



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	27.62	8.04		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.28		政府、機構或社區
RECREATION	16.68	4.85		康樂
OTHER SPECIFIED USES	108.96	31.71		其他指定用途
AGRICULTURE	59.73	17.38		農業
GREEN BELT	107.35	31.25		綠化地帶
CONSERVATION AREA	4.24	1.23		自然保育區
RIVER CHANNEL	7.77	2.26		河道
TOTAL PLANNING SCHEME AREA	343.63	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / N E - M K T / 4 的修訂
AMENDMENT TO APPROVED PLAN No. S/NE-MKT/4

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

2024年12月13日 按照城市規劃條例第5條展示的
核准圖編號 S/NE-MKT/4 的修訂
AMENDMENT TO APPROVED PLAN No. S/NE-MKT/4 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
13 DECEMBER 2024

Signed Ms Donna Tam 譚燕萍 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/NE-MKT/5

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/4
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site in Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”).

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(I&T)” zone with development restriction.
- (b) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (c) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (d) Deletion of ‘Market’ from Column 2 of the Notes for “V” zone.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “Government, Institution or Community” zone.
- (f) Revision to the Remarks of the Notes for “Conservation Area” zone on filling of land/pond or excavation of land.

Town Planning Board

13 December 2024

《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》
Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5

申述人名單
Index of Representation

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/NE-MKT/5-R1	TPB/R/S/NE-MKT/5-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
(https://www.tpb.gov.hk/tc/plan_making/S_NE-MKT_5.html) 查閱就《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》提出的申述。

Representations in respect of the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at https://www.tpb.gov.hk/en/plan_making/S_NE-MKT_5.html.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/NE-MKT/5- S1

From:

Sent:

2025-02-13 星期四 13:22:47

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

PROPOSED AMENDMENTS TO THE MAN KAM TO OZP NO. S/NE-MKT/4

Attachment:

Sandy Ridge expansion plan.pdf

Representation Number:

TPB/R/S/NE-MKT/5- R1

PROPOSED AMENDMENTS TO THE MAN KAM TO OZP NO. S/NE-MKT/4

Dear TPB Members,

Item A – About 10.59ha. Rezoning of a site in Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”)

Data centre use 196,000m² / Office use 54,000m² / Total GFA of 250,000m² 115mPD

STRONGEST OBJECTIONS

It is an indication of the extent to which public opinion has been stifled when an absurd plan like this that will exacerbate an existing problem has not been met with strong protests from the community.

For over a decade consultations, impact assessments, millions of dollars in consultant fees and incalculable time expended on the part of government departments went into the preparation of plans for the Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery. The initial site formation has already been carried out to provide a formed flat platform (about 2 ha) and adjoining formed man-made slopes.

The facility was intended to resolve long standing issues re the urgent need to provide cremation and niche facilities to address the shortfall. The community was advised that the “super cemetery” at Sandy Ridge would be capable of performing up to 178,000 cremations a year and provide 200,000 niches for urns and stage 17,800 cremations per annum.

<https://www.epd.gov.hk/eia/register/profile/latest/esb314/esb314.pdf>

Members must read the above report and the attached outline of the original plan and the urgent need for additional burial facilities in Hong Kong.

Now suddenly because some residents of Lo Wu have complained that the plans would lower the value of their homes, impact their views and adversely affect their mental wellbeing, the administration has caved in and come up with the ridiculous plan to develop a data center node in the middle of a very large cemetery complex, Sandy Ridge Cemetery is 90ha.

However here in Hong Kong thousands of residents live comfortably with full views of cemeteries, some of our most prestigious residential locations like Pok Fu Lam and Happy Valley are located adjacent to large burial grounds.

As for the right to views, this has been discussed many times at TPB. The only views that have protection are those of the ridgelines from the harbour front.

It was shocking to note that during the TPB meeting in Nov **there was no mention of any proposal for an alternative site to provide the many planned facilities.** The interests of the community were completely ignored.

The paper states that "the Government would continue to develop Hong Kong into an international innovation and technology (I&T) centre". Indeed, and a large amount of land has already been set aside for this purpose.

While President Xi has mandated that Hong Kong develop its IT sector, this was intended to be in the form of large integrated developments like those planned for San Tin Technopole. HSITP and the existing Science Park, not an isolated facility in the middle of a burial ground. He has stressed better respecting public opinion and following the aspirations of the people, in this instance a solution to the need for more and better facilities to remember the departed.

The location is a long distance from any existing or planned MTR stations.

One access road only. Isolated location, the paper, probably deliberately, avoids any mention of the fact that there would be need for a considerable supply of catering and convenience store options. These would require staff, but the location is far from public transport options. This indicates that the amount of accommodation required to ensure adequate on site assistance has also been brushed aside.

While "in addition to the data centres and related purposes that are always permitted within the proposed "OU(I&T)" zone, other complementary non I&T uses, such as 'Flat (Staff Quarters only)', 'Office', 'Eating Place' and 'Shop and Services', etc., which provide business and living support uses, are always permitted in this zone." A site at such an out of the way location would require considerably more supporting facilities than the usual facilities where one can pop out to the shops and restaurants.

While the paper boasts that there is considerable interest in the development, this is more likely to be on the expectation of cheap rents. No lessons have been learned from Cyberport where much was promised but little delivered because of the remote location. The outcome was that the premises were leased out at very low rates and used for storage, back up facilities, etc.

The statement that "The land would be sold in phases, taking into account the market responses" underlines this possibility. But we are talking about a limited number of buildings, see Drawing 1, two data centres and two offices towers.

Also of concern is "While an overall management of the Site was not planned, the Government would explore setting out requirements to encourage coordinated development of the Site." Again most undesirable for what is essentially a compact site surrounded by slopes.

Amendments to the Notes of the Plan

(b) Incorporation of 'Government Refuse Collection Point' and 'Public

Convenience' under Column 1 of the Notes for "Village Type Development"

("V") zone; and corresponding deletion of 'Government Refuse Collection Point'

and 'Public Convenience' under Column 2 of the Notes for the "V" zone.

OBJECT – DEPRIVES THE COMMUNITY OF HAVING A SAY IN BOTH THE LOCATION AND DESIGN OF THESE FACILITIES

(c) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the

Notes for "V" zone.

OBJECT – THE INTENTION OF V ZONE IS TO PROVIDE HOUSING. THE PROPOSED USES CAN BE EXPLOITED TO PROVIDE A FRONT FOR COMMERCIAL OPERATIONS

(f) Revision to the Remarks of the Notes for "Conservation Area" zone on filling of land/pond or excavation of land.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

The Plan should be rejected. The location is inappropriate for the proposed development. Such facilities should be located within or adjacent to the planned IT parks.

The change of use from cemetery is not justified when there is urgent need in the community for community facilities. It displays significant disrespect to the intended land use of the district.

It is quite likely that because of the isolate location, long distance from services, and the issues of Fung Shui and working in close proximity to a large number of deceased would impact the attraction of the facilities and we would end up with yet another white elephant like Cyberport.

TPB members have a duty to see beyond the hyperbole. This is a jump on the bandwagon proposition similar to the current panda mania.

The need for rational assessment of the wider interests of the community has been abandoned.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

1 Basic Information

1.1 Project Title

- 1.1.1** The title of the proposed project is “Provision of Crematorium, Funeral Parlour and Visitor Centre at Sandy Ridge Cemetery” (hereafter named as the Project).

1.2 Purpose and Nature of the Project

- 1.2.1** Food and Environmental Hygiene Department (FEHD) currently manages 32 body cremators (ten in Cape Collinson, six in Diamond Hill, six in Wo Hop Shek, four in Fu Shan, four in Kwai Chung, and two in Cheung Chau). About 52 840 cremation sessions are available each year under general operation of FEHD facilities.
- 1.2.2** With the growth in overall population and changes in demographic profile, the projected demand for cremation service in Hong Kong is expected to continue to increase steadily in the next 20 years. The annual average number of deaths and cremations is estimated to be around 60 000 and 57 000 respectively in the future 20 years (from 2019 to 2038).
- 1.2.3** On the supply side, the serviceable life span of cremators is generally 15 to 20 years, or about 30 000 to 40 000 cremation cycles. The cremators in Wo Hop Shek Crematorium and the Cape Collinson Crematorium were reprovisioned in 2013 and 2015 respectively. The cremators in the four crematoria in Cheung Chau, Kwai Chung, Fu Shan and Diamond Hill have been in use since 1991, 2003, 2004 and 2007 respectively. In the normal course, reprovisioning projects for crematoria need to be kicked off at suitable junctures. Between the decommissioning of an old facility and completion of a new one (typically three to four years), there will be a reduction in the total number of cremation sessions available. As an overall picture, it is anticipated that there will be a shortage in the number of available sessions from 2023 to 2026 and from 2033 to 2038.
- 1.2.4** Given the increasing demand for cremation service and the reprovisioning of crematoria, planning is in place to implement crematorium projects to ensure no service gaps. The Project is the next in the pipeline to provide ten new cremators at Sandy Ridge Cemetery for commissioning in 2027, adding about 17 800 cremation sessions per annum.

1.2.5 In addition to the new crematorium, to cope with the anticipated demand for funeral related services in tandem with the increasing number of deaths, the Project is also proposed to develop new funeral parlour and visitor centre. The crematorium, funeral parlour and visitor centre proposed in the Project are integral parts of the planned infrastructure for providing a one-stop funeral service cluster at Sandy Ridge Cemetery.

1.2.6 The Project comprises the following key components:

- Construction of crematorium, funeral parlour and visitor centre at Sandy Ridge Cemetery; and
- Operation of crematorium, funeral parlour and visitor centre at Sandy Ridge Cemetery.

1.2.7 The proposed crematorium, funeral parlour and visitor centre, whose location and tentative block plans are shown in Figure 1.1 and Figure 1.2 respectively, comprise the following elements:

Crematorium

- (a) Provision of ten new coffin cremators using town gas as burning fuel (comprising eight standard cremators with a capacity of 170kg each and two large cremators with a capacity of 250kg each);
- (b) Provision of a full range of ancillary facilities including:
 - four multi-purpose service halls;
 - office accommodation for FEHD staff and reception area;
 - four joss paper burners;
 - a farewell gallery with two designated coffin routings from funeral parlour to cremator room;
 - mortuary with storage capacity of at least 80 dead bodies;
 - one ash storage room inside the office for FEHD staff;
 - one pulverization room with bone cremulators;
 - office accommodation for Electrical and Mechanical Services Department (EMSD) staff;
 - EMSD maintenance workshop and spare part store;
 - store rooms;
 - refuse storage chamber;
 - toilets for visitors and staff;
 - layby for hearses;

- loading and unloading area for coaches, private cars, refuse collection vehicle and emergency vehicles, etc.
- (c) Control room for CCTV system and Public Address (PA) System, and CCTV system with cameras at suitable locations both within the crematorium and the surrounding areas for monitoring and security purposes;
- (d) Separate control room for CCTV system inside cremation room; and
- (e) Landscaping.

Funeral Parlour

- (a) Provision of a funeral parlour with 30 funeral halls;
- (b) Provision of a full range of ancillary facilities including a small joss paper burner in each funeral hall, paper artifacts furnaces, separated toilets for visitors and staff, refuse storage chamber, parking spaces for hearses, coaches and private cars, loading and unloading area for refuse collection vehicle and emergency vehicles, etc;
- (c) Provision of control room for a CCTV system with cameras and a PA system at suitable locations for monitoring and security purposes; and
- (d) Landscaping.

Visitor Centre

- (a) Provision of a visitor centre incorporated with seating area and exhibition room;
- (b) Provision of a catering facility with a seating capacity for accommodating about 120 people;
- (c) Provision of ancillary facilities to support the operation of the visitor centre; and
- (d) Landscaping.

1.3 Name of Project Proponent

- 1.3.1** FEHD of the Government of the Hong Kong Special Administrative Region (HKSAR) is the Project Proponent whereas Architectural Services Department (ArchSD) of the Government of the HKSAR is the works agent of FEHD to implement the Project.

Sha Tin, Tai Po and North District

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(RNTPC Paper No. 7/24)

20. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Man Kam To involved rezoning of a site at Sandy Ridge (the Site) for data centres and related purposes (Amendment Item A). AECOM Asia Company Limited (AECOM) was the consultant of the Civil Engineering and Development Department (CEDD) for conducting the engineering feasibility study (EFS). Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. As Mr Vincent K.Y. Ho had no involvement in the proposed amendments, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

21. The following government representatives and consultants were invited to the meeting at this point:

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 Brian Y.M. Sun | - Chief Systems Manager, Digital Policy Office (CSM/DPO) |
| Mr Alex T.Y. Tai | - Senior Systems Manager, Digital Policy Office |

Development Bureau (DEVB)

- | | |
|--------------------|---------------------------------------------|
| Mr Tonny L.Y. Chan | - Assistant Secretary (Northern Metropolis) |
|--------------------|---------------------------------------------|

Planning Department (PlanD)

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

CEDD

Ms Annie P.Y. Law	Chief Engineer/Land Works (CE/LW)
Mr Jack S.K. Lui	Senior Engineer/3
Mr Jackson M.H. Leung	Engineer/31

Consultants

AECOM

Mr David Ho
Mr Allen Lee
Ms Eva Huang
Mr Leon Cheng

22. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, PlanD briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was to rezone the Site from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”) zone for data centres and related purposes (Amendment Item A).

23. Ms Lillian M.L. Cheong, USITI, ITIB briefed Members on the following main points:

Policy Background of the Proposal

- (a) the Government would continue to develop Hong Kong into an international innovation and technology (I&T) centre, which injected new impetus for Hong Kong's economic development. Data centre and digital infrastructure were crucial for I&T development. Hong Kong had the potential to be developed as a data hub in the Asia-Pacific region, which could enhance the competitiveness of traditional industries through better use of technology and facilitate the development of new high-tech industries such as biotechnology and cloud computing. With I&T development and the digital economy as driving forces for future growth of Hong Kong, the demand for data centre facilities in Hong Kong was expected to be strong;
- (b) the 2023 Policy Address announced a change in the land use of a two-hectare (ha) formed site at Sandy Ridge for I&T and related purposes. Taking into account the location of the Site, infrastructure planning, the supply of digital facilities as well as the industry's demand, the Government was of the view that the 2 ha formed site and the 8 ha surrounding area (the Site) (i.e. about 10 ha in total) could be developed into a Data Park for data centres and related industries. The Site would attract associated upstream and downstream industries to support Hong Kong's development as an international data hub, which could also contribute to the I&T development of the Mainland;

Market Response and Consultation

- (c) an invitation for expression of interest (EOI) for the development of data centres and related purposes at Sandy Ridge conducted by ITIB and Digital Policy Office received positive feedback from the market. Various enterprises expressed interest in developing the Site for data centres and related uses; and
- (d) the Development Planning and Housing Committee (DPHC) of North District Council (NDC) and the Ta Kwu Ling District Rural Committee (TKLRC) were consulted on the proposed amendments to the OZP in

October 2024. Members of the DPHC of NDC and TKLRC welcomed the proposal to designate the Site for data centres and related purposes and emphasised the need to enhance the local economy and tourism.

24. As the presentations of PlanD's and ITIB's representatives had been completed, the Chairperson then invited questions from Members.

Positioning and Demand for the Proposed Data Centres

25. Some Members raised the following questions:

- (a) noting that there were data centres planned in Tseung Kwan O, the demand for data centres in Hong Kong;
- (b) the positioning of the proposed data centres in Sandy Ridge, considering that the I&T ecosystem in Hong Kong comprised San Tin Technopole (STT), Hong Kong Science Park (Science Park), Cyberport, etc.;
- (c) the need for locating the associated upstream and downstream industries near the proposed data centres in the Site; and
- (d) the employment opportunities created by the proposed development.

26. In response, Ms Lillian M.L. Cheong, USITI, ITIB made the following main points:

- (a) according to a survey conducted by the Digital Policy Office in 2023, the additional floor area demand for data centre was 300,000m² in short and medium term. The Site would not be limited to data centre use but could be developed as a data park with associated upstream and downstream industries, e.g. cloud computing and supercomputing centres, along with related research and development (R&D);
- (b) the spatial framework of key I&T sites in Hong Kong could be seen as a "south, central, north" pattern. The southern part would comprise

Cyberport, which focused on digital technology including Artificial Intelligence (AI). In the central part, Science Park would serve as one of the major R&D centres for deep technology. STT, including the Hong Kong-Shenzhen Innovation and Technology Park, would form the core of the northern part which would be a pilot transformation base offering platforms for I&T industries, academia and research as well as spaces for mass production. Being in close proximity to Shenzhen's I&T zone, STT would become a hub for clustered I&T development, creating synergy with Shenzhen I&T zone and the Guangdong-Hong Kong-Macao Greater Bay Area. The proposed data park at the Site would be an enabler in the I&T industry, providing computing support for AI and software development;

- (c) while the development of data centres was the focus of the Site, including related industries in the Site could create synergy; and
- (d) based on the EFS and subject to actual circumstances, the proposal would possibly create over a thousand employment opportunities including technology engineers and researchers, and it aimed to attract scientists and specialists from the Mainland and overseas.

Design Brief and Land Use

27. Some Members raised the following questions:

- (a) given the prime and iconic location of the Site, whether a planning and design brief (PDB) or a master plan for the proposed data centres would be considered so that the design could be better blended in with the surrounding environment with incorporation of various design elements such as building separation and setback as shown in Figure 4.11 in Attachment V of the Paper;
- (b) information about the areas allocated for data centre and office uses ;
- (c) whether land filling would be required for site formation; and

- (d) noting that the Site was located within the boundary of the Sandy Ridge Cemetery, whether there was any complementary development in the vicinity.

28. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the Notes of the “OU(I&T)” zone specified that the planning intention of this zone was primarily for the provision of development space for data centres and related purposes and the Site was subject to a maximum building height (BH) restriction of 115mPD, while the maximum gross floor area (GFA) of 250,000m² was stated in the Explanatory Statement (ES) of the OZP. This arrangement was considered appropriate in regulating the proposed development while allowing flexibility for the future developer(s);
- (b) according to the indicative scheme for the EFS, the GFA for data centre use was about 196,000m² and the GFA for office use was about 54,000m², with a total GFA of 250,000m². The indicative scheme was for technical assessment purpose;
- (c) the Site with a total area of about 10.59 ha comprised a formed flat platform (about 2 ha) and adjoining formed man-made slopes. The EFS conducted demonstrated that the Site was technically feasible for the proposed development. It was a spade-ready site with completed formation works and some basic infrastructure; and
- (d) out of a total area of about 90 ha for the Sandy Ridge Cemetery, about 10 ha of land would be rezoned for the proposed data centres. The Site was currently formed and vacant without any existing graves/urns and the existing graves scattered across the other side of the hill were generally not visible from the Site.

29. The Chairperson remarked that the development plan of the Boundary Commerce and Industry Zone under the Northern Metropolis, which covered Lo Wu/Man Kam To area located to the south of Man Kam To Road, was under study and the broad land use concept

plan would be available later. By then there would a more comprehensive picture on the development of the area.

30. With regard to the need of PDB/master plan, Ms Lillian M.L. Cheong, USITI, ITIB said that the layout shown was indicative and the final design would be subject to the proposals submitted, and a balance between design requirements and views/responses of market would need to be struck. The Government would take into account the latest market demand and responses in formulating the requirements including the design aspects in the land leases. The proposals submitted by developer(s) would be comprehensively reviewed by the Government.

31. In response to a Member's enquiry on whether underground/cavern development for the proposed data centres had been considered in view of the building bulk, Ms Lillian M.L. Cheong, USITI, ITIB said that cavern development for data centres would require a longer time for implementation. As there was strong demand for data centres and I&T development of Hong Kong, priority would be accorded to a readily available site to meet the imminent demand.

32. Noting that the proposed data centres would attract not only local I&T talents but also Mainland and overseas talents, a Member asked whether talent accommodation would be included in the scheme. Ms Lillian M.L. Cheong, USITI, ITIB said that to provide flexibility, 'Flat (Staff Quarters only)' and 'Residential Institution' were incorporated in Columns 1 and 2 respectively in the Notes of the "OU(I&T)" zone, while the actual provision of accommodation would depend on actual circumstances.

33. Noting that the ES only stated the total GFA of the Site, a Member enquired how to ensure data centres would be the major development at the Site. In response, Mr Brian Y.M. Sun, CSM/DPO, ITIB said that the conditions of sales could specify that the area of office use should not exceed a certain level, and this approach had been adopted in the disposal of some lands in Tseung Kwan O designated for high-tier data centres.

Visual Impacts

34. A Member enquired whether visual impact assessment had been conducted from viewpoints (VPs) in Shenzhen. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD said that

visual impact assessments generally would take into account public views from key strategic or popular local VPs within Hong Kong. Since the Site was located in proximity to Lo Wu, the consultants had prepared illustrative pictures simulating views from Shenzhen Luohu Port, Louhu District Chunfeng Road and Shenzhen Riverside Commercial Development Area. The illustrative pictures were produced based on the indicative scheme with the proposed GFA and BH in the EFS. With the Sandy Ridge ridgeline ranging between 86mPD and 129mPD, the proposed development with a BH of 115mPD could blend in with the surrounding environment and significant visual impact from the proposed development was not anticipated.

35. The Vice-chairperson remarked that visual impact and incorporation of green elements in the building design should be included in the assessment of the submissions from future developer(s) as there would be visual impact from some VPs, especially VPs 6 and 7 as shown in Drawings 3g and 3h of the Paper.

Traffic Impacts

36. A Member raised the following questions:

- (a) the means of transport used by employees assumed in the submitted Preliminary Traffic and Transport Impact Assessment (PTTIA);
- (b) projected traffic flows in the morning and afternoon peak hours; and
- (c) considering that the proposed data centres would require high electricity consumption and provision of an optical fibre network, whether land excavation of Man Kam To Road for laying power cables and optical fibre cables was required and whether this would affect the traffic of Man Kam To Road.

37. In response, Ms Annie P.Y. Law, CE/LW, CEDD made the following main points:

- (a) the submitted PTTIA concluded that the proposed data centres development at the Site had no insurmountable problem from traffic point of view. Public transport services and private cars would be the anticipated means of

transportation for future employees;

- (b) according to the submitted PTTIA, the forecast development traffic in the morning and afternoon peaks would be 290 passenger car units (pcus)/hour and 210 pcus/hour respectively; and
- (c) while land excavation at Man Kam To Road by CLP Power Hong Kong (CLP) and telecommunication operators was not taken into account in the submitted PTTIA, it was noted from CLP that the existing overhead lines located to the east and west of the Site were technically feasible to provide power connections for the development.

38. Ms Lillian M.L. Cheong, USITI, ITIB said that close liaison among CLP, telecommunication operators and relevant government departments was being conducted in relation to cable laying works in future. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department supplemented that temporary decking was common for cable-laying, which could mitigate the traffic impact during construction period. Shuttle bus service was recommended in the submitted PTTIA to address the traffic demand generated from the development.

Electricity Supply and Optical Fibre Cables

39. Noting that data centres required high electricity consumption, some Members expressed that a stable electricity supply with power redundancy was of paramount importance and enquired whether the future proponents would need to liaise with the electric company themselves for electricity supply; any risk management to maintain operation; the alignments of optical fibre connected to the Site; and whether common utility platforms would be constructed.

40. In response, Ms Lillian M.L. Cheong, USITI, ITIB and Mr Brian Y.M. Sun, CSM/DPO, ITIB acknowledged the importance of stable electricity supply to the proposed development, which was also one of the major concerns of the industry according to the EOI conducted. ITIB had been closely liaising with CLP in that regard, and CLP was considering some measures such as the use of overhead cables to enhance the resilience of electricity supply

to the Site. Regarding optical fibre connection, Digital Policy Office, the Office of the Communications Authority and CEDD had jointly conducted a meeting with telecommunication operators. Apart from Sha Ling Road, a footpath near Lo Wu Station Road located to the north of the Site would be improved for laying optical fibre cables.

41. Noting that there would be a footpath with improvement near Lo Wu Station Road, a Member asked whether it should be included in the rezoning boundary. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD explained that the current rezoning covered the area for the proposed data centres. Improvement of footpath would normally not require planning permission.

Implementation

42. Some Members raised the following questions:

- (a) the tier level of the proposed data centres as it would affect the standard of electricity supply and cooling system;
- (b) the implementation timeframe; and
- (c) whether there would be an overall management of the Site.

43. In response, Ms Lillian M.L. Cheong, USITI, ITIB made the following main points:

- (a) according to the EOI conducted, operators of different tier levels of data centre development had expressed interests in the proposed development, especially Tier-3 and Tier-4 levels as well as for the development of supercomputing centre;
- (b) the land would be sold in phases, taking into account the market responses; and
- (c) while an overall management of the Site was not planned, the Government would explore setting out requirements to encourage coordinated

development of the Site.

44. Considering that the Site was accessible from Sha Ling Road only, a Member commented that phased development would be challenging. Ms Lillian M.L. Cheong, USITI, ITIB acknowledged such limitation and indicated that they would take this into consideration when formulating the land disposal arrangement.

Notes of the “OU(I&T) Zone

45. A Member enquired whether there should be control under the OZP on the office/data centre split of GFA requirements to ensure that the Site would be developed mainly for data centres, and whether ‘office’ use under Column 1 of the “OU(I&T)” zone should be specified for supporting the proposed data centres and other related purposes. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, said that the Notes of the “OU(I&T)” zone stated that the planning intention of the zone was primarily for the provision of development space for data centres and related purposes and a maximum BH restriction was imposed. The ES had stated the total GFA for the Site. The office use at the Site should be for supporting data centres and related industries in accordance with the planning intention. The current arrangement could allow flexibility for the Government to formulate detailed requirements for future development. Ms Lillian M.L. Cheong, USITI, ITIB supplemented that the future developer(s) would need to submit proposals which might cover various aspects such as I&T uses, the tier level of the data centres for computing/cloud computing/supercomputing, any associated upstream/downstream industries, design, sustainability, etc. The proposed office at the Site should support the data centres and related industries. The Government would examine the proposals at the later land sale stage. The Chairperson added that detailed requirements could be set out in the land leases and scrutiny could also be made during the building plan submission stage.

46. A Member enquired whether ‘Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation’ under Column 1 of the Notes of the proposed “OU(I&T)” zone would involve satellites or devices affecting the 5G network, similar to the one in Tai Po InnoPark. Ms Lillian M.L. Cheong, USITI, ITIB said that the telecommunication infrastructure at the Site should support the proposed data centres and related industries and the ‘Radar, Telecommunications Electronic Microwave Repeater,

Television and/or Radio Transmitter Installation’ use should not affect the telecommunication network and such provision was crucial in supporting the development of data centres at the Site.

47. In response to a Member’s enquiry on which use under Column 1 of the Notes of the proposed “OU(I&T)” zone had included data centre, Mr Rico W.K. Tsang, DPO/STN, PlanD said that ‘Information Technology and Telecommunications Industries’ use covered the data centre use in accordance with the Definition of Terms Used in Statutory Plans promulgated by the Town Planning Board.

48. Having considered the information provided by ITIB at the meeting and noting that the consultation paper for NDC used the term ‘Data Park’, the Chairperson proposed and the Committee agreed to refine the ES related to the “OU(I&T)” zone to better reflect the planning intention of the Site and uniqueness of the proposed development.

49. The Chairperson remarked that while Members generally supported the proposed OZP amendments, Members had expressed observations and suggestions on the proposed data centres and related purposes. ITIB should take into account Members’ views and suggestions, as appropriate, in its future work to take forward the proposed development at the Site.

[Mr Timothy K.W. Ma left the meeting and Mr Paul Y.K. Au left the meeting temporarily during the question and answer session.]

50. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4 and that the draft Man Kam To OZP No. S/NE-MKT/4A at Attachment II of the Paper (to be renumbered to S/NE-MKT/5 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Man Kam To OZP No. S/NE-MKT/4A (to be renumbered to

S/NE-MKT/5) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

51. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES (including those to reflect the intention of developing a ‘Data Park’ at the Site as mentioned in paragraph 48 above), if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[Post-meeting note: Paragraph 9.4.3 of the ES for the “OU(I&T)” was amended to reflect that the zone was primarily intended to provide development space for a data park. The paragraph was amended to read as “This zone is primarily intended to provide development space for data centres and related purposes. A site, situated to the north of Man Kam To Road and southeast of Yuen Leng Chai and MacIntosh Fort (Nam Hang), at Sandy Ridge within the Northern Metropolis, near Lo Wu is zoned “OU(I&T)”. It is intended to be developed as a data park for data centres and related uses.”]

[The Chairperson thanked the government representatives and the consultants for attending the meeting. They left the meeting at this point.]

第 2 項——沙嶺創科及相關用途發展計劃及擬議修訂《文錦渡分區計劃大綱核准圖編號 S/NE-MKT/4》
(委員會文件第 9/2024 號)

3. 主席歡迎創新科技及工業局、數字政策辦公室、發展局、規劃署、土木工程拓展署及艾奕康有限公司代表參與是項議程的討論。

4. 創新科技及工業局代表表示很高興與發展局及相關部門代表出席是次委員會會議，諮詢各委員對題述發展計劃的意見。她指出《行政長官 2023 年施政報告》宣布將沙嶺兩公頃用地改作創科及相關用途，政府其後考慮到該土地位置、基礎設施規劃、數字基礎設施的供應、以及創科業界對數字基礎設施的殷切需求等，認為可利用連同周邊約 8 公頃可發展土地，即合共 10 公頃用地，用作數據中心及相關產業的數據園區用途。及後，政府於《行政長官 2024 年施政報告》宣布擴大用地至 10 公頃，並將於今年內啟動沙嶺的改劃程序。數據中心是重要的數字基建，亦是支持經濟持續增長及鞏固香港貿易及金融中心地位的必要基礎建設。政府於 2022 年 12 月公布《香港創新科技發展藍圖》，其中建議加速發展新的數碼基建，鞏固其作為亞太區數據中心的優勢。隨着資訊科技的進

步，包括雲端運算、人工智能、大數據分析、5G 以及物聯網等，將繼續推動香港數據中心市場的增長。局方希望沙嶺可發展為數據中心和相關產業的數據園區，進一步帶動香港數據產業蓬勃發展，並與國家和國際的數據產業連繫。創新科技及工業局及數字政策辦公室較早前已就沙嶺土地用作數據中心及相關產業用途徵求計劃意向書，市場的反應正面，有多間企業表示有意參與。局方期望早日完成改劃及其他準備工作，以盡快推出發展項目。是次改劃須修訂《文錦渡分區計劃大綱核准圖編號 S/NE-MKT/4》(下稱《大綱圖》)，她請規劃署的代表稍後簡介詳情，並指局方樂意聽取委員的意見和回覆提問，請委員支持有關建議修訂。

5. 規劃署代表介紹委員會文件第 9/2024 號，有關投影片載於附件一。

6. 一名委員感謝局方抽空出席是次會議簡介沙嶺創科用地，她表示一直關注這片土地的發展。早於 2020 年，她便在北區區議會遞交提案反對興建殯葬城計劃，至現屆政府於《行政長官 2023 年施政報告》採納她的意見，將原先的殯葬城用地改劃為現時的創科用地，並在今年《行政長官 2024 施政報告》宣布用地由 2 公頃擴大至 10 公頃，令人鼓舞，亦反映今屆政府重視及樂於聆聽社會的聲音。她全力支持政府於沙嶺創科用地打造數據中心，並提出以下意見：

- (a) 可強調數據中心的「國際」定位，加強招商引資，吸引更多國際創科龍頭公司落戶，帶動中小型公司跟隨，打造國際數據中心園區，令北區和打鼓嶺區成為北部都會區中的一個焦點；
- (b) 由於原先規劃予殯葬城的用地為 20 公頃，她認為有空間擴大園區的面積。她建議局方善用沙嶺附近的土地資源，把鄰近一些沒有保育價值的廢棄漁塘和林地納入園區範圍，使其發展更趨多元，從而製造更多就業機會。有關用地位於兩個口岸之間，為交通樞紐，應予以善用；
- (c) 數據園區地勢較高，風景優美，適合加設觀景台或公園，既可供本區居民作休憩之用，亦可推動本區旅遊業發展，配合政府「無處不旅遊」政策；

(d) 就地區人士最為關注的交通配套的問題，她指數據園區位於羅湖口岸及文錦渡口岸之間，建議局方向保安局反映，開放羅湖、文錦渡口岸的人行通道的建議，便利兩地人員往來園區；

(e) 建議組織考察團，實地調研沙嶺數據園區。

7. 一名委員歡迎局方出席會議介紹計劃文件。他表示支持沙嶺成為數據中心的用地，並提出以下意見：

(a) 期望用地的發展可以增加北區市民就業機會，吸引國內的大型企業甚至國外的企業來港發展業務，有助香港成為聯通世界的重要橋樑；

(b) 建議完善數據中心附近文錦渡口岸的交通配套，現時口岸的直通巴士只由關口直達上水，不設中途站，前往數據中心的路線較為迂迴，希望有關交通配套得以改善，以便內地創科或高科技人士來港交流。

8. 一名委員支持有關建議，並提出以下意見及問題：

(a) 北區居民大多需要跨區就業，而題述計劃以及北部都會區的其他推薦計劃都能帶動北區就業和職位多元化，為北區市民帶來好處；

(b) 相信居民普遍都會支持有關計劃，惟擔心交通配套問題。他希望港鐵北環綫延綫積極考慮在有關地段設站，或增設其他配套設施；

(c) 數據園區亦鄰近羅湖口岸及羅湖港鐵站，建議部門作出有關配套安排，連接園區至羅湖口岸及羅湖港鐵站，方便人員交流。另外，他提醒部門須留意文錦渡路的承載力。

9. 一名委員歡迎局方出席會議介紹數據中心的計劃及表示支持計劃，並提出以下意見及問題：

(a) 創新科技及工業局局長孫東教授曾提到，香港發展創科面對「資金」和「土地」兩大問題。「資金」方面，《行政長官 2024 施政報告》提出了設立 100 億元「創科產業引導基金」，而在「土地」方面，北區實際上擁有很多土地可供創科發展，與港島等其他地區相比，北區具有地理優勢；

- (b) 建議實踐「基建先行」，提供足夠的基建配套，例如盡快以北環綫連接蓮塘口岸，通往梧桐山並延伸至沙頭角口岸，開通道路以便發展。此舉既有助吸引投資者，亦方便本地居民就業。他期望政府善用北區土地資源，令北區變得更為宜居宜發展宜就業。

10. 一名委員表示十分支持題述計劃，並提出以下意見及問題：

- (a) 他留意到當初殯葬城規劃了 20 公頃的土地，而現在改為將 10 公頃用作建設數據中心及辦公大樓，他建議善用其餘 10 公頃土地，在沙嶺全面發展創科產業，利用周邊土地發展其他創科產業，例如現在鹽田盛行的低空經濟。他提議數據中心考慮試驗以無人機載人至羅湖、文錦渡口岸；
- (b) 沙嶺一帶既已規劃作科技用途，建議以創科為主題發展附近土地或旅遊；
- (c) 他對鄰近交通配套及文錦渡的承載壓力表示關注，並建議局方考慮將來連接數據園區至附近一帶，發展低空經濟、人工智能行業、其他創新科技以及作旅遊景點等，以發揮園區應有的作用。

11. 一名委員表示據悉數據園區的能源使用量頗大，提議發展計劃融入可持續發展的理念，並提出綠色建設、可再生能源及使用環保設施這三方面的建議：

- (a) 建議採用較為節能的用料和技術，如太陽能板、高效能隔熱板等，園區設計方面亦可以採納較為通風的設計並減少對空調的依賴；
- (b) 建議園區使用可再生能源，如風力和太陽能，並鼓勵企業使用綠色電力，以實現碳中和；
- (c) 交通方面，可以考慮多提供公共交通接駁服務，以減少私人車輛的使用。園區附近亦有很多單車徑和步行徑，可以設計使其連接周邊單車徑，鼓勵低碳出行。

12. 一名委員贊成數據園區的計劃，並表示由於北部都會區將設立大學城，建議考慮結合數據園區與大學產學研，側重引進及培育創科人才；並認同多位委員提到交通配套需要完善的建議。

13. 一名委員提出以下補充及意見：

- (a) 文錦渡管制站為禁區範圍，建議向保安局反映應探討未來可以如何便利人員來往，善用口岸；
- (b) 她指全香港的口岸線共 30 公里長，其中打鼓嶺及沙嶺一帶至蓮塘口岸佔了近 12 公里，貫穿三個口岸。數據園區位處該三個口岸附近，以附近四條主幹道相連，即文錦渡路連接蓮麻坑路，再連接坪輦路及香園圍公路。雖然現時香園圍口岸可以人車直達，但其公共交通配套仍然不足，現時其最新的平均每日出入境人次為 6.6 萬。另外，從羅湖口岸及落馬洲口岸到數據園同樣不便，故她建議部門向保安局反映意見以探討如何貫穿有關道路。她相信香園圍公路日後將為往來深圳和數據園的主要通道，建議完善有關交通及口岸的配套。

14. 創新科技及工業局代表感謝委員對題述項目表達支持及提出建議，並作出以下回應：

- (a) 就將數據園區定位為國際數據園區的建議，局方亦有此意，期望透過是次改劃土地用途，建造一個國際數據城。局方期望由一些龍頭重點企業作為牽引，帶動上、下游領域的公司參與。數據技術適用於各行各業，尤其是最新的科技發展，如人工智能、大數據分析、數據存儲、數據應用、數據管理等；數據技術亦可以促進不同行業開發產品或服務，例如應用於藥物或交通流量分析上，能夠推動上、下游產業的研究與發展。局方的目標是將沙嶺打造成為一個產業集群，一個蓬勃、創新、具競爭力和國際吸引力的產業園區。
- (b) 局方同樣希望將題述園區打造成北區的一個焦點，讓沙嶺成為北部都會區的前哨站，透過發展好數據園，為周邊帶來優質的就業機會，同時帶動整個打鼓嶺以及北區周邊的產業和經濟發展。局方發展創科產業的目標不單是促進香港科技水平及提升國際競爭力，亦希望為市民帶來優質的就業及創業機會，改善民生；
- (c) 就議員提到的就業方面，相信隨着數據園區落成，會提供不少與創科產業相關的高端職位，譬如數據中心的技術人員、數據科學家、網路工程師、資訊安全專家等等，也會帶動其他配套的就業；

- (d) 就數據園區會否進一步擴大，她指特區政府高度重視題述方案，考慮到市場的興趣和需求，並透過局方和部門的通力合作，經研究後提出由 2 公頃的平地擴展至 10 公頃。政府會善用相關土地及周邊地方，吸引更多優質企業落戶；
- (e) 就議員建議在有關用地發展旅遊，局方備悉相關意見。她表示政府會就沙嶺用作數據中心及相關用途的創科用地做好基建配套，吸引市場參與計劃，並指出有關發展同時由市場主導，鼓勵企業亦要做好基建設施及相關配套；
- (f) 就很多議員關心的交通配套方面，包括羅湖口岸的連接、文錦渡口岸的連接、文錦渡路的承載力以及單車徑等，她表示會向相關部門反映，並研究如何改善交通基建配套，以促進北區的整體發展。按初步研究所示，因數據產業本身並非人力密集的產業，預計不會衍生大量額外的交通流量及人流量。因此，政府預料目前的基建配套是合適及足夠的。局方理解長遠而言，若數據園發展蓬勃，會帶動鄰近地方發展，故會向有關部門反映委員的意見；
- (g) 就議員提到兩地人員的往來和交流，局方相信數據園區所創造的職位既可帶動本地就業，亦能吸引海外及內地的優秀科技人員前來工作。局方一直與中央政府以及相關政策局／部門就有關園區發展進行溝通，更從整體發展的角度商討如何促進人流、物流、資金流、數據流，以促進整個創科生態系統蓬勃發展；
- (h) 就議員提到發展創科生態圈需要土地和資金，資金方面有議員所提及的局方新舉措—100 億元「創科產業引導基金」，而土地亦至關重要，故局方很重視沙嶺發展項目。局方以「南中北」格局規劃創科發展：南邊現時有數碼港作為數碼科技及數碼經濟的牽引區；中部的科學園為新科技的研發區；以及將來的北部都會區，包括河套區、新田科技城和未來的沙嶺。三者將結合成一個具國際競爭力的產業中試轉化基地和國際新興經濟的產業承載地，而三者同時各有特色。故題述計劃由眾多部門共同策劃和參與，可見特區政府對此高度重視，亦樂於聆聽區議會的意見；
- (i) 就議員提到的新興經濟，她相信將來會出現很多不同的新科技形態和新興經濟模式，局方希望可以適時引入到不同園區；

- (j) 就如何與周邊大學城有更好的協調，她指出促進產學研的生態對香港十分重要，亦是科技發展的一個重要部分，而香港的大學在創科方面有很強的競爭力，大學進行研發離不開數據和算力支撐。故她相信題述的沙嶺項目既可以配合現時的大學及將來的大學城，亦可以作為配套，支持其他需要進行研發的企業；
 - (k) 就議員提到的綠色電力、可再生能源及綠色建築，她相信屆時很多參與沙嶺數據中心的企業都會朝這方向發展。對於發展數據中心及算力而言，營運成本十分重要，故企業有很大的誘因進一步降低 PUE(能源使用效率)，即提高節能效率，採納更多綠色能源，符合成本要求。這是國際大勢所趨，同時亦是政府所鼓勵的。局方希望創科發展對接國際標準，做出新一代的技術和迎合需求；
 - (l) 局方得到委員會的支持後，將到有關的鄉事委員會諮詢及就擬議修訂《大綱圖》的項目提交城規會考慮，以期盡快啟動題述項目，並緊密和市場溝通，收集大眾的意見，包括如何做好園區、如何更好發展相關配套。
15. 主席感謝局方詳細的回應，並表示委員會支持沙嶺創科及相關用途發展計劃及擬議修訂《大綱圖》。