

**Minutes of 1344th Meeting of the
Town Planning Board held on 29.8.2025**

Present

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

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Mr K.W. Leung

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

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 Derrick S.M. Yip

Chief Traffic Engineer/New Territories West
Transport Department
Ms Vilian W.L. Sum

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

Director of Lands
Mr Maurice K.W. Loo

Director of Planning
Mr Anthony K.O. Luk

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

Secretary

Absent with Apologies

Mr Stanley T.S. Choi

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Dr Tony C.M. Ip

Mr Ryan M.K. Ip

Mr Simon Y.S. Wong

Chief Engineer (Works)
Home Affairs Department
Mr Bond C.P. Chow

In Attendance

Assistant Director of Planning/Board

Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board

Ms Isabel Y. Yiu

Senior Town Planner/Town Planning Board

Ms Tracy C.Y. Wong

Sha Tin, Tai Po and North District

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representation in respect of the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6

(TPB Paper No. 11018)

[The item was conducted in Cantonese and English.]

1. The Secretary reported that Amendment Item A (Item A) in the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/6 (the draft OZP) involved rezoning of three land parcels at Sandy Ridge for data centres and related purposes. An engineering feasibility study (the Study) was commissioned by the Civil Engineering and Development Department (CEDD), with AECOM Asia Company Limited (AECOM) as the consultant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho]	having current business dealings with AECOM;
Dr Tony C.M. Ip]	
Professor Jonathan W.C. Wong]	being a member of the Advisory Committee on
Mr Ryan M.K. Ip]	the Northern Metropolis;
Mr Timothy K.W. Ma]	
Mr Daniel K.W. Chung	-	being a former director of CEDD; and
Ms Vilian W.L. Sum	-	her spouse being an employee of CEDD.

2. Members noted that Dr Tony C.M. Ip, Messrs Ryan M.K. Ip and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting. As Messrs Vincent K.Y. Ho and Daniel K.W. Chung had no involvement in the amendment item and the interests of Ms Vilian W.L. Sum and Professor Jonathan W.C. Wong were indirect, Members agreed that they could join/stay in the meeting.

Presentation and Question Sessions

3. The following government representatives including the consultants for conducting the Study for the data centre project at Sandy Ridge (the study team) and the representer were invited to the meeting at this point:

Government Representatives

Innovation, Technology and Industry Bureau (ITIB)

Ms Lillian M.L. Cheong	- Under Secretary for Innovation, Technology and Industry (USITI)
Mr Charlson C.Y. Chiu	- Assistant Secretary for Innovation, Technology and Industry
Mr Kingsley K.M. Wong	- Contract Project Coordination Director/ Digital Policy Office (PCD/DPO)
Mr Alex T.Y. Tai	- Senior Systems Manager, DPO

Development Bureau (DEVB)

Mr Tonny L.Y. Chan	- Assistant Secretary (Northern Metropolis)
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Planning Department (PlanD)

Mr Rico W.K. Tsang	- District Planning Officer/Shia Tin, Tai Po and North (DPO/STN)
Mr Tim T.Y. Fung	- Senior Town Planner/New Territories District Planning Division Headquarters (NTHQ)
Mr Ryan C.K. Ho	- Senior Town Planner/STN
Mr Horman H.M. Cheung	- Town Planner/NTHQ
Ms Cheryl T.M. Tsang	- Assistant Town Planner/STN

CEDD

Ms Esther C.W. Yung	- Chief Engineer/Land Works
Mr Jack S.K. Lui	- Senior Engineer
Mr Wilson W.S. Tsang	- Engineer

AECOM

Mr Allen Lee] Consultant
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Ms Eva Huang]

Representer

R1 – Mary Mulvihill

Ms Mary Mulvihill - Representer

4. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that the representatives of PlanD would be invited to brief Members on the representation. The representer would then be invited to make an oral submission. To ensure efficient operation of the hearing, the representer would be allotted 10 minutes for making presentation. There was a timer device to alert the representer two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after the representer had completed her oral submission. Members could direct their questions to the government representatives (including the Consultants) and/or the representer. After the Q&A session, the government representatives (including the Consultants) and the representer would be invited to leave the meeting. The Town Planning Board (the Board/TPB) would then deliberate on the representation in closed meeting and would inform the representer of the Board's decision in due course.

5. The Chairperson then invited PlanD's representatives to brief Members on the representation.

6. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, PlanD briefed Members on the representation, including the background of the amendment on the draft OZP, major grounds/views of the representer, government responses and PlanD's views on the representation as detailed in TPB Paper No. 11018 (the Paper). Item A involved rezoning of three land parcels at Sandy Ridge (Item A site) from "Other Specified Uses" ("OU") annotated "Cemetery, Columbarium, Crematorium and Funeral Related Uses" ("OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)") to "OU" annotated "Innovation and Technology" ("OU(I&T)") for data centres and related purposes.

[Professor Bernadette W.S. Tsui, Professor Jonathan W.C. Wong, Mr Ricky W.Y. Yu and Ms. Sandy H.Y. Wong joined the meeting during PlanD's presentation.]

7. The Chairperson then invited the representer to elaborate on her representation.

R1 – Mary Mulvihill

8. With the aid of a visualiser, Ms Mary Mulvihill made the following main points:

- (a) she raised strong objection to Item A;
- (b) the site designated for data centres and related purposes, which was recently incorporated in the OZP in March 2025, had been extended. The administration failed to disclose the true intention in the previous rezoning exercise, resulting in a waste of time;
- (c) Item A site was mainly natural slopes covered with vegetation. In contrast to the previous development proposal, which covered a formed flat platform and adjoining man-made slopes, the amendment aimed to extend the “OU(I&T)” zone to the surrounding natural slopes. This extension could potentially lead to gradual encroachment onto the burial grounds and the green belt, resulting in significant negative impact from both visual and functional perspectives;
- (d) based on industry feedback gathered during the Request for Information (RFI) exercise, the development of a single building with a larger floor area was expected, which would create a wall effect with adverse visual impact on the verdant landscape. Nevertheless, no new drawings or visual illustrations were provided to demonstrate the potential visual impact;
- (e) she queried the intended use of the additional area and planning application could be applied for the extensions as needed;
- (f) the references to a ‘larger floor area’ and ‘no additional traffic’ were inconsistent with the claim of no increase in gross floor area (GFA) or number of employees. Expanding the site would induce more GFA, which would inevitably generate impacts;

- (g) while tree felling was not explicitly mentioned, site photos revealed that a significant number of trees would be cleared. Although no Old and Valuable Trees were identified, the extent and diversity of trees affected were not disclosed;
- (h) the extension of man-made slopes had adversely affected the drainage functionality of the land surrounding the proposed development. The aerial photo showed landslide scars in the northern part of Item A site. News reports also captured visual evidence of water cascading down man-made slopes during heavy rainstorm in Shau Kei Wan;
- (i) heavy rainfall could trigger landslide, which might potentially lead to road closure. However, Item A site was only served by a single access road, and there was no proper evacuation plan for emergencies. Relying on helicopters for evacuation was not a viable option as each helicopter could carry, at most, half a dozen passengers;
- (j) the rezoning had deprived the community of essential services, particularly with regard to insufficient mortuary capacity, which remained inadequately prepared to handle another surge in deaths from diseases such as COVID-19;
- (k) given the substantial spare capacity of data centres in the Mainland, the Hong Kong Government should leverage those existing resources instead of investing in additional facilities, which might become technologically outdated over time and lead to unnecessary environmental disruption;
- (l) experts recommended that staggering investment and development phases was an option to remain agile and avoid obsolescence. This approach would allow for greater flexibility, enabling adjustments in response to evolving market conditions over the project duration, and the timely integration of new sources of renewable energy; and
- (m) there had been an excessive focus and reliance on a particular segment of Hong Kong's development. For example, the overemphasis on commercial property

in the central business district had culminated in oversupply. A prudent, step-by-step approach should be adopted for the planned tech park clusters, with expansion into other areas only when positive results were achieved.

9. While there was no proposed amendment to the Notes of the OZP, Ms Mulvihill expressed objection to the following:

- (a) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “Village Type Development” (“V”) zone would deprive the public of the right to comment on the location and design of those facilities;
- (b) the planning intention of the “V” zone was to provide housing for indigenous villagers, and the incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for the “V” zone would be exploited for commercial operations; and
- (c) she strongly objected to the revision to the Remarks of the Notes for the “Conservation Area” zone on filling of land/pond or excavation of land. Such revision would grant the Government unfettered and unaccountable power to act without adequate supervision, thereby undermining the planning process and disregarding community interests.

10. Ms Mulvihill also expressed other views not related to amendment to the draft OZP:

- (a) regarding the TPB papers uploaded to the TPB’s website, it was observed that various attachments were collated into one lengthy document with a large file size. To enhance accessibility, the attachments should be split into sub-sectors, such as OZP, Notes, Explanatory Statement, meeting minutes, and the table showing the government, institution and community (GIC) facilities; and
- (b) in view of numerous recent distressing incidents of murder and suicide, often involving innocent children, the Hong Kong Planning Standards and

Guidelines should include provision for mental health facilities to address the issues.

11. As the presentations of the representative of PlanD and the representer had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions to the representer 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 questions to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

Supercomputing Capacity

12. Referring to a Member's question on why Hong Kong had to develop its own data centre instead of leveraging the supercomputing capacity available in the Mainland, Ms Lillian M.L. Cheong, USITI, ITIB made the following main points:

- (a) ITIB had considered the need for a high-tier data centre in Hong Kong. In the wake of technological revolution and industrial transformation, artificial intelligence (AI) emerged as a major driving force in the development of big data, cloud computing, and other emerging industries such as new energy vehicles. Those sectors relied heavily on extensive data utilisation, thereby elevating data to a strategically critical element;
- (b) feedback from stakeholders in the I&T industry highlighted the insufficiency of land supply for data centres. As at 2024, data centre floor area in Hong Kong was about 1 million m², and it was expected to increase to 1.5 million m² by end 2026. Nevertheless, the growing demand for data centre facilities could not be fully accommodated by the current supply of 1 million m²;
- (c) according to a 2023 survey conducted by DPO, respondents responded that a floor area of 300,000 m² for data centre development would be required in the short to medium term. Such demand identified did not yet account for the additional requirements driven by supercomputing due to the recent rapid development in AI;

- (d) as Hong Kong was evolving into an international I&T centre, there was a pressing need to expand the availability of more data centres and supercomputing infrastructure. Initiatives such as AI Supercomputing Centre in Cyberport were pivotal in attracting both Mainland and overseas I&T companies, as well as bolstering local research and development efforts. Hangzhou was one of the examples to demonstrate how the provision of such facilities could effectively nurture and support business growth;
- (e) given Hong Kong's sophisticated and advance data centre infrastructure, and considering the statutory implications governing the outbound flow of data from the Mainland, Hong Kong could leverage its strategic advantage to facilitate cross-boundary data flow between Hong Kong and the Mainland. This would create a favourable business environment, empowering local and the Mainland companies to expand into overseas markets while assisting overseas companies in accessing the Mainland market through Hong Kong; and
- (f) on the software, the Hong Kong Government was actively collaborating with Mainland authorities to enable cross-boundary data flow. This initiative aimed to allow Hong Kong exclusive access to certain Mainland datasets while seamlessly bridging the international data domain.

Enlargement of the Site

13. In response to a Member's enquiry regarding the specific benefits of the inclusion of the additional three land parcels, Ms Lillian M.L. Cheong, USITI, ITIB highlighted that over 10 proposals were received during the RFI exercise, with comments raised on development parameters and site boundary demarcation in some proposals. In light of industry feedback, the current proposal of slight expansion of the boundary to avoid sharp corners would be able to cater for more potential development options initiated by future developer(s), such as a more compact layout to accommodate a large scale of the Graphics Processing Units (GPUs) in AI supercomputing facilities with cooling systems. The expansion would also provide flexibility to design the access road along the fringe of the site, rather than traversing the central part where

data centres faced security concerns. Therefore, Item A was considered necessary to demonstrate the Government's capability in shaping a more efficient market.

Electricity

14. A Member enquired whether any land had been allocated for electricity installations, such as fourth-generation nuclear power and small modular nuclear reactors, or if the data centres would rely on power supply from China Lights and Power Limited. Ms Lillian M.L. Cheong, USITI, ITIB replied that the power company remained the major supplier, and the I&T industry was encouraged to engage with the power company during the Expression of Interests and RFI stages to address issues such as electricity consumption estimates and the layout of power cable ducts and other installations. She clarified that there was no provision for nuclear energy facilities.

Slope Safety

15. Referring to R1's comments that the three land parcels were located on natural slopes, posing potential safety risks from strong rainfall under extreme weather conditions, a Member asked whether any study or measures would be introduced to ensure safety without disrupting the operation of data centres. Mr Rico W.K. Tsang, DPO/STN, PlanD responded that the three land parcels, which were natural slopes, constituted about 8% of the entire "OU(I&T)" zone. The Study confirmed that the site's drainage function was technically acceptable. After consulting relevant departments, it was concluded that the proposal would not result in insurmountable technical impacts. Under the current mechanism, prospective developer(s) or project proponent(s) would be required to submit building plans or conduct ground investigations to assess slope stability. If safety concerns were identified, slope remediation works should be undertaken in accordance with requirements under relevant ordinance(s) and regulation(s).

Development Timeline

16. Recognising the imminent need for the development of the supercomputing centre in light of evolving technological advancements, a Member enquired about the development timeline, the availability of an anchor tenant, and the timing of Phase 1 completion. In

response, Ms Lillian M.L. Cheong, USITI, ITIB said that the development was targeted for commencement as soon as possible. Currently, the tender preparation was in the final stage. The tender would adopt a two-envelope approach by evaluating both the land premium and non-premium proposals for technical assessment. A covenant period would also be incorporated to mandate the timing for the completion of whole development. The tender was expected to be rolled out to the market by this year. It was anticipated that the data facility cluster could be in operation within a few years after the tender award.

Access to TPB Documents

17. As per R1's comments on the presentation of drawings and tables in the Paper, a Member asked (i) whether the presentation format of the TPB papers was consistent across all cases; and (ii) whether the TPB papers accessible by the general public were identical to those distributed to the Members, and suggested DPO/STN to relay the concern to enhance future practices. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD explained that there had been a consistent practice across TPB papers in terms of the presentation format. Both the general public and the Members had access to the same set of documents.

18. Ms Mary Mulvihill, R1, clarified that the concern pertained to public access to information rather than the presentation itself. The TPB's website only displayed hyperlinks for 'paper', 'plans' and 'appendices', with various attachments including OZP, Notes and Explanatory Statement, meeting minutes, etc. grouped under 'appendices' without separate segments. In response, the Chairperson said that the TPB Secretariat would review the matter, as appropriate.

19. As Members had no further questions to raise, the Chairperson said that the hearing procedures for the presentation and Q&A sessions had been completed. She thanked the representer, the government representatives (including the Consultants) for attending the meeting. The Board would deliberate on the representation in closed meeting and would inform the representer of the Board's decision in due course. The representer and the government representatives (including the Consultants) left the meeting at this point.

Deliberation Session

20. The Chairperson invited views from Members.

21. A Member considered that R1's comments on Item A were unsubstantiated and Item A could be supported without further amendment. Another Member opined that the issues raised by R1 were not insurmountable. Regarding the utilisation of supercomputing capacity in the Mainland, according to previous experience in accessing the supercomputing facility in Shenzhen, the usage was restricted due to the prohibited outbound flow of raw data and substantial costs associated with purchasing large volumes of datasets.

22. While having no objection to Item A and acknowledging the significance of establishing data centres in Hong Kong, a Member pointed out that Item A only involved about 1 ha of land. The additional land parcels requested were piecemeal, primarily addressing the operational needs of I&T industry. The Member emphasised the importance of adopting a broader vision for the large-scale development of data centres to support the long-term objectives of I&T development. It was suggested that a comprehensive review of land requirements for such facilities should be undertaken, instead of addressing needs in a fragmented manner. In response, the Chairperson said that the comments could be relayed to ITIB for their consideration.

23. Members generally supported Item A to facilitate the data centre development. The Chairperson concluded that Members supported the amendment on the OZP to accommodate data centres and related purposes, and agreed that the OZP should not be amended to meet the adverse representation. All grounds of the representation had been addressed by the departmental responses as detailed in the Paper as well as the presentations and responses made by the government representatives at the meeting.

24. After deliberation, the Town Planning Board (the Board) decided not to uphold R1 and considered that the draft Man Kam To Outline Zoning Plan (OZP) (the draft OZP) should not be amended to meet the representation for the following reasons:

- “(a) since the permissible development parameters for the entire “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”) zone remain unchanged and the Item A site is generally bounded by the nearby ridgeline,

the future developer(s) is/are obliged to comply with the relevant requirements/guidelines, and thus adverse impacts from visual and landscape planning perspectives are not anticipated;

- (b) Item A, as a minor boundary expansion of the “OU(I&T)” zone, is to rationalise the site boundary to facilitate development of data facility cluster for data centres and related uses at Sandy Ridge. The findings of the engineering feasibility study are still applicable as confirmed by relevant government bureaux/departments and there is no insurmountable technical problem identified; and
- (c) in view of the sufficient supply of columbarium related facilities, the provision of such facilities at the Item A site is considered unnecessary.”

25. The Board also agreed that the draft OZP, together with its Notes and updated Explanatory Statement, was suitable for submission under section 8(1)(a) of the Town Planning Ordinance to the Chief Executive in Council for approval.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 2

[Open Meeting]

Consideration of the Draft Planning and Design Brief for Sites Zoned “Other Specified Uses” annotated “Innovation and Technology” on San Tin Technopole Outline Zoning Plan (TPB Paper No. 11017)

[The item was conducted in Cantonese.]

26. The Secretary reported that the draft Planning and Design Brief (PDB) was prepared for the sites zoned “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”) (I&T Sites) on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2 (the OZP) in the Northern Metropolis (NM). The OZP, together with the draft PDB, 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) 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 PDB involved I&T Sites in the San Tin/Lok Ma Chau Area (STLMC Area) of the San Tin Technopole (the Technopole) (herewith referred as the Area) and had taken into account an on-going consultancy study on the I&T development plan for the Area commissioned by the Innovation, Technology and Industry Bureau (ITIB). The following Members had declared interests on the item:

Mr Vincent K.Y. Ho] having current business dealings with
Dr Tony C.M. Ip] AECOM;
Mr Ryan M.K. Ip	- being one of the consultants of the consultancy study on the innovation and technology development plan commissioned by ITIB; and being a member of the Advisory Committee on NM;
Professor Jonathan W.C. Wong] being a member of the Advisory Committee
Mr Timothy K.W. Ma] on NM;
Mr Daniel K.W. Chung	- being a former director of CEDD; and
Ms Vilian W.L. Sum	- her spouse being an employee of CEDD.

27. Members noted that Dr Tony C.M. Ip, Messrs Ryan M.K. Ip and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting. As Mr Vincent K.Y. Ho had no involvement in the subject PDB and the interests of Professor Jonathan W.C. Wong, Mr Daniel K.W. Chung and Ms Vilian W.L. Sum were indirect, Members agreed that they could join/stay in the meeting.

28. The following government representatives including the consultants for conducting the Investigation Study which also covered the PDB (the study team) were invited to the meeting:

Development Bureau (DEVB)

- | | | |
|----------------------|---|--|
| Ms Pecvin P. W. Yong | - | Deputy Director, Northern Metropolis
Coordination Office (DD, NMCO) |
| Mr C.W. Liu | - | Assistant Secretary, NMCO |

Innovation and Technology Commission (ITC)

- | | | |
|---------------------|---|----------------|
| Mr Terry T.Y. Wong | - | Senior Manager |
| Mr Joey C.Y. Cheung | - | Manager |

PlanD

- | | | |
|----------------------|---|---|
| Ms Josephine Y.M. Lo | - | District Planning Officer/Fanling,
Sheung Shui and Yuen Long East
(DPO/FSYLE) |
| Mr Kimson P.H. Chiu | - | Senior Town Planner/FSYLE
(STP/FSYLE) |
| Ms Karen K.Y. Chan |] | Town Planner/FSYLE |
| Ms Jessie S.Y. Lau |] | |

CEDD

- | | | |
|----------------------|---|--|
| Mr Gavin C. P. Wong | - | Deputy Project Manager (North)
(DPM(N)) |
| Ms Kaberlina K.M. Ho | - | Chief Engineer/North |
| Mr Tony K.L. Cheung | - | Project Team Leader |
| Ms Teresa O. S. Ma |] | Senior Engineer |
| Mr H.N. Wong |] | |
| Ms Cherry W.P. Suen | - | Engineer |

AECOM

- | | | |
|----------------------|---|------------|
| Ms Hazel W.N. Yun |] | |
| Mr Jeffrey C.L. Yuen |] | |
| Ms Christie H.L. Li |] | Consultant |
| Ms Avery T.Y. Lam |] | |
| Mr Martin M.T. Law |] | |
| Ms Becky S.M. Wong |] | |

29. The Chairperson extended a welcome and invited the study team to brief Members on TPB Paper No. 11017 (the Paper).

30. With the aid of a PowerPoint presentation, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD and Mr Kimson P.H. Chiu, STP/FSYLE, PlanD briefed Members on the draft PDB which set out the background of the OZP and PDB; consultation with stakeholders undertaken and how the draft PDB had taken into account the major views and proposals of the Town Planning Board (the Board), representations in respect of the OZP and the consultees; as well as the broad planning parameters, key development and design considerations and requirements for guiding the design and implementation of future developments at the five clusters of I&T Sites in the Area to facilitate the preparation of Master Plan(s) by project proponent(s) of development(s) at the I&T Sites which would be considered by a Designated Committee to be set up under the DEVB as detailed in the Paper.

[Ms Kelly Y.S. Chan and Mr Daniel K.W. Chung joined the meeting during PlanD's presentation.]

31. After the presentation of the study team, the Chairperson supplemented that the OZP was approved by the Chief Executive in Council in September 2024. Since then, PlanD together with NMCO of DEVB, CEDD and other relevant government bureaux/departments (B/Ds) had been working on this PDB over the past year, soliciting views from relevant stakeholders including professional institutes, village representatives and the Environmental Committee (EC) for the Technopole established under the approval of the Environmental Impact Assessment (EIA) Report. The Chairperson remarked that suggestions and views gathered from the representations received in relation to the draft OZP and the representation hearing of the draft OZP in mid-2024, as well as relevant stakeholders had suitably been taken into account in the draft PDB. By striking a balance between development and nature conservation while staying within the OZP framework, the PDB aimed to refine the development controls to better serve objectives such as rural and urban integration, providing a more natural interface between fish ponds and new developments, etc.. The Chairperson then invited questions and comments from Members.

Positioning

32. Some Members expressed their appreciation for the professional and dedicated efforts of the study team in preparing the draft PDB, highlighting its adept balance between the needs of people and nature as well as flexibility and control with multiple factors having been taken into account, and considered that the Technopole had the potential to become a world-class

development, particularly suitable for development of green technology. Some Members also expressed support for the vision of developing the Technopole as a world-class I&T hub, citing the availability of resources, strong commitment and collaboration with the Mainland in the Loop as key contributing factors.

33. A Member remarked that there were numerous examples of successful I&T parks worldwide, such as those in Silicon Valley in the US and Hangzhou in the Mainland. Most of those I&T parks featured a central axis, not necessarily a straight line but a strategically planned area designed to foster the integration of education, research, industries and enterprises within the I&T community. For the Area, it was crucial to emphasise in the PDB its integration with the Loop as well as the planned NM University Town. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that ITIB was conducting a consultancy study which featured a similar “axis” concept to connect different I&T land parcels or clusters within the Area. The purpose of the draft PDB primarily focused on planning and urban design parameters and requirements for I&T Sites instead of the I&T development strategies or model for the Area and its connection with the surrounding areas. That said, some details could be considered to be included in the PDB based on the preliminary strategies under ITIB’s consultancy study as mentioned.

Comments from Consultations

34. A Member referred to 10 constructive views or proposals raised by representers at the representation hearing for the draft OZP in mid-2024, which were considered valuable in formulating the PDB and enquired how those views or proposals were taken into account in the PDB and, if not, the reasons for not taking them forward:

- (a) the planned Road L6 being too close to the existing shrines of Shek Wu Wai;
- (b) further widening the 300m-wide east-west birds’ flight corridor which connected the areas to the south of the Loop and Sam Po Shue (SPS) wetlands at appropriate locations to enhance ecological connectivity;
- (c) the stepped building height (BH) bands could be less pronounced and the BH profile should be more gradual;

- (d) removing unnecessary Column 1 uses for the “OU(I&T)” zone of the OZP as far as possible to avoid the perception of bypassing the Board’s authority;
- (e) retaining the wetlands in Hop Shing Wai/ Lin Barn Tsuen at the northwestern corner of the Area as a multi-functional green space;
- (f) retaining some existing fish ponds in the I&T Sites and demarcating a more natural and meandering boundary between the I&T Sites and the planned Sam Po Shue Wetland Conservation Park (SPS WCP), taking into account the configuration of fish ponds;
- (g) preserving existing farmland and ponds to the southeast of Shek Wu Wai for agricultural use;
- (h) retaining existing farmland near Shek Wu Wai for urban farms;
- (i) adjusting BH restrictions for areas near the Mai Po Lung Village (MPLV) Egrettry and the 300m-wide east-west birds’ flight corridor (currently occupied by the Lok Ma Chau Boundary Control Point); and
- (j) utilising the existing natural assets to enhance flood resilience.

35. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD with the aid of some PowerPoint slides, made the following main points:

- (a) for point (a), PlanD in collaboration with CEDD had consulted village representatives of Shek Wu Wai on their concerns, including the alignment of the planned Road L6 and the potential conflict with the existing shrines. Upon review by CEDD, the planned Road L6 had been realigned to avoid impact on the existing shrines, with provision of sufficient buffer area around the existing shrines;
- (b) for points (b) and (c), the 300m-wide birds’ flight corridor was preserved with the designation of non-building area (NBA) and stringent BH control for

developments to the immediate north and south of the corridor on the OZP. For further enhancement, instead of widening the NBA on the OZP, more stringent BH control for the surrounding areas was specified in the draft PDB to maintain a conducive environment for ecologically sensitive areas. The maximum BH restrictions at Areas 16A-7 and 19A-2 were set at 130mPD and 105mPD respectively. To avoid an abrupt change in BH in a stepped height profile, a further reduction in BH (by about 10% to 30% compared with the stipulated BH restrictions on the OZP) for the northern portions of Areas 16A-5, 16A-6 and 19A-2 was required under the PDB, aiming to accentuate a stepped BH profile descending towards the 300m-wide birds' flight corridor and create an even more harmonious environment. To strike a balance between development and nature conservation while ensuring flexibility for future building design, the requirement to lower the BHs as specified in the draft PDB was set out in the form of a range and percentage (i.e. BH reduction by 10% to 30%), which had taken into account the proposed development intensities in the locality and the feasibility of achieving a stepped BH profile;

- (c) for point (d), the incorporation of a variety of Column 1 uses in the "OU(I&T)" zone of the OZP was intended to provide flexibility to cope with the ever-changing demands and embrace technological advancements. Notwithstanding this, major I&T uses, such as life and health technology, artificial intelligence (AI) and robotics, had been included in the draft PDB in consultation with ITIB and with reference to ITIB's consultancy study. Besides, maximum gross floor area (GFA) was not specified for ancillary uses and talent accommodations so as to allow flexibility for future developments. The statutory OZP and the administrative PDB would provide suitable flexibility and control through setting out the permissible uses, while allowing the proportions of those uses to be determined by the project proponent(s). The condition requiring project proponent(s) to submit Master Plan(s) in accordance with the PDB would be stipulated in the concerned land documents. Each Master Plan would be considered and approved by the Designated Committee to be set up under DEVB. If there was any major deviation from the intended uses and permissible GFA as indicated in the PDB, project proponent(s) would be required to provide justifications supported with technical information in

their Master Plan submission. This mechanism would ensure flexibility while preventing disproportionate non-I&T complementary uses and ensuring compliance with PDB requirements;

- (d) for point (e), some of the existing ponds along the boundary of the planned SPS WCP and I&T Sites were recommended to be retained and restored, including the two dried-up ponds near Hop Shing Wai/Lin Barn Tsuen. Together with the 35m-wide eco-interface from the edges of the retained ponds, this would further reduce potential disturbance to SPS WCP and the Mai Po Inner Bay Ramsar Site, and enhance connectivity of wetland habitats. This would also help minimise the bottleneck effect in the wetland area of SPS and the birds' flight path connecting to the Mai Po Village (MPV) Egrettry;
- (e) for point (f), to avoid a hard edge boundary between the planned SPS WCP and I&T Sites in Areas 19B and 19C, the natural configuration of some existing ponds was taken into account in modifying the boundary to achieve a more curvilinear and natural interface. When determining the ponds to be retained, the existing condition of the ponds, the potential impacts on the supply of I&T land, and the surrounding planned land uses and future developments had been taken into consideration as a whole. For example, the ponds in conflict with the future revitalisation works of the San Tin Western Main Drainage Channel (STWMDC), and the possible area for modernised aquaculture production in the planned SPS WCP were not recommended for preservation;
- (f) for points (g) and (h), the existing farmlands near Shek Wu Wai were not covered in the PDB as it was intended for the I&T Sites. How the arrangement for the concerned farmlands could be enhanced would be further examined during the preparation of the Outline Development Plan (ODP). Nevertheless, if the farmlands in Shek Wu Wai would be in unavoidable conflict with the planned uses in the locality, they might inevitably be affected and could not be preserved in-situ. Alternative measures to facilitate the continuity of agricultural activities in the area would be further reviewed at a later stage;

- (g) for point (i), the 70m-wide NBA was designated on the OZP to preserve the birds' flight path connecting the MPLV Egrettry and the wetlands in SPS. To further reinforce design harmony between the I&T Sites and birds' flight paths of MPLV Egrettry, a BH reduction by about 10% to 30% as compared with the BH restriction on the OZP was specified for Area 19C-1 in the PDB. Furthermore, a 10m-wide building setback was required for buildings on both sides of the 70m-wide NBA, and a landscaping area was required to the west of the 70m-wide NBA near Road L11. A 10m-wide building setback was also required at the western boundary of Area 19C-2 to facilitate the birds' flight path of the MPV Egrettry; and
- (h) for point (j), San Tin Eastern Main Drainage Channel (STEMDC) and STWMDC would be retained and revitalised to include floodable landscape treatments integrated with open spaces for recreational and amenity uses. In addition to these revitalised drainage channels, flood attenuation facilities were also proposed in various locations of the Area under the Investigation Study. As these areas were not designated for I&T uses and were outside the scope of the PDB, they would be addressed separately. CEDD would also oversee the flood resilience works to ensure effective flood management.

36. A Member enquired whether the opinions of rural committees and village representatives were documented to substantiate the level of support from existing villages for the planning and urban design requirements. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that consultations with village representatives were conducted in an informal setting to foster open and candid discussion and expression of opinions. Key comments such as the aspirations of the village representatives and the commitments made by the study team were documented in a gist of discussion after the consultation sessions.

37. In response to a Member's question on whether the villagers' concerns during the representation hearing stage of the draft OZP about the alignment of the planned Road L21 affecting Chau Tau had been resolved, Mr Gavin C.P. Wong, DPM(N), CEDD said that planned Road L21 would connect to planned Road L19 which was located to the immediate south of Chau Tau. The villagers had suggested whether planned Road L19 could be re-aligned to follow the existing alignment of Chau Tau South Road. Such suggestion was not preferred as it would

undesirably affect the division of land parcels. Regarding villagers' concerns that the *pai lau* gateway of Chau Tau might be impacted by planned Road L21, adjustments to the road alignment had been made to ensure the preservation of the *pai lau* gateway.

38. In addressing to a Member's question on how the PDB had incorporated the comments from EC for the Technopole established under the approved EIA Report, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that EC was consulted in March 2025 which mainly expressed concerns similar to those from the Board and the representations in respect of the OZP, including the birds' flight paths/corridors, bird-friendly design, design of wildlife corridor, as well as urban-rural integration, especially in the preservation of village assets like '盤古王' in Chau Tau and '土地公' in Ha Wan Tsuen. EC's comments had been suitably addressed through the planning and design requirements in the PDB. For example, the shrines of '盤古王' and the associated trees in Chau Tau, and the shrine of '土地公' and its associated tree in Ha Wan Tsuen would be preserved, with areas around them designated as multi-functional public spaces. Besides, the PDB also required the project proponent(s) to refer to the relevant documents and guidelines (e.g. Bird-friendly Design Guideline and Detailed Design Plan for the Establishment of Wildlife Corridors) under the approval conditions of the EIA Report.

Relationship among Different Plans

39. A Member enquired about the relationship among the OZP, ODP, PDB and Master Plan(s) to be submitted by project proponent(s), as it was unclear whether project proponent(s) of I&T Sites were required to follow the OZP and the PDB simultaneously or to further incorporate the ODP requirements, if the PDB would be translated onto the ODP, into their Master Plan submissions. Despite the imposition of BH restrictions or setback requirements on the OZP or PDB, without internal road alignment and plot demarcation, which should normally be reflected on the ODP, it might be difficult for project proponent(s) of development(s) on large land parcel(s), such as Areas 19B and 19C, to submit Master Plan(s) based solely on the OZP and PDB. While acknowledging the intention to maintain flexibility, there was a need to consider how attractive designs could be developed to position the Technopole as a world-class I&T hub. The content, timing and formulation of the ODP, as well as its relationship with the PDB, should be clearly set out.

40. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that detailed requirements had not been specified in the PDB in order to provide flexibility for the development of larger land parcels. The statutory OZP stipulated the permissible land uses, NBA and BH restrictions, while the administrative ODP would provide more detailed planning and urban design requirements, subject to scrutiny by various B/Ds. The PDB, which would be attached to the ODP, specifically setting out the planning and urban design requirements for I&T Sites, while the Master Plans would be submitted by project proponent(s) of I&T Sites to demonstrate compliance of the development proposals with the PDB requirements. For larger sites like Areas 19B and 19C, design flexibility and integration with the surrounding natural environment were prioritised. The absence of plot demarcation was intended to allow flexibility for either a single large enterprise to occupy the entire site, or multiple companies to share the site with demarcation to be determined at a later stage. Notwithstanding this, there were descriptive guidelines for the sizeable I&T Sites in Areas 19A, 19B and 19C, encouraging project proponent(s) to consider connecting these areas through continuous pedestrian walkways with the provision of open space and even food and beverage facilities, etc., thus creating diversified and vibrant pedestrian environments. If the large land parcels were to be developed by different project proponent(s), the pedestrian linkages between the individual sites could progressively be developed to form an integrated network to enhance the overall connectivity. The Designated Committee to be set up under DEVB would review the Master Plan(s) submitted by project proponent(s) for different I&T Sites and ensure that adequate pedestrian connections between the sites and the clusters would be provided. For non-I&T sites, detailed design requirements and road alignments would be incorporated into the ODP, which would be formulated at a later stage.

I&T Uses

41. A Member enquired whether the GFA requirement specified for each cluster in the PDB represented the total GFA for all I&T Sites within the cluster, including GFAs for I&T and non-I&T uses such as talent accommodation; and given the scattered nature of the I&T Sites in Cluster 1, how those sites could be better connected to create a cluster effect, such as through relevant requirements in the PDB. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the GFA specified for each cluster was the total GFA for all I&T Sites within the same cluster for both I&T and non-I&T uses. As announced in the 2024 Policy Address, the I&T Sites in Cluster 1 were entrusted to the Hong Kong Science and Technology Parks Corporation (HKSTPC) for development and operation. HKSTPC was currently carrying out

a master planning study for Cluster 1. With a view to enhancing the connectivity between the scattered land parcels in Cluster 1, it was stipulated in the PDB that multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges were encouraged.

42. Noting that Area 19A-2 within Cluster 2, with an extensive size of nearly 24 ha, had the potential to attract key industry player and serve as an anchor operation, a Member suggested that consideration could be given to stipulating more focused development requirements for this Cluster at the outset, which could help secure high-quality operators targeted by the Government, whose initial presence might encourage further participation. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD clarified that apart from Cluster 1 that would be delivered to HKSTPC, no definitive land disposal plan had been established for the remaining area at this juncture. The Member's views regarding the disposal of Area 19A-2 were acknowledged and would be duly considered by the Government in the future land disposal arrangements.

43. In anticipation of high demand for computing power, a Member enquired whether network connections among areas with major data centres in Hong Kong, such as the Technopole, Sandy Ridge and Tseung Kwan O, would be established, and if such essential data infrastructure networks would be implemented earlier in the Technopole to facilitate business operations. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of a PowerPoint slide, pointed out that a government data centre was planned in Area 19B in close proximity to the Loop, and the exact location would be determined at a later stage. Mr Terry T.Y. Wong, Senior Manager, ITC added that ITIB was currently conducting a consultancy study on the development plan of the I&T industries in the Technopole. The Member's suggestions regarding network connections among various data centres in Hong Kong were acknowledged and would be duly considered by the Government.

44. A Member considered that it was desirable to maintain the planned total GFA for I&T uses even with the planning and design requirements of the PDB in place. Nevertheless, without the outcome and recommendations of ITIB's consultancy study, the PDB lacked a clear strategy in terms of the overall I&T developments. Furthermore, the Member made the following comments:

- (a) if the I&T uses would be managed under an I&T park corporation, the overall steer should be driven by the I&T park cooperation but not individual project proponents;
- (b) drawing on the Mainland experience, one single enterprise could easily take up a relatively large site, say an area of 100 ha. As the PDB provided flexibility to accommodate the needs of different scales of I&T companies, it would be possible for the planning and design of a major proportion of land to be largely shaped by a single project proponent;
- (c) whereas in Hong Kong with higher land price, even if it was possible to allocate a parcel of 20 ha to an enterprise of modest scale, investors might not be interested to invest in such a small site; alternatively, if assigning one large 'parcel', say Area 19B of 70 ha, to a single enterprise, it would require a huge financial commitment and might not achieve economies of scale;
- (d) the city of Dongguan successfully attracted a large-scale company to establish a local base due to concessionary policies. It was questionable whether the Hong Kong Government would offer similar level of concessionary policies to attract enterprises; and
- (e) as the site of 70 ha was much larger than the Hong Kong Science Park, it was opportune to make this new site more attractive. However, since the I&T activities within a parcel remained unknown, it would be difficult to plan ahead, such as placing a central axis as an urban design feature, as the facilities might create an angular configuration.

Supporting Facilities

45. Two Members raised the following questions:

- (a) whether educational use was planned and permitted under the OZP;

- (b) the function and proportion of academic facilities in the overall planning of the Area, which were categorised as supporting facilities in the PDB; and
- (c) whether the envisaged academic facilities and the associated research, academic and industry activities in the Area would be limited in scale;

46. In response, Ms Josephine Y.M. LO, DPO/FSYLE, PlanD made the following main points:

- (a) from statutory planning perspective, education uses, including ‘Educational Institution’ and ‘School’, were Column 1 uses which were always permitted in the “OU(I&T)” zones under the OZP. Those uses covered a wide range of facilities, including primary schools, secondary schools, universities and tutorial schools;
- (b) large-scale educational institutions were planned in the Northern Metropolis University Town (NMUT) at various locations in NM including Ngau Tam Mei, Hung Shui Kiu/Ha Tsuen and the New Territories North New Town. While the academic facilities mentioned in the PDB were envisaged to be smaller in scale and related to academic research to support the I&T development, they were not intended to be of a scale comparable to the academic and research facilities of the universities in the NMUT. In addition to academic facilities, provisions for professional services and knowledge exchange facilities were also allowed to promote I&T and foster collaboration among academic and research sectors, aligning with the planning vision for the Technopole which focused primarily on creating a world-class I&T hub; and
- (c) a fixed proportion of those supporting facilities was not specified in the PDB, and the project proponent(s) could propose a reasonable mix and proportion in their submission of the Master Plan(s) for consideration and agreement by ITIB and the Designated Committee to be set up under DEVB.

47. Noting that academic facilities as well as retail and dining uses were categorised as supporting facilities for I&T Sites in the PDB, implying that all those uses held the same level of importance, a Member further enquired about the proportion of academic facilities in the overall planning of the Area. In response, Ms Josephine Lo, DPO/FSYLE, PlanD said that the concept of comprehensive development to include uses such as professional services, academic, knowledge exchange and retail and dining to support the I&T developments in the Area was one of the recommendations of ITIB's consultancy study, which did not prescribe a rigid proportion for each type of supporting facility but aimed for a flexible mix that supported the main I&T uses. Project proponents were allowed to propose suitable supporting facilities in the future developments based on their needs. Acknowledging the Member's views, the Chairperson considered it worthwhile to suitably refine the relevant parts in the PDB to distinguish academic facilities from professional services and retail and dining uses.

48. In response to the Member's question on the scale of the proposed exhibition venues as remarked in the PDB, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that similar to academic facilities, the exhibition uses mentioned in the PDB were also supporting facilities for the I&T Sites which were intended to promote I&T industries and facilitate knowledge exchange. As the positioning of the Technopole was primarily on I&T development, there was no major standalone exhibition venue planned in the Area. That said, a cultural and community complex was planned in San Tin Town Centre.

Talent Accommodation

49. Regarding the provision of talent accommodation in the I&T Sites, some Members raised the following questions/concerns:

- (a) the location and scale of the talent accommodation to be provided in the Area;
- (b) talent accommodation should not be located at remote location of the I&T Sites. In general, enterprises would provide staff quarters within their own land parcels. Enterprises might also wish to utilise adjacent land parcels for staff quarters. Such a possibility could not be ruled out; and

- (c) the unit size of talent accommodation which was expected to meet international standards, and should not be too small and unfavourable for retaining talents, who might consider residing in Shenzhen and commuting daily instead;

50. In response, Ms Josephine Y.M. LO, DPO/FSYLE, PlanD made the following main points:

- (a) the Explanatory Statement of the OZP specified that about 6,400 talent accommodation units with a GFA of about 268,000m² were proposed within the I&T Sites. While the said amount of talent accommodation units was based on current estimates, flexibility had been allowed in the PDB for the project proponents to increase the number and GFA of the talent accommodation units as needed and well justified during the Master Plan submission stage, subject to the agreement of ITIB and the Designated Committee;
- (b) talent accommodations were allowed at the various clusters. Nevertheless, it was indicated in the PDB that due to the ecological sensitivity of the northern part of the Area, talent accommodations within Clusters 2, 3 and 4 could be located in their southern parts; and
- (c) with reference to the newly built talent accommodations in the Loop, the unit sizes ranged from about 23m² to 45m², depending on the number of bedrooms. To allow flexibility for the market to determine the appropriate unit size of the talent accommodation, no minimum unit size was currently specified in the PDB. That said, noting the Member's views, the study team could review whether there was a need to specify a minimum unit size for talent accommodation in the PDB. In any case, the project proponent(s) might propose better designs which might not fully comply with the PDB requirements, and the Designated Committee would scrutinise the Master Plan submission(s) in a cautious and prudent manner.

BH and GFA Control

51. While a stepped BH concept was adopted for the I&T Sites near the ecologically sensitive areas, e.g. those descending from 105mPD to 15mPD near SPS WCP, a Member observed that the proposed stepped BH profile descending towards the existing village clusters remained unclear, as it would only be defined at the Master Plan submission stage which buildings were regarded as facing the villages and that their BHs should be further lowered by 10% to 30%. The Member enquired about the different approaches to controlling stepped BHs in those two situations, and how the stepped BH requirement could be maintained when the buildings were redeveloped in the future.

52. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, said that statutory BH restrictions were stipulated on the OZP for Areas 19B and 19C adjoining SPS WCP. To allow for development flexibility, lower BHs, expressed in terms of a percentage of reduction of 10% to 30% as compared with the BH restrictions stipulated on the OZP, were required in the PDB for certain I&T Sites subject to the stepped BH concept, such as those near the 300m-wide birds' flight corridor in Areas 16A and 19A. Since the OZP, ODP and PDB would continue to govern developments in the I&T Sites, the stepped BH control would be maintained even during future building redevelopments.

53. A Member asked how different BH zones were demarcated in the PDB, and whether a more detailed control mechanism on the heights of the main roofs and upper roofs of buildings would be formulated, considering the need to protect the important birds' flight corridor/paths and minimise visual impact.

54. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD made the following main points:

- (a) the BH control in the PDB was proposed on top of the statutory BH restrictions stipulated on the OZP. To reinforce design harmony with the 300m-wide birds' flight corridor in the east-west direction, stepped BHs with a lowered BH (by about 10% to 30% as compared with the stipulated BH restrictions under the OZP) were imposed in Cluster 2. The detailed BH profile would be examined during the Master Plan submission stage; and

- (b) in general, the BH control of the OZP and PDB referred to the BH at the main roof level. Taller rooftop structures might be required due to the specific nature of the I&T buildings. Relevant requirements could be considered in the PDB, which stated that the excessive rooftop structures should be avoided in areas near ecologically sensitive areas such as birds' flight paths/corridors.

55. A Member enquired how the reduced GFA resulting from the lowered BHs to achieve the stepped BH profile could be compensated. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that one of the guiding principles for drafting the PDB was to ensure that the total GFA of 5.7 million m² for the I&T Sites would not be substantially affected. While there might be minor adjustments in the development parameters of individual I&T Sites, it had been assessed and ascertained that the development requirements of the PDB, such as reduction of BH and building setbacks, would not affect the total achievable GFA for I&T Sites.

Ecology

56. A Member enquired about the proportion between the primary wetland and the artificial wetland in SPS WCP with a view to enhancing the design of natural wetland boundaries. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that SPS WCP was about 348 ha in size, consisting of active, inactive or abandoned fish ponds. In accordance with the approved EIA Report, 253 ha of ecologically enhanced fish ponds would be created, together with 35 ha for freshwater wetland and 40 ha for fisheries enhancement area. The design scheme of SPS WCP was still being refined to incorporate comments from EC as established according to the conditions of the said approved EIA Report. As a remark, all wetlands were considered as artificial noting that villagers had made use of the subject lands for aquaculture activities for decades, which subsequently created habitat for migratory birds.

57. A Member asked about the possibility of preserving the existing watercourse between STEMDC and STWMDC. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the preservation of the existing watercourse between STEDMC and STWMDC had been examined during the formulation of the PDB. Nevertheless, taking into account the requirement for two 15m-wide NBAs in the central part of Cluster 3, retaining the existing watercourse on top would compromise the development potential of Cluster 3. That said,

while it was not a requirement under the PDB, project proponent(s) could still explore the possibility of retaining the watercourse by incorporating it into their development proposal.

58. A Member asked whether the formulation of design requirements for the wildlife corridor in Cluster 2 would be carried out by the project proponent(s) or the Government, noting that if it was the former, reaching a consensus among all project proponents might be challenging. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that the submission of a detailed design plan for the establishment of wildlife corridors by CEDD to the Director of Environmental Protection (DEP) was a condition of the approved EIA Report. The main function of the corridor was to facilitate movement of non-flying mammals, including otter. The preliminary design proposal of the corridor was discussed at EC held in March 2025. The detailed design, incorporating feedback received, was currently underway and would be submitted to DEP for approval in due course. The wildlife corridor would be implemented by the Government and would not encroach upon any I&T Sites.

59. A Member enquired whether the 35m-wide eco-interface would be considered for use in eco-education development. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that CEDD was conducting an investigation study for the planning of SPS WCP. While eco-education would be one of the key elements of SPS WCP, its implementation within the 35m-wide eco-interface would be explored in this investigation study. The development would make good reference to the Long Valley Nature Park, in which designated ecological zones, visitor areas and agricultural/fishery zones were established, with their individual functions working effectively. The ultimate aim was to create a world-class wetland park to enhance the ecological capacity for the development of NM, focusing on educating future generations on conservation concepts and developing a modernised aquaculture industry in Hong Kong.

60. A Member enquired about the management responsibilities of the 35m-wide eco-interface along SPS WCP for Areas 19B and 19C. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that it would be more appropriate for the Government to design and build the 35m-wide eco-interface, which was adjacent to SPS WCP. A proper long-term management plan for the eco-interface would be devised at the detailed design stage.

Smart, Green and Resilient (SGR) Measures

61. A Member suggested that any substations or heating supply facilities (if any) proposed by the project proponent(s) should avoid disturbing the birds' flight paths due to their potential obstruction and noise nuisance; and enquired whether the flushing system would use fresh water or salt water. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the Member's suggestion could be incorporated in the PDB. Mr Gavin C.P. Wong, DPM(N), CEDD added that a tertiary effluent polishing plant would be constructed to treat sewage, which would then be further processed as reclaimed water for flushing purposes.

62. A Member had the following comments:

- (a) while the PDB would ensure the adoption of SGR measures in the I&T Sites to address extreme weather conditions and climate change, the need to respond to storm surge impacts should also be specified in the PDB;
- (b) while paragraph 4.5 of the PDB mentioned that the north-west to south-east breezeways facilitated summer wind penetration, it should be noted that summer winds were typically from the south-west, which were perpendicular to the north-west to south-east breezeways. To enhance accuracy, it was suggested to delete the word 'summer' from that sentence;
- (c) the stormwater management section of the PDB referred to the Drainage Services Department's Stormwater Drainage Manual Corrigendum No. 1/2024, which was the most current document. As this manual might be updated in the future, project proponent(s) should also be advised to refer to any subsequent updated versions of the manual or other updated versions of government guidelines/regulations; and
- (d) while the Paper advised the project proponent(s) to implement green building design features to endeavour achievement of at least a Provisional Gold rating under the Building Environmental Assessment Method (BEAM) Plus, it was suggested that the recommendation for attaining a higher BEAM Plus rating should be more assertive than simply stating 'to endeavour'.

63. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the Member's suggestions could be suitably incorporated in the PDB.

64. A Member appreciated the introduction of numerous greening initiatives, particularly emphasising that at-grade greening was preferred for better long-term maintenance, and considered that the requirement for achieving a desirable BEAM Plus rating should apply to both new and existing buildings to ensure that the implemented greening measures, including rooftop and vertical greening, could be maintained in the long term. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that in addition to the provision of green roofs, there were also requirements in the PDB encouraging at-grade greening, which was the key greening objective for the Area. For the long-term maintenance of the rooftop and vertical greening, it could be strengthened under the current development control mechanism of the Government.

65. A Member raised the following questions:

- (a) whether there would be specific incentives to encourage project proponent(s) to adopt SGR initiatives in their developments;
- (b) noting that the adoption of blue-green elements and the sponge city design concept was effective in combating climate change and extreme weather while improving the surrounding environment, whether there was a significant cost difference between implementing the proposed blue-green infrastructure and the traditional pipe-based drainage system; and
- (c) how the treated water from the tertiary effluent polishing plant would be utilised, specifically whether it would be discharged into the sea or used for alternative purposes, apart from flushing purpose, and whether additional water bodies would be created to optimise the use of excess treated water.

66. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD and Mr Gavin C.P. Wong, DPM(N), CEDD, with the aid of some PowerPoint slides, made the following main points:

- (a) previously, a 10% GFA concession was allowed for any building projects obtaining a BEAM Plus rating, regardless of whether the rating was a gold,

silver or bronze. Upon review, the Government had enhanced the mechanism by requiring a gold or provisional gold rating for building projects to qualify for the 10% GFA concession, while additional efforts on compliance with specific standards on quality built environment would be required for projects that only achieved a silver or bronze rating. This could provide incentives for future development(s) to obtain a BEAM Plus gold rating or above, thus promoting SGR initiatives and green building design;

- (b) the Government had advocated the development of blue-green infrastructure in the past and had gained ample experience. The revitalisation of Tung Chung River currently underway was a good example. It was considered that such implementation of blue-green infrastructure would not entail high construction cost, and there was a stringent cost control mechanism in place; and
- (c) after the tertiary effluent polishing plant processed the sewage, the treated sewage would be further processed to produce reclaimed water. Apart from using reclaimed water for flushing or irrigation purpose, a certain portion would also serve as the cooling media in the district cooling system to reduce heat. The future I&T Sites would also require a significant amount of reclaimed water for cooling purposes, instead of using potable water. CEDD was working towards increasing water bodies in various recreational areas in the Area.

67. A Member enquired if there could be waste collection or recycling system underground in the Area. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that while there was no underground waste management system proposed for the development in the Area, one of the recommendations from the Advisory Council on the Environment for carrying out of the Technopole project was for the project proponent(s) to explore the feasibility of implementing automatic refuse collection systems. Such recommendation had been incorporated in the PDB for consideration by project proponent(s). Miss Queenie Ng, Principal Environmental Protection Officer/Territory South, EPD supplemented that EPD had been promoting the use of recycling facilities. Apart from I&T use, residential and commercial land uses, generating municipal solid waste including food waste, were also included. The

Government had been actively promoting food waste recycling to achieve waste reduction at source.

68. A Member opined that to make future maintenance easier, the option of providing underground utility tunnels could be explored in the planning of new development areas (NDAs), such as the Area, although the area's terrain might not be sufficiently elevated and the underground facilities might be prone to flooding. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that suitable locations for underground utility tunnels in the STLMC area of the Technopole would be explored and implemented, taking into account cost-effectiveness.

Pedestrian and Road Network

69. A Member appreciated the planning of a comprehensive pedestrian and cycling network within the Area and suggested that consideration could be given to using nature-based materials for road surfaces of internal roads at the I&T Sites, instead of the conventional concrete or asphalt surfaces, to create a greener and more sustainable environment. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that comprehensive pedestrian and cycling networks had been planned throughout the Area. For individual clusters, the PDB included requirements on the provision of pedestrian connections both within and among the clusters as well as to the surrounding areas. Mr Gavin C.P. Wong, DPM(N), CEDD supplemented that the sponge city concept would be adopted in the Area, such as the adoption of more permeable road surfaces.

70. A Member enquired about the definition of good connectivity in terms of pedestrian and cycling networks, and whether there would be any guidelines on good connectivity as expected by the Government for project proponents. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that while there were prevailing planning and design manuals for bicycle tracks and roads, the Designated Committee would endeavour to diligently assess the design proposals from project proponent(s) to ensure the quality of the required facilities. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, TD added that walkability concepts for pedestrian ways design, especially in NDAs, had been adopted by TD. Under the pedestrian planning framework, the functions of pedestrian ways would be identified as "place" and "link" to meet associated pedestrians needs. The width of pedestrian walkways would be

determined based on the locations of attraction points and the preferred corridors identified by pedestrians.

71. Noting that despite being served by major roads, the road junctions near the Science Park and Cyberport were very congested during school peak hours, probably due to nearby schools, a Member enquired about the overall road network planned for the Area and whether the traffic from schools and residents had been taken into account. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that a comprehensive traffic and transport impact assessment had been conducted in consultation with TD during the investigation study for the Area. In addition to the construction of new roads, road widening works for a section of San Tin Highway between the interchanges of San Tin and Shek Wu Wai would be carried out to enhance the accessibility of the Area. The capacity of the entire road network could fully support the development of the Technopole.

72. In response to a Member's suggestion regarding the incorporation of innovative ideas in the design of roads and infrastructure in the area, such as adopting smart mobility system, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said the Member's suggestion could be suitably considered by the Government.

Urban-rural Integration (URI)

73. A Member suggested the Government to formulate a master plan for all villages in the area with a view to improving accessibility and livability while preserving historic monuments and cultural heritage as key assets for tourist attraction and the promotion of Hong Kong. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the Government was committed to actively promoting URI in the Area, and was conducting a consultancy study on formulating the policy and approaches for the implementation of URI in the NM.

74. A Member enquired about the details of CEDD's consultancy study on the implementation of URI. While some of the village assets could be preserved, farmlands might not be retained due to land requirements for future works, indicating differing approaches to deciding what should be preserved. There should be principles and guidelines to determine the value of historic relics and farmland for preservation under URI. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that some village-related facilities within the I&T

Sites would be retained. In addition, apart from village assets, other elements of URI would also be explored for incorporation into the ODP. Taking into account the future planned land uses, the possibility of preservation of farmland, which was outside the scope of the PDB, would be further studied during the formulation of the ODP.

75. A Member opined that with relatively less experience in large-scale I&T developments, the Government should learn from national and international experiences. At the national level, the Country advocated a concept of respecting the past while avoiding blind adherence to tradition, encouraging a more scientific approach. It was noted that considerable effort had been made to preserve village-related facilities, including the shrines of ‘盤古王’ and ‘土地公’ in Chau Tau and Ha Wan Tsuen respectively. However, those facilities were simple structures which were commonly found and might not be compatible with future I&T developments. The decision to preserve them should be justified scientifically, rather than relying solely on the opinions of the villagers.

76. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the study team had drawn on both national and international experiences, as well as the views of local villagers, during the study process. Notably, the study team visited Mainland cities to tap into their experiences in URI. Regarding the preservation of village-related facilities, while it was agreed that more scientific justifications were needed, it should also be noted that as one of the first areas in NM to actively pursue the URI initiative, villagers’ concerns were duly considered in the planning process of the Area alongside the ongoing consultancy study on policies and approaches for URI implementation in NM. In addition, these village-related facilities were also preserved without compromising the overall development of the Technopole.

77. A Member enquired whether the existing graves from the Ming Dynasty would be affected by the development of the I&T Sites and how their preservation could be ensured. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that the graves from the Ming Dynasty, as reported by the media, were located at a proposed road in the western side of the Technopole near a site planned for dedicated rehousing estate. The Antiquities and Monuments Office (AMO) was reviewing the grave situation and CEDD would propose way forward upon receipt of AMO’s advice, such as change of road scheme if the graves were to be preserved in situ.

Implementation Mechanism

78. A Member raised the following questions:

- (a) the composition and function of the Designated Committee to be set up under DEVB in overseeing the Master Plan(s) submitted by project proponent(s) and how effective compliance with the PDB requirements would be ensured; and
- (b) whether pond filling works would commence after the commencement of works of SPS WCP as committed in the EIA report.

79. In response, Ms Pecvin P.W. Yong, DD, NMCO, DEVB said that a Designated Committee would be set up under DEVB, with a leading role by NMCO. The initial thinking was that it would be a multi-disciplinary team comprising officials from e.g. PlanD, CEDD, ITIB and EPD on a regular basis, while representatives from the other relevant departments such as the Agricultural, Fisheries and Conservation Department, Environment and Ecology Bureau, TD, Buildings Department and Lands Department, etc. could be invited on a need basis. The Master Plans submitted by the project proponents and to be vetted by the Designated Committee should entail the development parameters, urban design, environmental integration, etc. which should be in compliance with the PDB requirements. In case of any deviations from the PDB requirements, the project proponents should provide full justifications. Also, the project proponents might be invited to attend meetings or provide supplementary information when necessary. This mechanism would ensure enforcement and flexibility at the implementation stage for project proponents to respond to the evolving technological advancements.

80. Mr Gavin C.P. Wong, DPM(N), CEDD remarked that pond filling works would not begin prior to the commencement of works for the ecologically enhanced fish ponds in SPS WCP as committed in the EIA Report. The Phase 1 Stage 1 Works of Technopole, with funding from the Legislative Council (LegCo) approved in 2024, did not include any pond filling works. The SPS WCP project was progressing with the ongoing investigation study to help formulate the scheme. A briefing was conducted with EC in March 2025 to present the latest study findings of SPS WCP and the scheme was being refined pertaining to the comments received. Funding for Phase 1 detailed design for SPS WCP was obtained in 2024, which was scheduled for commencement in Q3 2025 to tie in with the timeline for pond filling works.

81. A Member opined that in light of the numerous standards, guidelines and requirements related to the development of the I&T Sites, a matrix could be prepared in collaboration with relevant government departments to facilitate project proponent(s) in understanding the development control mechanism. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the suggestion could be explored by the study team.

82. A Member expressed that while various elements, such as blue-green network, sponge city concept, bird-friendly design, wetland enhancement and URI, were important in the planning of the Area, it was also crucial for society to think pragmatically the implementation aspect and the time and cost implications. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD agreed that while the planning vision was important, the planning process should be approached pragmatically. The current PDB was formulated upon detailed considerations of the development process and intensities. The planning and design requirements set out in the PDB would not significantly affect the overall development of the Technopole.

83. A Member enquired about the provisions for future revision of the Master Plan(s), considering that the submitted Master Plan(s) should be binding on the project proponent(s) and the land premium might be based on the original Master Plan(s). In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that once the requirements set out in the PDB were approved by the Board, they would serve as a guiding framework for the preparation of Master Plan(s) by project proponent(s). While flexibility would be necessary to accommodate the evolving needs of I&T developments, significant deviations from the PDB were not anticipated. Any major deviations would require comprehensive assessments and justifications, subject to agreement by ITIB and the Designated Committee, whereas minor adjustments could be addressed and considered during the Master Plan approval process.

84. In response to the Member's suggestion that key information, such as the procurement process of the construction, environmental considerations, sustainability measures and the workforce size, should be provided in the Master Plan submission, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD said that the Member's suggestions could be suitably considered and reflected in the PDB.

85. In response to the Member's question on the responsible party for site formation works and infrastructure development as well as the overall coordination, Mr Gavin C.P. Wong, DPM(N), CEDD said that the Government would take the lead in undertaking site formation works and associated infrastructure works in the Area.

86. A Member opined that in light of the adoption of new design concepts and materials in the development of the Area, it was necessary to ensure that adequate resources would be allocated for effective long-term management and maintenance of the facilities. In response, Mr Gavin C.P. Wong, DPM(N), CEDD said that regarding construction materials, CEDD was advocating the use of new materials in current projects, such as ultra-high-strength S960 steel in a footbridge in Fanling North. Although the cost of this material might be slightly higher, it reduced the overall structural weight, decreasing the foundation requirements and ultimately saving costs. The Government was moving in this direction for the development of the Technopole. There was also close communication with the Highways Department which was responsible for the future maintenance of the new materials.

87. A Member expressed that while the planning of a central business district might not be materialised in 20 to 30 years' time despite the great vision, determining the implementation timeline and anchor occupants would be far more important than conducting large-scale planning for such a vast project. In response, Ms Pecvin P.W. Yong, DD, NMCO, DEVB said that from a broader perspective, apart from overseeing the planning as well as site formation and engineering infrastructure works in NM, NMCO was obliged to liaise with relevant B/Ds in taking forward industry policies and attracting enterprises to establish their presence in NM to generate real economic benefits. To this end, NMCO had been closely collaborating with InvestHK, the Office for Attracting Strategic Enterprises and other relevant B/Ds. She further said that among the 210 ha of I&T Sites in the Technopole, the funding for Phase 1 Stage 1 Works which involved about 43 ha of I&T land had already been approved by LegCo in December 2024. Construction works were also in progress. The detailed design of the remaining phases was underway and the relevant funding would be sought later for implementation from 2026 onwards. Meanwhile, ITIB was conducting a consultancy study on the 210 ha of I&T land to explore the specific industry uses at different land parcels and determine the timetable for land disposal. The Government did not preclude the possibility of operating some of the I&T land through a park company.

Park Company

88. A Member enquired about the construction and management of internal roads of the I&T Sites and opined that road segments subject to multiple ownerships would lead to disputes over management and maintenance responsibilities. The Member suggested that roads and underground utilities in the I&T Sites could be constructed by project proponent(s) and handed over to the Government, or alternatively be managed by an I&T park company, if formed. In the absence of a single management entity, the Government should devise fall-back plans on the management of public facilities within the I&T Sites.

89. The Chairperson responded that the optimal operating and management mode for the I&T land was under consideration by the Government. There was merit in establishing an I&T park company to handle the aforementioned management issues and oversee the overall master planning of the Area in a holistic manner, including land parcel demarcation and distribution of the internal road network. In any event, the PDB was developed in such a way that it would not constrain Government in considering the way forward for the operating and management mode.

90. A Member sought further clarification on the respective roles of the Government as project proponent(s) for master planning and of project proponent(s) for individual I&T Sites, as well as on the differences between the plans appended to the PDB and the Master Plans to be submitted by project proponents.

91. In response, the Chairperson clarified that the ‘project proponents’ in the PDB referred to the proponent of each individual I&T site, who would be required to submit a Master Plan for that particular I&T site. Master Plan(s) to be prepared by project proponent(s) would focus on the planning of the I&T site and demonstrate how the development proposals could comply with the planning and design requirements under the PDB. For example, for Cluster 1 which would be allocated to HKSTPC, HKSTPC had commenced a planning study to examine and propose the land uses, building block layout, as well as road connections and accessibility among buildings to facilitate the subsequent preparation of a Master Plan. With reference to the approach for Cluster 1, similar arrangements could be made for the remaining four clusters.

Conclusion

92. The Board noted and agreed in principle with the draft PDB for sites zoned “OU(I&T)” on the OZP. The Chairperson thanked Members for providing valuable comments to further improve the PDB. To sum up, Members generally supported the major recommendations while some areas would need refinement. The study team would review Members’ comments and suggestions, and examine how they could be incorporated in refining the draft PDB. The revised PDB with amendments highlighted would be circulated to Members for endorsement. To meet the project schedule, the PDB should preferably be finalised and endorsed within September 2025, particularly to ensure that the PDB requirements could be timely incorporated into the master planning of Cluster 1 being undertaken by HKSTPC.

93. The Chairperson thanked the study team for attending the meeting. They left the meeting at this point.

[The meeting was adjourned for a 15-minute break during the discussion.]

[Messrs Maurice K.W. Loo and Daniel K.S. Lau and Professor Bernadette W.S. Tsui left the meeting during the discussion.]

Agenda Item 3

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

94. There being no other business, the meeting was closed at 2:10 p.m.