

**Minutes of 1321<sup>st</sup> Meeting of the  
Town Planning Board held on 28.6.2024, 2.7.2024, 3.7.2024 and 4.7.2024**

**Present**

Permanent Secretary for Development Chairperson  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Mr Daniel K.S. Lau

Mr K.W. Leung

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

Professor Simon K.L. Wong

Mr Simon Y.S. Wong

Mr Derrick S.M. Yip

Chief Traffic Engineer/New Territories West  
Transport Department  
Ms Carrie K.Y. Leung

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr Terence S.W. Tsang

Principal Environmental Protection Officer (Territory South)  
Environmental Protection Department  
Ms Queenie Y.C. Ng

Director of Planning  
Mr Ivan M.K. Chung

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Dr Tony C.M. Ip

Mr Ryan M.K. Ip

Chief Engineer (Works)  
Home Affairs Department  
Mr Paul Y.K. Au

Director of Lands  
Mr Andrew C.W. Lai

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board  
Mr Rico W.K. Tsang (28.6.2024 a.m. and 2.7.2024 a.m.)  
Ms Josephine Y.M. Lo (28.6.2024 p.m., 3.7.2024 p.m. and 4.7.2023)  
Ms W.H. Ho (2.7.2024 p.m. and 3.7.2024 a.m.)

Senior Town Planner/Town Planning Board  
Ms Karen F.Y. Lam (28.6.2024 a.m.)  
Ms Bonnie K.C. Lee (28.6.2024 p.m.)  
Mr Edward H.C. Leung (2.7.2024 a.m.)  
Mr Kenny C.H. Lau (2.7.2024 p.m.)  
Ms Katherine H.Y. Wong (3.7.2024 a.m.)  
Ms M.L. Leung (3.7.2024 p.m.)  
Ms Kitty S.T. Lam (4.7.2024)

1. The following Members and the Secretary were present in the morning session on 28.6.2024:

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Mr Daniel K.S. Lau

Mr K.W. Leung

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

Professor Simon K.L. Wong

Mr Simon Y.S. Wong

Mr Derrick S.M. Yip

Chief Traffic Engineer/New Territories West  
Transport Department  
Ms Carrie K.Y. Leung

Principal Environmental Protection Officer (Territory South)  
Environmental Protection Department  
Ms Queenie Y.C. Ng

Director of Planning  
Mr Ivan M.K. Chung

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 1**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations in respect of the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1, the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7 and the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13

(TPB Paper No. 10973)

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[The item was conducted in Cantonese and English.]

2. The Secretary reported that the new draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 (STT OZP), which replaced the then San Tin OZP, was to take forward the recommendations of the Revised Recommended Outline Development Plan (RODP) of the ‘Investigation Study for First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node’ (the Investigation Study) which was jointly commissioned by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD), with AECOM Asia Company Limited (AECOM) as the consultant. The draft STT OZP involved, amongst others, zoning of sites for proposed innovation and technology (I&T) use with a consultancy study on the I&T development plan being undertaken by the Innovation, Technology and Industry Bureau (ITIB), proposed public housing developments to be developed by the Hong Kong Housing Authority (HKHA) with the Housing Department (HD) as the executive arm, and development of the proposed San Tin Station of the Northern Link (NOL) Main Line by MTR Corporation Limited (MTRCL). Consequential to the preparation of the STT OZP, the Ngau Tam Mei Outline Zoning Plan (NTM OZP) was amended to excise the northern part of the Ngau Tam Mei planning scheme area for incorporation into the STT OZP (i.e. Amendment Item A of NTM OZP). Amendments to the Mai Po and Fairview Park Outline Zoning Plan (MP OZP), including incorporation and rezoning of parts of the then San Tin OZP, were to take forward the recommendations of the ‘Strategic Feasibility Study on the Development of the Wetland Conservation Parks System under the Northern Metropolis Development Strategy’ which was commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) with AECOM as the consultant. Representations were submitted by Birkenhead Properties &

Investments Limited (R93 of STT OZP) which was a subsidiary of New World Development Company Limited (NWD), The Conservancy Association (CA) (R105 of STT OZP and R6 of MP OZP), the Hong Kong Institute of Architects (HKIA) (R88 of STT OZP), the Hong Kong Institute of Surveyors (HKIS) (R89 of STT OZP), the Hong Kong Institute of Urban Design (HKIUD) (R90 of STT OZP), the Hong Kong Bird Watching Society (HKBWS) (R109 of STT OZP and R7 of MP OZP), Topcycle Development Limited (R94 of STT OZP and R1 of MP OZP) which was a joint venture of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK), MTRCL (R1488 of STT OZP), and Profit Point Enterprises Limited (R3 of MP OZP), which was a subsidiary of HLD, Dr Chai Ngai Chiu Sunny (R21 of STT OZP), Hon Duncan Chiu (R69 of STT OZP), Mr 陳建業 (R72 of STT OZP) who was the chairman of the Un Long Sung Ching San Tsuen Pig Raising Co-operative Society, Kadoorie Farm and Botanic Garden (R1484 of STT OZP and R1099 of MP OZP), Mr 林超英 (R117 of STT OZP) and Dr 鄧淑明 (R1493 of STT OZP). The following Members had declared interests on the item:

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| Mr Andrew C.W. Lai<br>(as Director of Lands)                               | - being a member of HKHA;  |
| Mr Paul Y.K. Au<br>(as Chief Engineer (Works),<br>Home Affairs Department) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;  |
| Mr Stephen L.H. Liu  | - being a past president and a fellow member of HKIS;  |
| Ms Sandy H.Y. Wong   | - being an independent non-executive director of MTRCL and owning a property in Mai Po;  |
| Mr Vincent K.Y. Ho   | - having current business dealings with HLD, SHK and AECOM; being the advisory committee member of the New World Build for the Good under NWD; and being a past president and a fellow member of HKIS; |

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| Dr Tony C.M. Ip              | - having current business dealings with AFCD, AECOM, CA, SHK and Un Long Sung Ching San Tsuen Pig Raising Co-operative Society Limited; and being a council member of HKIA and a member of HKIUD;  |
| Mr Ricky W.Y. Yu             | - being the director and chief executive officer of Light Be which had received donations from Chow Tai Fook Charity Foundation (related to NWD) and philanthropic support from NWD for several pieces of land in Tin Shui Wai for transitional housing purpose;   |
| Mr Ryan M.K. Ip              | - being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation (OHKF) which had received donations from HLD, NWD, Chow Tai Fook Group Limited (related to NWD) and Kadoorie family; being one of the consultants of the consultancy study on the I&T development plan commissioned by the ITIB; being an advisory committee member of the Advisory Committee on the Northern Metropolis; and Hon Duncan Chiu was one of the advisers of OHKF; |
| Professor Jonathan W.C. Wong | - being an advisory committee member of the Advisory Committee on the Northern Metropolis;   |
| Mr K.W. Leung                | - being a former executive committee member of HKBWS and a former chairman of Crested Bulbul Club Committee under HKBWS; and owning a property in Mai Po;  |
| Mr Ben S.S. Lui              | - being an ex-employee of the Hong Kong Science and Technology Parks Corporation (HKSTP) (2011 – 2017); and worked with Mr Wong Hak Keung Albert (Dr Chai Ngai Chiu Sunny's  |



representative) at HKSTP;

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| Dr Venus Y.H. Lun    | - having worked with Dr Chai Ngai Chiu Sunny at Logistics and Supply Chain MultiTech R&D Centre in 2011; and being an acquaintance of Mr Wong Hak Keung Albert (Dr Chai Ngai Chiu Sunny's representative); |
| Dr C.M. Cheng        | - being an acquaintance of Mr Lam Chiu Ying and Dr Tang Shuk Ming Winnie;  |
| Mr Daniel K.W. Chung | - being a former Director of CEDD (2015 – 2016); and   |
| Professor B.S. Tang  | - being a member of HKIS.  |

3. Members noted that as the interests of Messrs Andrew C.W. Lai, Paul Y.K. Au, Vincent K.Y. Ho, Ricky W.Y. Yu and Ryan M.K. Ip, Ms Sandy H.Y. Wong and Dr Tony C.M. Ip were considered direct, they were not invited to join the meeting. Members agreed that as Messrs Stephen L.H. Liu and Daniel K.W. Chung, Professor Jonathan W.C. Wong and Professor B.S. Tang were indirect, and Messrs K.W. Leung and Ben S.S. Lui, Dr Venus Y.H. Lun and Dr C.M. Cheng had no involvement in the submission of the relevant representation(s), and the property owned by Mr K.W. Leung had no direct view of the San Tin Technopole (the Technopole) and the amendment item sites, they could stay in the meeting.

4. The Secretary reported that the Secretariat of the Board had received an email attaching a letter from CA (R105), 廣州珠灣人和生態環境研究中心 (R106), HKBWS (R109), Designing Hong Kong Limited (R112) and six other green/concern groups on 26.6.2024 and another email from an individual on 27.6.2024. The two said emails were submitted after the statutory publication period of the draft OZPs, which should be treated as not having been made under s.6A(3)(a) of the Town Planning Ordinance. Those who had submitted representations could make their oral submissions at the meeting.

5. The Secretary also said that the meeting would be conducted with video

conferencing arrangement.

### Presentation and Question Sessions

6. The Chairperson said that reasonable notice had been given to the representers inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers, Members agreed to proceed with the hearing of the representations in their absence.

7. The Chairperson said that to enhance efficiency of the meeting and facilitate more focused discussion, the representations would be heard in different sessions of the meeting according to the issues raised in the representations. The representations from the innovation and technology (I&T) related groups/companies/organisations/individuals would be heard in the morning session of 28.6.2024 while the representations from villagers and nearby residents would be heard in the afternoon session of the same day. The representations from conservation-related green/concern groups/individuals would be heard on the following two days of meeting (i.e. 2.7.2024 and 3.7.2024) while the representations from professional institutes/organisations, Legislative Council (LegCo)/District Council members, and companies/individuals would be heard on the last day of the meeting (i.e. 4.7.2024). A question and answer (Q&A) session would be conducted for each morning and afternoon session.

8. The following government representatives (including the consultants), representers and their representatives were invited to the meeting at this point:

#### **Government Representatives**

##### ***Development Bureau (DEVB)***

Mr Vic C.H. Yau

- Director, Northern Metropolis  
Coordination Office (D of  
NMCO)

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| Ms Fiona T.K. Liu  | - | Head, Planning & Development Team, Northern Metropolis Coordination Office (H of NMCO) |
| Mr Eric T.H. Chung | - | Assistant Secretary (North Metropolis) (AS(NM))  |

***Environment and Ecology Bureau (EEB)***

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|--------------------|---|---|
| Mr Desmond C.C. Wu | - | Principal Assistant Secretary for Environment and Ecology (Nature Conservation) (PAS(NC)) |
| Mr Simon S.W. Wang | - | Principal Manager (Conservation in Northern Metropolis)                                   |

***ITIB***

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| Ms Vicky Cheung       | - | Principal Assistant Secretary for Innovation, Technology and Industry (PAS(ITI))     |
| Miss Kristy H.L. Chan | - | Senior Management Services Officer (Innovation, Technology and Industry) (SMSO(ITI)) |

***PlanD***

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| Mr K.W. Ng | - | District Planning Officer/ Fanling, Sheung Shui and Yuen Long East, and Acting |
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		Assistant Director of Planning/ New Territories (AD/NT)
Mr Kimson P.H. Chiu	-	Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)
Mr Timothy Y.M. Lui	-	Senior Town Planner/Studies and Research (STP/SR)
Miss Karen K.Y. Chan	]	Town Planner/Fanling, Sheung
Mr Louis H.W. Cheung	]	Shui and Yuen Long East (TP/FSYLE)

***CEDD***

Mr Tony K.L. Cheung	-	Project Manager (North) (PM(N))
Mr Gavin C.T. Tse	-	Deputy Project Manager (North) (DPM(N))
Mr Gavin C.P. Wong	-	Chief Engineer/North (CE/N)
Ms Teresa O.S. Ma	-	Senior Engineer/North (SE/N)

***AFCD***

Mr Eric K.Y. Liu	-	Senior Conservation Officer (Technical Services) (SCO/TS))
Ms Virginia L.F. Lee	-	Senior Fisheries Officer (Technical Services)
Ms Chelly C.L. Wong	-	Nature Conservation Officer (Kam Tin)

***AECOM***

Mr Martin M.T. Law	]	
Ms Becky S.M. Wong	]	
Ms H.L. Li	]	
Ms Anna Y.M. Chung	]	Consultants
Ms Avery T.Y. Lam	]	
Mr Andrew H.P. Yip	]	
Mr H.W. Tsang	]	
Mr K.B. Yim	]	

**Representers and their Representatives**

R1 of STT OZP – Hong Kong Industrial and Artificial Intelligence and Robotics Centre

Mr Benny Drescher - Representer's Representative

R2 of STT OZP – Automotive Platforms and Application Systems R&D Centre

Mr Lai Shiao Bun - Representer's Representative

R4 of STT OZP – 互聯網專業協會

Mr Wong Wing Wai - Representer's Representative

R15 of STT OZP – 香港河北聯誼會經貿與商業委員會

Mr Li Pan	]	Representer's Representatives
Mr Chan Lai Sin	]	

R16 of STT OZP – 香港工業總會

Ms Chan Shum Yue Bonnie ] Representers' Representatives  
Mr Chan Wing Hang Henry ]

R18 of STT OZP – 立法會陳祖恒議員辦事處

Hon Sunny Tang - Representer

R19 of STT OZP – 立法會議員尚海龍

Hon Shang Hailong - Representer

R21 of STT OZP – Chai Ngai Chiu Sunny

Mr Wong Hak Keung Albert - Representor's Representative

R22 of STT OZP – Dr Michael Kin Man Leung

Dr Michael Kin Man Leung - Representer

R23 of STT OZP – Chan Sai Ming

Mr Chan Sai Ming - Representer

## R26 of STT OZP – Lam Yuen Lee Viola

Ms Lam Yuen Lee Viola - Representer

R30 of STT OZP – Mak Hin Yu

Mr Mak Hin Yu - Representer

R37 of STT OZP – Lam Yuk

Mr Lam Yuk - Representer

R40 of STT OZP – Lam Yeung Chiu

Mr Lam Yeung Chiu - Representer

R50 of STT OZP – Wong Wai Kong

Mr Wong Wai Kong - Representer

R51 of STT OZP – Tsang Hok Ming Philip

Ms Tsang Hok Ming Philip - Representer

R87 of STT OZP – Hong Kong Productivity Council

Mr Mohamed D. Butt - Representer

R89 of STT OZP – The Hong Kong Institute of Surveyors

Mr Lau Chun Kong - Representer's Representative

R1493 of STT OZP – 鄧淑明

Dr Tang Shuk Ming Winnie - Representer

[Professor Bernadette W.S. Tsui joined this session of the meeting at this point.]

9. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that the representatives from PlanD and CEDD would be invited to brief Members on the representations at this session of the meeting. The presentations of government representatives would be uploaded to the Town Planning Board (TPB/the Board)'s website for viewing by the representers. The same presentations would not be made on the following days of hearing. After the presentations of government representatives, the representers and/or their representatives would be invited to make oral submissions. To ensure efficient operation of the hearing, each representer and/or their representative would be allotted 10 minutes for making presentation. There was a timer device to alert the representers and/or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A Q&A session would be held for each morning and afternoon session after the attending representers and/or their representatives had completed their oral submissions in the respective session on the day. Members could direct their questions to the government representatives (including the consultants), the representers and/or their representatives. After the Q&A session, the government representatives (including the consultants), the representers and/or their

representatives would be invited to leave the meeting. After the hearing of all the oral submissions from the representers and/or their representatives, the Board would deliberate on the representations in closed meeting and would inform the representers of the Board's decision in due course.

10. The Chairperson then invited the government representatives to brief Members on the representations.

11. With the aid of PowerPoint presentations, Mr Kimson P.H. Chiu, STP/FSYLE, PlanD and Mr Gavin C.P. Wong, CE/N, CEDD briefed Members the background of the draft OZPs, the approved environmental impact assessment (EIA) Report, Sam Po Shue Wetland Conservation Park (SPS WCP), the grounds/views/proposals of the representers, planning assessments and PlanD's views on the representations as detailed in TPB Paper No. 10973 (the Paper).

12. The Chairperson then invited the representers and/or their representatives to elaborate on their representations.

R18 of STT OZP – 立法會陳祖恒議員辦事處

13. Hon Sunny Tang made the following main points:

- (a) he was a LegCo member under the Textiles and Garment functional constituency. He supported the development of the Technopole development as it was in line with the national strategy of the 'Outline of the 14th Five-Year Plan for National Economic and Social Development of the People's Republic of China and the Long-Range Objectives Through the Year 2035' (the National 14th Five-Year Plan) supporting Hong Kong to enhance, establish and develop into an international I&T centre, and the Northern Metropolis Development Strategy (NMDS) which put forward the proposal to develop the San Tin/Lok Ma Chau area (the STLMC area) into an international I&T centre. The Technopole could provide sufficient space to address the shortage of I&T



land and an opportunity of taking forward ‘new quality productive forces’ (新質生產力) and new type of industrialisation;

- (b) the planning of I&T facilities and land supply would be conducive to attracting research and development (R&D) capital and talents as well as promoting data and knowledge exchange. The strategic location of the Technopole, being at the centre of the Northern Metropolis (NM) and in close proximity to Shenzhen, would facilitate collaboration between Hong Kong and Shenzhen in various I&T fields, including life and health technology, artificial intelligence, data science, advanced manufacturing, new energy vehicles, micro-electronics, etc., with local and overseas talents while enhancing the integration of Hong Kong into the Greater Bay Area (GBA);
- (c) the Technopole would attract global talents, which would be beneficial to Hong Kong’s long term development. It also provided vast I&T job opportunities that would increase the upward mobility of the younger generations. The provision of talent accommodation or housing and the simplification of administrative procedures and relevant requirements would enhance the global talents’ confidence to work at the Technopole. Cross-departmental efforts should be made to promote Hong Kong as an international I&T centre and attract the global I&T enterprises to the Technopole in order to achieve synergy effect in the whole I&T production chain, and strengthen Hong Kong’s position and role in the GBA region and One Belt One Road;
- (d) there had been measures in striking a balance between environmental conservation and the need for development; and
- (e) in the unpredictable economic environment, it was considered advantageous to locate I&T development at the Technopole as it would build up strengths and assets in various aspects.

R19 of STT OZP – 立法會議員尚海龍

14. Hon Shang Hailong made the following main points:

- (a) he was a LegCo member, the founding president of Hong Kong Top Talent Services Association Limited (香港高才通人才服務協會), the secretary-general of New Entrepreneurs Association (新質企業家聯合會), and a consultant of SenseTime Group Inc.. He considered that the presentations made by the government representatives were clear and informative;
- (b) it was difficult to take forward any work on conservation without development. Development often led to increased economic activities and thus financial resources to support conservation. He shared his experiences in a public administration related competition during COVID-19 and was awarded the first medal with a case study on revitalisation project at Lai Chi Wo. The project touched on the interconnected issues of economic development and environmental conservation;
- (c) there were five of the world's top 100 universities in Hong Kong, but the world-renowned I&T enterprises could not be easily identified. It implied that strong upstream R&D capability could not be automatically converted into a product business. At the moment, the R&D at universities would only form part of the development cost, but did not contribute to generation of the gross domestic product (GDP) of Hong Kong. He advocated that developing I&T would be the only way out for Hong Kong; and
- (d) the lack of motivation among the younger generations was due to high living costs in Hong Kong. The I&T development would provide an opportunity for new quality productive forces. There were nearly 300 I&T companies (involving tens of thousands of employees) in Nanshan District in Shenzhen being listed on the stock market at the end of 2024. The employment opportunities generated from such companies not only met the demand of

overseas I&T talents, but also provided upward mobility for the younger generations.

R23 of STT OZP – Chan Sai Ming

15. Mr Chan Sai Ming made the following main points:

- (a) he had been working in the banking and I&T fields for over 40 years. He supported the development of the Technopole. Noting that the scarcity of land had all along been a challenge to I&T development in Hong Kong, the timely delivery of land resources was crucial in supporting I&T development. The Technopole, located in the centre of the NM, connecting with the adjacent new development areas and well-developed areas and being close to Shenzhen, would create synergy effect with cross-boundary co-operation/partnership, promoting regional collaboration in the context of the GBA. The development of the Technopole could strengthen the cross-boundary logistics, the flow of talents and capital, and technology exchange in the region;
- (b) planning of the 210 hectares (ha) of I&T land in the Technopole would facilitate the I&T development in a forward-looking and flexible manner. Apart from I&T uses, complementary non-I&T uses that could provide business and living support would create a comprehensive I&T ecosystem at the Technopole to sustain an internal economic cycle (or recycle) (經濟內循環);
- (c) the Technopole was highly accessible with the existing and planned railways and highways/roads, as well as a green transit system;
- (d) under the Northern Metropolis Action Agenda 2023 (NMAA), the Technopole was planned as the driving engine of the 'I&T Zone' and was positioned to serve as the core of industry development of the NM and a hub for clustered I&T development that would create synergy with Shenzhen's I&T Zone;

- (e) with the National 14th Five-Year Plan and the ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’, it could accelerate the development of Hong Kong into a world-class I&T centre, while contributing to the development of ‘South-North dual engine (Finance-I&T)’ (「南金融、北創科」) industry pattern for the territory and also strengthening the role of super connector to the world;
- (f) the Hong Kong Innovation and Technology Development Blueprint was promulgated in December 2022 to stipulate the strategic directions for Hong Kong’s I&T development in the next 5-10 years in enhancing the I&T ecosystem, enlarging the I&T talent pool, promoting digital economy development and developing Hong Kong into a smart city, and proactively integrating into the overall development of the country and consolidating the role of Hong Kong as a bridge connecting the Mainland and the world. The development of the Technopole would provide opportunities to achieve the above mentioned directions. In April 2024, the I&T sector had jointly made a public statement to support the development of the Technopole, which would foster the collaboration/synergy with Shenzhen and maintain Hong Kong’s I&T competitive edge, and called for expediting the development of the Technopole;
- (g) the planning of the STLMC area, which had struck a balance between development and nature conservation, would provide a new liveable and modernised development area supported by I&T industry; and
- (h) the Technopole would link up with other major development zones within the NM and act as the engine in driving the growth of I&T development, which could attract the I&T enterprises and/or start-ups with overseas capital and advanced technology as well as multi-skilled talents.

R21 of STT OZP – Chai Ngai Chiu Sunny

16. Mr Wong Hak Keung Albert made the following main points:

- (a) he acted on behalf of Dr Chai Ngai Chiu Sunny, the chairman of HKSTP. The development of the Technopole was supported as it provided a comprehensive planning and resources allocation opportunity for the I&T ecosystem chain, which covered different stages of the I&T development (including research, prototyping, pilot testing and production of R&D results) in the fields, such as life and health technology, artificial intelligence, digital technology, advanced manufacturing and new energy, etc.;
- (b) it would be a golden era to develop ‘new quality productive forces’ driven by technological innovation to attract the Mainland and overseas talents to the Technopole. Under the national strategy of the National 14th Five-Year Plan, the strategic location of the Technopole would create synergy with Shenzhen’s I&T Zone and further facilitate their collaboration under the ‘Twin Cities, Three Circles’ (雙城三圈) concept; and
- (c) there were more than 10 unicorn companies such as SenseTime, SmartMore, Lalamove, etc. at Hong Kong Science Park. Hong Kong Science Park, with an area of 22 ha, had over 40 restaurants and over 20,000 employees, which had been developed as a vibrant and energetic community that attracted the younger generations to work within the park. However, the current occupancy rate of Hong Kong Science Park was about 93% while the occupancy of other InnoParks also reached about 80%, that would not allow room for further I&T development. The development of the Technopole should be expedited in order to provide more opportunities for the younger generations to set up their businesses.

R22 of STT OZP – Dr Michael Kin Man Leung

17. Dr Michael Kin Man Leung made the following main points:

- (a) he was the president of the Hong Kong Computer Society (香港電腦學會) and had been engaging in an artificial intelligence application which was one

of the 24 approved funding applications under the Research, Academic and Industry Sectors One-plus Scheme (RAISe+<sup>1</sup>) (產學研 1+計劃) of the Government. He supported the development of the Technopole and concurred with the views expressed by the LegCo members and various representatives. He urged expediting the implementation of the Technopole for I&T development, which would contribute to Hong Kong's economy;

- (b) both the hardware and software supports for the development of the Technopole were considered equally important. Provision of hardware infrastructure such as land supply, electricity and other supporting infrastructure to meet the demand for computing calculations, cyber security, cross-boundary data network, etc. was vital to create a robust and efficient I&T environment for whole development chain, while there should be an overall development strategy to guide the implementation of the Technopole;
- (c) comprehensive planning in respect of housing, education, medical services, tax benefits, etc. would be important to attract local, the Mainland and overseas talents to work at the Technopole;
- (d) a reliable legal system to protect the intellectual property rights such as patents played a critical role in I&T development. The application of artificial intelligence would require the input of a large amount of data from various aspects, yet the local data might not be sufficient to meet such demand and it would be costly to rely on cross-boundary data from the Mainland and overseas; and
- (e) relevant government bureaux/departments could explore the possibility of policy breakthroughs to address the issues raised above and apply new policies to the Technopole.

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<sup>1</sup> RAISe+, which was launched in October 2023 under the Innovation and Technology Fund, aims to unleash potential of local universities in transformation and commercialisation of R&D outcomes, and facilitate relevant collaboration among the Government, industries, universities, and research sectors.

R87 of STT OZP – Hong Kong Productivity Council

18. Mr Mohamed D. Butt made the following main points:

- (a) he was the executive director of Hong Kong Productivity Council (HKPC) and would reflect the viewpoints of local small and medium enterprises (SMEs), being the target receivers of HKPC's services in promoting I&T and training of talents with government resources. HKPC had carried out various investigations and consultancies relating to artificial intelligence, robotics, life and health technology, advanced manufacturing, new energy, transformation of traditional industries to 'new quality productive forces', etc., and supported the development of the Technopole. Given its strategic location, the Technopole could benefit from the locational advantage of being close to Shenzhen, which could promote cross-boundary logistics, the flow of talents and capital and technology exchange, as well as drive the development of an international I&T centre and deepen I&T collaboration with Shenzhen, GBA and the global business. It provided the solution to address the challenge of land supply shortage which hindered the I&T development in Hong Kong. The Technopole would create a lot of business opportunities for the SMEs and had a significant positive impact on the growth of GDP;
- (b) the development of the Technopole would integrate various I&T resources in the region, including R&D funds, research network, industry knowledge and technology experts, which would be beneficial to Hong Kong. It also promoted deep collaboration amongst the industry, academia, and research to drive innovation, development, and application of new technologies and knowledge that created synergy with Shenzhen to enhance Hong Kong as an international I&T centre. Through the development of the Technopole, there would be a huge amount of investment and job opportunities, which would attract high potential I&T enterprises, talents and the younger generations, thereby providing opportunities to develop multi-industry and propel the industry growth in Hong Kong; and

- (c) noting that the GBA cities and Hong Kong were fostering a further collaboration in various aspects, the Technopole would leverage the strengths of the GBA cities to become an international I&T centre.

R1 of STT OZP – Hong Kong Industrial and Artificial Intelligence and Robotics Centre

19. Mr Benny Drescher made the following main points:

- (a) he was the chief technical officer of the Hong Kong Industrial and Artificial Intelligence and Robotics Centre. He supported the development of the Technopole, which would help advance local artificial intelligence development and the robotic industry;
- (b) the Technopole would provide land for advanced manufacturing and R&D activities, which supported artificial intelligence and robotic companies to explore possible development areas where Hong Kong had unique advantages such as chip design, algorithm, software and artificial intelligence framework for application in the industry;
- (c) the development of the Technopole would have the potential to attract talents and academia from the Mainland and overseas. The Technopole would leverage the platform as well as supercomputing resources in the nearby regions to conduct more R&D and artificial intelligence application for business expansion;
- (d) the Technopole could be positioned as a special zone for cross-boundary data flow from the Mainland, fostering data collaboration and innovation. High performance data centres could be developed at the Technopole, which could further evolve as a hub of data processing and storage;
- (e) there was potential to develop a manufacturing generative pre-trained transformer model (manufacturing GPT) at the Technopole, which could make it a global manufacturing pioneer. The manufacturing GPT was a



multi-model in generating content across various data types and supporting all manufacturing processes, including product development, planning production maintenance, quality control and logistics, which could be applied in the industries of textile, medical devices, construction, machinery, electronics and automotive;

- (f) the Technopole could be equipped with the necessary infrastructure to facilitate R&D activities to support the formulation of manufacturing GPT, including advanced manufacturing resources, hardware/software infrastructure, etc. for training and running large and sophisticated artificial intelligence models; and
- (g) the Technopole could serve as a collaborative platform for the exchange of industrial knowledge, pilot projects and testing, which would help create an I&T ecosystem in Hong Kong. The Technopole had immense potential to become a technological leader.

#### R2 of STT OZP – Automotive Platforms and Application Systems R&D Centre

20. Mr Lai Shiao Bun made the following main points:

- (a) Automotive Platforms and Application Systems R&D Centre supported the development of the Technopole;
- (b) the Technopole would provide opportunity for R&D testing of automotive and new energy technology in taking forward strategies to achieve the targets of carbon neutrality and attract talents to take part in the industry. The Technopole could benefit from its locational advantage of being close to Shenzhen, which would provide huge regional collaboration opportunities for cross-boundary co-operation/partnership to develop into an international I&T centre;

- (c) establishing an international I&T centre would involve several crucial processes such as the R&D application, certification and testing. Development of automotive industry could leverage those processes and technological advancement at the Technopole to meet global demand. It would also be possible to establish hydrogen ecosystem (氫氣能源生態圈) for the development of hydrogen fuel cell vehicles and to explore the application of new energy in transport at the Technopole;
- (d) noting that the Mainland had been proactively promoting the development of low-altitude economy (低空經濟) (i.e. an integrated form of economy focusing on various low-altitude flying activities), its development potential could be further explored at the Technopole; and
- (e) Hong Kong should promote the development of diversified and high-quality industries.

R4 of STT OZP – 互聯網專業協會

21. Mr Wong Wing Wai made the following main points:

- (a) he was the vice-president of Internet Professional Association (互聯網專業協會). He supported the development of the Technopole as the government departments had already given due consideration to housing, environmental protection, business opportunities, etc. in the course of planning the Technopole;
- (b) he suggested exploring the potential to integrate the tourism element into the development of the Technopole such as Shougang Park (首鋼園區) in Beijing and Happy Harbour (歡樂海岸) in Shenzhen;
- (c) the development of the Technopole with its strategic significance would be conducive to taking forward the ‘South-North dual engine (Finance-I&T)’

industry pattern of Hong Kong. Hong Kong, with its special position, would capitalise on the advantage of the GBA market, which would be different from other places such as Singapore and Thailand; and

- (d) the Technopole would promote competition in the I&T field by having leading companies and start-ups shaping the business landscape. Relevant policies should be reviewed to encourage the younger generations to set up businesses in the fields of life and health technology, artificial intelligence, advanced manufacturing, new energy, etc.; and
- (e) the Technopole would create synergy effect with the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop to attract the Mainland and overseas talents, which could help address the talent shortage problem. Taking Singapore as an example, the Government had adopted some policies/measures to provide cross-border convenience for expatriates to work in Singapore while residing in other cities.

R16 of STT OZP – 香港工業總會

22. Ms Chan Shum Yue Bonnie made the following main points:

- (a) she was the director-general of the Federation of Hong Kong Industries (FHKI) (香港工業總會). FHKI fully supported the development of the NM and the Technopole, and the industrial sector welcomed the Government's latest proposal to develop the Technopole as an I&T hub to facilitate the new industry pattern of 'South-North dual engine (Finance-I&T)', thus creating a milestone for the structural transformation of industries in Hong Kong;
- (b) noting that I&T development and new quality productive forces would serve as the engines of global economic growth, the Technopole played a significant role in maintaining Hong Kong's long-term competitiveness and could make unique contributions to the country in that regard. Hong Kong

should seize the opportunity of implementing the Technopole with a view to accelerating the I&T development;

- (c) the I&T sector had faced the challenge of land shortage, and there was an imminent need to develop the Technopole. According to the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+), the demand for I&T land in Hong Kong had increased by 85% over five years, reaching 340 ha. Given that such demand was set to rise continuously over time, the 300 ha land at the Technopole reserved for I&T use might only be able to meet the current basic demand. In the long term, a significant amount of land would be required to cope with the demand from I&T development;
- (d) diversification of industries would be necessary for Hong Kong's prosperity, and the I&T sector had great potential to become a new economic growth engine. As an international financial centre, Hong Kong provided diversified financing channels for I&T companies, with more than 60 biotechnology companies already listed in the market. It was evident that the financing environment for I&T companies was becoming increasingly mature. The I&T sector would need more space to set up upstream, midstream and downstream production lines to establish a complete I&T ecosystem, which might help achieve the Government's target to raise manufacturing industries' share of GDP up to 5%. As such, the land supply from the Technopole would play a significant role in addressing the shortfall in I&T land;
- (e) currently, there were over 4,200 start-ups in Hong Kong, an increase of more than 30% over five years, some of which had potential or already turned into unicorns/world-renowned companies like SenseTime. The Government's Office for Attracting Strategic Enterprises had liaised with hundreds of companies and found that most of them preferred to set up their offices in the Technopole or the HSITP in the Loop. There was a dire need to develop the Technopole to support the upstream, midstream and

downstream development of I&T and new industries;

- (f) the Technopole had unique advantages to become the core of I&T developments in Hong Kong. The GBA was one of the best regions globally in terms of its well-integrated industrial and supply chain, with Shenzhen and Hong Kong being its core engines. The Technopole, having close linkage with Shenzhen via Huanggang and Futian ports and also in close proximity to the HSITP in the Loop, would create synergy effect with the GBA; and
- (g) despite the economic success in the past decades, Hong Kong was facing a bottleneck due to uniformity in industrial structure. The Technopole would be beneficial to diverse and high-quality industrial developments, supporting the development of I&T sector and new quality productive forces. For the interest of the commercial and industrial sectors and Hong Kong's overall economic development, it was imperative to implement the Technopole. She then invited Mr Chan Wing Hang Henry to express his views.

23. Mr Chan Wing Hang Henry made the following main points:

- (a) though the current proposal of the Technopole was controversial due to environmental concerns, economic development and conservation should not be viewed as a black-and-white dichotomy or a zero-sum game. While there were diverse views among different stakeholders, it was still possible to reach a consensus and strike a balance between economic development and environmental protection;
- (b) the controversial part of the Technopole involved 90 ha of fish ponds, accounting for less than 10% of the total development area, with nearly half of the fish ponds no longer used for aquaculture. In fact, the community generally had no dispute over the remaining land area of the Technopole and the need for I&T development, which was for the benefit of Hong Kong;

and

- (c) the Government would comply with all relevant laws, regulations and international conventions, ensuring that environmental protection and conservation matters would be properly addressed throughout the development process.

R26 of STT OZP – Lam Yuen Lee Viola

24. Ms Lam Yuen Lee Viola made the following main points:

- (a) she was the honorary president of the Cyberport Startup Alumni Association (CSAA) and owned a start-up company, Find Solution Ai Limited with nearly 12 years of experience in the I&T sector. One of the major difficulties encountered in running an I&T firm was the high operating costs related to rent and labour. For example, her company was engaged in developing artificial intelligence software for educational purpose. During the process, the greatest challenge was to pay for programmer's salary, which shared the largest portion of the operation cost. If Hong Kong could provide a favourable environment for I&T start-ups and SMEs to thrive, they would significantly boost economic growth;
- (b) Hong Kong had always been proud of its high land prices, but the current trend was that the economy would greatly benefit from attracting and accommodating asset-light companies, start-ups and SMEs. SMEs actually accounted for 98% of the total enterprises and contributed to about 45% of GDP growth in Hong Kong. For the I&T talents and companies to remain in Hong Kong, a range of factors needed to be considered including living and accommodation costs, education, financial environment and economic opportunities. The considerably high labour and rental costs would affect the development of the I&T sector and start-ups. Although it was important to provide space to allow start-ups to evolve into SMEs and stay in Hong Kong, the Cyberport and the Hong Kong Science Park could

not meet such requirements. On the contrary, the strategic location of the Technopole would allow start-ups and SMEs to hire talents from the Mainland and possibly lower their operating costs while staying in Hong Kong;

- (c) the I&T sector contributed to approximately 2-3% of Hong Kong's annual economic growth, the associated benefit of which should not be underestimated. As such, the Technopole would generate significant economic activities and bring positive impact to Hong Kong through multiplier effect; and
- (d) conservation was important, but it should be balanced realistically against development opportunities. Land development in Hong Kong typically took quite a long period of time and should be expedited where practicable.

R40 of STT OZP – Lam Yeung Chiu

25. Mr Lam Yeung Chiu made the following main points:

- (a) he worked at a start-up incubated in the Cyberport. His company was developing artificial intelligence software and also collaborated with the Government on some projects. He supported the development of the Technopole and shared the similar views of some representers who had made the oral submissions earlier in the same session; and
- (b) the I&T sector generally encountered difficulties due to various factors such as high operating costs, lack of space and resource constraints. I&T companies required space in academic and business settings to serve as testing grounds and venues for real-life applications. Without adequate resources and support, I&T start-ups could hardly survive. In that regard, the Technopole might provide the space as well as associated facilities and infrastructures required to support and accommodate the I&T sector, in particular R&D activities pertaining to artificial intelligence and the low-altitude economy.

R30 of STT OZP – Mak Hin Yu

26. Mr Mak Hin Yu made the following main points:

- (a) he was the current co-president of CSAA and also the chief scientist at the Robotics Research Center of China Resources Research Institute of Science and Technology, and owned a robotics company in the Cyberport. His company involved in the robotics industry in Hong Kong, but it was noted that the provision of land and supporting facilities was inadequate to effectively sustain a vertical industrial chain and ecosystem of the robotics industry;
- (b) robotics companies in the Mainland such as in Foshan and Guangdong typically had a research team comprising 3,000 to 4,000 employees, and usually required a large piece of land to accommodate their R&D, manufacturing activities and supporting facilities. For some larger companies like Huawei, they might even have up to 100,000 employees. Taking into account the current working population of about 20,000 in the Hong Kong Science Park and the overall planned population for the Technopole of about 165,000, there might still be a shortfall in manpower. More efforts should be made to attract local, the Mainland or overseas talents to support the development of Hong Kong into an international I&T centre;
- (c) the Technopole was located strategically in close proximity to Shenzhen and had the potential to create synergy with its surrounding areas. For R&D and manufacturing activities relating to microelectronics, semiconductor, robotics, medicine and medical equipment, there would be huge demand for testing, pilot run and actual production. A range of software-related services, e.g. global robotics management systems, artificial intelligence digital platforms, etc. would be essential for Hong Kong to develop as an international I&T centre. As such, it was crucial to reserve sufficient space



and infrastructural capacity to accommodate data and supercomputing centres required to support such service at the Technopole; and

- (d) while the Board should consider adopting a balanced approach for development and conservation, the Technopole should be implemented as soon as possible to support I&T development in Hong Kong.

R1493 of STT OZP – 鄧淑明

27. Dr Tang Shuk Ming Winnie made the following main points:

- (a) according to the Government, the STT OZP would cover a total area of 1,004 ha, and the Technopole was positioned to serve as the core of industry development of NM and a hub for clustered I&T development that created synergy with Shenzhen's I&T Zone. Together with the HSITP at the Loop, the Technopole would provide a total GFA of about 7 million m<sup>2</sup>, which was equivalent to about 17 Hong Kong Science Parks. The Technopole, in close proximity to Shenzhen, was beneficial for integrating Hong Kong's top-notch R&D with the Mainland's abundant I&T talents and conducive to the realisation of research outcomes, which might eventually facilitate the formation of a complete I&T ecosystem comprising the Government, industry, academic and research sectors and covering various processes along the upstream research, midstream testing and application, and downstream production. Such development model might create high-quality employment opportunities for the I&T sector and lead to success comparable to Stanford and Silicon Valley in the United States;
- (b) the Technopole, being a new development area, also had the potential to take part in the low-altitude economy and might be suitable for designation as a comprehensive demonstration zone/test flight area. In the future, drones could efficiently deliver research samples across the boundary between Hong Kong and Shenzhen within minutes, which would provide great convenience for R&D activities;

- (c) noting some green groups' views that the San Tin area was not suitable for I&T development due to the presence of wetlands and conservation areas which were prone to flooding, she suggested that the Government should make good use of advanced technology like Geographic Information System (GIS) to build consensus within the community. In fact, there were many overseas examples of developments in flood-prone areas such as New York City. The Government should consider adopting GIS to aid in the analysis of complex data and communication with the public for consensus-building; and
- (d) as the development of the NM would have huge bearing on the well-being of our future generations, it would be a common wish of all Hong Kong people to reach a win-win solution.

R37 of STT OZP – Lam Yuk

28. Mr Lam Yuk made the following main points:

- (a) his company, Dai3mimi Health-Tech Limited, was located in the Cyberport, focusing on the R&D of innovative hardware technology to provide hearing aid solutions with their own patents;
- (b) the technology hubs in other cities such as Yokohama, Melbourne, Hengqin, Nanshan, etc. were of massive scale and well-equipped, and they also offered attractive conditions/subsidies and facilities with a view to luring innovative businesses into their hubs and thus contributing to the tax revenue of the countries in the long run. It was believed that Hong Kong or the Technople could benefit from adopting the same strategy; and
- (c) retention of talents would be crucial to the I&T development. To avoid talent loss, sufficient resources and facilities should be provided to cultivate talents to meet the demand from the I&T sector.

R50 of STT OZP – Wong Wai Kong

29. Mr Wong Wai Kong made the following main points:

- (a) in recent years, Hong Kong's economy had relied much on the finance and real estate industries, and lagged behind the neighbouring cities/regions in the field of I&T development. The Technopole, if implemented, could provide the necessary support and even ecosystem for local young talents to develop science, technology, engineering, mathematics (STEM) careers, and eventually raise Hong Kong's competitiveness in the I&T sector;
- (b) as the Technopole was planned in a more comprehensive manner compared with the Cyberport and Hong Kong Science Park, there might be room to cater for the temporary accommodation needs of young talents from the Mainland; and
- (c) according to a recent survey conducted by the Department of Health, Hong Kong had very rich Chinese medicine resources. Such abundance of Chinese medicine resources was largely due to conservation efforts and the presence of numerous country parks. As a systematic conservation approach would be required to preserve the valuable resources, it was suggested that the SPS WCP and relevant conservation measures should also take into account the conservation of local native Chinese medicinal plants.

R51 of STT OZP – Tsang Hok Ming Philip

30. Mr Tsang Hok Ming Philip made the following main points:

- (a) he was the co-founder of Caretia, a healthcare start-up originated from the Cyberport's incubation programme. He supported the development of the Technopole and shared similar views with some other representers who presented earlier in the same session. He appreciated the proposed greening

practices and conservation efforts which aligned with global trends of environmental protection; and

- (b) the Technopole could provide crucial space for start-ups to consolidate efforts and flourish. Moreover, with the strategic location of the Technopole and its proximity to Shenzhen and the new Shenzhen-Zhongshan Corridor, exchange/integration of data and talents between the two cities could also be effectively enhanced. Without adequate space for start-ups, Hong Kong's vision to become an I&T hub could be jeopardised.

R89 of STT OZP – The Hong Kong Institute of Surveyors (HKIS)

31. With the aid of a visualiser, Mr Lau Chun Kong made the following main points:

- (a) he, on behalf of HKIS, expressed full support for the Government's initiatives for the development of the NM and the Technopole. HKIS acknowledged that the Technopole was a key component of the NMDS which aimed to establish another Silicon Valley in Hong Kong, and proposed several changes/refinements to STT OZP with a view to enhancing the uniqueness of the Technopole and its attractiveness for I&T enterprises and talents, so as to achieve industrial agglomeration and economies of scale;
- (b) the transport planning of the Technopole, in particular its railway network, would be crucial for attracting I&T enterprises and talents and achieving infrastructure-led development. Compared with the 300-ha Shenzhen's I&T Zone which was of a similar scale to the Technopole, the currently planned railway network for the Technopole appeared to be not comprehensive. For the Technopole, there would only be a railway station of the proposed NOL Spur Line in the HSITP at the Loop and another station near Chau Tau, but no NOL railway station would be provided directly to serve the I&T uses in the remaining some 200 ha of land in the Technopole. As the planned working population in the Technopole would

be comparable to that in the existing central business district in Central, Admiralty and Wan Chai, provision of sufficient railway transport services and timely completion of the planned NOL Main Line by 2034 would be essential. Furthermore, the Government should explore ways to further optimise the transport network within the Technopole, e.g. increasing the number of NOL railway stations, reviewing the railway alignment, or adding light-rail networks with a view to enhancing connectivity and accessibility;

- (c) the public-to-private housing ratio of 70:30 under the STT OZP might need to be adjusted. Since the future working population in the Technopole was expected to be highly-skilled and high-income I&T talents, the provision of housing within the area for such individuals might contribute to the overall success of the Technopole; and
- (d) concerning the Column 1 uses currently included in the “Other Specified Uses” annotated “innovation and technology” (“OU(I&T)”) zone, while some uses such as ‘Industrial Use’, ‘Information Technology and Telecommunications Industries’, ‘Recyclable Collection Centre’ were relevant to the I&T sector, some other I&T-related uses mentioned in the NMAA including biomedicine laboratories, construction machineries and new energy technology had not been included. More I&T-related uses of that nature should be added to Column 1 of the “OU(I&T)” zone to allow flexibility and to avoid additional time/costs incurred for submitting planning applications in the future.

32. As the presentations of government representatives, the representers and/or their representatives in this session had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the representers, their representatives and/or the government representatives (including the consultants) to answer. The Q&A session should not be taken as an occasion for the attendees to direct question to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

### *I&T Development*

33. With regard to the promulgation of the National 14th Five-Year Plan which supported Hong Kong developing into an international I&T centre and the strategic location of the Technopole as being in close proximity to Shenzhen's I&T Zone and in the region of the GBA, some Members asked whether the 300 ha of land reserved at the Technopole was considered adequate in meeting the demand for the I&T development, and enquired about the positioning of the Technopole as the limited land resources in Hong Kong might not be able to support the manufacturing part of the I&T development, which could be taken forward in collaboration with Shenzhen or other places.

34. In response, Ms Vicky Cheung, PAS(ITI), ITIB and Mr K.W. Ng, AD/NT, PlanD made the following main points:

- (a) the scarcity of land resources in Hong Kong had all along been a challenge to the I&T development. Approximate 300 ha of I&T land including the Loop (equivalent to about 17 times the total gross floor area of the Hong Kong Science Park) would be available at the Technopole, which could help address the issue of inadequate land to support different stages of I&T development in Hong Kong. As reflected by the I&T sector, there was currently insufficient space in Hong Kong for midstream and downstream I&T development, including pilot production that required considerable land. The Technopole would provide a significant new land area unprecedented in scale for I&T development which could offer space for I&T firms and institutions to carry out I&T activities, in particular midstream and downstream processes (such as prototyping, test-run and commercialisation of R&D results);
- (b) to further promote the development of life and health technology in Hong Kong, the InnoLife Healthtech Hub would be set up at the HSITP in the Loop. Taking account of its strategic location, the HSITP in the Loop could create synergy with Shenzhen I&T Park. With additional I&T land supply at the STLMC area of the Technopole, it was expected that the synergic effect would be further intensified. With reference to Shanghai Zhang Jiang High Tech

Park (上海張江高科技園區), Beijing Zhongguancun (北京中關村), Hangzhou Hi-Tech Industrial Development Zone (杭州高新技術產業開發區), the I&T firms coupled with mass production process would require relatively large area of spaces to accommodate the production facilities and infrastructure needed to support manufacturing; whereas in Hong Kong, focus of the Technopole would be put on prototype application and pilot production. Furthermore, taking Singapore One-north (新加坡緯壹城) as an example which covered an area of about 200 ha, the Technopole which covered around 210 ha of land (outside Loop) was considered of similar scale;

- (c) the ‘Hong Kong Innovation and Technology Development Blueprint’ promulgated in December 2022 stipulated the future direction for Hong Kong’s I&T development by setting out eight key strategies, and one of which was to proactively dovetail Hong Kong with the national strategy under the National 14th Five-Year so as to help Hong Kong’s I&T development chart the way forward. The Technopole consisting of HSITP at the Loop and the STLMC area was planned to be the best option and location to attract the Mainland and overseas high-potential or key I&T enterprises to set up business in Hong Kong. Coupled with Hong Kong’s edge of strong connectivity with the Mainland and the world, the Technopole was positioned to become an international I&T hub of clustered development. ITIB had been receiving positive feedbacks from the Mainland/overseas I&T firms/talents showing interests in the development of the Technopole;
- (d) ITIB was conducting a consultancy study on the formulation of an I&T industry development plan for the I&T land in the STLMC area with a view to recommending the specific I&T uses in the I&T value chain for development on different land parcels. To attract and retain I&T firms especially home-grown unicorn to develop at the Technopole, it was necessary to have sufficient land supply for prototype application and pilot production with other supporting measures, such as protection of intellectual property, etc.;

- (e) taking into account the National 14th Five-Year Plan approved by the National People's Congress in March 2021, which supported Hong Kong's development in "eight centres", including an international I&T centre, the land requirement for promoting the development of science, innovation and technology-related industries was estimated to increase to 340 ha in the final recommendations of Hong Kong 2030+ released in October 2021 as compared to 183 ha identified for its public engagement conducted in 2016/2017. The planned 300 ha I&T land at the Technopole, including about 210 ha at the STLMC area, was intended to meet such land demand; and
- (f) as one of the core cities in the GBA, Hong Kong should strengthen collaboration with other GBA cities to unleash the competitive edges of each cities and create synergetic effect with an aim to develop the GBA into an international I&T hub as initiated under the 'Outline Development Plan for the Guangdong-Hong Kong Macao Greater Bay Area' promulgated in February 2019.

35. The Chairperson said that with Hong Kong economy's reliance on traditional economic pillars such as financial services, property development, etc., it was crucial and beneficial to grow and develop a wider range industries/businesses, especially new industry, in providing diverse employment opportunities and ensuring economic resilience for society and future generations. The I&T sector had consistently raised a dire concern on the shortage of land to support their growth and expansion, and urged early implementation of the Technopole lest the potential of I&T development would be hampered and Hong Kong would be further lagged behind in the global quest for I&T-driven economic growth. It would be challenging and might not be right to define a rigid space requirement for I&T development as the I&T sector was fast evolving with unexpected changes. For Hong Kong not to miss out opportunities for I&T development, we should free the city from the land constraints that had haunted us for so many years in the past. From a forward-looking perspective, it would be a sign of success if the demand for more land for I&T development continued to grow after the implementation of the Technopole.

36. To supplement, Mr Vic C.H. Yau, D of NMCO, DEVB made the following main



points:

- (a) planning and development were a continuous and interactive process. Given the dynamic nature of various factors including social and economic trends, a planned area would evolve over time and allowance should be made for adjustment and responsiveness in meeting future needs effectively. Beyond the Technopole, the NM development as a whole, comprising a number of new development areas, would significantly increase the developable land, which could provide ample room to meet future needs promptly and flexibly. With a view to meeting the further demand on land for I&T and related development, more such land in Sandy Ridge and Lau Fau Shan would be made available; and
- (b) the adequacy of land for an industry would be reflected in its cost. Hong Kong faced huge challenges due to its limited space and high land cost. By securing sufficient land at the Technopole, we could lower the land cost for I&T land, helping to reduce initial capital expenditure for I&T companies, making it more feasible for start-ups and more attractive for businesses to invest. While land cost in Hong Kong might still be higher than neighbouring places, the competitive edge of Hong Kong, including strong R&D capabilities, a preferential tax system, comprehensive legal support, robust financial services, etc., was also crucial to provide a favourable business environment for global investors and start-ups. Having said that, land cost as a component of Hong Kong's economic competitiveness still mattered.

37. A Member enquired what supportive measures would make the Technopole more attractive to potential recruits. Another Member further asked how the I&T workers could meet their daily needs such as retail and leisure aspects at the Technopole. In response, Mr Vic C.H. Yau, D of NMCO, DEVB, Ms Vicky Cheung, PAS(ITI), ITIB and Mr K.W. Ng, AD/NT, PlanD made the following main points:

- (a) the Loop currently under construction formed part of the Technopole, which would provide the first piece of land ready for development. To foster

collaboration between Hong Kong and Shenzhen, the HKSAR Government had been seeking support from the Mainland authorities to support cross-boundary exchanges on data and samples (including clinical biological samples) collected for research or trials in the Loop as pilot with a view to further extending to the STLMC area where possible. The policy support on development of cross-boundary supporting infrastructure would facilitate creating such a synergy effect;

- (b) in addition to I&T-related facilities, other complementary non-I&T uses could provide both business and living supports for future workers at the Technopole, including retail and dining facilities, cultural and community uses and open spaces. Besides, various smart, green and resilience (SGR) initiatives and blue-green network had been planned for the STLMC area. In particular, 15 ha of land in the central part of the STLMC area in Planning Area 7 was designated for a proposed landmark cultural and community complex for accommodating a performing arts venue, a museum, a swimming pool complex and flexible public/event spaces, etc. to serve the STLMC area including the residential communities in both San Tin Town Centre and the I&T Park. Apart from the above, 11 recognised villages located within the STT OZP would be preserved, which would help showcase their precious cultural heritage. Also, there were remarkable natural resources in the SPS WCP with provision of different eco-recreation facilities, hiking trails in Tai Lam Country Park as well as many unique attractions in nearby areas such as Kam Tin and Pat Heung, etc., for enjoyment of workers/residents at the Technopole. All these facilities and features would be conducive to attracting more talents who usually aspired to a balanced lifestyle and a quality work environment; and
- (c) the SPS WCP adjoining the Technopole would provide a unique wetland backdrop for the I&T hub while creating environmental capacity for its development and would promote livability and suitability for business. In Hangzhou, as a reference, while some former wetland had been developed for economic uses, such as the headquarters of Alibaba, the wetland habitat and

ecosystem of a designated park were preserved. Likewise, the SPS WCP could provide a distinctive backdrop for the Technopole and an exceptional working environment for the I&T workers at the Technopole;

38. To sustain an internal economic cycle (or recycle) of the I&T development in the territory, a Member enquired about the positioning, division of labour and spatial planning of the different I&T Parks at the Technopole, Cyberport and Hong Kong Science Park within the territory. In response, Ms Vicky Cheung, PAS(ITI), ITIB said that Hong Kong Science Park located in the middle of the territory had been targeted to support R&D and product design, start-up development; while Cyberport located in the south of the territory had been focusing on digital technologies with plans to further develop in Lau Fau Shan with a view to complementing the Shenzhen Qianhai development to become a modern services industry hub. As for the Technopole, its strategic geographical location being close to Shenzhen in the North could focus on cross-boundary collaboration/partnerships with the Mainland.

#### *Infrastructure of the Technopole*

39. A Member asked the following questions:

- (a) noting the concern raised by Mr Lau Chun Kong (representative of R89 of STT OZP), the rationale of the proposed transportation mode and network within STLMC area, the connectivity with the surrounding areas, and the feasibility of establishing more railway stations; and
- (b) whether the planned infrastructure of the Technopole would be sufficient to support the establishment of hydrogen ecosystem and develop the digital technology as mentioned by Mr Lai Shiao Bun (R2 of STT OZP) and Dr Michael Kin Man Leung (R22 of STT OZP) respectively.

40. In response, Mr K.W. Ng, AD/NT, PlanD and Mr Tony K.L. Cheung, PM(N), CEDD made the following main points:

- (a) the Technopole would be well-connected with other parts of Hong Kong

through a number of existing and planned strategic transport links, including three major rail links (Lok Ma Chau Spur Line, NOL Main Line and NOL Spur Line) and four major roads (San Tin Highway with a section being widened from three to four lanes, Fanling Highway, San Sham Road and NM Highway). The STLMC area was planned with two railway stations (including the proposed San Tin Station of NOL Main Line and the proposed railway station of NOL Spur Line near Chau Tau), which would be within 500m walking distance to public and private housing developments as well as connected to various parts through a comprehensive cycle track network and pedestrian walkway system. The NOL Main Line was expected to be completed by 2034, which would serve the major population intake starting from the same year. Moreover, the future I&T land to the north of San Tin Highway could also use the future railway station near Chau Tau of the NOL Spur Line. Regarding the suggestion to establish more stations along NOL Main Line, it might not be efficient in terms of time and cost. Besides, an intra-district Smart Green Feeder System was proposed to serve the population and employment clusters not directly within the 500m railway catchment areas as well as to cater for other internal transport/circulation needs of the STLMC area. The design of the road layout of the area had already taken into account the possible use of green transport; and

- (b) a comprehensive assessment had been conducted which covered the potential electricity demand from I&T uses and their associated facilities so as to ensure a reliable power supply to cope with the need of the STLMC area. The on-going ITIB's consultancy study on the formulation of a development plan for the I&T land in the area would also examine the feasibility of developing an ecosystem to use hydrogen as a fuel.

41. In response to a Member's enquiry on whether there would be potential conflict in the use of air space between birds and the development of low-altitude economy, Mr Tony K.L. Cheung, PM(N), CEDD said that the development of low-altitude economy was being studied by the Transport and Logistics Bureau. With reference to the current application in the Mainland, given that birds and unmanned aerial vehicles (UAVs) might generally take up

different range of altitudes and the landing place of UAVs was normally located at the roof of buildings, they might not necessarily be in conflict. Nevertheless, should the low-altitude economy initiative be taken forward, due consideration would be given to establishing designated altitude zones and flight paths for UAVs to minimise the disturbance to birds and avoid any conflicts as far as practicable.

### *Conservation*

42. A Member raised the following questions:

- (a) the planning control for various conservation zones including “Conservation Area” (“CA”), “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) and “Other Specified Uses” annotated “Wetland Conservation Park” (“OU(WCP)”) on the MP OZP;
- (b) any conflict in the implementation of pond filling works and construction works at the Technopole noting that paragraph 2.9 of the Paper stated ‘to commence site formation and infrastructure works in end 2024’ while paragraph 2.12 of the Paper stated ‘not to commence pond filling works of STLMC area prior to the commencement of construction of the ecologically enhanced fish ponds at the SPS WCP’; and
- (c) whether it was a usual practice in setting up an Environmental Committee (EC) with members including green groups and academics in monitoring the implementation of the proposed ecological mitigation/enhancement measures, and any response from green groups regarding the establishment of the EC.

43. In response, Mr K.W. Ng, AD/NT, PlanD and Mr Tony K.L. Cheung, PM(N), CEDD made the following main points:

- (a) the “CA” zone was considered as a conservation-related zoning intended to conserve the ecological value of wetland and fish ponds, but it was not

intended for a proactive conservation. Within the “CA” zone, private land owners were allowed to perform various activities stipulated under its Column 1, including ‘Agricultural Use (Fish Pond Culture only)’, ‘On Farm Domestic Structure’, etc. For the “OU(WCP)” zone, it was intended primarily for the development of a wetland conservation park to actively conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system as a whole through resumption of private land by the Government. As compared to the Notes of the “CA” zone, only one extra use, i.e. ‘Wetland Conservation Park’, had been under Column 1 of the “OU(WCP)” zone. The SPS WCP proposed to be developed in the “OU(WCP)” zone would be constructed by CEDD and managed by AFCD to provide eco-education and eco-recreation facilities for the public. As such, the planning control for the “CA” and “OU(WCP)” zones was quite similar. For the “OU(CDWRA)” zone, it was intended to provide incentive for restoration of degraded wetlands through comprehensive residential development to include wetland restoration area. According to the Notes of the MP OZP, planning permission of use or development under Column 2 uses (e.g. ‘Flat’) should be in the form of a comprehensive development scheme to include wetland restoration proposal and EIA to demonstrate no-net-loss in ecological function for the site concerned. In that regard, the planning control in relation to conservation of wetland for the “OU(CDWRA)” zone was rather different from that for the “CA” and “OU(WCP)” zones;

- (b) according to the tentative implementation programme, the proposed developments in the STLMC area and its associated engineering infrastructures would be implemented in phases. Site formation and infrastructure works not involving pond filling works were planned to commence in end 2024. According to the latest implementation programme, pond filling works would not start until 2026/27, and the pace of pond filling works would tie in with the works progress of the SPS WCP. The Government aimed to complete the development of the SPS WCP in 2039 or earlier to tie in with the full operation of the Technopole. Wetland enhancement measures including (i) clearance of invasive exotic mangrove

*Sonneratia* (海桑) to help restore wetland habitats in the Deep Bay area; and

(ii) improvement of tidal channels in Inner Deep Bay to promote tidal exchange and enhance habitat condition within the gei wai (基圍) and interim wetland enhancement measures of restoring wetland features in some abandoned ponds would be carried out before pond filling works. With the implementation of the above measures in Mai Po and Inner Deep Bay, as well as the ecologically enhanced fish ponds to be established in phases in the SPS WCP, the target of enhancing the ecological function and capacity before the full completion of the SPS WCP could be achieved. For the ecologically enhanced fish ponds, measures including pond re-profiling, consolidation of small ponds into larger ponds and optimised pond drain down, as well as fish-stocking method when necessary, would be implemented. In particular, the effectiveness of fish-stocking method had been demonstrated in the Lok Ma Chau Ecological Enhancement Area (LMC EEA); and

- (c) the practice of setting up an EC had been adopted in previously approved EIA such as the EIA of Sheung Shui to Lok Ma Chau Spur Line. The proposed EC would be composed of wide representation of members from the representatives of relevant government departments, green groups and academics. The effectiveness of the ecological enhancement measures proposed under the EIA would be closely monitored and regularly reported to the EC to ensure that the ecological function and capacity were maintained or exceeded.

44. The Chairperson said that according to the implementation programme, the site formation and infrastructure works in the STLMC area were scheduled for commencement in end 2024, which would not involve any pond filling works. Excluding the Loop, the Technopole had a total development area of about 540 ha including about 90 ha of fish ponds. The initial site formation works would be carried out from end 2024 onward in areas not being fish ponds, such as agricultural land and brownfield sites. The pond filling works in the STLMC area would not start until 2026/27, and would tie in with the development progress of the SPS WCP.

[Mr Daniel K.S. Lau and Dr Venus Y.H. Lun left this session of the meeting during the Q&A session.]

45. As Members did not have further question to raise on the representers and/or their representatives, the Chairperson thanked the representers and their representatives for attending the meeting. The Board would deliberate on the representations in closed meeting after all the hearing sessions were completed and would inform the representers of the Board's decision in due course. The representers and their representatives left the meeting at this point.

46. The Chairperson said that the meeting would adjourn for lunch break and would continue with the Q&A session in the afternoon session.

[The meeting was adjourned for lunch break at 1:30 p.m.]



47. The meeting was resumed at 2:05 p.m.

48. The following Members and the Secretary were present in the afternoon session:

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Mr K.W. Leung

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

Professor Simon K.L. Wong

Mr Simon Y.S. Wong

Mr Derrick S.M. Yip

Chief Traffic Engineer/New Territories West  
Transport Department  
Ms Carrie K.Y. Leung

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr Terence S.W. Tsang

Director of Planning  
Mr Ivan M.K. Chung

49. The following government representatives (including the consultants) were invited to the meeting at this point:

**Government Representatives**

***DEVB***

Mr Vic C.H. Yau	- D of NMCO
Mr Eric T.H. Chung	- AS(NM)

***EEB***

Mr Desmond C.C. Wu	- PAS(NC)
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***ITIB***

Ms Vicky Cheung	- PAS(ITI)
Miss Kristy H.L. Chan	- SMSO(ITI)

***PlanD***

Mr K.W. Ng	- AD/NT
Mr Kimson P.H. Chiu	- STP/FSYLE
Mr Timothy Y.M. Lui	- STP/SR
Ms Karen K.Y. Chan	] TP/FSYLE
Mr Louis H.W. Cheung	]

***CEDD***

Mr Tony K.L. Cheung	- PM(N)
Mr Gavin C.T. Tse	- DPM(N)
Mr Gavin C.P. Wong	- CE/N
Ms Teresa O.S. Ma	- SE/N

***AFCD***

Mr Eric K.Y. Liu	- SCO(TS)
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***AECOM***

Mr Martin M.T. Law	]	
Ms Becky S.M. Wong	]	Consultants
Ms Avery T.Y. Lam	]	

50. The meeting continued with the Q&A session and the Chairperson invited questions from Members.

*I&T Development*

51. Some Members raised the following questions:

- (a) noting that the Technopole would provide about 300 ha of land for I&T development, whether there was any plan if the land was not fully occupied for I&T uses and whether survey or consultation had been conducted with the I&T stakeholders for understanding their specific demands and requirements so as to avoid supply-demand imbalance for I&T land in the Technopole;
- (b) noting that I&T talents would need to commute frequently between the Shenzhen's I&T Zone and the Technopole including the Loop, whether there would be any measures to make their commuting more convenient; and
- (c) noting that cross-boundary data flow was crucial in promoting Hong Kong's development as an international I&T centre, whether there would be any measures to facilitate such aspect.

52. The Chairperson remarked that the Technopole would provide a total of around 300 ha of land for I&T development, including the 87-ha HSITP at the Loop and about 210 ha of I&T land in the STLMC area. The 210 ha would not come on stream in full instantly but land would be available in batches as the Technopole would be developed in phases, spanning over an extended period of time. The market could gradually absorb the availability of the

I&T land. It was targeted to commence site formation and infrastructure works in end 2024 subject to funding approval from LegCo, with the formed site for first batch of I&T use targeted to be available by around 2026/2027, and the Technopole was expected to be fully completed in 2039.

53. In response, Ms Vicky Cheung, PAS(ITI), ITIB made the following main points:

- (a) ITIB was conducting a consultancy study to recommend specific I&T uses in the I&T value chain (i.e. upstream (R&D), midstream (prototype or application development) or downstream (manufacturing) processes) for development on different land parcels in the STLMC area, as well as requisite infrastructure and supporting facilities, etc. Based on the I&T companies approached by ITIB so far, they had generally indicated interest in the Technopole development. To ensure that the requisite infrastructure and supporting facilities could suitably meet the specific requirements of different I&T uses, ITIB would further liaise with those interested parties to seek more details on their specific requirements at the later stages;
- (b) when granting land for I&T uses in the Technopole, unlike the conventional I&T park model such as the Hong Kong Science Park and Cyberport, the Government aimed to leverage market force to expedite the development process by attracting leading I&T enterprises to invest and take part in the development in the Technopole. The Technopole development would be a long-term project which would span for some 10 to 20 years, and it was envisaged that supply-demand balance for I&T land in the Technopole could be achieved;
- (c) to facilitate I&T talents' daily commuting between Shenzhen and Hong Kong, the HKSAR Government was exploring with the relevant authorities in the Mainland various means such as construction of cross-river footbridge in the Loop to connect the I&T parks in Hong Kong and Shenzhen. Details such as exact location and operation of the daily

commuting were subject to further discussion between the two Governments; and

- (d) in driving technological collaborations within the GBA, ITIB and the Cyberspace Administration of China signed the ‘Memorandum of Understanding on Facilitating Cross-boundary Data Flow within the Greater Bay Area’ (《促進粵港澳大灣區數據跨境流動的合作備忘錄》) in 2023 to facilitate cross-boundary flow of personal information within the GBA. As a next step, the HKSAR Government had been seeking support from the Mainland to implement measure to facilitate cross-boundary data flow to allow future enterprises in the HSITP in Loop to process data from the Mainland (specifically R&D data) on a pilot basis, with a view to extending such a measure to the whole Technopole in future.

54. Mr Vic C.H. Yau, D of NMCO, DEVB supplemented that the Government had all along been employing innovative technologies in immigration control with a view to providing services with enhanced convenience. For instance, contactless e-channel had been adopted at various immigration control points to provide more convenient automated clearance services. To make commuting between Shenzhen and Hong Kong more convenient for I&T talents, the HKSAR Government would collaborate with the Mainland Government to explore designated channels for I&T talents at the immigration control points and adopting innovative clearance mode such as facial recognition technology.

#### *Provision of Talent Accommodation*

55. Two Members had the following questions:

- (a) considering that most of the I&T talents working in the Technopole would be expected to live in private housing rather than public housing, whether the proposed public-to-private housing ratio of 70:30 had taken into account the accommodation needs of the I&T talents and whether the 70:30 ratio would be a mismatch; and

- (b) noting that talent accommodation units would be provided for I&T talents, which parties would be responsible for the construction of such units and whether there would be any specific requirements for I&T enterprises to construct talent accommodation units.

56. In response, Mr Vic C.H. Yau, D of NMCO, DEVB said that the public-to-private housing ratio of 70:30 was a planning assumption adopted for estimating the land requirement and conducting relevant technical assessments under the Investigation Study for the STLMC area. The public-to-private ratio of 70:30 was adopted at a time when Hong Kong needed to increase public housing supply substantially to meet the acute demand for public housing. As mentioned in the Long Term Housing Strategy Annual Progress Report 2023, the Government had identified more than sufficient land for meeting the public housing supply target for the next 10-year period, which offered room for adjusting the housing mix in new development areas if needed. The development in the Technopole would span over many years, and the actual allocation of land for public or private housing would be determined at a later stage, taken into account the changing circumstances, social aspiration and development needs. Sensitivity tests (with a higher ratio of private housing) had been conducted under the Investigation Study which revealed that the existing and planned strategic road network and other supporting infrastructures could cope with possible adjustment of the ratio, if necessary. In addition, nearby new development areas such as Kwu Tung North and Ngau Tam Mei, connected to San Tin by the NOL, could also provide possible housing choices for I&T talents.

57. Ms Vicky Cheung, PAS(ITI), ITIB supplemented that talent accommodation would be provided in the proposed I&T development in the Technopole which was another housing choice for I&T talents. The first talent accommodation building at the HSITP in Loop would be completed in end-2024 which would provide some 100 units for the I&T talents working in the Loop.

58. The Chairperson remarked that flexibility would be allowed for the provision of talent accommodation. Some talent accommodation units might be constructed by I&T enterprises for their employees and some might be constructed with Government's financial assistance to meet housing needs of I&T talents from firms not providing the accommodation,

subject to further review at the later planning and design stages. Should I&T enterprises be allowed to construct talent accommodation units on their allocated land parcels, relevant restrictions, such as how much talent accommodation might be allowed alongside I&T uses, would be imposed through administrative means (e.g. land grant conditions) in order to forestall any abuse like disproportionate provision of domestic uses against the intended I&T uses.

### *Ecological Conservation*

59. A Member asked apart from adopting trash-fish stocking method by directly putting fishes to fish ponds to increase food source for birds, whether there would be other measures to enhance the ecological function and capacity of the wetlands in the SPS WCP.

60. In response, Mr Tony K.L. Cheung, PM(N), CEDD said that trash-fish stocking was regarded as an interim ecological enhancement measure, while higher priority would be accorded to more sustainable measures such as optimised pond drain down. He supplemented that the SPS WCP would cover an area of 338 ha, and the forthcoming investigation study for the SPS WCP would engage expert(s) with experience working in conservation and/or management of wetland of at least 300 ha and fisheries specialist(s) with experience in managing fish farm of at least 60 ha, respectively, to assist in formulating ecological and fisheries enhancement measures for the SPS WCP, aiming at establishing an internationally-renowned wetland conservation park.

[Mr Derrick S.M. Yip left this session of the meeting temporarily at this point.]

61. As Members had no further question to raise at this juncture, the Chairperson said that the Q&A session for the morning session of the hearing on the day was completed.

62. The following representers and/or their representatives for the afternoon session of the hearing on the day were invited to the meeting at this point:

## **Representers and/or their Representatives**

### R5 of STT OZP – 新田鄉鄉事委員會

Mr Man Luk Sing	]	
Mr Tandon Lal Chaing	]	
Mr Wong Wai Keung	]	
Mr Ku Kin Pong	]	Representer's
Mr Chau Fu Ming Decker	]	Representatives
Ms Yip Man Li	]	
Ms Lok Ka Man	]	

### R79 of STT OZP – Bok Kwok Ming Aaron

Mr Bok Kwok Ming Aaron	-	Representer
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### R82 of STT OZP – 黎志超

Mr Lai Chi Chiu	-	Representer
Mr Chau Hing Wah	]	
Mr Wong Fuk On	]	Representer's Representatives
Mr Fung Kam Tsai	]	
Mr Kwok Ting Tung	]	

### R83 of STT OZP – 黃志財

Mr Wong Chi Choi	-	Representer
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### R84 of STT OZP – 尹潤坤

Mr Wan Yun Kwan	-	Representer
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### R85 of STT OZP – 尹偉傑

Mr Wan Wai Kit	-	Representer
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### R99 of STT OZP – Man Ping Kuen (文炳權)

Mr Man Ping Kuen	-	Representer
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Mr Poon Ka Lok - Representer's Representative

R1207 of STT OZP – 文錦洪

R1219 of STT OZP – 文愛麗

R1220 of STT OZP – 文美好

Mr Man Kam Hung - Representer and  
Representers' Representative

R1210 of STT OZP – Chiu Yin Tung

Ms Chiu Yin Tung - Representer

R1215 of STT OZP – Man Kin Yu Emily

Mr Tang Wing Cheong - Representer's Representative

R1216 of STT OZP – Man Isaac King Yiu

Mr Man Isaac King Yiu - Representer

R1217 of STT OZP – Man Nicholas Cham Wing

Mr Man Nicholas Cham Wing - Representer

R1218 of STT OZP – Tsang Mei Hing

Ms Tsang Mei Hing - Representer

Ms Chi Hang Suen - Representer's Representative

R1228 of STT OZP – 麥金玉

Ms Man Kam Yuk - Representer

R1242 of STT OZP – Man Cheuk Yin Fitzgerald

Mr Man Cheuk Yin Fitzgerald - Representer

R1273 of STT OZP – 謝麗芳

Ms Tse Lai Fong Helena - Representer

R1317 of STT OZP – Yeung Lai Yuk

R1331 of STT OZP – Lam Siu Wai

Mr Lam Siu Wai - Representor and  
Representor's Representative

R1318 of STT OZP – 李珊珊

Ms Lee Shan Shan - Representor

R1320 of STT OZP – 游希望

R1491 of STT OZP – Kolot Property Services Ltd. (高樂服務有限公司)

Mr Yoe Hei Mong - Representor and  
Representor's Representative

R1494 of STT OZP – Man Tim Fuk (文添福)

Mr Man Tim Fuk - Representor

R1495 of STT OZP – Man Chi Yin (文志賢)

Mr Man Chi Yin - Representor

R1496 of STT OZP – Man Pok Chuen (文博全)

Mr Man Pok Chuen - Representor

R1497 of STT OZP – Man Chi Sum

Mr Man Chi Sum - Representor

R1498 of STT OZP – Ling Pui Yee

Ms Ling Pui Yee - Representor  
Mr Man Yick Yeung - Representor's Representative

R1500 of STT OZP – Tin Wai Wen

Mr Wen Tin Wai - Representor

R1505 of STT OZP – Tian Hao Wen

Mr Wen Tian Hao - Representer

R1518 of STT OZP – Man Wai Lan

Mr Man Wai Lan - Representer

R1535 of STT OZP – 陳慧雯

Ms Chan Wai Man - Representer

63. The Chairperson extended a welcome and invited PlanD's representatives to brief Members on the issue of urban-rural integration and the representations at this session of the meeting. After the presentation of government representatives, the representers and their representatives would be invited to make oral submissions. To ensure efficient operation of the hearing, each representer and/or their representative would be allotted 10 minutes for making presentation. There was a timer device to alert the representers and/or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A Q&A session would then be held. Members could direct their questions to the government representatives (including the consultants), the representers and/or their representatives. After the Q&A session, the government representatives (including the consultants), the representers and/or their representatives would be invited to leave the meeting. After the hearing of all the oral submissions from the representers and/or their representatives, the Board would deliberate on the representations in closed meeting and would inform the representers of the Board's decision in due course.

64. The meeting noted that the presentations made by the government representatives in the morning session of the hearing on the day had been uploaded to TPB's website for public viewing. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, PlanD briefed Members on the areas zoned "Village Type Development" ("V") on STT OZP, rural environment improvement plans for several villages in the area, proposed river revitalisation at San Tin Eastern Main Drainage Channel (STEMDC) and San Tin Western Main Drainage Channel (STWMDC), proposed blue-green infrastructure, and major grounds, views and proposals of and Government's responses to the representations related to

urban-rural integration in respect of the three draft OZPs as detailed in the Paper. His presentation would also be uploaded to TPB's website for public viewing.

65. The Chairperson then invited the representers and/or their representatives to elaborate on their representations.

R5 of STT OZP – 新田鄉鄉事委員會

66. With the aid of a visualiser, Mr Man Luk Sing made the following main points:

- (a) he owned land in the area falling within the Technopole and supported the development of the Technopole;
- (b) the development of the Technopole could foster urban-rural integration and enhance the quality of life of the residents in the nearby villages. It would also create high-quality job opportunities, particularly for the younger generations who might return to Hong Kong after studying abroad; and
- (c) the establishment of the SPS WCP would not only contribute to the enhancement of the natural environment, but also provide opportunities for agricultural development.

67. Mr Tandon Lal Chaing made the following main points:

- (a) while expressing no objection to the development of the Technopole, he considered that it was important to ensure the existing logistics industry operating in the San Tin area could coexist with the proposed I&T industry in the Technopole. The development of the Technopole should not be at the expense of the existing operations, logistics industry in particular, in the area;
- (b) brownfield operations played a crucial role in supporting the development of Hong Kong as a logistics hub and offered abundant job opportunities.

Brownfield sites also held an advantage over contemporary logistics buildings for a higher portion of usable area (about 90% to 100% for brownfield sites as compared to about 57% for contemporary logistics buildings); and

- (c) more than 90 ha of land was currently used for logistics purpose in the San Tin area, while only about 16 ha was reserved for logistics purpose under the current plan for the Technopole. The loss of brownfield sites would raise the operational costs of logistics operators to an unsustainable level.

68. Mr Chau Fu Ming Decker made the following main points:

- (a) the logistics industry in Hong Kong experienced a decline in recent years; and
- (b) the Government should explore new initiatives to support the development of logistics industry, by capitalising on the potential of the Belt and Road Initiative and leveraging Hong Kong's status as a free port.

R82 of STT OZP – 黎志超

69. With the aid of a visualiser, Mr Lai Chi Chiu made the following main points:

- (a) he was the vice-chairman of San Tin Rural Committee and supported the development of the Technopole and the NM;
- (b) the development of the Technopole and the NM could drive economic growth, increase Hong Kong's competitiveness, enhance residents' living quality and alleviate housing shortage;
- (c) the Government should identify suitable sites within the San Tin area, e.g. those areas zoned for other specified uses, for relocating the brownfield

operations which would be displaced by the development of the Technopole;  
and

- (d) he urged swift implementation of the Technopole so as to enable Hong Kong's integration into the national development.

[Ms Kelly Y.S. Chan left this session of the meeting temporarily at this point.]

R83 of STT OZP – 黃志財

70. Mr Wong Chi Choi made the following main points:

- (a) he was the village representative of Chuk Yuen village (竹園村) and supported the development of the Technopole;
- (b) I&T industry was one of the growth engines of Hong Kong. The development of the Technopole was in line with the national strategy to develop Hong Kong as an international I&T centre and would facilitate Hong Kong's integration into the national development. With the locational advantage, the development of the Technopole could open up opportunities for regional integration and create synergy with the I&T industries in Shenzhen;
- (c) the new job opportunities could enhance the quality of life of the residents in the New Territories, minimising commuting time and fostering the development of a 15-minute neighbourhood;
- (d) the establishment of the SPS WCP could help preserve the natural habitats while maintaining the operation of fish ponds, thereby sustaining the development of aquaculture. The stepped building height restrictions (BHRs) descending from the development sites towards the wetlands could also help minimise the disturbance to and maintain the population of migratory birds; and

- (e) the Government should provide support to the affected brownfield operators and their employees.

R84 of STT OZP – 尹潤坤

71. Mr Wan Yun Kwan made the following main points:

- (a) he was the village representative of Wai Tsai (圍仔) and supported the development of the Technopole;
- (b) the development of the Technopole could help transform the local economy of the New Territories by attracting outstanding I&T enterprises to the area and creating thousands of high-quality job opportunities. The younger generations in the New Territories could enjoy higher-quality of life by joining the workforce of I&T industry in the Technopole with reduced daily commuting time. Besides, reduced commuting demand could also alleviate traffic congestion and environmental pollution in the area; and
- (c) to support the additional population in the Technopole, there would be new housing developments, together with new infrastructures and retail facilities, which would make San Tin a more liveable area.

R85 of STT OZP – 尹偉傑

72. Mr Wan Wai Kit made the following main points:

- (a) he was the village representative of Wai Tsai and supported the development of the Technopole; and
- (b) it was expected that the development of the Technopole could enhance the provision of infrastructures, public services and transport facilities in the area, contributing to a higher-quality of life of the residents. It could also

create job opportunities and stimulate the economy, fostering the overall prosperity of Hong Kong.

R99 of STT OZP – Man Ping Kuen (文炳權)

73. Mr Poon Ka Lok made the following main points:

- (a) he was the village representative of Poon Uk Tsuen (潘屋村). While supporting the development of the Technopole, he expressed the following concerns;
- (b) noting that the proposed data centre would be located in close proximity to Poon Uk Tsuen, there were concerns on the potential adverse impact on the health of the residents. Given that Lok Ma Chau Road was already congested, there were also concerns on the traffic conditions of the area during the construction of the Technopole; and
- (c) the Technopole would span across a long period of time. The Government should conduct more consultations and direct communications with the rural committee(s) and the locals to address their concerns, and make known to the public the criteria for in-situ land exchange applications when available.

74. With the aid of a visualiser, Mr Man Ping Kuen made the following main points:

- (a) he was the village representative of Wing Ping Tsuen (永平村). He supported the development of the Technopole as it would bring about new job opportunities, attract talents and boost the economy. Meanwhile, he expressed the following concerns;
- (b) the existing infrastructures in Wing Ping Tsuen were inadequate (e.g. street lighting, drainage facilities and internet connections). With the development of Technopole in the proximity of the village, the Government should take the opportunity to improve the provision and quality of those



facilities for the local residents in the area. Besides, impacts of the construction works related to the Technopole (e.g. road works) on the local residents should be minimised; and

- (c) the Technopole and the associated expansion of conservation-related area involved land owned by villagers and/or Tso Tong. The affected land area could otherwise be used for Small House developments and other commercial activities, which currently supported villagers' livelihood and village festivities. Land resumption for the Technopole would result in loss of income from such commercial activities and hinder social connections between the village clans. As such, any land resumption should be reasonably compensated, but the compensation rate was still unknown at the moment.

R1215 of STT OZP – Man Kin Yu Emily

75. With the aid of a visualiser, Mr Tang Wing Cheong made the following main points:

- (a) he was a villager of Shek Wu Wai (石湖圍). While supporting the development of the Technopole, he expressed concerns on the proposed Road L6 in Shek Wu Wai;
- (b) Shek Wu Wai would be bounded by various public roads on all four sides, and the necessity of Road L6 was questionable; and
- (c) the proposed Road L6 would be in close proximity to Shek Wu Wai, posing adverse impacts on the village. It was suggested that its alignment should be shifted slightly northwest. Such realignment could create a buffer between the proposed road and the village, and avoid the need of land resumption within the “V” zone without compromising the function of the road.

R1207 of STT OZP – 文錦洪

R1219 of STT OZP – 文愛麗

R1220 of STT OZP – 文美好

76. With the aid of a visualiser, Mr Man Kam Hung made the following main points:

- (a) he was the village representative of Shek Wu Wai. He was representing both the indigenous villagers and the residents of the village. While supporting the development of the Technopole, he expressed concerns on the proposed Road L6 in Shek Wu Wai;
- (b) many villagers of Shek Wu Wai were the descendants of Man Tin Cheung (文天祥). Their ancestors originally lived in Yan Sau Wai (仁壽圍). Until 500 years ago, they started to settle in Shek Wu Wai. Shek Wu Wai, established about 500 years ago, featured four integral heritage elements, including the shrines (first recorded in 1893), the altar, the archway and the old Banyan tree. The proposed Road L6 would destroy the historical disposition of these heritage elements as the shrines would need to be relocated. The proposed Road L6 would also encroach onto the village core and might affect the existing burial ground. He had previously made a request for a noise barrier along the proposed Road L6 but his request was declined by CEDD for the expected low traffic flow;
- (c) given that Shek Wu Wai would be bounded by various public roads on all four sides and CEDD envisaged low traffic flow on the future Road L6, the necessity of the proposed Road L6 as a 4-lane carriageway was questionable;
- (d) he was not informed of the alignment of the proposed Road L6 until a very late stage and his previous request for realignment was rejected by the Government; and

- (e) the Government should reconsider shifting the alignment of the proposed Road L6 northwest and conduct an assessment on the historical value of the affected shrines.

R1210 of STT OZP – Chiu Yin Tung

77. With the aid of a visualiser, Ms Chiu Yin Tung made the following main points:

- (a) she was a resident of Shek Wu Wai for 25 years. While supporting the development of the Technopole, she expressed concerns on the proposed Road L6 in Shek Wu Wai;
- (b) as the proposed Road L6 would be in close proximity to the village, it would result in noise and air pollution, affecting the health of the local residents and the tranquil environment of the village. The relocation of the historic shrines would also compromise the cultural integrity of the village, which comprised four key elements, i.e. the shrines, the altar, the archway and the fung shui wood. Those negative impacts could not be compensated monetarily. The Government should communicate with the villagers directly to address their concerns;
- (c) during the public engagement for the Technopole, only conceptual diagrams were available and there was no information on the detailed alignment of the proposed Road L6 until land resumption stage; and
- (d) given that there would be four public roads in the area and CEDD envisaged low traffic flow on the future Road L6, it was suggested that the proposed Road L6 should be removed from the development plan. Even if it was considered necessary, it should be located further away from the village.

R1216 of STT OZP – Man Isaac King Yiu

78. With the aid of a visualiser, Mr Man Isaac King Yiu made the following main

points:

- (a) he was a villager of Shek Wu Wai. While supporting the development of the Technopole, he objected to the alignment of the proposed Road L6;
- (b) the proposed Road L6 was considered unnecessary as (i) its sole purpose was to provide access to the “Green Belt” (“GB”) zone and two “Government, Institution or Community” (“G/IC”) sites on both sides of Road L6, which was not important to the overall development of the Technopole; (ii) there were alternative roads (e.g. Road D2 and Road L7) connecting Shek Wu Wai with the San Tin Town Centre; and (iii) CEDD envisaged low traffic flow on the future Road L6; and
- (c) the alignment of the proposed Road L6 would intrude on an existing burial ground and would limit the future expansion of the burial ground. It would also route through the core of Shek Wu Wai, with the nearest village house being only 5m away from the proposed road. Furthermore, additional cost would be incurred for land resumption and the construction of a noise barrier under the current alignment. As such, even if the proposed Road L6 was deemed necessary, it was recommended either to reduce its scale from a 4-lane to a 2-lane carriageway or to shift its alignment to the northwest.

[Ms Kelly Y.S. Chan rejoined this session of the meeting during the presentation of R1216 of STT OZP.]

R1217 of STT OZP – Man Nicholas Cham Wing

79. With the aid of a visualiser, Mr Man Nicholas Cham Wing made the following main points:

- (a) he opposed the proposed Road L6 in Shek Wu Wai;

- (b) the proposed Road L6 was deemed unnecessary. The traffic demand in the area was limited as there was no major residential settlement near the southwestern end of the proposed Road L6. Besides, there were alternative roads (e.g. Road D1 and Road L7) that could serve the concerned destinations;
- (c) in the southern part of the STT OZP, residential sites were connected by “Open Space” (“O”) zones, instead of roads. A similar arrangement should be considered for the Shek Wu Wai area by rezoning the proposed Road L6 to “O” with a view to promoting harmonious transition between rural and urban developments; and
- (d) the “GB” zone near Shek Wu Wai would be divided into small parcels by the proposed Road L6 and the two “G/IC” zones to its west. Such layout was considered undesirable from planning perspective.

R1218 of STT OZP – Tsang Mei Hing

80. With the aid of a visualiser, Ms Chi Hang Suen said that she was a villager of Shek Wu Wai and considered the alignment of the proposed Road L6 too close to the village settlement.

R1228 of STT OZP – 麥金玉

81. With the aid of a visualiser, Ms Man Kam Yuk said that she was a villager of Shek Wu Wai and the proposed Road L6 was too close to the village settlement.

R1242 of STT OZP – Man Cheuk Yin Fitzgerald

82. With the aid of a visualiser, Mr Man Cheuk Yin Fitzgerald made the following main points:

- (a) he was a villager of Chau Tau;

- (b) traditional village culture was one of the important components of Hong Kong's culture which should be preserved, especially since the Government aimed to promote tourism in Hong Kong;
- (c) Ha Wan Tsuen (下灣村), including its basketball court, would be demolished due to the development of the Technopole. While recreational facilities were planned in the Technopole, there would be no proper sports venue in the area during the interim period;
- (d) the existing Lychee Orchard to the east of Chau Tau village (洲頭村) merited preservation as it held a history of several hundreds years and had been serving as a place for family gatherings and memorialising the ancestors of the village;
- (e) noting that there would be sites available for data centres in the Technopole, the proposed data centre next to Chau Tau village was not justified, and the radiation impact of the data centre might not be that minimal as claimed by the Government; and
- (f) the reflection of the glass curtain walls of the planned high-rise developments surrounding the village would significantly affect the daily lives of the villagers.

R1273 of STT OZP – 謝麗芳

83. With the aid of a visualiser, Ms Tse Lai Fong Helena made the following main points:

- (a) she was a villager of Chau Tau and expressed concerns on the potential air pollution arising from the development of the Technopole;
- (b) for the minor works being conducted on Chau Tau West Road, she noticed

deterioration in air quality in the area. Given that the village would be surrounded by developments of a much larger scale under the current plan, it was expected that the air pollutants generated from the construction and the increased traffic would be amplified; and

- (c) air pollution would adversely affect the health of residents (e.g. increasing risks of various diseases and cancer) and the natural environment (e.g. hindering the growth of vegetation). Elderly and children who used to exercise and play in the outdoor areas of the village were particularly susceptible to such adverse impacts.

R1496 of STT OZP – Man Pok Chuen (文博全)

84. With the aid of a visualiser, Mr Man Pok Chuen made the following main points:

- (a) he was the Tso/Tong manager of Chau Tau. While supporting the development of the Technopole, he expressed concerns that the villagers might not be benefitted from the development;
- (b) a long processing time was required for the construction of Small Houses. Since the 1970s, only about 40 Small Houses had been successfully built in Chau Tau village. Besides, the densely located Small House developments without proper building separations would adversely affect air ventilation and natural sunlight penetration within the village; and
- (c) under the current plan, more than 70% of the land owned by the villagers would be resumed by the Government for traffic infrastructures and public housing developments. Considering the village's contribution to the development of the Technopole, the Government should explore the possibilities of multi-storey Small House developments to allow room for future village expansion, which could encourage the migrated villagers to return to the village.

R1497 of STT OZP – Man Chi Sum

85. With the aid of a visualiser and a video, Mr Man Chi Sum made the following main points:

- (a) the success of rural-urban integration laid with effective communication with the villagers, so that the villagers and the Government could work together for the betterment of the Technopole and Hong Kong as a whole;
- (b) by showing a video of the mountain-top scenery near Chau Tau, he considered that there existed significant potential for tourism development (e.g. development of scenic hiking trails) in the area. Provision of new tourism facilities could also serve the future population of the Technopole, particularly those I&T talents seeking quality recreational spaces for creativity and relaxation;
- (c) the planned indoor sports centres were concentrated in the southern part of the Technopole whilst there was no planned provision of open-air football pitch in the entire area. The eastern end of the “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”) site to the west of Chau Tau village could be developed into a mini sports ground and a children’s playground to serve the nearby residents;
- (d) as the proposed bicycle park at the western end of the “OU(I&T)” site to the south of Chau Tau village was not located in proximity to any railway station, a low utilisation rate was expected and the site might become an eyesore of abandoned bikes. As such, it was suggested that part of the proposed bicycle park should be reserved as an open area for organising cultural events, e.g. Chinese opera and flower market; and
- (e) under the current plan, the visual connection between Chau Tau village and its archway would be blocked by the high-rise developments in the “OU(I&T)” site to the south of the village. Instead of having high-rise



developments, it was proposed to designate the eastern end of the said “OU(I&T)” site as a visitor centre cum shop converted from a traditional village house. It could serve the tourists of the potential hiking trail mentioned above and provide a showcase of traditional village culture.

[Professor Roger C.K. Chan joined this session of the meeting during R1497 of STT OZP’s presentation.]

R79 of STT OZP – Bok Kwok Ming Aaron

86. Mr Bok Kwok Ming Aaron made the following main points:

- (a) he was an engineer with about 40 years of experience. He supported the development of the Technopole;
- (b) the development of the Technopole could enhance Hong Kong’s competitiveness, diversify the economic composition and benefit the related economic sectors;
- (c) it was important for Hong Kong to develop its own industry, in particular the emerging I&T industry. The Technopole could provide essential infrastructure to facilitate I&T development in Hong Kong. Upon completion, it could also offer high-end job opportunities for our future generations, attract worldwide talents and promote synergy with the tertiary education institutions in Hong Kong; and
- (d) the planning of the Technopole had struck a balance between urban development and nature conservation, as the project had gone through the EIA process and appropriate compensation/mitigation measures were proposed.

R1498 of STT OZP – Ling Pui Yee

87. With the aid of a visualiser and a video, Mr Man Yick Yeung made the following main points:

- (a) he was a villager of Chau Tau. While supporting the development of the Technopole, he considered that the current plan could not achieve rural-urban integration and the interests of local villagers were neglected;
- (b) within Chau Tau village, there were a number of well-preserved historic buildings, including a memorial pavilion (孝思亭) actively used for holding religious ceremonies and funeral services, which merited preservation. Some of those buildings would be subject to demolition due to the development of the Technopole. The Government should allocate sites for the reprovisioning of the memorial pavilion to allow the continuation of the traditional rituals and activities;
- (c) under the current plan, Chau Tau village would be surrounded by high-rise developments with BHR up to 100 metres above Principal Datum (mPD). The planned 15m-wide ventilation corridor was inadequate to improve air ventilation nor address the issue of glare reflection. If the village environment deteriorated, villagers might consider moving out and thereby jeopardising the continuity of traditional village culture;
- (d) most recreational facilities were planned near the future railway station at Chau Tau, which were distant from Chau Tau village (i.e. 20 to 30-minute walking distance). The Government should provide open-air recreational spaces near the village which would benefit not only the villagers of Chau Tau but also the future residents of the Technopole; and
- (e) the Government should collaborate with the villagers to capitalise on the potential of cultural and eco-tourism in the area, e.g. developing San Tin/Chau Tau guided tours and establishing a visitor centre. The open area

outside the visitor centre could be used for cultural activities of the village or weekend markets. Such facilities could showcase the traditional village culture and generate income for the villagers to hold cultural activities. As most of the area outside the village would be resumed by the Government for the development of the Technopole, leaving no spare private land available, the Government should take the initiative to reserve some sites near the village for the provision of such facilities.

R1518 of STT OZP – Man Wai Lan

88. With the aid of a visualiser and a video, Mr Man Wai Lan made the following main points:

- (a) he was a villager of Chau Tau with 30 years of experience in the I&T industry;
- (b) under the current plan, the village's memorial pavilion would be demolished. Despite his repeated requests for preservation, relevant government departments declined the requests without offering an alternative location for the funeral services/religious ceremonies currently held there;
- (c) he appreciated the construction of new railway lines, but considered the proposed railway stations in Chau Tau and Kwu Tung too distant to benefit Chau Tau village;
- (d) the proposed road widening near Chau Tau village was considered unnecessary as the future traffic flow on it would be low. The proposed new Chau Tau South Road was too close to the village settlement (only 5m from the nearest village house). There was no proper consultation with the villagers before converting the two-way existing road to the southeast of Chau Tau village to a one-way road heading away the village (i.e. proposed Road L21). Furthermore, the Government should improve the drainage infrastructure in the area to prevent flooding like the severe ones that

occurred in 2018 and 2023;

- (e) under the current plan, the village would be surrounded by high-rise developments with BHR up to 100mPD. The proposed 15m-wide ventilation corridor was inadequate to address the adverse impact on air ventilation. The glare reflection of the high-rise buildings would also cause heating effect in the village area, resulting in increased energy consumption for air-conditioning. As such, the maximum building heights (BHs) for those development sites should be reduced. It was also undesirable to locate a data centre near a residential settlement (i.e. Chau Tau village) and the Government should explore alternative locations for such use in the Technopole and the Loop;
- (f) given that most private land owned by the villagers and Tso/Tong would be resumed by the Government, the villager's income would be significantly affected. To address this issue, it was suggested that a smart car park (similar to the one in Sham Shui Po) should be provided near the village for generating sustained income for the village's daily expenses; and
- (g) after demolition of Ha Wan Tsuen, there would be no sports facilities in the area. As such, it was suggested that sports facilities (e.g. basketball court and football pitch) should be provided in the vicinity of Chau Tau village for the use of future generations.

R1317 of STT OZP – Yeung Lai Yuk

R1331 of STT OZP – Lam Siu Wai

89. Mr Lam Siu Wai made the following main points:

- (a) he was living in Rolling Hills which was an existing low-density residential development near Hung Fa Hom Road. The high-density residential development zoned “Residential (Group A)1” (“R(A)1”) in Planning Area 1B on the STT OZP would be located adjacent to Rolling Hills. The

residents' views from Rolling Hills would be completely blocked by the proposed high-density development. For compatibility with Rolling Hills, Planning Area 1B should be planned for medium-to-low density development or be rezoned to "GB" as a buffer area; and

- (b) he was a birdwatcher. Fewer migratory birds were observed in the Mai Po area in the recent decades as migratory birds tended to fly to Shenzhen Bay Park or other parts of Hong Kong such as Lau Fau Shan. Thus, consideration could be given to using part of the Mai Po area for development.

[Mr Derrick S.M. Yip rejoined this session of the meeting during the presentation of R1331 of STT OZP.]

R1320 of STT OZP – 游希望

R1491 of STT OZP – Kolot Property Services Ltd. (高樂服務有限公司)

90. Mr Yoe Hei Mong made the following main points:

- (a) he was a representative from the Owners' Committee of Rolling Hills;
- (b) noting the Government's responses that the STLMC area was a major solution space to address the need for housing and economic land and the proposed high-density residential development zoned "R(A)1" in Planning Area 1B was considered appropriate, it was suggested that due regard should be given to the design of the proposed high-rise residential development in Planning Area 1B at the detailed design stage with a view to minimising adverse impacts on the residents of Rolling Hills;
- (c) there was concern on whether the capacity of the existing and proposed roads, e.g. San Tam Road, could cope with the additional traffic generated from the proposed residential and other developments in the STLMC area;

- (d) pedestrian walkway and direct road should be constructed to connect Rolling Hills and its adjacent residential developments with San Tin Town Centre to enable the residents to access the government, institution and community (GIC) facilities therein; and
- (e) Hung Fa Hom Road was a private road managed and maintained by Rolling Hills. As the road was currently heavily used by heavy vehicles entering/exiting to/from the temporary brownfield sites nearby and it was anticipated that the road would also be used by the future developments nearby, it was highly likely that the individual owners of Rolling Hills would need to bear the high maintenance cost of Hung Fa Hom Road. The Government should consider resuming Hung Fa Hom Road as a public road.

R1535 of STT OZP – 陳慧雯

91. With the aid of a visualiser, Ms Chan Wai Man made the following main points:

- (a) she was living in Shek Wu Wai;
- (b) Shek Wu Wai would be surrounded by roads including Road D1, Road D2, Road L6, Road L7 and Shek Wu Wai Road, and in particular, Road L6 would be constructed in the close vicinity of Shek Wu Wai. She queried why Road L6 was necessary as the whole Shek Wu Wai area was mainly occupied by “V”, “GB” and “G/IC” zones with low traffic demand. Road L6 should be deleted or located further away from Shek Wu Wai;
- (c) the proposed “Other Specified Uses” annotated “Amenity Area” (“OU(A)”) zone was located too close to Shek Wu Wai which would cause significant impacts on the village; and
- (d) she used to live in Braemar Hill on Hong Kong Island and subsequently moved to Shek Wu Wai to pursue a pleasant living environment with good air quality. Her son used to suffer from asthma but after moving to Shek

Wu Wai, her son's health condition had improved. Traffic noise and vehicular emission brought by the proposed roads would destroy the tranquil rural environment and affect the air quality of Shek Wu Wai, putting villagers' health at risk.

R1500 of STT OZP – Tin Wai Wen

92. With the aid of a visualiser, Mr Wen Tin Wai made the following main points:

- (a) he was living in Chau Tau;
- (b) Chau Tau village would be surrounded by high-rise buildings and the effectiveness of the proposed 15m-wide non-building area (NBA) to facilitate air flow to the village was questionable;
- (c) glare reflection of the proposed high-rise buildings would have adverse impact on the neighbouring villagers. Villagers would also be overlooked by residents living in the high-rise buildings and there might be privacy issues;
- (d) being located in a low-lying area, Chau Tau village was prone to flooding;
- (e) tree planting should be provided along the roadside to mitigate traffic noise in lieu of erecting wall-like noise barrier;
- (f) the history and tradition of Chau Tau village should be respected. Shrines, 'feng shui' trees and the memorial pavilion of the village would be affected by the proposed I&T developments nearby. The shrines and 'feng shui' trees should be preserved in-situ and the memorial pavilion should be relocated to another place, e.g. the 15m-wide NBA which could be transformed into a local park. The Government should have better communication with the villagers to work out a better plan for the affected shrines, 'feng shui' trees and the memorial pavilion;

- (g) bus feeder services should be provided for the future railway station near Chau Tau village, and the proposed railway station should be placed at a more convenient location, like the existing Lok Ma Chau (San Tin) Public Transport Interchange (commonly known as the ‘Huang Bus’ stop); and
- (h) a continuous cycle track and running trail should be provided.

R1505 of STT – Tian Hao Wen

93. Mr Wen Tian Hao made the following main points:

- (a) the Man’s clan had a long history in Hong Kong and his ancestor Man Tin Cheung had made significant contributions to the country. The history of Chau Tau village should be respected. The memorial pavilion of the village would be displaced by the proposed I&T developments and the Government should work together with the villagers to identify a relocation site for the memorial pavilion. For example, consideration could be given to putting the memorial pavilion in a local park with some exhibition area showcasing the history and culture of Man’s clan. The cultural heritage of Chau Tau village, which could also help promote tourism, should be preserved;
- (b) Chau Tau village was surrounded by busy roads and there were frequent traffic accidents and air pollution problems, putting villagers’ safety and health in danger; and
- (c) the villagers’ identity was tied to the historical and cultural values of the village, and the village settlement had blended in well with the nature. The rural community should be respected and it should not be sacrificed to make way for urban development.

[The meeting was adjourned for a 5-minute break.]



94. As the presentations of government representatives, the representers and/or their representatives in this session had been completed, the meeting proceeded to the Q&A session. The Chairperson said that government representatives would first be invited to provide responses to the representers' concerns, and then Members would raise questions and the Chairperson would invite the representers, their representatives and/or the government representatives (including the consultants) to answer. The Q&A session should not be taken as an occasion for the attendees to direct question to the Board or for cross-examination between parties.

95. At the invitation of the Chairperson, representatives of PlanD and CEDD briefed members on several major points in response to the representers' concerns expressed above. With the aid of a visualiser and some PowerPoint slides, Mr K.W. Ng, AD/NT, PlanD made the following main points:

Shek Wu Wai

- (a) the proposed developments of the STLMC area would not intrude on the original "V" zone of Shek Wu Wai, and the area and boundary of "V" zone of Shek Wu Wai on STT OZP were generally the same as before;
- (b) the proposed Road L6 was intended to serve as a vehicular access for planned schools at the two "G/IC" zones in Planning Areas 5 and 6D on both sides of Road L6. Road L6 would be a 2-lane carriageway instead of a 4-lane carriageway as mentioned by the representers, and it was anticipated that the main users of Road L6 would be those commuting to and from the planned schools. An "OU(A)" zone was designated at the northwestern periphery of the "V" zone of Shek Wu Wai to enhance the amenity value of the area with landscaping and tree planting and to serve as a buffer between the existing village and Road L6;

- (c) traffic noise mitigation measures such as noise barriers and the use of low noise road surfacing materials would be implemented at Road L6 to maintain the traffic noise at an acceptable level;
- (d) the Government would revisit the alignment of Road L6 with a view to minimising or avoiding the disturbance on two existing shrines located to the north of Shek Wu Wai which fell within an area shown as ‘Road’;
- (e) the Government did not intend to resume land within the “V” zone;

*Chau Tau village and Poon Uk Tsuen*

- (f) an “OU(I&T)” zone, which was reserved for the development of a Government Data Centre Complex, was proposed to the southwest of Poon Uk Tsuen. The Explanatory Statement (ES) of the STT OZP stipulated that the future project proponent(s) would be required to provide suitable building setback from the adjoining “V” zone;
- (g) a Planning and Design Brief (PDB) covering the “OU(I&T)” sites on the STT OZP would be prepared to provide guidance for preparation of the Master Plans by future project proponents for the concerned sites, including those mentioned by representers. The PDB would incorporate planning and design requirements, environmental requirements and cover interface issues between existing villages and the surrounding developments;
- (h) “OU(I&T)” zones were proposed to the east and south of Chau Tau village. While these “OU(I&T)” zones were subject to a BHR of 100mPD, the future project proponent(s) of the I&T development would be required to consider suitable building setback and/or adopting stepped BH taking into account the interface with the village. Details of the requirements would be elaborated in the PDB. It should be noted that the BHR of 100mPD only denoted the maximum BH to be developed in concerned “OU(I&T)” zones, and that the actual design of the buildings might not utilise up to the

permissible BH. Besides, a 15m-wide NBA was designated in the “OU(I&T)” zone to the south of Chau Tau village to facilitate air flow from Ki Lun Shan to the village. The width of NBA could be reviewed at the detailed design stage, subject to the future design of the adjacent I&T sites;

- (i) an “OU(A)” zone was designated between the southern boundary of the “V” zone of Chau Tau and the proposed Road L19 as a buffer area with landscaping;
- (j) as one of the conditions imposed for the approval of the EIA Report, the project proponent (i.e. CEDD) was required to prepare a Bird-friendly Design Guideline for buildings within the STLMC area which should provide measures to minimise the risk of bird collisions and the impacts on birds;
- (k) the existing memorial pavilion was currently located at the “G/IC” site in Planning Area 15. The shrine and some existing old trees mentioned by some representers were located within the “OU(I&T)” site in Planning Area 16B. The Government would communicate with the villagers for identifying suitable relocation sites if possible. Besides, the PDB would consider relevant interface issues with the identified cultural heritage;

### Rolling Hills

- (l) a “R(A)1” zone in Planning Area 1B, which was subject to a BHR of 170mPD, was proposed to the northeast of Rolling Hills. Building setbacks along the southwestern boundary of the “R(A)1” site and a lower BH towards Rolling Hills would be duly considered at the detailed design stage to address the potential interface issue. In addition, a “G/IC” site to the south of the “R(A)1” could act as a buffer between the proposed housing development and Rolling Hills; and

- (m) due to level difference, it was not technically feasible to construct a direct road connecting Rolling Hills to the San Tin Town Centre. The existing traffic arrangement to and from Rolling Hills would not be affected by the proposed developments in the STLMC area. Residents of Rolling Hills could also use the proposed Ngau Tam Mei Station of NOL Main Line.

96. With the aid of a PowerPoint slide, Mr Gavin C.P. Wong, CE/N, CEDD supplemented that low noise road surfacing and noise barriers would be provided for the proposed Road L6 to the northwest of Shek Wu Wai and Road L7 to the east of Shek Wu Wai to reduce the future traffic noise to an acceptable level in accordance with the relevant statutory noise control standards.

97. At the invitation of the Chairperson, with the aid of a visualiser, the following representers expressed the following enquiries/views on government representatives' responses above:

Shek Wu Wai

- (a) Mr Man Kam Hung (R1207 of STT OZP) said that he had received a letter from the Lands Department (LandsD) stating that three land parcels would be resumed (with land resumption reference no. YLL839/E/1237-1244, YLL839/E/1195 and YLL839/E/1196). Two of the three land parcels fell partly within the "V" zone and the remaining one fell wholly within the "V" zone. The Government should clarify this matter. Besides, the areas covered by the proposed "OU(A)" and "G/IC" zones and part of Road L6 were a green knoll the villagers currently enjoyed visiting. Shek Wu Wai had a Forestry Licence for that green knoll and a letter received from LandsD also stated that the licence would be revoked;
- (b) Mr Man Isaac King Yiu (R1216 of STT OZP) said that instead of putting substantial costs in providing low noise road surfacing and noise barriers for Road L6 to minimise traffic noise impact, the most straightforward way was to locate Road L6 further away from Shek Wu Wai;

- (c) Mr Man Kam Hung (R1207 of STT OZP) said that the Government should have better communication with both Indigenous Inhabitant Representative and Non-Indigenous Inhabitant Representative of Shek Wu Wai;
- (d) Messrs Man Kam Hung (R1207 of STT OZP) and Man Nicholas Cham Hung (R1217 of STT OZP) said that there were many old trees such as *Ficus microcarpa* (榕樹) and *Cinnamomum camphora* (樟樹) within the proposed “OU(A)” zone. They were previously informed by government department(s) that the old trees would be felled. These old trees should be preserved; and

Chau Tau village

- (e) Ms Ling Pui Yee (R1498 of STT OZP) and Mr Man Chi Sum (R1497 of STT OZP) said that the Government had not provided any responses to the preservation of shrines and ‘feng shui’ trees and the provision of sitting-out area/park in the front area of Chau Tau village which were located in the proposed “OU(I&T)” zones. The Government should have better communication with the villagers.

[Professor Bernadette W.S. Tsui left this session of the meeting at this point.]

98. In response to the representers’ concerns related to Shek Wu Wai, the Chairperson had the following remarks:

- (a) land resumption issue including the concerns of the affected stakeholders would be dealt with separately by the Government in accordance with the established mechanism. LandsD would clarify and follow up on the issue related to the land resumption of the three land parcels in Shek Wu Wai;
- (b) the Government would explore if there was any scope to revise the alignment of the proposed Road L6 to avoid causing undue impacts on Shek

Wu Wai and the villagers as far as possible;

- (c) CEDD would communicate with both the Indigenous Inhabitant Representative and the Non-Indigenous Inhabitant Representative regarding the proposed works near Shek Wu Wai; and
- (d) a detailed tree survey would be conducted at the detailed design stage. Tree preservation, compensation and replanting proposals would be formulated in accordance with the established mechanism. The proposed “OU(A)” zone was indeed an amenity area with landscaping and tree planting. Trees that were worth preserving would be retained in the “OU(A)” zone as far as practicable.

99. Regarding representers’ concerns related to Chau Tau village, Mr K.W. Ng, AD/NT, PlanD said that the Government would continue to communicate with the villagers, and the representers’ suggestions of preserving the shrines and ‘feng shui’ trees as well as the provision of sitting-out area/park in the “OU(I&T)” zones would be further considered when preparing the PDB at the next stage.

100. The Chairperson then invited questions from Members.

#### *The Proposed Road L6*

101. A Member said that should the proposed Road L6 be mainly used to serve the two adjacent “G/IC” sites, consideration could be given to designing the road in the form of cul-de-sacs which ended at the “G/IC” sites. Such design could minimise encroachment upon Shek Wu Wai and the associated adverse impacts. In response, Mr Tony K.L. Cheung, PM(N), CEDD said that CEDD would continue to communicate with the villagers on the alignment of Road L6, and consult relevant government departments, including the Transport Department and Highways Department, to explore revising the alignment of Road L6. The Member’s suggestion would be duly considered.

*Affected Business Operations*

102. A Member enquired about details of the proposed logistics sites in the STT OZP and whether there would be measures to address the concerns raised by the existing logistics operators in relation to relocation and compensation.

103. In response, with the aid of a PowerPoint slide, Mr K.W. Ng, AD/NT, PlanD made the following main points:

- (a) three sites with a total area of about 17 ha were zoned for logistics, storage and workshop uses, i.e. “Other Specified Uses” annotated “Logistics, Storage and Workshop” (“OU(LSW)”) zone on the STT OZP. These sites could be used for development of multi-storey buildings (MSBs) for modern industries accommodating suitable brownfield operations. Open-air operations were also allowed to suit the operation needs of different kinds of logistics, storage and workshop uses; and
- (b) with the future implementation of the “East-in East-out, West-in West-out” cross-boundary strategy, it was anticipated that the Lok Ma Chau Boundary Control Point/new Huanggang Port would no longer carry cross-boundary goods vehicles traffic. This might in turn affect the land demand for logistics and storage uses in the STLHC area.

104. Mr Vic C.H. Yau, D of NMCO, DEVB supplemented the following main points:

- (a) the logistics sector played an important role in Hong Kong’s economy, yet the current large-scale open-air operations on brownfield sites were not an optimal use of land resources. When the Government sought to create more land to meet the housing and other needs of the community, new development areas (NDAs) would be one of the major sources of future land supply. As most of these NDA projects involved redevelopment of brownfield sites, some existing logistics operations thereon would inevitably

be affected in the course of resumption and clearance of land. This difficult situation was not unique to the development of the Technopole;

- (b) the Government's long-term objective was to develop MSBs for promoting the development of modern industries and consolidating some brownfield operations affected by government projects in a land-efficient manner and assisting them in upgrading their operations. Some sites would also be reserved in NDAs for open-air operations to suit the specific operation needs; and
- (c) for the brownfield operations affected by government's land development projects, the Government would offer monetary compensation to eligible business operators under the prevailing policy. For those who intended to relocate their businesses, the Government would continue to provide various support measures, including reaching out to them at the soonest possible juncture, provision of advice on planning and lands matters through the dedicated multi-disciplinary team, and identification of more suitable government land for letting to affected brownfield operators by way of short-term tenancy.

#### *GIC Facilities*

105. A Member enquired about the details of the provision of GIC facilities as some representers had mentioned that there was a deficit of sports facilities in the area such as football pitch.

106. In response, with the aid of a PowerPoint slide, Mr K.W. Ng, AD/NT, PlanD said that three indoor sports centres and a swimming pool complex had been planned under STT OZP which could meet the requirement of the Hong Kong Planning Standards and Guidelines (HKPSG). Site for sports ground had not been reserved as the planned population of 165,600 for STT OZP did not meet the population-based standard in the HKPSG (i.e. one per 200,000 to 250,000 persons). Other recreation facilities such as football pitches and basketball courts would be provided in the planned open spaces to be managed by the Leisure



and Cultural Services Department.

*Glare Aspect*

107. A Member enquired whether there would be measures to mitigate the glare impact caused by the proposed developments in the STLMC area. In response, Mr Gavin C.P. Wong, CE/N, CEDD said that to minimise the disturbance to birds, the Government would prepare a Bird-friendly Design Guideline for buildings within the STLMC area as required under an approval condition of the EIA Report. One of the measures to mitigate glare impact was the adoption of anti-reflective materials on building structures. The potential glare impact on birds as well as the residents/villagers could be mitigated through the adoption of appropriate design measures.

*Visual and Air Ventilation Aspects*

108. Two Members enquired whether the prevailing wind directions (i.e. the prevailing northerly, northeasterly and easterly winds in Hong Kong) had been taken into account in planning the “OU(I&T)” zones next to Chau Tau village and whether there would be measures to mitigate the air ventilation impacts notwithstanding the neighbouring high-rise I&T developments on the village.

109. In response, with the aid of some PowerPoint slides, Mr K.W. Ng, AD/NT, PlanD made the following main points:

- (a) technical assessments, including Air Ventilation Assessment (AVA), had been conducted under the Investigation Study to demonstrate that the proposed developments in the area, with appropriate mitigation measures, would not cause adverse air ventilation impacts on the local neighbourhoods and surrounding areas;
- (b) to achieve design harmony between Chau Tau village/Poon Uk Tsuen and their neighbouring I&T developments, the prevailing wind directions had been duly taken into account, and breezeway and view corridors in the form

of NBA or roads/amenity areas were proposed to facilitate wind penetration. For example, a 15m-wide NBA was designated in the “OU(I&T)” zone in Planning Area 16B to facilitate air flow from Ki Lun Shan to Chau Tau village from south to north, and the roads/amenity areas from the ‘Seven Villages’ to Poon Uk Tsuen could also help facilitate air flow from southwest to northeast. Besides, according to Figure 5 under the ES of the STT OZP, another major breezeway had been identified towards the southwest of Poon Uk Tsuen and Chau Tau village;

- (c) while the “OU(I&T)” zones to the east and south of Chau Tau village were subject to a BHR of 100mPD, the future project proponents of the I&T development might be required to consider adopting a lower BH for the portion adjacent to the village, if necessary. Such and other relevant planning and design requirements on BH, breezeway, landscaping, pedestrian connection, interface with villages, etc. would be specified in the PDB to guide the preparation of the Master Plans covering the concerned “OU(I&T)” sites. The Master Plans would be considered by a designated committee to be set up under the Northern Metropolis Coordination Office, DEVB, which was tasked to oversee the overall implementation of the NM. The requirements on submission of the Master Plans might also be stipulated in the future leases governing the concerned sites; and
- (d) the PDB would be submitted to the Board for comment before its finalisation. The final PDB would be attached to an Outline Development Plan (ODP) to be prepared for the STLMC area, and the adopted ODP would be made available for public reference.

110. A Member remarked that as Chau Tau village was located upstream of the prevailing northerly, northeasterly and easterly winds, the proposed “OU(I&T)” zones to the south would unlikely affect the wind penetration to the village under these prevailing winds.

111. A Member further enquired whether the PDB would be approved or endorsed by the Board. In response, the Chairperson said that the PDB would be prepared in accordance

with the development restrictions stipulated under the OZP, and more detailed planning and design requirements (e.g. lower BHs towards the villages, interface between I&T land and villages and wetlands, connectivity, environmentally responsible designs, etc.) would be set out to facilitate the future project proponents to prepare the Master Plans for the “OU(I&T)” sites. The Government would consult the Board on the PDB in due course, and the Board was welcomed to provide valuable comments and suggestions.

#### *Drainage Aspect*

112. Noting that some representers had mentioned that the villages were prone to flooding, a Member enquired whether there would be measures to address the flooding problem and whether extreme weather conditions had been taken into account in formulating the drainage plan for the Technopole.

113. In response, with the aid of a PowerPoint slide, Mr Tony K.L. Cheung, PM(N), CEDD made the following main points:

- (a) the Technopole development would provide a great opportunity to enhance the drainage system in the rural areas. The ‘sponge city’ concept had been adopted in the planning of the Technopole with initiatives to incorporate blue-green infrastructure features, such as revitalising the existing drainage channels that would include floodable landscape with flood attenuation facilities so that flood protection and climate resilience in the STLMC area could be enhanced. Sustainable drainage system would also be implemented through the provision of permeable pavement, flood retention tanks, etc. to further enhance climate resilience in the STLMC area. The design of the drainage system would be in accordance with the latest standard requirements promulgated by the Drainage Services Department in March 2024, which would cater for the extreme weather and climate change. For example, the proposed flood retention facilities would be designed to possess larger capacity to withstand extreme heavy rainstorms; and

- (b) taking the example of the ‘Seven Villages’ which were located in the centre of the STT OZP, some external surface runoff would enter the villages under the current condition. With the implementation of new/improved drainage facilities, surface runoff towards the villages would be intercepted and diverted to the widened STEMDC and STWMDC, reducing the risk of flooding at the villages.

114. Ms Ling Pui Yee (R1498 of STT OZP) said that the government representatives only provided responses to address the flooding problem at ‘Seven Villages’, but not for other villages. In response, with the aid of some PowerPoint slides showing the proposed drainage improvement works for Shek Wu Wai, Mr Tony K.L. Cheung, PM(N), CEDD clarified that the proposed sustainable drainage system would be applied in the whole STLMC area including the villages therein.

#### *Cultural Heritage*

115. Some Members raised the following questions:

- (a) whether there were photos showing the shrines mentioned by the villagers of Shek Wu Wai and Chau Tau;
- (b) what had been done on the heritage conservation perspective in the course of the planning of the Technopole; and
- (c) how to address villagers’ concern on preserving the shrines.

116. With the aid of a visualiser, Mr K.W. Ng, AD/NT, PlanD displayed a photo of the shrines of Shek Wu Wai (named 守護神大王爺) and Ms Ling Pui Yee (R1498 of STT OZP) displayed a photo of the shrines of Chau Tau village (named 盤古王).

117. In response, Mr Tony K.L. Cheung, PM(N), CEDD made the following main points:

- (a) relevant established procedures and guidelines were observed in assessing the cultural heritage within the project area. Shrines which would be affected by the proposed developments, including those mentioned by the representers, had been assessed in the Built Heritage Impact Assessment (BHIA) under the approved EIA Report in consultation with the Antiquities and Monuments Office. It was concluded in the BHIA that no Site of Cultural Heritage was identified within the project area; and
- (b) notwithstanding the above, the Government would continue to liaise with the villagers on working out an optimised arrangement for the Road L6 vis-à-vis the affected shrines.

#### *Non-indigenous Villages*

118. Noting that not only indigenous villages but also non-indigenous villages such as Ha Wan Tsuen would be affected by the development of the Technopole and non-indigenous villagers might have grave concerns on issues related to land resumption/clearance and compensation/rehousing, a Member enquired whether there would be measures to address their concerns.

119. In response, Mr Vic C.H. Yau, D of NMCO, DEVB made the following points:

- (a) Ha Wan Tsuen was located at the northern part of the STT OZP and the site was at a strategic location adjacent to the Loop. The planned I&T lands, in particular those at the northern part of the STT OZP covering Ha Wan Tsuen, could create synergy effect with HSITP at the Loop and the I&T Zone in Shenzhen; and
- (b) the Government had set up a community liaison and service team to explain to the affected villagers the details of the development and the compensation and rehousing arrangements and to provide assistance, counselling and referral services to the affected villagers. Besides, the enhanced ex-gratia compensation and rehousing arrangements for Government's development

clearance exercises announced in May 2018 were generally welcomed. In addition, the Government had been in touch with villagers of Ha Wan Tsuen to understand their needs/concerns. For instance, the villagers of Ha Wan Tsuen had requested for retaining the 'Pai Lau' of the village and the Government was working with them to identify a suitable relocation site.

*Others*

120. Noting that a strip of land of at least 6m in width was zoned "GB" in between two "G/IC" sites in Planning Area 5, a Member asked the rationale for such zoning arrangements and the possibility of merging the said zones to form a single "G/IC" site. In response, Mr K.W. Ng, AD/NT, PlanD explained that the said strip of land zoned "GB" was a proposed wildlife corridor recommended under the EIA Report.

[Mr Ben S.S. Lui left this session of the meeting during the Q&A session.]

121. As Members had no further question to raise, the Chairperson said that the afternoon session of the hearing on the day was completed. She thanked the representers, their representatives and the government representatives (including the consultants) for attending the meeting. The Board would deliberate on the representations in closed meeting after all the hearing sessions were completed and would inform the representers of the Board's decision in due course. The representers, their representatives and the government representatives (including the consultants) left the meeting at this point.

122. This session of the meeting was adjourned at 6:50 p.m.