hk> ,

Cc: "itbenq@itb.gov.hk" <itbenq@itb.gov.hk> , "enquiry@cyberport.hk" <enquiry@cyberport.hk> , Paul Zimmerman <info@paulzimmerman.hk>

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

Dear Mr. Chan,

My wife and I have lived in Pokfulam since 1988.

I refer to the above Paper to be discussed this afternoon by the Finance Committee. I wholly endorse Mr. Paul Zimmerman's excellent letter to you and your fellow Members dated 10th June 2021 setting out his various concerns .

I have worked closely with Mr. Zimmerman for many years to improve Pokfulam. One area both Mr. Zimmerman and I have been very keen on is to create paths away from traffic. A very significant number of people run and walk on Victoria Road next to the busy traffic. As an alternative to running/walking on Victoria Road, it would be wonderful, as compensation for losing part of Cyberport park if, as suggested by Mr. Zimmerman a walkway could be constructed between Cyberport and Sandy Bay (similar to the very popular walkway between Deepwater Bay and Repulse Bay). This walkway would not only be for Pokfulam residents but for all Hong Kong residents and visitors. I do hope that all of Mr. Zimmerman's concerns will be fully considered by the Finance Committee this afternoon.

Kind regards,

John Budge SBS MBE JP,

Chairman,

Pokfulam Residents' Alliance

[View this email in your browser](#)

10/6/2021

Pokfulam e-news

Dear Residents 各位居民

Cyberport expansion budget fails to mitigate for loss of park area

The Finance Committee of the Legislative Council is asked to approve a 5.025bln budget for Cyberport 5 tomorrow.

Cyberport will be permanently granted the entire popular 6.5ha waterfront park, of which more than 20% will be lost with the construction of a new building and access road.

We have asked LegCo members to reconsider giving budget approval. Please click [here](#) for our letter with eight concerns to be resolved. Key concerns are:

- The Town Planning Board has yet to approve a Master Layout Plan of the new building;
- The community / Southern District Council have yet to discuss

enhancement and facilities in the park;

- Government has yet to mitigate the loss of the park area (e.g. extension of the promenade to Sandy Bay).

The Finance Committee meeting will take place on 11 June 2021. The item, "Equity in the Hong Kong Cyberport Development Holdings Limited for the Cyberport Expansion Project" is scheduled for 3pm. Click [here](#) for the paper LC Paper No. FCR (2021-22)26.

You can send your comments (cc info@paulzimmerman.hk) to:

- LegCo Finance Committee, Hon Chan Kin-por, (f_c@legco.gov.hk);
- Secretary for Innovation & Technology, Mr. Alfred Sit Wing Hang, (itbenq@itb.gov.hk); and
- CEO of Hong Kong Cyberport Management Company Limited, Mr. Peter Yan (enquiry@cyberport.hk).

Popular requests from residents for waterfront enhancements to compensate for loss of park area

The cartoon below shows the planned Cyberport expansion, as well as popular requests from residents for new park facilities and enhancements including an extension of the waterfront promenade to Sandy Bay. Keep us posted with your proposals and comments via info@paulzimmerman.hk.

Cartoon drawing - Cyberport Park

Cyberport Expansion Project

1. New building and access road cover more than 20% of park

Popular requests for enhancement of the waterfront

2. Link to Sandy Bay (missing from budget)
3. Skate park (missing from budget)
4. Roof over the existing pier area (missing from budget)
5. Pet facilities (in budget)
6. Kids facilities (missing from budget)
7. Kids facilities (missing from budget)
8. Cycling facilities (missing from budget)

數碼港擴建計劃未有適當補償公園面積縮小

立法會的財務委員會將於明日審批 50.25億元的數碼港擴建計劃。

當局會以永久形式向數碼港撥出海濱公園用地，新大樓及其通道將佔據公園超過

兩成的面積。

我們已去信 ([英文版連結](#)) 立法會財委會希望議員能慎重考慮這個撥款計劃，以下是八大重點的其中三個：

- 城市規劃委員會仍未審批新大樓的總綱發展藍圖
- 居民及南區區議會還未商討改善公園的措施
- 政府未有適當補償公園面積縮小（例如將公園連接至大口環的海濱長廊）

立法會的財務委員會將於明日（2021年6月11日）下午三時後審批「注資香港數碼港發展控股有限公司以進行數碼港擴建計劃」。請按[連結](#)瀏覽會議文件 FCR (2021-22)26。

你可將你的意見電郵到下列地址：（請將副本抄送 info@paulzimmerman.hk）

- 立法會財務委員會主席 陳健波議員 (f_c@legco.gov.hk);
- 創新及科技局局長 薛永恒先生 (itbenq@itb.gov.hk); 及
- 香港數碼港管理有限公司行政總裁 任景信先生 (enquiry@cyberport.hk)

居民希望改善海濱設施，以補償公園面積減少

下列繪圖顯示了數碼港新大樓的位置，以及居民就改善海濱設施的熱門選項，包括將海濱長廊連接至大口環。歡迎向我們提供建議或意見：

info@paulzimmerman.hk。

繪圖 - 數碼港公園

數碼港擴建計劃

1. 新大樓及通道將佔據公園超過兩成的面積
改善海濱設施的一些熱門選項
2. 將海濱長廊連接至大口環（未有為此預留資金）
3. 滑板場（未有為此預留資金）
4. 為現有碼頭提供上蓋（未有為此預留資金）
5. 寵兒相關設施（已預留資金）
6. 兒童玩樂設施（未有為此預留資金）
7. 兒童玩樂設施（未有為此預留資金）
8. 單車徑（未有為此預留資金）

Kind regards

Paul Zimmerman
Pokfulam District Councillor
司馬文-薄扶林區議員

www.paulzimmerman.hk / www.facebook.com/PZpage

| Facebook | Website | Email

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財委會：數碼港擴建

Kai Yin Wong

to:

andrewleunglegco, arazack, tyyc, jeffrey, tkwong, info, garychk, kp, priscilla, kkwong, iplau, paultse, mt, honstevenho, frankieyick, ysw, fkmaoffice, benchanlegco, lcc.ntw, amlegco, kwk, chrischeungwf, eq, legco.office.liao, poonsiuping, chianglaiwan, wklo, info, contact, juniusleg, holdenchow, kfshiu003, orchongshinglegco, info, ronickchan, info, chlук, lkf.legco, kenlau.legco, enquiry, vincentcheng, info, f_c, itbenq
11/06/2021 10:34

Hide Details

From: Kai Yin Wong

Sort List...

To: andrewleunglegco@outlook.com, arazack@netvigator.com, tyyc@netvigator.com, jeffrey@jeffreylam.hk, tkwong@dab.org.hk, info@starrylee.com, garychk@dab.org.hk, kp@kpchan.com, priscilla@lmf.hk, kkwong@ftulegco.org.hk, iplau@reginaip.hk, paultse@paultse.org, mt@michaeltien.hk, honstevenho@gmail.com, frankieyick@liberal.org.hk, ysw@yiusiwing.com, fkmaoffice@gmail.com, benchanlegco@gmail.com, lcc.ntw@dab.org.hk, amlegco@gmail.com, kwk@ftulegco.org.hk, chrischeungwf@gmail.com, eq@eqweb.hk, legco.office.liao@gmail.com, poonsiuping@hkflu.org.hk, chianglaiwan@gmail.com, wklo@engineer.com, info@felixchung.hk, contact@jimmyng.hk, juniusleg@kcho-fong.com, holdenchow@hotmail.com.hk, kfshiu003@yahoo.com.hk, orchongshinglegco@gmail.com, info@euniceyung.hk, ronickchan@gmail.com, info@horacecheung.com, chlук@ftulegco.org.hk, lkf.legco@gmail.com, kenlau.legco@gmail.com, enquiry@civicpassion.hk, vincentcheng@dab.org.hk, info@tonytsewaichuen.com, f_c@legco.gov.hk, itbenq@itb.gov.hk,

History: This message has been forwarded.

懇請各位議員反對或暫緩今日的數碼港擴建撥款申請。

你起係山邊咪好囉，唔好起係公園度。

攞走成個球場咁大塊地，搞到我哋少左珍貴的空間。係咁兒鋪下草皮就當賠償左，你個塊硬草皮十年前就應該重鋪啦。

麻煩大家幫幫手。

王生



Livability and Cyberport 5 development

dk

to:

f_c, itbenq, enquiry@cyberport.hk

11/06/2021 10:46

Cc:

Paul Zimmerman

Hide Details

From: dk

To: f_c@legco.gov.hk, itbenq@itb.gov.hk, "enquiry@cyberport.hk"

<enquiry@cyberport.hk>,

Cc: Paul Zimmerman <info@paulzimmerman.hk>

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Dear Hon Chan Kin-por, Mr. Alfred Sit Wing Hang and Mr. Peter Yan,

I'm a resident in Pokfulam, a parent of two children at The ISF Academy (adjacent to Cyberport), and a very frequent user of Cyberport Park (particularly the area being developed into Cyberport 5).

District Councillor Mr. Paul Zimmerman and his staff have kept our community aware of the progress and development at Cyberport and I frequent the facilities as well.

I compliment those responsible for the improvements to the facilities in the past few years. People are working hard to make Cyberport a center of innovation and technology.

The park created with the cancellation of a planned highway is popular within the community. During these past years dealing with the virus the park has served Hong Kong well as an open space. The park attracts people from near and far to enjoy its wide open spaces.

Mr. Zimmerman raises eight concerns. These should be examined. He is an advocate for Pokfulam residents, park users and those who wish to enjoy the outdoors with paths connecting the seafront.

The wide open space that will be lost with the footprint of the building should be recreated into the water adjacent to the new building.

That space should be designated as 'park forever' to alleviate fears it would become a building site in the future.

This article talks about the focus on livability being addressed in the mainland

<https://nyti.ms/3vFn4rw>.

I appreciate the effort that goes into creating the Cyberport 5 project. One can create the best conditions to attract capable people to innovate but, then they must come.

A commitment to making park improvements helps create the conditions (liveability) that attract innovators and it benefits everyone.

Think where you do your best thinking, is it in your office or in some other place like a good outdoor space where you can clear your head after some walking, some sport or simply getting away from office distractions?

If you have a family and may have to work on the weekend, wouldn't bringing them along so they go to the park while you work be an option that you want? With the open space they can fly a kite, throw a frisbee or simply run around. You can join them when you are done.

As I expect you will approve this project, I urge you to not only create a great building (Cyberport 5) but a great environment around it as well.

Also understand that putting the building where it is proposed, you are taking treasured open space that is valued by the community.

Best regards

Donald Knapp