

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 0087)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

It is mentioned under “Matters Requiring Special Attention in 2026-27” that the Department will take forward the detailed planning of the San Tin Technopole, including vetting master plan submissions for the innovation and technology sites. Please advise this Committee on:

- (1) the anticipated number of master plan submissions for the innovation and technology sites in the San Tin Technopole to be vetted by the Department in 2026-27;
- (2) the specific criteria to be adopted by the Department in the vetting process to ensure the alignment of land uses with the “industry-oriented” development approach while preventing idling or misuse of land resources.

Asked by: LAM Siu-lo, Andrew (LegCo internal reference no.: 35)

Reply:

Under the San Tin Technopole Outline Zoning Plan, directions and guidance are provided for the development of about 210 hectares of innovation and technology (I&T) sites in the San Tin Technopole (the Technopole). To refine the detailed planning and design for the Technopole, the Planning Department (PlanD) has prepared a Planning and Design Brief (PDB), setting out the broad planning parameters, key development requirements and urban design considerations for the I&T sites. Based on the Conceptual Outline of the Development Plan for the Innovation and Technology Industry in the San Tin Technopole promulgated by the Innovation, Technology and Industry Bureau (ITIB) in November 2025, the PDB covers various aspects, including major industrial uses, supporting infrastructure and proposed phases of I&T development, thereby providing guidance for the design and implementation of the future development of I&T sites.

To ensure that the planning and design requirements of the PDB are implemented, project proponent(s) will be required in relevant land documents for I&T sites to submit Master Plans in accordance with the requirements of the PDB. Each Master Plan will be submitted to a multi-disciplinary Designated Committee set up by the Development Bureau for consideration and approval. The Designated Committee will perform its gatekeeping role

effectively by consulting relevant bureaux/departments, including ITIB, on each Master Plan to ensure that the land uses are in compliance with the requirements of the PDB and other relevant government departments, as well as the pertinent policy objectives. In addition, under the current mechanism, requirements such as permitted land uses and building covenants will also be specified in the land documents, thereby effectively preventing the land from being left idle or used for non-I&T related purposes.

The number of Master Plans to be approved in 2026-27 should be subject to the specific progress made by the project proponent(s) in the development of I&T sites.

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