PLANNING AND DESIGN BRIEF
FOR
SITES ZONED "OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY" ON SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

1. PURPOSE OF THE PLANNING AND DESIGN BRIEF

1.1 The Planning and Design Brief (PDB), as endorsed by the Town Planning Board (the Board) on 3 October 2025, is an administrative document which sets out the broad planning parameters, key development requirements and urban design considerations for guiding the design and implementation of the future developments at the sites zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") (I&T Sites) in Planning Areas 13A, 16A, 16B, 17, 19A, 19B and 19C on the approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 (STT OZP), which covers the San Tin/Lok Ma Chau (STLMC) area of the San Tin Technopole (the Technopole) (**Plan 1**); and for facilitating the preparation of Master Plan(s) by project proponent(s) of development(s) at the I&T Sites which will be considered by a Designated Committee set up under the Development Bureau (DEVB).

1.2 The PDB should be read in conjunction with the relevant documents and any other prevailing relevant legislations/ ordinances/ regulations as well as administrative guidelines/ standards/ practice notes/ technical circulars etc. promulgated by the Government.

2. BACKGROUND

2.1 In October 2023, the Government promulgated the Northern Metropolis Action Agenda (NMAA) and amongst the four major development zones proposed for the Northern Metropolis (NM), the San Tin Technopole (the Technopole) forms part of the 'Innovation and Technology (I&T) Zone'[1]. Under the NMAA, the Technopole is positioned as the core of industry development of NM and a hub of clustered I&T development that creates synergy with Shenzhen's I&T Zone and contributes to the development of the 'South-North dual engine (finance-I&T)' industry pattern for the territory. To achieve the greatest synergy effect, the Technopole is planned to provide a total of about 300 hectares (ha) of I&T land, comprising the 87-ha Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop[2] as its core and an additional about 210 ha of I&T land in the STLMC area centred around and radiated

[1] The NMAA divided the whole NM into four major zones, each with distinctive strategic positioning and development theme. The four major zones from west to east are 'High-end Professional Services and Logistics Hub', 'I&T Zone', 'Boundary Commerce and Industry Zone' and 'Blue and Green Recreation, Tourism and Conservation Circle'.

[2] The HSITP together with the 300-ha Shenzhen's I&T Zone on the other side of the Shenzhen River collectively form the Shenzhen-Hong Kong I&T Co-operation Zone which has been raised to the national strategic level under the Development Plan for Shenzhen Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone.

from the Loop, to accommodate a total gross floor area (GFA) of about 7 million square metres (m^2) which is equivalent to 17 Hong Kong Science Parks.

2.2 In addition to the talent accommodation and a variety of supporting facilities to be provided at the I&T Sites, the future I&T developments at the Technopole will be supported by a vibrant community at the San Tin Town Centre where various types of flats and mixed use developments comprising residential and commercial uses, as well as open space and Government, institution and community (GIC) facilities, will be provided. On the other hand, the existing natural, landscape, ecological and cultural resources as well as local villages in the expanded STLMC area also provide a unique setting for creating a distinct identity embracing urban-rural (URI) integration and a pleasant living environment with integrated green network.

2.3 The planned University Town in Ngau Tam Mei, which will only be one station away from the proposed San Tin Station of the Northern Link (NOL) connecting the University Town in Ngau Tam Mei, I&T Parks in STLMC area and HSITP at the Loop, will also complement and support the I&T developments at the Technopole by offering space for activities related to research and development (R&D) and grooming high-calibre talents. The synergy between the Technopole and the University Town in Ngau Tam Mei will foster and strengthen development of the industry, academic and research sectors.

2.4 The technical feasibility of the Technopole development is ascertained under the "First Phase Development of the New Territories North – STLMC Development Node" (the Investigation Study) jointly commissioned by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD), and the development proposals have been translated onto the STT OZP which was approved by the Chief Executive-in-Council in September 2024. The Environmental Impact Assessment (EIA) Report (No. AEIAR-261/2024) of the Investigation Study (the EIA Report) with recommended environmental mitigation and enhancement measures to support the development of the STLMC area of the Technopole was also approved with conditions under the EIA Ordinance in May 2024.

2.5 On I&T industry development strategy side, the Innovation, Technology and Industry Bureau (ITIB) has promulgated the "Hong Kong I&T Development Blueprint" and "Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone" (for the Loop area of the Technopole) in 2022 and 2024 respectively. A consultancy study for developing the Conceptual Outline of the Development Plan for the I&T Industry in the Technopole, covering top-level planning, industry positioning and layout, the coordinated development of land parcels, and the strategies for channelling market resources to invest in the development, is being undertaken by ITIB (ITIB's Development Outline Consultancy Study). Under these I&T development strategies, the Technopole is envisioned to be an indispensable part of the Hong Kong's emerging I&T industry and an important base for the development of new quality productive forces.

3. PLANNING THEMES

3.1 Premised on the principle of "co-existence of development and conservation" in planning the development of the STLMC area of the Technopole, major planning themes are set out in the Explanatory Statement (ES) of the STT OZP and those relevant to the I&T Sites are as follows:

Developing a World Class I&T Hub

3.2 Together with the HSITP at the Loop, the Technopole will supply about 300 ha of I&T land to accommodate a total GFA of about 7 million m^2. For the STLMC area, a total area of about 210 ha of land is zoned "OU(I&T)" on the STT OZP. The planning intention of the "OU(I&T)" zone is primarily to provide development space for accommodating a variety of I&T uses, including R&D, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure. Given the rapid development of I&T industry, maximum flexibility is required in planning for the Technopole to cope with future changes. No statutory restriction on plot ratio/ GFA is stipulated for the "OU(I&T)" zones in the Notes of the STT OZP, while it is specified in the ES of the STT OZP that the "OU(I&T)" zones (or "I&T Sites") all together will accommodate a total GFA of about 5.7 million m^2, and those to the north of San Tin Highway/Fanling Highway will provide about 6,400 talent accommodation units (with a GFA of about 268,000m^2). This is intended to create a critical mass to foster I&T advancement, driving the development of an international I&T hub and deepening the I&T collaboration with Shenzhen and the world.

3.3 Besides, I&T Sites in the STLMC area are demarcated into connected land parcels to cater for the diversified needs of different industry players (e.g. start-ups and leading technology enterprises), different I&T fields (e.g. life and health technology, artificial intelligence and robotics, microelectronics and smart devices, advanced industries (e.g. new materials, energy and green technology, etc.), and different stages of I&T value chain (e.g. R&D, prototype, pilot test, mass production, etc.). To this effect, a wider range of permitted uses is incorporated for the "OU(I&T)" zone on the STT OZP, including R&D, product development, mass production, talent accommodation and other ancillary facilities to help nurture a more complete I&T ecosystem.

3.4 Majority of the I&T Sites in STLMC area are strategically planned to the north of San Tin Highway/Fanling Highway (i.e. I&T Park (North) comprising Planning Areas 16A, 16B, 17, 19A, 19B and 19C) in close proximity to the HSITP at the Loop to create synergy with the Shenzhen's I&T Zone in Huanggang and Futian. It will be served by two cross-boundary rail links, namely the existing Lok Ma Chau (LMC) Spur Line connecting to the LMC Spur Line Boundary Control Point, and the planned NOL Spur Line connecting to the new Huanggang Port with two intermediate stations near Chau Tau and the HSITP at the Loop. Before the commissioning of NOL Main Line and NOL Spur Line tentatively in 2034, feeder services (e.g. potential Smart Green Feeder System) will be provided for passengers to nearby railway station such as Kwu Tung

Station on East Rail Line (to be commissioned in 2027) in the nearby Kwu Tung North New Development Area (NDA). The remaining portion of I&T land is planned in the south-eastern part of the STLMC area (i.e. I&T Park (South) comprising Planning Area 13A) near the connection to the strategic NM Highway under planning, which serves to greatly enhance the accessibility to other parts of NM and Hong Kong (**Plan 2**). This echoes with the spatial strategy and development phasing being examined in ITIB's Development Outline Consultancy Study, which recommends that I&T developments of relatively larger scale and intensity will be concentrated at the Loop, radiating towards the area near Chau Tau in the I&T Park (North), and those of relatively lower intensity will be located in the north-western part of the I&T Park (North) near the planned Sam Po Shue Wetland Conservation Park (SPS WCP), whereas the I&T Park (South) will be a reserve to support the continual growth of I&T industry.

Ecological Conservation

3.5 Noting the ecological significance of nearby areas, avoidance-based principle has been adopted during the planning stage, and developed areas, including brownfield sites, boundary control point, etc., have been used as far as possible to minimise the need for pond filling. However, due to geographical constraints, including the surrounding mountains at the east and south, some ponds or wetland are inevitably required for development in order to provide the necessary land to form a critical mass for clustered I&T development. Notwithstanding this, under the principle of "co-existence of development and conservation", the Government will establish the SPS WCP of about 338 ha[3], which adjoins the north-western boundary of the STLMC area, in order to preserve the ponds or wetland in-situ and enhance their ecological value through active conservation (**Plan 3**). Not only can no-net-loss in the ecological function and capacity of the wetland concerned be achieved as ecological compensation to pond filling, the overall ecological value of the wetland in the Deep Bay area will also be enhanced.

3.6 Apart from wetland conservation through the establishment of the SPS WCP, due considerations have been paid to the ecologically significant resources within and in the vicinity of the I&T Sites, including two egretries near Mai Po Lung Village (MPLV) and Mai Po Village (MPV) and various day and night roosts as identified in the approved EIA Report. Egretries are preserved, and non-building areas (NBAs) and building height (BH) restrictions with the stepped BH concept are designated on the STT OZP for the concerned I&T Sites not only to preserve birds' flight corridor/paths, but also to serve as the ecological buffer and respect the ecologically sensitive areas (**Plans 1, 3 and 5**).

3.7 To preserve and enhance ecological connectivity for terrestrial mammals in the STLMC area, it is also recommended in the Explanatory Statement (ES) of the STT OZP that

[3] The existing wetland compensation area of around 10 ha in total on Government land in LMC, which is currently managed by the Agriculture, Fisheries and Conservation Department (AFCD), is recommended to be incorporated into the SPS WCP for management. This would further increase the area of the SPS WCP, which falls within the Mai Po and Fairview Park OZP, to 348 ha.

wildlife corridors to facilitate movement of terrestrial mammals should be suitably provided in the concerned areas.

Balanced, Vibrant and Liveable Community

3.8 In addition to about 6,400 talent accommodation units within the I&T Sites, the future I&T developments will also be supported by a vibrant community, i.e. San Tin Town Centre to the south of San Tin Highway/Fanling Highway where various types of flats and mixed use developments comprising residential and commercial uses will be provided. Comprehensive open space, pedestrian and cycle track networks are planned to enhance greenery, liveability and connectivity within the STLMC area, while various types of GIC, recreational and cultural facilities would be provided to support the future working population (**Plans 3 and 6**). The provisions of land for GIC facilities and open space have adopted the ratio of 3.5m^2 per person each recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"). To realise the '15-minute neighbourhood' concept, the siting of GIC facilities has taken due consideration to the locations of the population clusters.

Urban-rural Integration

3.9 Traditional rural townships in the NM possess rich historical and cultural resources and can be integrated with the future developments in harmony, standing out as characteristics of the NM. Some of the existing recognised villages being retained are located in close proximity to the I&T Sites. Some village facilities with significant values to the villages (e.g. shrines and important trees) located within the I&T Sites are recommended to be preserved and integrated with the future developments on the premises that the in-situ preservation and co-location would not cause insurmountable difficulties to the planned I&T developments.

3.10 To achieve harmonious transition between the villages and the neighbouring developments, suitable open space/amenity areas are planned in the bordering areas of the "Village Type Development" ("V") zones where appropriate, which could provide space for village festivals or ritual performances for the inheritance of intangible cultural heritage. Lower development intensities and requirements of building setback and stepped BH profile have been incorporated for I&T Sites adjoining the existing villages. Sensible built form and at-grade active frontage are also encouraged on the edge of the future developments facing the existing villages at these I&T Sites. In addition, breezeways to facilitate wind penetration to villages and view corridors to preserve the vista from the villages to the scenic ponds/wetland in the north-west and mountain backdrop in the south are preserved. Project proponent(s) should also note that the Government is conducting a consultancy study on formulating the policy and approaches on implementation of URI in the NM and should refer to the findings and/or recommendations of the consultancy study in planning the development(s) at the I&T Sites.

A Smart, Green, Resilient (SGR) Exemplar

3.11 To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to address climate change, various SGR initiatives are proposed, such as adopting a '15-minute neighbourhood' concept, creating blue-green network, aligning breezeways with prevailing wind directions, maximising greenery, optimising the use of land resources through 'Single Site, Multiple Use', pursuing smart and sustainable mobility with green transport modes, etc. The 'sponge city' concept is also adopted to revitalise the existing drainage channel systems to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance flood protection and increase climate resilience.

4. URBAN DESIGN AND LANDSCAPE FRAMEWORK

4.1 The overall urban design and landscape framework is set out in the ES of the STT OZP and the key urban design features pertaining to the I&T Sites are summarised below and illustrated in **Plans 3 to 6**:

Blue-Green Network and Open Space Network (**Plan 3**)

4.2 Within the STLMC area, the river/drainage channels, retention ponds, wetland, open space and knolls are knitted closely together to create a blue-green network. Major landscaped corridors are proposed along the boundary of Planning Areas 19B and 19C abutting the planned SPS WCP and along the two revitalised drainage channels (i.e. San Tin Western Main Drainage Channel (STEMDC) and San Tin Western Main Drainage Channel (STWMDC)) abutting Planning Areas 19A, 19B and 19C. These corridors together with open spaces of varying sizes will form a comprehensive open space network linking up the San Tin Town Centre and I&T Sites. The blue-green network will also create ecological linkages to enhance biodiversity.

4.3 Open space provisions for workers and residents (where talent accommodation is included) should be achieved in the respective developments on the I&T Sites in accordance with the prevailing requirements under Hong Kong Planning Standards and Guidelines (HKPSG).

Major View Corridors and Breezeways (**Plan 4**)

4.4 Major view corridors running through the I&T Sites are preserved to capture the important visual resources (i.e. the scenic backdrop of Ngau Tam Shan to the south, skyline of Shenzhen to the north, and the ponds in SPS to the north-west) and the proposed landmark mixed use development near Chau Tau for appreciation of the distinctive townscape and reinforcing district image.

4.5 According to the findings of the Air Ventilation Assessment – Detailed Study undertaken under the Investigation Study, majority of the prevailing annual wind in the STLMC area flows in north-east to south-west direction. Breezeways aligning with

the annual prevailing wind direction are preserved along major roads, open spaces and low-rise GIC facilities. There are also north-west to south-east breezeways to facilitate wind penetration which generally follow the two revitalised drainage channels, major roads, open space and low-rise GIC developments. In addition, as specified in the ES of the STT OZP, a number of major breezeways/air paths have been incorporated as NBAs within the I&T Sites to ensure effective wind penetration and to improve the pedestrian wind of the urban environment.

BH Profile (**Plan 5**)

4.6 STLMC area is situated at the transitional area between the low-lying ponds to the north and north-west and the hilly and mountainous area of Ngau Tam Shan and Ki Lun Shan to the south and south-east. A stepped BH concept is recommended in the STLMC area, giving due regard to the physical landform and setting of existing villages, while framing key destinations as vantage points which create an interesting skyline for the STLMC area.

4.7 For the I&T Park (North), special considerations should be given to the birds' flight corridor/paths and ecologically sensitive areas for design harmony and minimise disturbance impact on the wetlands. The overall BH ranging from 15mPD to 155mPD generally descends from the high-rise development cluster near the proposed Chau Tau Station of NOL Spur Line, where a mixed use development will be a focal point of the STLMC area, towards the wetland and ponds in SPS in the north-west. In particular, low-rise profiles and stepped down approach should be adopted along ecologically sensitive areas and important birds' flight corridor/paths, including the 300m-wide birds' flight corridor between the old Shenzhen River meander and SPS in east-west direction and the birds' flight path of the MPLV Egretry protected by a 70m-wide NBA. In addition, the BH generally descends towards the existing village clusters to the north and south of the I&T Park (North) to foster URI and ensure a gradual and visually pleasing transition towards these villages.

4.8 For the I&T Park (South), considering the higher site formation level with due regard to the topography, the BH could reach 170mPD.

Pedestrian-friendly Environment and Comprehensive Cycling Networks (**Plan 6**)

4.9 To promote healthy and active lifestyle, comprehensive pedestrian and cycling networks are planned to link up key destinations and activity nodes such as the proposed railway stations, I&T Sites, residential and mixed use developments, open spaces and GIC facilities in the STLMC area. Pedestrian walkways within the STLMC area should be pedestrian-friendly, continuous and landscaped in order to provide a pleasant walking environment. In order to strengthen street vibrancy, at-grade active frontage should be provided.

4.10 Future pedestrian and cycling networks within the I&T Sites should be connected internally and externally with those outside the I&T Sites to form part of the comprehensive pedestrian and cycling networks of the STLMC area, which would

further connect to the existing cycling track in Yuen Long and the planned cycle track in Kwu Tung North NDA and the Loop. Adequate ancillary cycling facilities and public bicycle parking spaces should be provided in the integrated design of the future developments in accordance with HKPSG and Transport Planning and Design Manual and to the satisfaction of relevant departments. To promote smart mobility, various modes of transport (e.g. personal rapid transit, autonomous vehicles) may be explored to connect within and among the Clusters.

4.11 Within the three sizeable I&T Sites in the I&T Park (North) (i.e. Planning Areas 19A, 19B and 19C), which provides opportunity for creating a high quality campus-like environment, consideration could be given to establishing a conducive environment for talents and innovators to interact, share knowledge and exchange ideas, thus stimulating creativity, collaboration and the overall vitality of the I&T Park. This may be achieved by connecting these Planning Areas through continuous pedestrian walkways with the provision of pocket open space(s), active frontage(s) (e.g. food and beverage services at pedestrian level of buildings), soft landscaping and green features, thus creating diversified and vibrant pedestrian environments.

Integrated Landscape Network

4.12 The landscape design framework for the STLMC area emphasises an integrated landscape network for both human and wildlife. To maximise biodiversity potential, the landscape design should ensure that the existing ecological capital is optimised wherever possible.

4.13 Project proponent(s) of the I&T Sites are encouraged to maximise greening opportunity within the future developments at grade, podium, rooftop and/or vertical façade as appropriate. For the eco-interface, which should be in form of a landscape buffer along ecologically sensitive areas, the greenery provision should be maximised to provide visual relief and serve as buffer to the I&T Sites.

4.14 Nature-driven design should also be incorporated for areas with ecological concerns. Sensible landscape treatments, including water features, should be incorporated in the open space and landscape design to enhance the visual and design connections with the planned SPS WCP and create favourable environment.

5. THE PLANNING AND DESIGN BRIEF

5.1 In addition to the statutory planning controls stipulated under the STT OZP as well as the planning themes and urban design and landscape framework as mentioned above, the planning and design requirements in the PDB are also intended to achieve the following aspects:

(a) while flexibility has been allowed for a number of always permitted uses, the I&T land must be used for purposes in line with its planning intention;

(b) improvement/enhancement of the connectivity of wetland habitats and the design

of birds' flight corridor/paths;

(c) formulation of design requirements for wildlife corridors and bird-friendly buildings;

(d) reduction/variation of BHs and/or provision of setbacks for sites adjacent to NBAs or planned SPS WCP or "V" zones;

(e) promotion of URI through preservation of historical monuments and respect to traditional village culture;

(f) integration of blue-green elements into the I&T Sites;

(g) encouragement of urban agriculture and diverse landscape;

(h) incorporation of nature-based solutions and 'sponge city' concept to enhance flood resilience; and

(i) adoption of smart, green and resilient measures to address extreme weather conditions and climate change.

5.2 To this end, the PDB is formulated taking into account relevant statutory, policy and administrative documents and study reports under relevant regimes of national development policy, I&T development strategy, planning and urban design, environment and conservation, as well as transport and other infrastructures, including the statutory planning controls and the urban design and landscape framework stipulated on the STT OZP and its ES as summarised in the above paragraphs; the conditions and recommendations of the approved EIA Report; the mitigation/enhancement measures proposed in the approved EIA Report; technical assessments undertaken and relevant urban design requirements recommended under the Investigation Study; and in the on-going ITIB's Development Outline Consultancy Study. Views of the Board and the representations in respect of the draft STT OZP No. S/STT/1, as well as those of the relevant government bureaux and departments, village representatives and concerned institutes/associations sought at the consultations undertaken during the process of formulating the key planning and design requirements have also been suitably considered.

5.3 The I&T Sites are grouped into five clusters (**Plan 7**) in accordance with the planning areas taking into account the locational factor of the I&T Sites and spatial nature of the recommended planning and design requirements. Specific requirements for each cluster are set out in **Appendices 1 to 5**.

5.4 In addition to the PDB, project proponent(s) should also observe the relevant documents and any other prevailing relevant legislations/ ordinances/ regulations as well as administrative guidelines/ standards/ practice notes/ technical circulars etc. promulgated by the Government. All future developments at the I&T Sites should conform to all statutory and administrative requirements by the Government, as may be applicable, and the conditions of the Government lease concerned. Some of the planning and design

requirements may be incorporated into the future land documents where appropriate, taking into account the respective site circumstances. The details of the requirements for individual sites would be subject to such terms and conditions as imposed or required by the Government in its absolute discretion.

5.5 Project proponent(s) are also reminded of the interface issue(s) with the Government's site formation and engineering infrastructure works for the STLMC area, as well as other construction works/ projects in the vicinity, including but not limited to the existing LMC Spur Line, NOL Main Line, NOL Spur Line, NM Highway, STEMDC, STWMDC and the planned SPS WCP. Development(s) at some of the I&T Sites may be affected due to the occupation of the underground strata by railway tunnels and associated railway facilities which may conflict with the foundations of the proposed buildings within these I&T sites. While the exact alignment and station location of the NOL Spur Line is subject to the detailed design at a later stage, project proponent(s) should liaise with Highways Department (HyD) and MTR Corporation Limited (MTRCL) to resolve any interface issues. In addition, project proponent(s) should observe other relevant technical requirements, such as utility reserve(s) and/or drainage reserve(s)[4], as well as archaeological sensitive areas as demarcated on the plan for each cluster. In view of the above, project proponent(s) are reminded to maintain close liaison with relevant parties (such as Antiquities and Monuments Office, CEDD, HyD and MTRCL) during the design, construction and operation phases.

6. IMPLEMENTATION

6.1 The planning and design requirements under the PDB will be implemented via the submission of Master Plan(s). The condition of requiring project proponent(s) of I&T Site(s) concerned to submit Master Plan(s) according to the PDB will be stipulated in the concerned land documents and the coverage area of the Master Plan(s) will be determined during the preparation of the concerned land documents subject to agreement amongst the relevant bureaux/departments (B/Ds)[5]. Each Master Plan will be considered and approved by the Designated Committee set up under the Development Bureau.

6.2 After the land document is executed, project proponent(s) should submit a Master Plan to the Designated Committee before commencement of substantive works. Upon receiving the Master Plan, the secretariat of the Designated Committee will circulate the submission to relevant B/Ds for comment as appropriate. If required, project proponent(s) will be invited to submit additional information or revisions to the Master Plan(s) to the Designated Committee, and/or to attend the meeting(s) with the

[4] The alignment of the utility reserve(s) and/or drainage reserve(s) may be subject to further changes in the detailed design stage.

[5] Master Plan submission may not be required for individual small-scale and/or government project/development. Project proponent(s) are required to approach the Designated Committee for any queries.

Designated Committee.

6.3 The Master Plan submission should be prepared according to the requirements set out in the PDB. The emphasis should be on the overall development proposal and how the proposal could fulfill the requirements in the PDB. If deviations from the PDB requirements are inevitable under special circumstances, e.g. to address site constraints or to achieve better design, project proponent(s) should provide adequate justifications supported with technical information, if applicable or if required by the Designated Committee and/or relevant B/Ds. Major components of a Master Plan submission are recommended for reference at **Appendix 6**. To facilitate the comprehension of the PDB for the preparation of Master Plan and the future implementation, a table indicating the planning and design requirements applicable under each cluster and the relevant documents that need to be referenced are summarised in **Appendix 7.**

7. ATTACHMENTS

Appendix 1	PDB for Cluster 1 – Planning Areas 16A (Part) and 16B
Appendix 2	PDB for Cluster 2 – Planning Areas 16A (Part), 17 and 19A
Appendix 3	PDB for Cluster 3 – Planning Area 19B
Appendix 4	PDB for Cluster 4 – Planning Area 19C
Appendix 5	PDB for Cluster 5 – Planning Area 13A
Appendix 6	Recommended Major Components of the Master Plan Submission
Appendix 7	Summary Table on the Planning and Design Requirements under each Cluster and Relevant Documents to be Referenced

Plan 1	"OU(I&T)" zones on STT OZP
Plan 2	Transport Network
Plan 3	Blue-Green Network
Plan 4	Major View Corridors and Breezeways/Air Paths
Plan 5	Building Height Concept
Plan 6	Pedestrian and Cycling Network
Plan 7	Clusters of I&T Sites in the Technopole

PLANNING DEPARTMENT
OCTOBER 2025

Appendix 1

PLANNING AND DESIGN BRIEF
FOR
CLUSTER 1 – AREAS 16A (PART) AND 16B (Plans 1-1a to 1-1c)

Cluster 1 (Plans 1-1a and 1-1b)

- **Cluster 1** comprising **Planning Areas 16A (Part) and 16B** is located in the eastern portion of the San Tin Technopole (the Technopole). It is bounded by Fanling Highway and San Tin Interchange to the south, San Sham Road to the west, the planned Roads L15 and L19 as well as existing villages of Chau Tau and Poon Uk Tsuen to the north, and foothill area of Tit Hang and Kwu Tung North New Development Area to the east. The Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop is located at its further north. Besides, the proposed Chau Tau Station of the Northern Link (NOL) Spur Line is located to its south-west across San Sham Road. The exact alignment and station location of the NOL Spur Line is subject to detailed design at a later stage.

- Cluster 1 can be subdivided into seven sub-areas, including **Areas 16A-1 to 16A-4** and **16B-1 to 16B-3**, by planned Roads L18, L19, L20 and L27, an existing nullah, Lok Ma Chau Road, Castle Peak Road – Chau Tau and the Lok Ma Chau (LMC) Spur Line (**Plan 1-1c**).

- This Cluster will be delivered in phases, starting from 2026-27, for development and operation by the Hong Kong Science and Technology Parks Corporation (HKSTPC). The 2025-26 Budget announced that HKSTPC is carrying out a master planning study on this 20-ha Innovation and Technology (I&T) Site, which is expected to be completed in the third quarter of 2025.

	Item	Particulars	Remarks
A. Site Information			
1.	**Site Area (about)**	**Total:** **205,100m^2**, including: **Area 16A-1:** 17,700m^2 **Area 16A-2:** 12,700m^2 **Area 16A-3:** 25,000m^2 **Area 16A-4:** 10,700m^2 **Area 16B-1:** 18,300m^2 **Area 16B-2:** 38,000m^2 **Area 16B-3:** 82,700m^2	• Indicative only. Subject to review/change in the course of development. • Based on the zoning boundaries as delineated on the Outline Zoning Plan (OZP). • Included non-building area(s) (NBA(s)) designated on the OZP and building setback(s)/open space(s) required in this Planning and Design Brief (PDB).
2.	**Proposed Site Formation Level (about)**	**Area 16A-1:** 6.5mPD **Area 16A-2:** 6.5mPD **Area 16A-3:** 6.5mPD **Area 16A-4:** 6.5mPD	• Indicative only. Subject to review/change in the course of development.

	Item	Particulars	Remarks
		Area 16B-1: 6.5mPD **Area 16B-2:** 7mPD **Area 16B-3:** 8 to 16mPD	
3.	**I&T Development Phasing**	**Phase 1 Stage 1:** Areas 16A-1, 16A-2, 16A-3 and 16A-4 **Phase 1 Stage 2:** Areas 16B-1, 16B-2 and 16B-3	• Based on the Development Outline Consultancy Study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Subject to review/change in the course of development. • **Phase 1 Stage 1 development** aims to be the initial development of the Technopole, with a view to kick-starting the preliminary introduction of Innovation and Technology (I&T) industries through collaboration with the Hong Kong Science and Technology Park (HKSTP). • **Phase 1 Stage 2 development** aims to provide additional space for different stages within the I&T industrial chain (e.g. research and development, pilot testing, prototyping and trial production), through collaborating with the HKSTP. • Both stages may also help cater for the expansion of the I&T ecosystem from the HSITP at the Loop.
B. Major Development Parameters			
4.	**Major Uses**	<u>Potential I&T Uses</u> • Life and health technology • Artificial intelligence and robotics • Microelectronics and smart devices • Advanced industries (e.g. new materials, energy and green technology)	• Indicative only. • It is intended to provide spaces to cater for the diversified needs of different industry players, different I&T fields, and different stages of the I&T value chain. • To allow flexibility, project proponent(s) can determine the I&T

	Item	Particulars	Remarks
			use(s) or a mix of I&T uses to be accommodated, subject to ITIB's agreement. Details on major land uses should be provided in the Master Plan submission for the consideration of the Designated Committee. • I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the existing villages, planned residential developments and talent accommodation, if any, as practicable.
5.	**Supporting infrastructure**	<u>Supporting Facilities</u> • Exhibition and venture capital platform • Data centre and computing facilities • Professional services • Research and academic institutions • Knowledge exchange venues • Retail and dining facilities • Other appropriate supporting facilities and other uses for specific industries as may be required <u>Talent Accommodation</u> • Exact provision and location of talent accommodation in each cluster will be contingent on the nature and scale of I&T industries to be developed, development/ operational model, business needs of prospective I&T enterprises, technical feasibility and other relevant factors.	• Indicative only. • To promote the concept of 'work-live-learn-play' and to nurture a comprehensive I&T development, a range of complementary non-I&T uses which could provide business (e.g. office, convention facilities, hotel, etc.) and/or living support (e.g. staff/talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. educational supporting facilities) are allowed at the I&T Sites. The provision of complementary non-I&T uses should be at a reasonable scale. • Other uses for specific industries may include cooling and storage facilities for life and health technology, reclaimed water treatment and reuse facilities for microelectronics and smart devices, new materials and new energy, as well as electricity substation, scenario incubation and experience centre and logistics centre to be used by various I&T uses. • To allow flexibility, project

	Item	Particulars	Remarks
			proponent(s) can determine the complementary non-I&T use(s) or a mix of such uses to be accommodated, subject to ITIB's agreement. Details on the supporting facilities should be provided in the Master Plan submission for the consideration of the Designated Committee. • For talent accommodation, home space enhancement recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" should be observed to encourage enhanced flat sizes for improving liveability. Excessively small flat size should be avoided as far as practicable.
6.	**Gross Floor Area (GFA) (about)**	Total: 820,000m^2	• Indicative only. Subject to review/change in the course of development. • To allow flexibility, project proponent(s) can determine the GFA mix of I&T uses, talent accommodation and other supporting/ancillary uses, subject to ITIB's agreement. Details on GFA mix should be provided in the Master Plan submission for the consideration of the Designated Committee. • Any increase in total GFA dedicated for this Cluster would be subject to ITIB's agreement and confirmation of technical feasibility to the satisfaction of the Designated Committee and relevant bureaux/departments (B/Ds) by the project proponent(s).

	Item	Particulars	Remarks
7.	**Building Height (BH)**	**Statutory Restrictions on OZP (Plan 1-1a)** **Area 16A-1:** 145mPD **Area 16A-2:** 145mPD **Area 16A-3:** 155mPD **Area 16A-4:** 155mPD **Area 16B-1:** N/A **Area 16B-2:** 100mPD **Area 16B-3:** 100mPD **Requirements under PDB (Plan 1-1c)** <u>Area 16B-1</u> • BH restriction of 120mPD is required. <u>Areas 16B-1 to 16B-3</u> • Lower BH (-10% to -30%) for building(s) fronting the existing villages is required to achieve stepped BH profile within the I&T Site(s) descending towards the existing villages.	• Stepped BH profile is adopted for this Cluster through the imposition of BH restrictions on the OZP, with Areas 16B-2 to 16B-3 fronting existing villages of Chau Tau and Poon Uk Tsuen subject to a BH restriction of 100mPD, and Areas 16A-1 to 16A-4 subject to BH restrictions ranging from 145mPD to 155mPD. This could serve as a gradual transition of the townscape between the high-rise clusters around the proposed Chau Tau Station of NOL Spur Line (with BH up to 200mPD) to its southwest and the existing villages to the east and northeast. • BH(s) should be further lowered for building(s) within I&T Sites in Areas 16B-1 to 16B-3 fronting the existing villages. This is to foster urban-rural integration and to ensure a gradual and visually pleasing transition towards nearby existing villages of Chau Tau and Poon Uk Tsuen.
8.	**Site Coverage**	• As stipulated in the Building (Planning) Regulations.	• N/A
C. Urban Design and Landscape Requirements			
9.	**NBA**	<u>Area 16B-2</u> • A 15m-wide NBA at the central portion of Area 16B-2 is stipulated on the OZP (**Plan 1-1a**).	• The 15m-wide NBA stipulated on the OZP is intended to facilitate air flow from Ki Lun Shan to the existing village of Chau Tau to the north (to be elaborated under <u>item 9</u> below). • Within the NBA, underground structures will be allowed under the planning regime, while such structures should also conform to other relevant ordinances/ regulations. Aboveground structure is not allowed, except for landscape

	Item	Particulars	Remarks
			features, boundary fence/boundary wall with high porosity for air permeability purpose, and minor structures, such as footbridge connection or covered walkway.
10.	**Building Setback**	Area 16B-1 • Building setback with a minimum width of 10m (above ground) along the northern boundary of Area 16B-1 fronting the adjoining "Village Type Development" ("V") zone of Chau Tau and Poon Uk Tsuen is required (**Plan 1-1c**). Area 16B-3 • Building setback with a minimum width of 10m (above ground) along the western boundary of Area 16B-3 fronting the adjoining "V" zone of Chau Tau and Poon Uk Tsuen is required (**Plan 1-1c**). Area 16B-2 • Minimum of 10m building setbacks (aboveground) from the eastern and western sides of the NBA (as defined under item 9 above) at the central portion of Area 16B-2 are required.	• Building setbacks are required to ensure design harmony between the proposed I&T development and the existing villages of Chau Tau and Poon Uk Tsuen. • According to the Air Ventilation Assessment – Expert Evaluation (AVA-EE) of the 'First Phase Development of New Territories North – San Tin/Lok Ma Chau Development Node – Investigation' (the Investigation Study), building setback along the northern boundary of Area 16B-1 will help alleviating the potential impact of induced wind wakes to Poon Uk Tsuen and Chau Tau. • According to Report on Air Ventilation Assessment – Detailed Study (AVA-DS) of the Investigation Study, building separations within Area 16B-2 are recommended to be widened to enhance the effectiveness of the breezeway. A wider building separation could also facilitate a sense of visual access and connection to the "V" zone of Chau Tau.
11.	**Urban-rural Integration**	Area 16B-3: Preservation of Village Facilities • Existing shrines (i.e. 盤古王) and a tree located at the western part of Area 16B-3 should be preserved in-situ (**Plan 1-1c**).	• Project proponent(s) are encouraged to preserve/revitalise natural and cultural elements identified as far as practicable.

	Item	Particulars	Remarks
		• An area around the preserved shrines and the tree should be designated as a multi-functional public space with sufficient worshipping/gathering space provided in front of the shrines for villagers (see also open space design under item 12 below). Direct access to the village of Chau Tau in a western to north-western direction should be provided, with a view to maintaining a visual connection between the ancestral hall (i.e. Ting Si Study Hall (廷士家塾)) of Chau Tau and the shrines. • Sufficient space should be allowed between the existing shrines and the tree, and the surrounding developments of the I&T Sites. • Preservation of the tree should follow the requirements specified under item 15 below. Interface between Development(s) and the Surrounding Areas • Design harmony between new developments and the surrounding areas, such as the preserved villages/village assets and the rural/natural environment, should be achieved through sensible building design and layout (see also items 7 and 10 above on stepped BH profile and building setback, item 12 below on open space design, as well as item 13 below on enhanced connectivity).	• To avoid over-shadowing the shrines and the tree preserved within the multi-functional public space, sensible building design for future developments in Area 16B-3 should be adopted (see also open space design under item 12 below). • Reference should be made to the findings and/or recommendations of the Government's consultancy study on the implementation of Urban-rural Integration in the Northern Metropolis.
12.	**Open Space**	Open Space Provision and Design for I&T Sites • A minimum of 0.5m^2 open space per worker should be achieved as far as practicable in accordance	• As this Cluster is located close to existing villages of Poon Uk Tsuen and Chau Tau, the design of any

	Item	Particulars	Remarks
		with the prevailing Hong Kong Planning Standards and Guidelines (HKPSG).	possible open space(s) should take into consideration the needs of the local villagers as far as practicable.
		• If talent accommodation is provided in the development, ancillary open space of $1m^2$ per person should be achieved as far as practicable within the development to serve its residents in accordance with the prevailing HKPSG.	• The open space(s) should be open at appropriate hours for public use as far as practicable.
		• Seamless connections between the open space(s) and the surrounding areas should be provided through pedestrian/cycling network. Fence-free design and sense of openness should be adopted as far as practicable to promote visual permeability, as well as air and natural light penetration.	• Reference should be made to the prevailing Government's requirements/guidelines, such as Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department and the Universal Accessibility – Best Practices and Guidelines promulgated by the Architectural Services Department, where applicable, for provision of universal access.
		• At-grade greenery, in particular tree planting, should be provided along the boundary of open space(s) adjoining pedestrian walkway(s) as far as practicable to enhance the streetscape and provide amenity for the pedestrians.	• Reference should be made to the Design Guidelines for Open Space under "Reimagining Public Spaces in Hong Kong – Feasibility Study" promulgated by the Planning Department for broad design principles and guidelines to create more enjoyable, stayable and welcoming open spaces.
		• All-inclusive and inter-generational design are encouraged for co-sharing of open space among I&T Sites users and the general public.	• Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles in formulating NbS measures for a sustainable future.
		<u>Area 16B-3: Multi-functional Public Space (related to item 11 above)</u> • The multi-functional public space (**Plan 1-1c**) should be provided at-grade and be designed to integrate with the existing tree to be	• It is recommended to design the public space as a multi-purpose and flexible space for the use of the general public including villagers.

	Item	Particulars	Remarks
		preserved in-situ. • The multi-functional public space should be located close to and integrated well with the existing villages by way of convenient pedestrian connectivity and visual connections. • Please refer to <u>item 15</u> below for landscape and tree preservation.	For example, the public space could be used for village festivals or ritual performances by the villagers on special occasions, while serving as a social hub for the surrounding I&T Sites users and general public on regular days. • The multi-functional public space should be opened 24 hours a day and free of charge. • The planning, design, management and maintenance of the multi-functional public space is recommended to follow relevant guidelines/requirements, including the "Public Open Space in Private Developments Design and Management Guidelines" promulgated by the Development Bureau (DEVB) and HKPSG Chapter 4 - Recreation, Open Space and Greening.
13.	**Accessibility, Pedestrian and Cycling Network**	<u>Pedestrian and Cycling Network</u> • Pedestrian walkways (at-grade and multi-level) and cycle tracks should be well connected between developments within the Cluster and with the networks outside to form an integrated pedestrian- and cyclist-friendly environment. • Quality streetscape with at-grade greening and/or tree planting, eco-friendly paving and street furniture should be provided in accordance with the HKPSG and Transport Planning and Design Manual for a pedestrian-friendly environment. • The Transport Department (TD) should be consulted in formulating the pedestrian and cycling network.	• Pedestrian walkways and cycle tracks should be open at appropriate hours for public use as far as practicable. • All-weather and barrier-free designs should be adopted for pedestrian walkways. Multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges are encouraged. Provision of canopies above pedestrian walkways are also encouraged. • Pedestrian walkways should be connected with open space(s) and amenity area(s) to create a pleasant and continuous pedestrian environment.

	Item	Particulars	Remarks
		• In order to enhance the accessibility of existing villages to the surrounding areas, project proponent(s) are encouraged to provide public accesses between building blocks of the future developments as far as practicable.	• Consideration could be given to providing shared path(s) for pedestrian walkway and cycle track, subject to agreement by relevant B/Ds. • Project proponent(s) are advised to maintain close liaison with those of the same Cluster and/or neighbouring development(s) in design, implementation and operation of the pedestrian and cycling networks to ensure integrity and continuity.
		<u>Areas 16B-1 and 16B-3: Existing Accesses to Villages and their Surrounding Areas</u> • The existing local access road at the northern periphery of Area 16B-1 connecting to Poon Uk Tsuen should be retained. The project proponent(s) should explore extending this access road to connect to Chau Tau West Road along the periphery of Area 16B-1, which also serves as a building setback area with a minimum width of 10m (as defined under <u>item 10</u>) (**Plan 1-1c**). • The existing footpath at the north-western periphery of Area 16B-3 should be retained, so as to maintain the existing connection between villages and the surrounding areas in the "GB" area to its north (**Plan 1-1c**).	• To foster urban-rural integration, the project proponent(s) should ensure that the existing local access roads connecting the villages and the surrounding areas are retained. If affected, the project proponent(s) should construct alternative accesses as far as practicable with agreement from relevant stakeholders.
14.	**Air Ventilation, View Corridor and Site Permeability**	<u>Air Ventilation and View Corridor</u> • The 15m-wide NBA is stipulated on the OZP in the central portion of Area 16B-2 (as defined in <u>item 9</u> above) (**Plan 1-1c**) to facilitate air flow from Ki Lun Shan to existing village of Chau Tau to the north.	• The 15m-wide NBA stipulated on the OZP is intended to enhance air ventilation of the area as recommended in AVA-DS of the Investigation Study.

	Item	Particulars	Remarks
		• Strengthened air ventilation design measures should be further explored by the project proponent(s), such as incorporating additional permeable elements in the building design; adopting empty bay designs at-grade; avoiding long continuous façades; minimising/ breaking down podium bulk; adopting podium-free design or small ground coverage or adopting terraced podium designs; varying BH profiles; providing building separations and setbacks, etc.	• The multi-functional public space in Area 16B-3 (as defined under item 12 above) could also serve as a breathing space which may be advantageous in directing southerly and south-westerly prevailing wind towards the existing houses near Chau Tau and nearby areas, leading to a better wind availability. • According to the AVA-DS of the Investigation Study, disturbances on the wind environment are relatively observable at LMC and Ha Wan Fisherman San Tsuen under summer wind directions as well as Poon Uk Tsuen and Chau Tau under both annual and summer wind direction as compared to other potential wind sensitive areas. The wind weakening at these existing villages are mainly due to the induced wind wakes from the proposed I&T blocks in the Cluster. Strengthened air ventilation design measures are therefore required. • Local road networks, open spaces and greening areas, as well as building separations should align with the prevailing wind directions as far as practicable to form effective breezeways/air paths, as well as view corridors.
		Site Permeability • Fence-free design should be considered as far as practicable to promote visual permeability. If boundary fence/wall is unavoidable, soft treatment or a minimum of 50% visual permeability at 1m and above (measured from the formation level of the pedestrian walkway) should be adopted for these boundary	• Sensible massing and spatial configuration should be considered to improve porosity and physical and visual permeability. • To enhance integration and social interaction between the existing villages and the future I&T developments, segregation between the two by solid fence walls should be

	Item	Particulars	Remarks
		structure(s).	avoided. • Reference should be made to the Sustainable Building Design Guidelines (SBDG) as set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152), and HKPSG on the building separation requirement for future developments and to minimise negative air ventilation impacts.
15.	**Landscape and Tree Preservation**	• Provision of a minimum 20% to 30% overall site coverage of greenery in accordance with SBDG (PNAP APP-152) based on the areas of individual sites. • Maximising greening opportunity within proposed development(s) at grade, podium, rooftop and/or vertical façade as appropriate. • According to the Tree Group Assessment Schedule under the Tree Preservation and Removal Proposal, the tree *(Cinamomum Camphora)* related to the shrines (盤古王) in Area 16B-3 is regarded as a Tree of Particular Interest (TPI) and should be retained as far as practicable. There is also another TPI *(Cinamomum Camphora)* to the north of the abovementioned TPI. • Project proponent(s) should observe the Tree Preservation and Removal Proposal for TPI(s) within this Cluster to be retained and the Tree Compensatory Planting Implementation Plan to be prepared by the Civil Engineering and	• Reference should be made to DEVB's relevant technical circulars (e.g. DEVB Technical Circular (Works) Nos. 4/2020, 5/2020 and 3/2024 or the latest version), guidelines (e.g. soil volume for urban trees, and proper planting practices), and street tree selection guide to achieve proper tree preservation and right plant species at right place. • Landscape and visual mitigation measures in the approved EIA Report (No. AEIAR-261/2024) and the Letter of Approval of the EIA Report dated 17 May 2024 should be followed. • Tree Compensatory Planting Implementation Plan to be prepared by CEDD for fulfilling the respective condition for the approval of the EIA Report should be followed in order to enhance the interface between the development sites and the government projects. • Usage of native species/existing riparian vegetation species in favour of wildlife is recommended to be optimised.

	Item	Particulars	Remarks
		Development Department (CEDD). • Detailed tree survey and assessment should be carried out at the design and construction phases for review and approval by relevant B/Ds. • Provision of integrated landscape design should take into account the requirements on urban-rural integration (item 11 above), provision of open space (item 12 above), pedestrian walkway (item 13 above), urban farming (item 16 below), treatments of existing ecological capital, and blue-green infrastructure. • Adequate independent irrigation system should be provided for soft landscape areas. Areas 16B-1 and 16B-3 • The project proponent(s) are encouraged to provide buffer planting along the building setback as defined under item 10.	• Priority is recommended to be given to adopting environmental-friendly materials/finishes for hard landscape works.
16.	**Urban Farming**	• Project proponent(s) are encouraged to actively consider identifying suitable locations, such as rooftop, parks and open space, in their development(s) for establishing modernised urban farms.	• The Government published the Blueprint for the Sustainable Development of Agriculture and Fisheries [1] in 2023, which promulgated a number of measures to promote the development of urban farming operated on commercial basis, with a view to integrating commercial agriculture into urban districts such as public parks, government buildings and private property development projects.

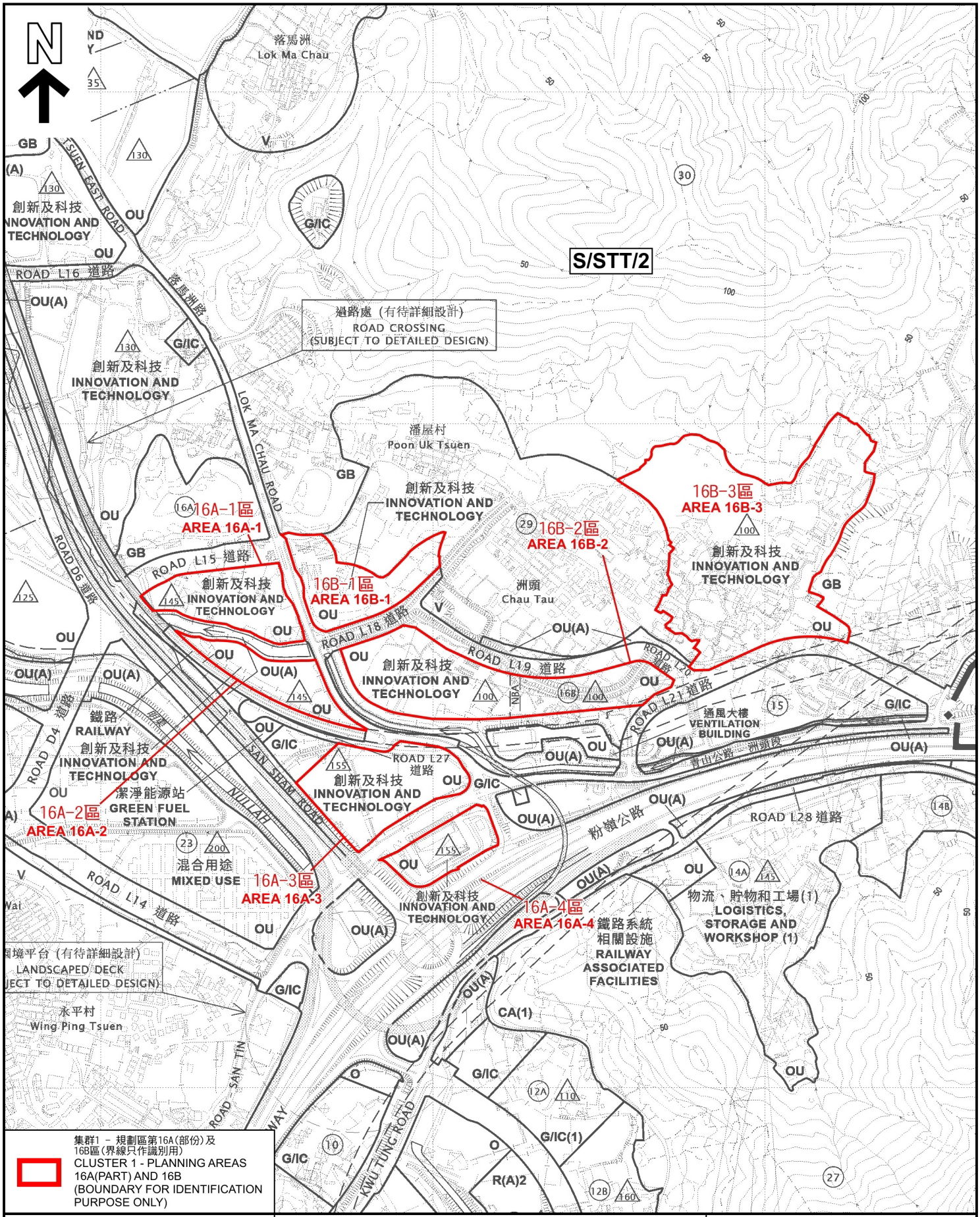
[1] Blueprint for the Sustainable Development of Agriculture and Fisheries is available at: https://www.afcd.gov.hk/english/Blueprint/Blueprint_Main.html.

	Item	Particulars	Remarks
17.	**Green Building Design**	• Project proponent(s) should implement green building design in their development(s) for attaining at least Provisional Gold rating under the Building Environmental Assessment Method Plus. • Project proponent(s) should adopt green building design features such as green roof and vertical greening, as well as green design features such as tree planting along pedestrian walkways and designating areas for establishment of urban farms.	• Building disposition with shorter façade facing east and west is recommended to enhance energy efficiency. • Project proponent(s) should properly maintain the implemented green building design features to ensure sustainability in the performance.
D. Ecological and Environmental Requirements			
18.	**Pond Filling**	• As one of the conditions of approval under the EIA Report, no pond filling works should be allowed prior to commencement of construction of the ecologically enhanced fish ponds at the planned SPS WCP.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details.
19.	**Bird-friendly Design**	• Project proponent(s) should ensure their development(s) would comply with relevant mitigation measures for minimising potential impacts on birds and the risk of bird collisions as recommended in the approved EIA Report and the Bird-friendly Design Guideline formulated under the approval conditions of the EIA Report.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details. • Excessive rooftop structures in terms of covered area and/or height should be avoided to minimise potential impacts on birds.
20.	**Smart, Green and Resilient (SGR) Measures**	• Project proponent(s) are encouraged to adopt SGR measures in their proposed development. • Small-scale district cooling system/ centralised multi-building cooling systems are encouraged to be provided within the Cluster or individual sub-areas. These	• With reference to the recommendations from the Advisory Council on the Environment in approving the EIA Report, project proponent(s) should explore the feasibility of SGR measures such as automatic refuse systems and biomass management by reusing and upcycling of felled trees; and to adopt

	Item	Particulars	Remarks
		facilities should be located away from the ecologically sensitive areas, such as birds' flight path/corridor, as far as practicable to minimise disturbance.	an integrated SGR framework achieving carbon neutrality during both construction and operation phases. • Reference should be made to the SGR report prepared by CEDD as design reference.
21.	**Stormwater Management/ Flood Prevention**	• Project proponent(s) are encouraged to adopt 'Sponge City' concept to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance flood protection and increase climate resilience.	• Reference should be made to the Drainage Services Department's Stormwater Drainage Manual Corrigendum No. 1/2024 for the latest requirements to cater for the potential flooding risk especially at extreme weather and climate change. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

Note: The project proponent(s) should refer to the latest version(s) of any relevant document(s) mentioned above or any new relevant document(s) as applicable.

- END -



集群1 – 規劃區第16A(部份)及16B區(界線只作識別用)
CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年8月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 14.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

集群1 – 規劃區第16A(部份)及16B區
CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B

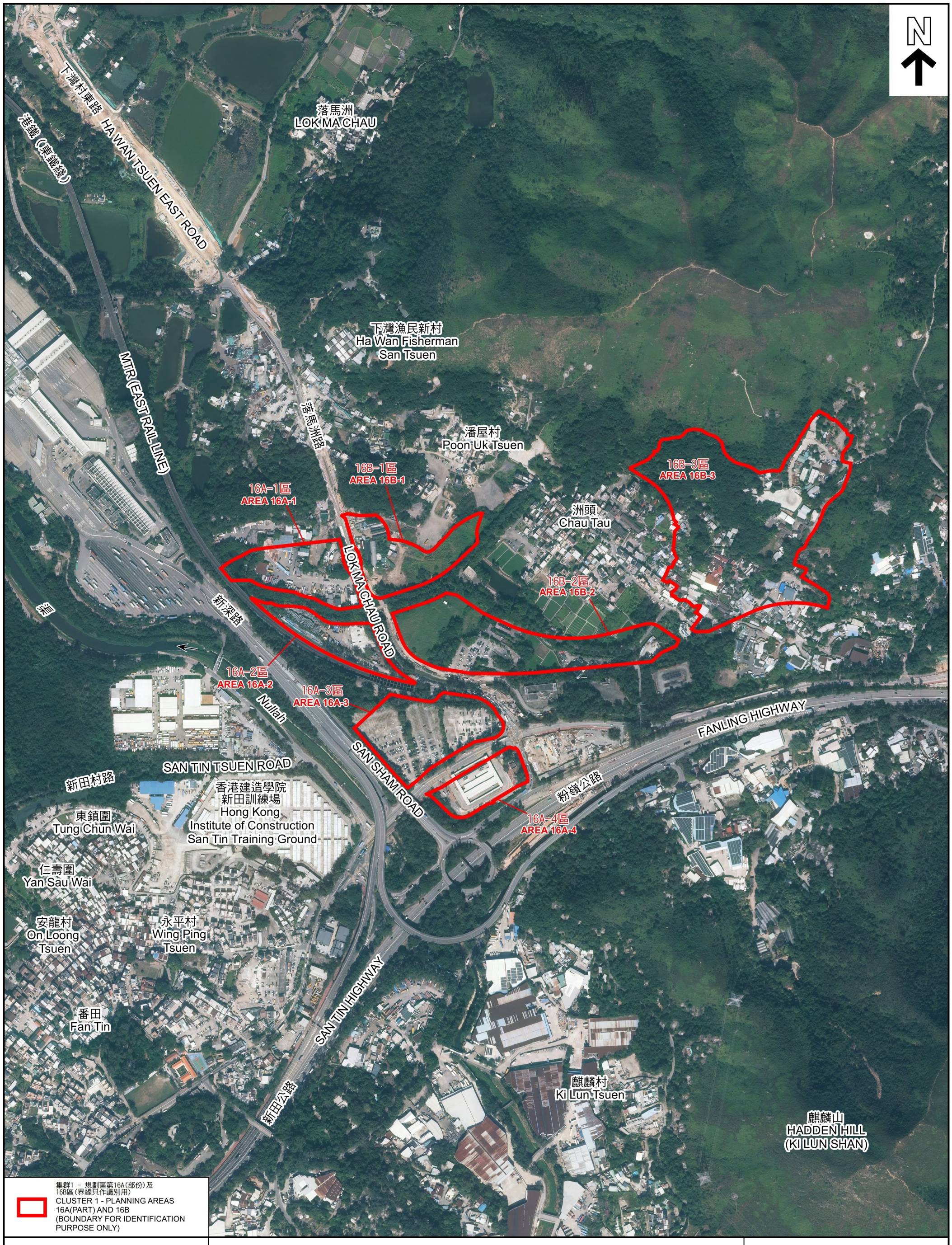
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
1-1a



集群1 – 規劃區第16A(部份)及16B區(界線只作識別用)
CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年8月14日擬備，所根據的資料為地政總署於2023年11月拍得的數碼正射影像圖D0P5000
EXTRACT PLAN PREPARED ON 14.8.2025 BASED ON DIGITAL ORTHOPHOTO DOP5000 TAKEN IN 11.2023

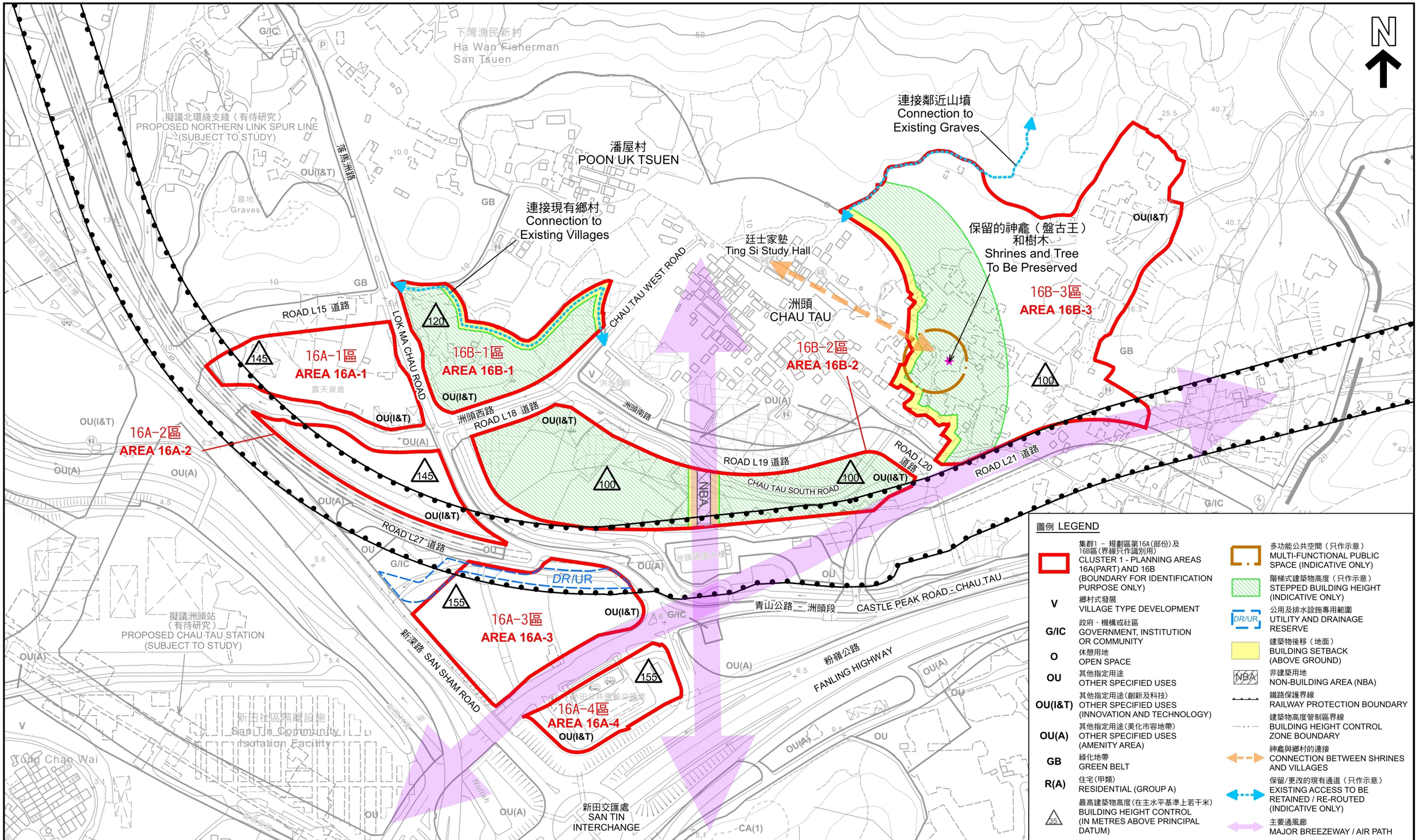
航攝照片 AERIAL PHOTO

集群1 – 規劃區第16A(部份)及16B區
CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLE1/25/6

圖 PLAN
1-1b



圖例 LEGEND

- 集群1 － 規劃區第16A(部份)及16B區(界線只作識別用) CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- OU(I&T) 其他指定用途(創新及科技) OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)
- OU(A) 其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
- GB 綠化地帶 GREEN BELT
- R(A) 住宅(甲類) RESIDENTIAL (GROUP A)
- 35 最高建築物高度(在主水平基準上若干米) BUILDING HEIGHT CONTROL (IN METRES ABOVE PRINCIPAL DATUM)
- 多功能公共空間（只作示意） MULTI-FUNCTIONAL PUBLIC SPACE (INDICATIVE ONLY)
- 階梯式建築物高度（只作示意） STEPPED BUILDING HEIGHT (INDICATIVE ONLY)
- DR/UR 公用及排水設施專用範圍 UTILITY AND DRAINAGE RESERVE
- 建築物後移（地面） BUILDING SETBACK (ABOVE GROUND)
- NBA 非建築用地 NON-BUILDING AREA (NBA)
- 鐵路保護界線 RAILWAY PROTECTION BOUNDARY
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 神龕與鄉村的連接 CONNECTION BETWEEN SHRINES AND VILLAGES
- 保留/更改的現有通道（只作示意） EXISTING ACCESS TO BE RETAINED / RE-ROUTED (INDICATIVE ONLY)
- 主要通風廊 MAJOR BREEZEWAY / AIR PATH

本摘要圖於2025年9月26日擬備，所根據的資料為測量圖編號2-SE-B
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON SURVEY SHEET No. 2-SE-B

規劃及設計要求 **PLANNING AND DESIGN REQUIREMENTS**

集群1 － 規劃區第16A(部份)及16B區
CLUSTER 1 - PLANNING AREAS 16A(PART) AND 16B

SCALE 1 : 4 000 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
1-1c

Appendix 2

PLANNING AND DESIGN BRIEF
FOR
CLUSTER 2 – AREAS 16A (PART), 17 AND 19A (Plans 2-2a to 2-2c)

Cluster 2 (Plans 2-2a and 2-2b)

- **Cluster 2** comprising **Planning Areas 16A (Part), 17 and 19A** is located at the northern portion of the San Tin Technopole (the Technopole). It is bounded by Shenzhen River to its north, the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop and the foothill of Tit Hang to its east, planned Roads L15 and D4 as well as the 20-ha innovation and technology (I&T) Sites at Chau Tau under the master planning of Hong Kong Science and Technology Park Corporation (i.e. Cluster 1) to its south, and the San Tin Eastern Main Drainage Channel (STEMDC), the planned Sam Po Shue Wetland Conservation Park (SPS WCP), Lok Ma Chau (LMC) Ecological Enhancement Area and the MTR LMC Station to its west. The future alignment of Northern Link (NOL) Spur Line will cut through this Cluster and the proposed Chau Tau Station will be located to its south. The exact alignment and station of the NOL Spur Line is subject to detailed design at a later stage.

- Cluster 2 can be subdivided into six sub-areas, including **Areas 16A-5** to **16A-7**, **Area 17** and **Areas 19A-1 and 19A-2**, by the planned Roads P1, D6, L16, L22, existing Ha Wan Tsuen East Road and LMC Spur Line (**Plan 2-2c**).

	Item	Particulars	Remarks
A.	**Site Information**		
1.	**Site Area (about)**	**Total:** **512,400m^2**, including: **Area 16A-5:** 42,100m^2 **Area 16A-6:** 28,800m^2 **Area 16A-7:** 77,100m^2 **Area 17:** 53,900m^2 **Area 19A-1:** 71,400m^2 **Area 19A-2:** 239,100m^2	• Indicative only. Subject to review/change in the course of development. • Based on the zoning boundaries as delineated on the Outline Zoning Plan (OZP). • Included non-building area(s) (NBA(s)) designated on the OZP and building setback(s)/open space(s) required in this Planning and Design Brief (PDB).
2.	**Proposed Site Formation Level (about)**	**Area 16A-5:** 6.5mPD **Area 16A-6:** 6.5mPD **Area 16A-7:** 6.5mPD **Area 17:** 6.5mPD **Area 19A-1:** 5.5mPD **Area 19A-2:** 6.5mPD	• Indicative only. Subject to review/change in the course of development.

	Item	Particulars	Remarks
3.	**I&T Development Phasing**	**Phase 1 Stage 2:** Areas 16A-5, 16A-6, 16A-7, 17 and 19A-1 **Phase 1 Stage 3:** Area 19A-2	• Based on the Development Outline Consultancy Study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Subject to review/change in the course of development. • **Phase 1 Stage 2 development** aims to provide additional space for different stages within the I&T industrial chain. It would help cater for the expansion of the I&T ecosystem from HSITP at the Loop. • **Phase 1 Stage 3 development** aims to develop the iconic launch area of the Technopole, creating a highly integrated zone for core industries and urban development.
B. Major Development Parameters			
4.	**Major Uses**	<u>Potential I&T Uses</u> • Life and health technology • Artificial intelligence and robotics • Microelectronics and smart devices • Advanced industries (e.g. new materials, energy and green technology) <u>Reserved Government Use</u> • Area 17 is reserved for Agriculture, Fisheries and Conservation Department (AFCD)'s Fisheries Research Centre **(Plan 2-2c)**.	• Indicative only. • It is intended to provide spaces to cater for the diversified needs of different industry players, different I&T fields, and different stages of the I&T value chain. • To allow flexibility, project proponent(s) can determine the I&T use(s) or a mix of I&T uses to be accommodated, subject to ITIB's agreement. Details on major land uses should be provided in the Master Plan submission for the consideration of the Designated Committee. • I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the birds' flight path, wildlife corridor, existing villages, planned residential developments and talent

	Item	Particulars	Remarks
			accommodation, if any, as practicable. • As stated in the Explanatory Statement of the OZP, a high-quality campus-like environment with integrated design to create a network of public spaces conducive to walking, cycling and promoting talents' interaction and exchange of ideas is recommended.
5.	**Supporting Infrastructure**	<u>Supporting Facilities</u> • Exhibition and venture capital platform • Data centre and computing facilities • Professional services • Research and academic institutions • Knowledge exchange venues • Retail and dining facilities • Other appropriate supporting facilities and other uses for specific industries as may be required <u>Talent Accommodation</u> • Recommended to be located at the southern part of the Cluster. • Exact provision and location of talent accommodation in each cluster will be contingent on the nature and scale of I&T industries to be developed, development/ operational model, business needs of prospective I&T enterprises, technical feasibility and other relevant factors.	• Indicative only. • To promote the concept of 'work-live-learn-play' and to nurture a comprehensive I&T development, a range of complementary non-I&T uses which could provide business (e.g. office, convention facilities, hotel, etc.) and/or living support (e.g. staff/talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. educational supporting facilities) are allowed at the I&T Sites. The provision of complementary non-I&T uses should be at a reasonable scale. • Other uses for specific industries may include cooling and storage facilities for life and health technology, reclaimed water treatment and reuse facilities for microelectronics and smart devices, new materials and new energy, as well as electricity substation, scenario incubation and experience centre and logistics centre to be used by various I&T uses. • To allow flexibility, project proponent(s) can determine the complementary non-I&T use(s) or a mix of such uses to be accommodated, subject to ITIB's agreement. Details on the supporting facilities should be provided in the Master Plan submission for the consideration of the Designated

	Item	Particulars	Remarks
			Committee. • For talent accommodation, home space enhancement recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" should be observed to encourage enhanced flat sizes for improving liveability. Excessively small flat size should be avoided as far as practicable.
6.	**Gross Floor Area (GFA) (about)**	Total: 1,530,750m^2	• Indicative only. Subject to review/change in the course of development. • To allow flexibility, project proponent(s) can determine the GFA mix of I&T uses, talent accommodation and other supporting/ancillary uses, subject to ITIB's agreement. Details on GFA mix should be provided in the Master Plan submission for the consideration of the Designated Committee. • Any increase in total GFA dedicated for this Cluster would be subject to ITIB's agreement and confirmation of technical feasibility to the satisfaction of the Designated Committee and relevant bureaux/departments (B/Ds) by the project proponent(s).
7.	**Building Height (BH)**	**Statutory Restrictions on OZP (Plan 2-2a)** **Area 16A-5:** 35mPD/ 130mPD **Area 16A-6:** 130mPD **Area 16A-7:** 130mPD **Area 17:** 15mPD **Area 19A-1:** 35mPD **Area 19A-2:** 35mPD/ 105mPD/ 125mPD	• Stepped BH profile is adopted for this Cluster through the imposition of BH restrictions on the OZP, with Areas 16A-5, 17, 19A-1 and 19A-2 in the northern part of the Cluster subject to BH restrictions ranging from 15mPD to 35mPD, in order to respect the 300m-wide birds' flight corridor (partially designated as NBA as elaborated under item 9) between the old Shenzhen

	Item	Particulars	Remarks
		Requirements under PDB (Plan 2-2c) <u>Areas 16A-5, 16A-6 and 19A-2</u> • For the areas falling within 105mPD or 130mPD BH tier, lower BH (-10% to -30%) for building(s) fronting the 35mPD BH tier or the "Green Belt" ("GB") zone is required to achieve stepped BH profile within the I&T Site(s) descending towards the 300m-wide birds' flight corridor.	River meander and Sam Po Shue (SPS) in an east-west direction. • BH(s) should be further lowered for building(s) fronting the ecologically sensitive areas and important birds' flight corridor to accentuate the stepped BH profile. Reference should be made to the approved EIA Report (No. AEIAR-261/2024) for details of the ecologically sensitive areas and important birds' flight corridor/path(s).
8.	**Site Coverage**	• As stipulated in the Building (Planning) Regulations.	• N/A
C. Urban Design and Landscape Requirements			
9.	**NBA**	<u>Area 19A-2</u> • A 20m-wide NBA along the western boundary abutting the revitalised STEMDC is stipulated on the OZP (**Plan 2-2a**). <u>Areas 19A-1 and 19A-2</u> • NBAs in the southern part of Area 19A-1 abutting planned Road L22 and northern part of Area 19A-2 abutting planned Road D6 is stipulated on the OZP (**Plan 2-2a**).	• The 20m-wide NBA in Area 19A-2 abutting the revitalised STEMDC stipulated on the OZP is intended to serve as an eco-interface, which is recommended to be in a form of landscape buffer, to minimise human disturbance to the adjacent wetland. • The NBAs stipulated on the OZP in the northern part of Area 19A-2 and southern part of Area 19A-1, together with the stringent BH restriction of 15mPD in Area 17 stipulated on the OZP, are intended to preserve the 300m-wide birds' flight corridor between the old Shenzhen River meander and SPS in east-west direction. • Within the NBAs, underground structures will be allowed under the planning regime, while such structures should also conform to other relevant ordinances/regulations. Aboveground structure is not allowed, except for landscape features, boundary fence/boundary wall with high porosity for air permeability purpose, and minor

	Item	Particulars	Remarks
			structures, such as footbridge connection or covered walkway.
10.	**Urban-rural Integration**	Area 19A-1: Preservation of Village Facilities • An existing shrine (i.e. Earth God (土地公)) of Ha Wan Tsuen and a tree are located at the north-eastern corner of the NBA of Area 19A-1 should be preserved in-situ (**Plan 2-2c**). • An area around the preserved shrine and tree should be designated as a multi-functional public space with sufficient worshipping/gathering space provided in front of the shrines for villagers (see also open space design under item 11 below). • Sufficient space should be allowed between the existing shrines and the tree, and the surrounding developments of the I&T Sites. • Preservation of the tree should follow the requirements specified under item 14 below. Interface between Development(s) and the Surrounding Areas • Design harmony between new developments and the surrounding areas, such as the preserved villages/village assets and the rural/natural environment, should be achieved through sensible building design and layout (see also open space design under item 11 below).	• Project proponent(s) are encouraged to preserve/revitalise the natural and cultural elements identified as far as practicable. • To avoid over-shadowing the shrine and tree preserved within the multi-functional public space, sensible building design for future developments in Area 19A-1 should be adopted (see also open space design under item 11 below). • Reference should be made to the findings and/or recommendations of the Government's consultancy study on the implementation of Urban-rural Integration in the Northern Metropolis.
11.	**Open Space**	Open Space Provision and Design for I&T Sites • A minimum of 0.5m^2 open space per worker should be achieved as far as practicable in accordance with the	• As this Cluster is located close to the planned SPS WCP, sensible landscape treatments, including water features,

	Item	Particulars	Remarks
		prevailing Hong Kong Planning Standards and Guidelines (HKPSG). • If talent accommodation is provided in the development, ancillary open space of $1m^2$ per person should be achieved as far as practicable within the development to serve its residents in accordance with the prevailing HKPSG. • Active and passive open spaces should be provided in a balanced way, taking into account the tranquillity of the natural environment and to allow undisturbed thriving of the natural life. • Seamless connection between the open space(s) and the surrounding areas should be provided through pedestrian/cycling network. Fence-free design and sense of openness should be adopted as far as practicable to promote visual permeability, as well as air and natural light penetration. • At-grade greenery, in particular tree planting, should be provided along the boundary of the open space(s) adjoining the pedestrian walkway(s) as far as practicable to enhance the streetscape and provide amenity for the pedestrians. • All-inclusive and inter-generational design are encouraged for co-sharing of open space among I&T Sites users and the general public.	should be incorporated in the open space(s) and landscape design to enhance visual and design connections with the planned SPS WCP and create favourable environment for birds. • The open space(s) should be open at appropriate hours for public use as far as practicable. • Reference should be made to the prevailing Government's requirements/guidelines, such as Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department and the Universal Accessibility – Best Practices and Guidelines promulgated by the Architectural Services Department, where applicable, for provision of universal access. • Reference should be made to the Design Guidelines for Open Space under "Reimagining Public Spaces in Hong Kong – Feasibility Study" promulgated by the Planning Department for broad design principles and guidelines to create more enjoyable, stayable and welcoming open spaces. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles in formulating NbS measures for a sustainable future.

	Item	Particulars	Remarks
		NBAs in Areas 19A-1 and 19A-2 (related to item 9 above): • Provision of pocket sitting-out areas with pavilion for passive use are encouraged at the NBAs in Areas 19A-1 and 19A-2 which form part of the 300m-wide birds' flight corridor and the eco-interface at the 20m-wide NBA. Area 19A-1: Multi-functional Public Space (related to item 10 above) • The multi-functional public space (**Plan 2-2c)** should be provided at-grade and be designed to integrate with the existing tree to be preserved in-situ. • Please refer to item 14 below for landscape and tree preservation.	• It is recommended to design the public space as a multi-purpose and flexible space for the use of the general public including villagers. For example, the public space could be used for village festivals or ritual performances by the villagers on special occasions, while serving as a social hub for the the surrounding I&T Sites users and general public on regular days. • The multi-functional public space should be opened 24 hours a day and free of charge. • The planning, design, management and maintenance of the multi-functional public space is recommended to follow relevant guidelines/ requirements, including the "Public Open Space in Private Developments Design and Management Guidelines" promulgated by the Development Bureau (DEVB) and HKPSG Chapter 4 - Recreation, Open Space and Greening.
12.	**Accessibility, Pedestrian and Cycling Network**	Pedestrian and Cycling Network • Pedestrian walkways (at-grade and multi-level) and cycle tracks should be well connected between developments within the Cluster and with the networks outside to form an	• Pedestrian walkways and cycle tracks should be open at appropriate hours for public use as far as practicable. • All-weather and barrier-free designs

	Item	Particulars	Remarks
		integrated pedestrian- and cyclist-friendly environment. • Quality streetscape with at-grade greening and/or tree planting, eco-friendly paving and street furniture should be provided in accordance with the HKPSG and Transport Planning and Design Manual for a pedestrian-friendly environment. • The Transport Department (TD) should be consulted in formulating the pedestrian and cycling networks. <u>Area 19A-2</u> • A continuous pedestrian walkway with a minimum width of 3.5m and public cycle track with a minimum width of 4m should be provided across the NBA in the northern part of Area 19A-2 connecting STEMDC and Road D6, and along the 20m-wide NBA abutting STEMDC (as defined under <u>item 9</u> above) (**Plan 2-2c)**. • Three 24-hour public pedestrian and/or cycling connections should be provided across STEMDC (connecting Area 19A-2 and Cluster 3) (**Plan 2-2c)**. These connections should be separated with a reasonable distance, e.g. at least 200m, in between. They should be connected to and form part of the pedestrian walkway/cycle track network(s) of the Technopole. • A 100m-wide at-grade crossing beneath Road P1, connecting Areas 19A-2 and 16A-6 should be provided and incorporated with landscaping and street furniture, subject to detailed design (**Plan 2-**	should be adopted for pedestrian walkways. Multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges are encouraged. Provision of canopies above pedestrian walkways are also encouraged. • Pedestrian walkways should be connected with open space(s) and amenity area(s) to create a pleasant and continuous pedestrian environment. • Consideration could be given to providing shared path(s) for pedestrian walkway and cycle track, subject to agreement by relevant B/Ds. • Consideration should be given to providing at-grade setback for allowing sufficient spaces for future conversion of bicycle-friendly crossings along Ha Wan Tsuen East Road and Lok Ma Chau Road. The area required will be subject to the advice of relevant B/Ds. • Project proponent(s) are advised to maintain close liaison with those of the same Cluster and/or neighbouring development(s) in design, implementation and operation of the pedestrian and cycling networks to ensure integrity and continuity. • This Cluster is located within 500m catchment area of the proposed Chau Tau Station of NOL Spur Line. While the exact alignment and station location of the NOL Spur Line is subject to detailed design at a later stage, project proponent(s) are encouraged to explore connections with the proposed station in consultation with relevant B/Ds, e.g. Highways Department and MTR Corporation Limited.

	Item	Particulars	Remarks
		2c). Area 19A-2: Eco-interface • Consideration may be given to providing cantilever decking and boardwalk on the pedestrian walkway along the eco-interface (as defined under item 9 above). Liaison with project proponent(s) of the revitalisation of STEMDC is required to ensure a smooth edge treatment.	
13.	**Air Ventilation, View Corridor and Site Permeability**	Air Ventilation and View Corridor • The 300m-wide NBA stipulated on the OZP at the northern part of Area 19A-2 and southern part of Area 19A-1 (as defined under item 9 above) (**Plan 2-2c**) will serve as a major breezeway/air path. • The planned Road D4 and the "GB" zone to the southeast of Area 19A-2 and 16A-6 will form a breezeway (**Plan 2-2c**) connecting the villages of San Tin 'Seven Villages' and Ha Wan Fisherman San Tsuen/Poon Uk Tsuen. • The 20m-wide NBA stipulated on the OZP, abutting the revitalised STEMDC along the western boundary of Area 19A-2 (as defined under item 9 above) (**Plan 2-2c**), together with the revitalised STEMDC, will form a major view corridor. Site Permeability • Fence-free design should be considered as far as practicable to promote visual permeability. If boundary fence/wall is unavoidable, soft treatment or a minimum of 50% visual permeability at 1m and above	• Local road networks, open spaces and greening areas, as well as building separations should align with the prevailing wind directions as far as practicable to form effective breezeways/air paths, as well as view corridors. • Further air ventilation design measures could be explored in building design, such as incorporating permeable elements for buildings; adopting empty bay designs at-grade; avoiding long continuous façades; minimising/breaking down podium bulk; adopting podium-free design or small ground coverage or terraced podium designs; varying BHs; providing building separations and setbacks, etc. • Sensible massing and spatial configuration should be considered to improve porosity and physical and visual permeability. • Reference should be made to the

	Item	Particulars	Remarks
		(measured from the formation level of the pedestrian walkway) should be adopted for these boundary structure(s), particularly for those fronting the existing villages and STEMDC.	Sustainable Building Design Guidelines (SBDG) as set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152), and HKPSG on the building separation requirement for future developments and to minimise negative air ventilation impacts.
14.	**Landscape and Tree Preservation**	• Provision of a minimum 20% to 30% overall site coverage of greenery in accordance with SBDG (PNAP APP-152) based on the areas of individual sites. • Maximising greening opportunity within proposed development(s) at grade, podium, rooftop and/or vertical façade as appropriate. • Project proponent(s) should observe the Tree Preservation and Removal Proposal for Trees of Particular Interest within this Cluster to be retained and the Tree Compensatory Planting Implementation Plan to be prepared by the Civil Engineering and Development Department (CEDD). • Detailed tree survey and assessment should be carried out at the design and construction phases for review and approval by relevant B/Ds. • Provision of integrated landscape design should take into account the requirements on provision of open space (item 11 above), pedestrian walkway (item 12 above), urban farming (item 15 below), treatments of existing ecological capital, and blue-green infrastructure.	• Reference should be made to DEVB's relevant technical circulars (e.g. DEVB Technical Circular (Works) Nos. 4/2020, 5/2020 and 3/2024 or the latest version), guidelines (e.g. soil volume for urban trees, and proper planting practices), and street tree selection guide to achieve proper tree preservation and right plant species at right place. • Seamless greenery connection with STEMDC should be considered, such as including gentle slope treatment for plantation. • The 20m-wide NBA (as defined under item 9 above) serves as eco-interface, which should be in form of a landscape buffer via landscape planting, comprising native tree species, shrub mix and riparian vegetation, and incorporating a gentle slope interface. • Landscape and visual mitigation measures in the approved EIA Report and the Letter of Approval of the EIA Report dated 17 May 2024 should be followed. • Tree Compensatory Planting Implementation Plan to be prepared by CEDD for fulfilling the respective condition for the approval of the EIA

	Item	Particulars	Remarks
		• Adequate independent irrigation system should be provided for soft landscape areas. <u>Areas 19A-1 and 19A-2: Eco-interface and NBAs (as defined under item 9 above)</u> • Greenery provision should be maximised as far as practicable[1], taking into account practical circumstances and circulation requirements. • Sensible landscape treatments should be adopted at the eco-interface and NBAs to create favourable environment for the birds and the proposed wildlife corridor, as well as to minimise human disturbance to the adjacent wetland. Nature-driven design approach should be considered with a view to promote biodiversity.	Report should be followed in order to enhance the interface between the development sites and the government projects. • Usage of native species/existing riparian vegetation species in favour of wildlife is recommended to be optimised. • Priority is recommended to be given to adopting environmental-friendly materials/finishes for hard landscape works.
15.	**Urban Farming**	• Project proponent(s) are encouraged to actively consider identifying suitable locations, such as rooftop, parks and open space, in their development(s) for establishing modernised urban farms.	• The Government published the Blueprint for the Sustainable Development of Agriculture and Fisheries[2] in 2023, which promulgated a number of measures to promote the development of urban farming operated on commercial basis, with a view to integrating commercial agriculture into urban districts such as public parks, government buildings and private property development projects.
16.	**Green Building Design**	• Project proponent(s) should implement green building design in their development(s) for attaining at least Provisional Gold rating under the Building Environmental	• Building disposition with shorter façade facing east and west is recommended to enhance energy efficiency.

[1] With reference to HKPSG, for passive open space, 70% of land should be used for soft landscaping, out of which 60% should be used for planting trees.

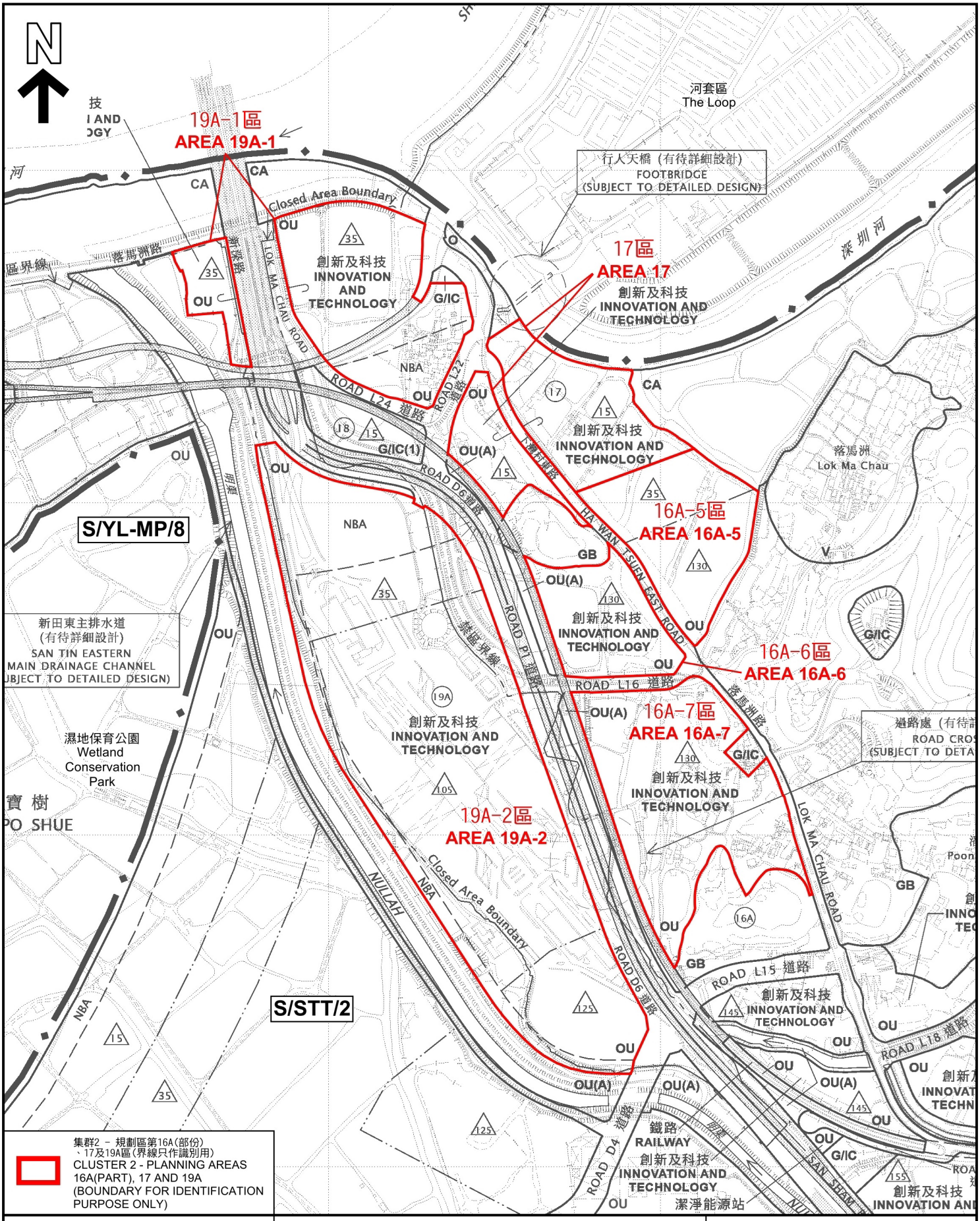
[2] Blueprint for the Sustainable Development of Agriculture and Fisheries is available at: https://www.afcd.gov.hk/english/Blueprint/Blueprint_Main.html.

	Item	Particulars	Remarks
		Assessment Method Plus. • Project proponent(s) should adopt green building design features such as green roof and vertical greening, as well as green design features such as tree planting along pedestrian walkways and designating areas for establishment of urban farms.	• Project proponent(s) should properly maintain the implemented green building design features to ensure sustainability in the performance.
D. Ecological and Environmental Requirements			
17.	**Pond Filling**	• As one of the conditions of approval under the EIA Report, no pond filling works should be allowed prior to commencement of construction of the ecologically enhanced fish ponds at the planned SPS WCP. • Some existing pond habitats within the AFCD's Fisheries Research Centre will be retained for subsequent usage during operation phase.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details.
18.	**Bird-friendly Design**	• Project proponent(s) should ensure their development(s) would comply with relevant mitigation measures for minimising potential impacts on birds and the risk of bird collisions as recommended in the approved EIA Report and the Bird-friendly Design Guideline formulated under the approval conditions of the EIA Report. • The existing Ha Wan Tsuen Night Roost in Area 19A will be relocated to the AFCD's Fisheries Research Centre in Area 17.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details. • Excessive rooftop structures in terms of covered area and/or height should be avoided to minimise potential impacts on birds.

	Item	Particulars	Remarks
19.	**Wildlife Corridor**	• A wildlife corridor should be provided along the northern boundary of Areas 17 and 19A-2. The project proponent(s) are encouraged to closely liaise with CEDD and observe the interface with the future wildlife corridor.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details.
20.	**Smart, Green and Resilient (SGR) Measures**	• Project proponent(s) are encouraged to adopt SGR measures in their proposed development. • Small-scale district cooling system/ centralised multi-building cooling systems are encouraged to be provided within the Cluster or individual sub-areas. These facilities should be located away from the ecologically sensitive areas, such as birds' flight path/corridor, as far as practicable to minimise disturbance.	• With reference to the recommendations from the Advisory Council on the Environment in approving the EIA Report, project proponent(s) should explore the feasibility of SGR measures such as automatic refuse systems and biomass management by reusing and upcycling of felled trees; and to adopt an integrated SGR framework achieving carbon neutrality during both construction and operation phases. • Reference should be made to the SGR report prepared by CEDD as design reference.
21.	**Stormwater Management/ Flood Prevention**	• Project proponent(s) are encouraged to adopt 'Sponge City' concept to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance flood protection and increase climate resilience.	• Reference should be made to the Drainage Services Department's Stormwater Drainage Manual Corrigendum No. 1/2024 for the latest requirements to cater for the potential flooding risk especially at extreme weather and climate change. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

Note: The project proponent(s) should refer to the latest version(s) of any relevant document(s) mentioned above or any new relevant document(s) as applicable.

- END -



本摘要圖於2025年8月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 14.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

集群2 – 規劃區第16A(部份)、17及19A區

CLUSTER 2 - PLANNING AREAS 16A(PART), 17 AND 19A

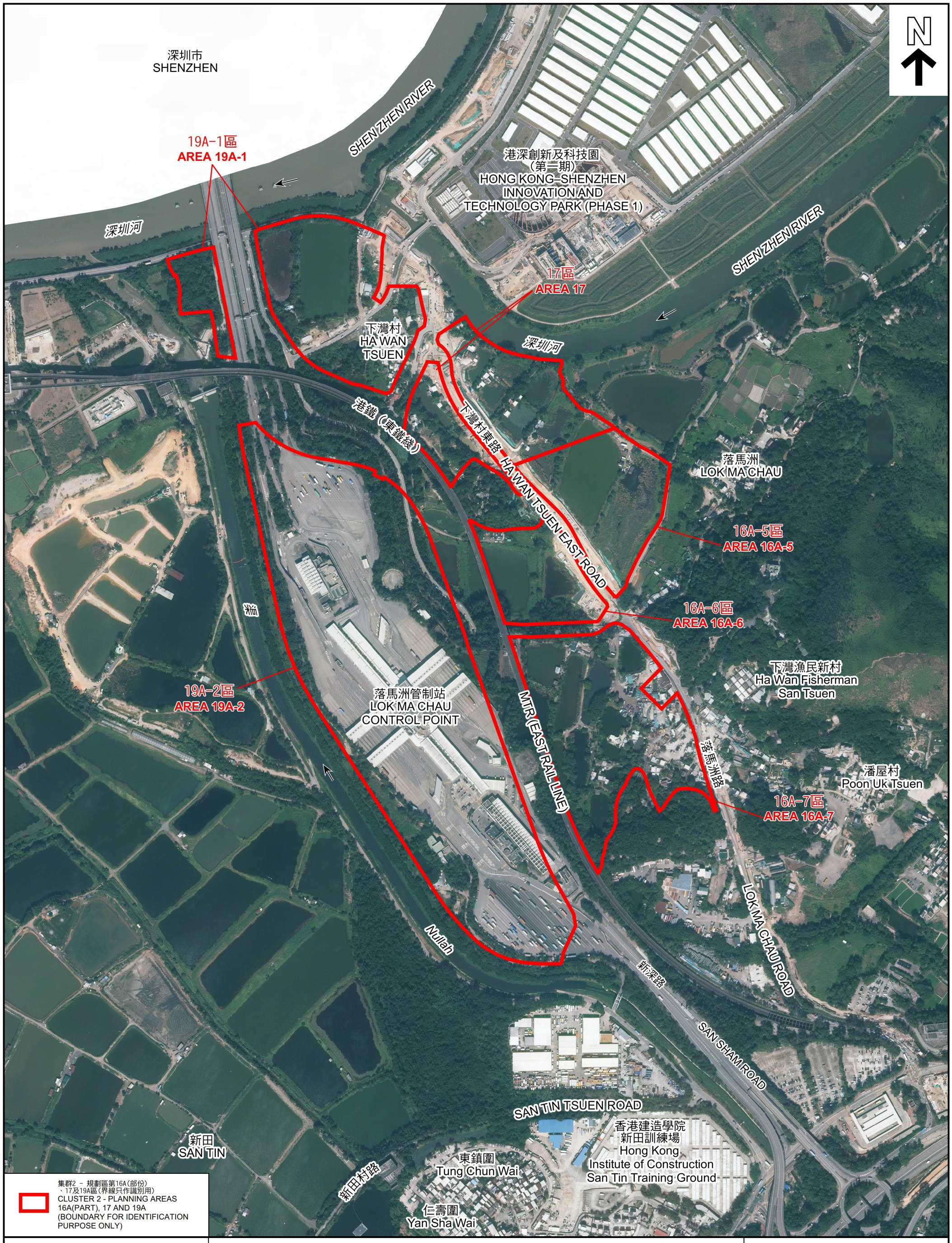
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
2-2a



本摘要圖於2025年8月14日擬備，所根據的資料為地政總署於2023年11月拍得的數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 14.8.2025 BASED ON DIGITAL ORTHOPHOTO DOP5000 TAKEN IN 11.2023

航攝照片 AERIAL PHOTO

集群2 - 規劃區第16A(部份)、17及19A區
CLUSTER 2 - PLANNING AREAS 16A(PART), 17 AND 19A

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
2-2b

19A-1區
AREA 19A-1

保留的神龕（土地公）
和樹木
Shrines and Tree
To Be Preserved

河套區
THE LOOP

17區
AREA 17

擬議漁農自然護理署
漁業研究中心
Proposed AFCD Fisheries
Research Centre

落馬洲
LOK MA CHAU

16A-5區
AREA 16A-5

16A-6區
AREA 16A-6

16A-7區
AREA 16A-7

19A-2區
AREA 19A-2

非建築用地及嚴謹的
建築物高度限制
（主水平基準上15米），
以保護300米闊東西
向的雀鳥飛行廊道
NBA and stringent building
height control of 15mPD
to preserve 300m-wide
birds' flight corridor
in east-west direction

規劃中的三寶樹
濕地保育公園
PLANNED SAM PO
SHUE WETLAND
CONSERVATION PARK

20米闊的非建築用地，
以盡量減少對毗連的
濕地生境造成人為滋擾
20m-wide NBA to minimise
human disturbance to the
adjacent wetland habitat

規劃區第19B區
PLANNING AREA19B

新田東主排水道
（有待詳細設計）
SAN TIN EASTERN
MAIN DRAINAGE CHANNEL
(SUBJECT TO DETAILED DESIGN)

新田
SAN TIN

ROAD L22 道路
ROAD D6 道路
ROAD P1 道路
ROAD L16 道路
ROAD L15 道路
ROAD D4 道路
HA WAN TSUEN EAST ROAD
下灣村東路
LOK MA CHAU ROAD
落馬洲路
SAN SHAM ROAD
新深路

圖例 LEGEND

- 集群2 – 規劃區第16A(部份)、17及19A區(界線只作識別用) CLUSTER 2 - PLANNING AREAS 16A(PART), 17 AND 19A (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 最高建築物高度(在主水平基準上若干米) BUILDING HEIGHT CONTROL (IN METRES ABOVE PRINCIPAL DATUM)
- 階梯式建築物高度（只作示意） STEPPED BUILDING HEIGHT (INDICATIVE ONLY)
- 多功能公共空間（只作示意） MULTI-FUNCTIONAL PUBLIC SPACE (INDICATIVE ONLY)
- NBA 非建築用地 NON-BUILDING AREA (NBA)
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 主要景觀廊 MAJOR VIEW CORRIDOR
- 行人道及/或單車徑（只作示意） PEDESTRIAN WALKWAY AND / OR CYCLE TRACK (INDICATIVE ONLY)
- 100米闊的過路處（有待詳細設計） 100m-WIDE CROSSING (SUBJECT TO DETAILED DESIGN)
- 野生動物走廊（有待詳細設計） WILDLIFE CORRIDOR (SUBJECT TO DETAILED DESIGN)
- 鐵路保護界線 RAILWAY PROTECTION BOUNDARY
- 主要通風廊 MAJOR BREEZEWAY / AIR PATH
- GB 綠化地帶 GREEN BELT
- CA 自然保育區 CONSERVATION AREA
- V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- OU(I&T) 其他指定用途(創新及科技) OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)
- OU(A) 其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)

本摘要圖於2025年9月26日擬備，所根據的資料為測量圖編號2-SE-A
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON SURVEY SHEET No. 2-SE-A

規劃及設計要求 PLANNING AND DESIGN REQUIREMENTS

集群2 – 規劃區第16A(部份)、17及19A區
CLUSTER 2 - PLANNING AREAS 16A(PART), 17 AND 19A

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
2-2c

Appendix 3

PLANNING AND DESIGN BRIEF
FOR
CLUSTER 3 – AREA 19B (Plans 3-3a to 3-3c)

Cluster 3 (Plans 3-3a and 3-3b)

- **Cluster 3** comprising **Planning Area 19B** is located in the north-western portion of the San Tin Technopole (the Technopole). It is bounded by the planned Sam Po Shue Wetland Conservation Park (SPS WCP) to the north, the San Tin Eastern Main Drainage Channel (STEMDC) to the east, planned Roads L13 and D4, as well as the existing San Tin 'Seven Villages' to the south, and the San Tin Western Main Drainage Channel (STWMDC) to the west. The future alignment of Northern Link (NOL) Spur Line will cut through the south-eastern corner of this Cluster and the proposed Chau Tau Station will be located to its south-east. The exact alignment and station of the NOL Spur Line is subject to detailed design at a later stage.

	Item	Particulars	Remarks
A.	**Site Information**		
1.	**Site Area (about)**	700,500m^2	• Indicative only. Subject to review/change in the course of development. • Based on the zoning boundaries as delineated on the Outline Zoning Plan (OZP). • Included non-building area(s) (NBA(s)) designated on the OZP and building setback(s)/open space(s) required in this Planning and Design Brief (PDB).
2.	**Proposed Site Formation Level (about)**	6.5mPD	• Indicative only. Subject to review/change in the course of development.
3.	**Innovation and Technology (I&T) Development Phasing**	Phase 1 Stage 4	• Based on the Development Outline Consultancy Study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Subject to review/change in the course of development. • **Phase 1 Stage 4 development** aims to provide large-scale developments in the core area of the Technopole, forming its own industrial

	Item	Particulars	Remarks
			agglomeration effect.
B. Major Development Parameters			
4.	**Major Uses**	Potential Innovation and Technology (I&T) Uses • Life and health technology • Artificial intelligence and robotics • Microelectronics and smart devices • Advanced industries (e.g. new materials, energy and green technology) Reserved Government Use • A site should be reserved for the development of a Government Data Centre Complex in consultation with ITIB.	• Indicative only. • It is intended to provide spaces to cater for the diversified needs of different industry players, different I&T fields, and different stages of the I&T value chain. • To allow flexibility, project proponent(s) can determine the I&T use(s) or a mix of I&T uses to be accommodated, subject to ITIB's agreement. Such details should also be provided in the Master Plan submission for the consideration of the Designated Committee. • I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the birds' flight path and egretries, existing villages, planned residential developments and talent accommodation, if any, as practicable. • As stated in the Explanatory Statement of the OZP, a high-quality campus-like environment with integrated design to create a network of public spaces conducive to walking, cycling and promoting talents' interaction and exchange of ideas is recommended.
5.	**Supporting Infrastructure**	Supporting Facilities • Exhibition and venture capital platform • Data centre and computing facilities • Professional services • Research and academic	• Indicative only. • To promote the concept of 'work-live-learn-play' and to nurture a comprehensive I&T development, a range of complementary non-I&T uses which could provide business (e.g.

	Item	Particulars	Remarks
		institutions • Knowledge exchange venues • Retail and dining facilities • Other appropriate supporting facilities and other uses for specific industries as may be required <u>Talent Accommodation</u> • Recommended to be located at the southern part of the Cluster. • Exact provision and location of talent accommodation in each cluster will be contingent on the nature and scale of I&T industries to be developed, development/ operational model, business needs of prospective I&T enterprises, technical feasibility and other relevant factors.	office, convention facilities, hotel, etc.) and/or living support (e.g. staff/talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. educational supporting facilities) are allowed at the I&T Sites. The provision of complementary non-I&T uses should be at a reasonable scale. • Other uses for specific industries may include cooling and storage facilities for life and health technology, reclaimed water treatment and reuse facilities for microelectronics and smart devices, new materials and new energy, as well as electricity substation, scenario incubation and experience centre and logistics centre to be used by various I&T uses. • To allow flexibility, project proponent(s) can determine the complementary non-I&T use(s) or a mix of such uses to be accommodated, subject to ITIB's agreement. Details on the supporting facilities should be provided in the Master Plan submission for the consideration of the Designated Committee. • For talent accommodation, home space enhancement recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" should be observed to encourage enhanced flat sizes for improving liveability. Excessively small flat size should be avoided as far as practicable.
6.	**Gross Floor Area (GFA) (about)**	Total: 909,300m^2	• Indicative only. Subject to review/change in the course of development. • To allow flexibility, project

	Item	Particulars	Remarks
			proponent(s) can determine the GFA mix of I&T uses, talent accommodation and other supporting/ancillary uses, subject to ITIB's agreement. Details on GFA mix should be provided in the Master Plan submission for the consideration of the Designated Committee. • Any increase in total GFA dedicated for this Cluster would be subject to ITIB's agreement and confirmation of technical feasibility to the satisfaction of the Designated Committee and relevant bureaux/departments (B/Ds) by the project proponent(s).
7.	**Building Height (BH)**	**Statutory Restrictions on OZP (Plan 3-3a)** (a) 15mPD (b) 35mPD (c) 75mPD (d) 125mPD	• Stepped BH profile is adopted for this Cluster through the imposition of BH restrictions of 15mPD to 125mPD on the OZP, descending from the south-east to the north-west towards the planned SPS WCP (**Plan 3-3a**). Reference should be made to the approved EIA Report (No. AEIAR-261/2024) for details of the ecologically sensitive areas and important birds' flight corridor/ path(s). • BH variation is recommended within the Cluster or individual I&T Sites to avoid monotonous profile. • To foster urban-rural integration and to ensure a gradual and visually pleasing transition towards the San Tin 'Seven Villages', stepped BH is encouraged in the BH tier of 75mPD under this PDB for building(s) descending towards the existing village to the south-west of this Cluster.
8.	**Site Coverage**	• As stipulated in the Building (Planning) Regulations.	• N/A

	Item	Particulars	Remarks
C. Urban Design and Landscape Requirements			
9.	**NBA**	**Statutory Restriction on OZP (Plan 3-3a)** • 35m-wide NBA along the north-western boundary abutting the planned SPS WCP is stipulated on the OZP. **Requirements under PDB (Plan 3-3c)** • Two NBAs each with a minimum width of 15m aligning in north-west to south-east direction linking the San Tin 'Seven Villages' to wetlands in Sam Po Shue (SPS), with at least 300m separation distance in between, and being away from the south-western and north-eastern boundaries of this Cluster, are required (to be elaborated under item 14 below).	• The 35m-wide NBA along the northern boundary of this Cluster abutting the planned SPS WCP is intended to serve as an eco-interface (**Plan 3-3c**)(to be elaborated under item 18 below), which is recommended to be in the form of landscape buffer, to minimise human disturbance to the adjoining wetlands in the planned SPS WCP. • Within the NBAs, underground structures will be allowed under the planning regime, while such structures should also conform to other relevant ordinances/regulations. Aboveground structure is not allowed, except for landscape features, boundary fence/boundary wall with high porosity for air permeability purpose, and minor structures, such as footbridge connection or covered walkway.
10.	**Building Setback**	• Building setback with a minimum width of 10m (above ground) from the 70m-wide NBA along the STWMDC in Cluster 4 (which is also the birds' flight path of Mai Po Lung Village Egretry) at the south-western periphery of this Cluster is required **(Plan 3-3c)**.	• Building setback is required to further soften the physical and visual deterrence along the birds' flight path.
11.	**Urban-rural Integration**	• Design harmony between new developments and the surrounding areas, such as the San Tin 'Seven Villages' and the rural/natural environment should be achieved through sensible building design and layout (see also stepped BH profile under item 7 above and NBA under item 9 above).	• Project proponent(s) are encouraged to preserve/revitalise natural and cultural elements identified as far as practicable. • Reference should be made to the findings and/or recommendations of the Government's consultancy study on the implementation of Urban-rural Integration in the Northern Metropolis.

	Item	Particulars	Remarks
12.	**Open Space**	<u>Open Space Provision and Design for I&T Sites</u> • A minimum of 0.5m^2 open space per worker should be achieved as far as practicable in accordance with the prevailing Hong Kong Planning Standards and Guidelines (HKPSG). • If talent accommodation is provided in the development, ancillary open space of 1m^2 per person should be achieved as far as practicable within the development to serve its residents in accordance with the prevailing HKPSG. • Active and passive open spaces should be provided in a balanced way, taking into account the serenity and tranquillity of the natural environment and to allow undisturbed thriving of the natural life. • Seamless connection between the open space(s) and with the surrounding areas should be provided through pedestrian/ cycling network. Fence-free design and sense of openness should be adopted as far as practicable to promote visual permeability, as well as air and natural light penetration. • At-grade greenery, in particular tree planting, should be provided along the boundary of the open space(s) adjoining pedestrian walkway(s) as far as practicable to enhance the streetscape and provide amenity for the pedestrians.	• As this Cluster is located close to the planned SPS WCP, sensible landscape treatments, including water features, should be incorporated in the open space(s) and landscape design to enhance the visual and design connections with the planned SPS WCP and create favourable environment for birds. • The open space(s) should be open at appropriate hours for public use as far as practicable. • Reference should be made to the prevailing Government's requirements/guidelines, such as Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department and the Universal Accessibility – Best Practices and Guidelines promulgated by the Architectural Services Department, where applicable, for provision of universal access. • Reference should be made to the Design Guidelines for Open Space under "Reimagining Public Spaces in Hong Kong – Feasibility Study" promulgated by the Planning Department for broad design principles and guidelines to create more enjoyable, stayable and welcoming open spaces. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles in

	Item	Particulars	Remarks
		• All-inclusive and inter-generational design are encouraged for co-sharing of open space among I&T Site users and the general public. Eco-interface • Provision of pocket sitting-out area(s) with pavilion for passive activities are encouraged at the eco-interface (as defined under item 18 below). • Please refer to item 15 below for particulars on landscape and tree preservation.	formulating NbS measures for a sustainable future.
13.	**Accessibility, Pedestrian and Cycling Network**	Pedestrian and Cycling Network • Pedestrian walkways (at-grade and multi-level) and cycle tracks should be well connected between developments within the Cluster and with the networks outside to form an integrated pedestrian- and cyclist-friendly environment. • Quality streetscape with at-grade greening and/or tree planting, eco-friendly paving and street furniture should be provided in accordance with the HKPSG and Transport Planning and Design Manual for a pedestrian-friendly environment. • The Transport Department (TD) should be consulted in formulating the pedestrian and cycling networks. • A continuous public pedestrian walkway with a minimum width of 3.5m and a public cycle track with a minimum width of 4m should be provided along (i) the eco-interface (as defined under item 18	• Pedestrian walkways and cycle tracks should be open at appropriate hours for public use as far as practicable. • All-weather and barrier-free designs should be adopted for pedestrian walkways. Multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges are encouraged. Provision of canopies above pedestrian walkways are also encouraged. • Pedestrian walkways should be connected with open space(s) and amenity area(s) to create a pleasant and continuous pedestrian environment. • Consideration could be given to providing shared path(s) for pedestrian walkway and cycle track, subject to agreement by relevant B/Ds. • Project proponent(s) are advised to maintain close liaison with those of the same Cluster and/or neighbouring development(s) in design,

	Item	Particulars	Remarks
		below) adjoining the planned SPS WCP; and (ii) the STEMDC at the north-eastern boundary of this Cluster (**Plan 3-3c**). • Three 24-hour public pedestrian and/or cycling connections should be provided across STEMDC and three across STWMDC (connecting to Area 19C-1 of Cluster 4) (**Plan 3-3c**). These connections should be separated with a reasonable distance, e.g. at least 200m in between. They should be connected to and form part of the pedestrian walkway/cycle track networks of the Technopole. • Connections should be provided to connect to the proposed Chau Tau Station of NOL Spur Line. <u>Eco-interface</u> • Consideration may be given to provide cantilever decking and boardwalk along the eco-interface (as defined under <u>item 18</u> below). Liaison with the project proponent(s) of the planned SPS WCP is required to ensure a smooth edge treatment.	implementation and operation of the pedestrian and cycling networks to ensure integrity and continuity. • This Cluster is located within 500m catchment area of the proposed Chau Tau Station of NOL Spur Line. While the exact alignment and station location of the NOL Spur Line is subject to detailed design at a later stage, project proponent(s) are encouraged to explore connections to the proposed station in consultation with relevant B/Ds, e.g. Highways Department, and MTR Corporation Limited.
14.	**Air Ventilation, View Corridor and Site Permeability**	<u>Air Ventilation and View Corridor</u> • The two NBAs required under the PDB with a minimum width of 15m (as defined under <u>item 9</u> above) aligning in north-west to south-east direction will be the major breezeways/air paths and major view corridors to avoid a continuous span of buildings fronting the village cluster, and enhance wind permeability and penetration and visual	• Local road network, open space and greening areas, as well as building separations should align with the prevailing wind directions as far as practicable to form effective breezeways and air paths, as well as view corridors. • Further air ventilation design measures could be explored in building design, such as incorporating permeable

	Item	Particulars	Remarks
		permeability to allow a continuous view from the existing village cluster towards the wetlands in SPS **(Plan 3-3c)**. • The 70m-wide NBA in Cluster 4 stipulated on the OZP together with the building setback with a minimum width of 10m along STWMDC at the south-western periphery of this Cluster (as defined under <u>item 10</u> above) will serve as one of the major breezeways **(Plan 3-3c)**. • Road D4 to the southeast of this Cluster will form a breezeway connecting San Tin 'Seven Villages' and Ha Wan Fisherman San Tsuen/Poon Uk Tsuen **(Plan 3-3c)**. • The STEMDC and STWMDC adjoining the north-eastern and south-western sides of this Cluster will also form major view corridors towards the wetlands in SPS **(Plan 3-3c)**.	elements for buildings; adopting empty bay designs at-grade; avoiding long continuous façades; minimising/ breaking down podium bulk; adopting podium-free design, small ground coverage or terraced podium designs; varying BHs; providing building separations and setbacks, etc.
		<u>Visual Orientation</u> • A landmark building, preferably at the centre of this Cluster, is recommended to facilitate visual orientation.	• Sensible massing and spatial configuration should be considered to improve porosity and physical and visual permeability.
		<u>Site Permeability</u> • Fence-free design should be considered as far as practicable to promote visual permeability. If boundary fence is unavoidable, soft treatment or a minimum of 50% visual permeability at 1m and above (measured from the formation level of the pedestrian path) should be adopted for these	• Reference should be made to the Sustainable Building Design Guidelines (SBDG) as set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152), and HKPSG on the building separation requirement for future developments and to minimise negative air

	Item	Particulars	Remarks
		boundary structure(s), particularly for those fronting the planned SPS WCP, STEMDC, STWMDC and the existing village cluster.	ventilation impacts.
15.	**Landscape and Tree Preservation**	• Provision of a minimum 20% to 30% overall site coverage of greenery in accordance with SBDG (PNAP APP-152) based on the areas of individual sites. • Maximising greening opportunity within proposed development(s) at grade, podium, rooftop and/or vertical façade as appropriate. • Project proponent(s) should observe the Tree Preservation and Removal Proposal for Trees of Particular Interest within this Cluster to be retained and the Tree Compensatory Planting Implementation Plan to be prepared by the Civil Engineering and Development Department (CEDD). • Detailed tree survey and assessment should be carried out at the design and construction phases for review and approval by relevant B/Ds. • Provision of integrated landscape design should take into account the requirements on provision of open space (item 12 above), pedestrian walkway (item 13 above), urban farming (item 16 below), treatments of existing ecological capital, and blue-green infrastructure. • Adequate independent irrigation system should be provided for soft	• Reference should be made to Development Bureau (DEVB)'s relevant technical circulars (e.g. DEVB Technical Circular (Works) Nos. 4/2020, 5/2020 and 3/2024 or the latest version), guidelines (e.g. soil volume for urban trees, and proper planting practices), and street tree selection guide to achieve proper tree preservation and right plant species at right place. • Seamless greenery connection with STEMDC, STWMDC and the planned SPS WCP should be considered, such as including gentle slope treatment for plantation. • The 35m-wide NBA and its extended area (as defined under item 9 above and item 18 below) is intended to serve as an eco-interface, which is recommended to be in the form of landscape buffer with landscape planting, comprising native tree species, shrub mix and riparian vegetation, and incorporating a gentle slope interface. • Landscape and visual mitigation measures in the approved EIA Report and the Letter of Approval of the EIA Report dated 17 May 2024 should be followed. • Tree Compensatory Planting Implementation Plan to be prepared by CEDD for fulfilling the respective condition for the approval of the EIA Report should be followed in order to

	Item	Particulars	Remarks
		landscape areas. <u>Eco-interface (as defined under item 18 below)</u> • Greenery provision should be maximised[1] as far as practicable, taking into account practical circumstances and circulation requirements. • Sensible landscape treatments should be adopted at the eco-interface to minimise human disturbance to the adjacent wetland habitats. Nature-driven design approach should be considered with a view to promote biodiversity.	enhance the interface between the development sites and the government projects. • Usage of native species/existing riparian vegetation species in favour of wildlife is recommended to be optimised. • Priority is recommended to be given to adopting environmental-friendly materials/finishes for hard landscape works.
16.	**Urban Farming**	• Project proponent(s) are encouraged to actively consider identifying suitable locations, such as rooftop, parks and open space, in their development(s) for establishing modernised urban farms.	• The Government published the Blueprint for the Sustainable Development of Agriculture and Fisheries [2] in 2023, which promulgated a number of measures to promote the development of urban farming operated on commercial basis, with a view to integrating commercial agriculture into urban districts such as public parks, government buildings and private property development projects.
17.	**Green Building Design**	• Project proponent(s) should implement green building design in their development(s) for attaining at least Provisional Gold rating under the Building Environmental Assessment Method Plus. • Project proponent(s) should adopt	• Building disposition with shorter façade facing east and west is recommended to enhance energy efficiency. • Project proponent(s) should properly maintain the implemented green building design features to ensure sustainability in the performance.

[1] With reference to HKPSG, for passive open space, 70% of land should be used for soft landscaping, out of which 60% should be used for planting trees.

[2] Blueprint for the Sustainable Development of Agriculture and Fisheries is available at: https://www.afcd.gov.hk/english/Blueprint/Blueprint_Main.html.

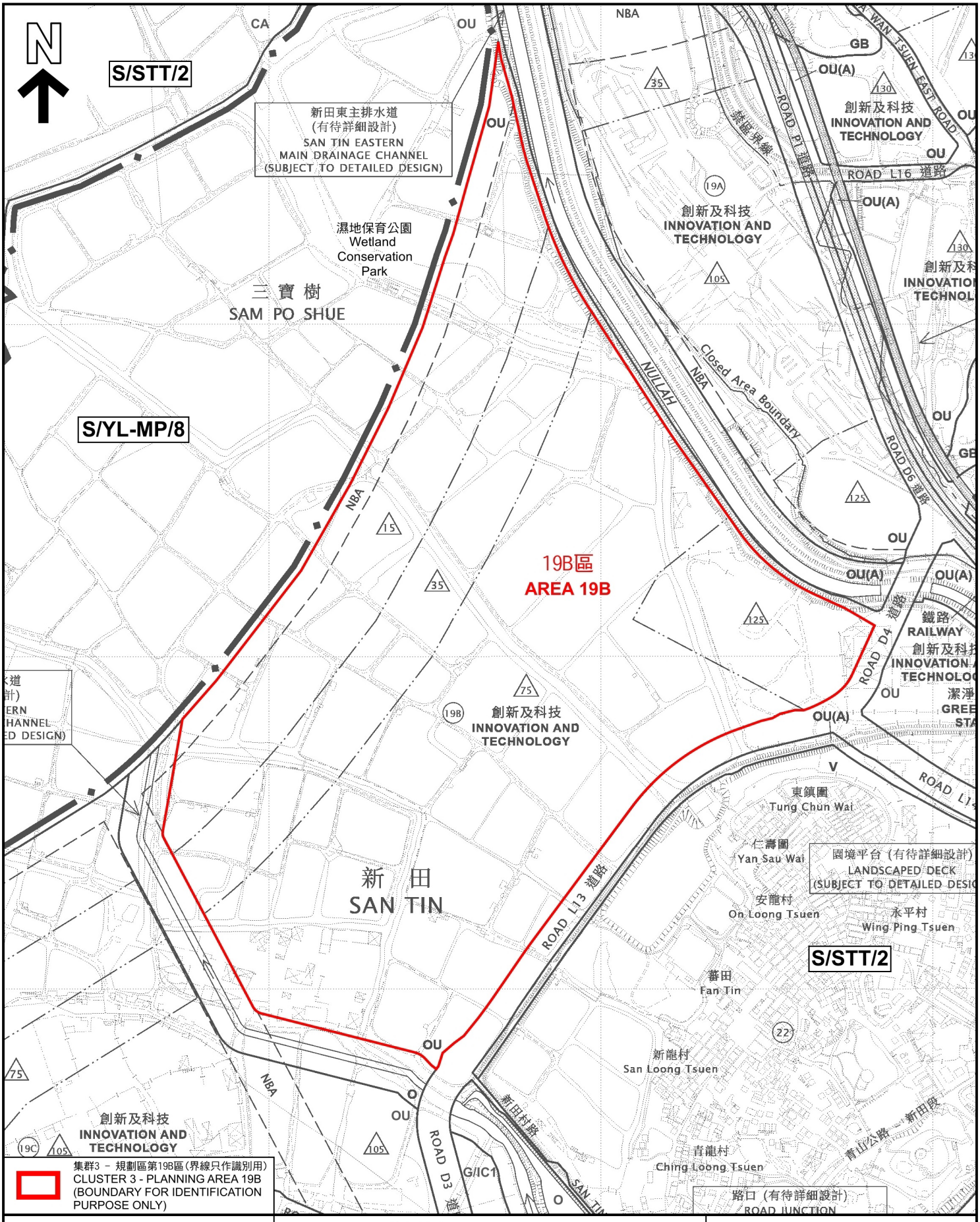
	Item	Particulars	Remarks
		green building design features such as green roof and vertical greening, as well as green design features such as tree planting along pedestrian walkways and designating areas for establishment of urban farms.	
D. Ecological and Environmental Requirements			
18.	**Wetland Connectivity**	• Taking into account the configuration of the existing ponds and without adversely affecting the I&T land availability, some existing ponds along the north-western periphery of this Cluster abutting the planned SPS WCP are recommended to be retained and restored as appropriate (**Plan 3-3c**). • For a continuous eco-interface abutting the planned SPS WCP, in addition to the 35m-wide NBA (as defined under item 9 above), 35m-wide buffers from the boundaries of the retained ponds will also be reserved for eco-interface, which is recommended to be in the form of landscape buffer (dotted green on **Plan 3-3c**). Please refer to item 15 above for more details of the landscaping requirements. • The exact location of ponds to be retained and the alignment of the eco-interface are subject to detailed design. The project proponent(s) are reminded to closely liaise with relevant B/Ds. • Retaining structures should be avoided at area interfacing ponds and wetlands. Gentle slope treatment for tree and lush shrub planting (minimum of 1:6 slope)	• Retaining some existing ponds along the boundary of this Cluster abutting the planned SPS WCP is intended to reduce the magnitude of wetland fragmentation and improve the connectivity of wetland habitats in the SPS area. This also allows a smoother transition between natural habitats of the Mai Po Inner Bay Ramsar Site and the future I&T developments. • A more natural interface between the planned SPS WCP and the I&T Sites in this Cluster following the natural configuration of the ponds is recommended. • The project proponent(s) should liaise with the project proponent(s) of the planned SPS WCP to ensure a smooth edge treatment. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

	Item	Particulars	Remarks
		should be adopted.	
19.	**Pond Filling**	• As one of the conditions of approval under the EIA Report, no pond filling works should be allowed prior to commencement of construction of the ecologically enhanced ponds at the planned SPS WCP.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details.
20.	**Bird-friendly Design**	• Project proponent(s) should ensure their development(s) would comply with relevant mitigation measures for minimising potential impacts on birds and the risk of bird collisions as recommended in the approved EIA Report and the Bird-friendly Design Guideline formulated under the approval conditions of the EIA Report.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details. • Excessive rooftop structures in terms of covered area and/or height should be avoided to minimise potential impacts on birds.
21.	**Smart, Green and Resilient (SGR) Measures**	• Project proponent(s) are encouraged to adopt SGR measures in the proposed development. • Small-scale district cooling system/ centralised multi-building cooling systems are encouraged to be provided within the Cluster or individual sub-areas. These facilities should be located away from the ecologically sensitive areas, such as birds' flight path/corridor, as far as practicable to minimise disturbance.	• With reference to the recommendations from the Advisory Council on the Environment in approving the EIA Report, project proponent(s) should explore the feasibility of SGR measures such as automatic refuse systems and biomass management by reusing and upcycling of felled trees; and to adopt an integrated SGR framework achieving carbon neutrality during both construction and operation phases. • Reference should be made to the SGR report prepared by CEDD as design reference.
22.	**Stormwater Management/ Flood Prevention**	• Project proponent(s) are encouraged to adopt 'Sponge City' concept to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance	• Reference should be made to the Drainage Services Department's Stormwater Drainage Manual Corrigendum No. 1/2024 for the latest requirements to cater for the potential flooding risk especially at extreme weather and climate change.

	Item	Particulars	Remarks
		flood protection and increase climate resilience.	• Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

Note: The project proponent(s) should refer to the latest version(s) of any relevant document(s) mentioned above or any new relevant document(s) as applicable.

- END -



本摘要圖於2025年8月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 14.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

集群3 - 規劃區第19B區
CLUSTER 3 - PLANNING AREA 19B

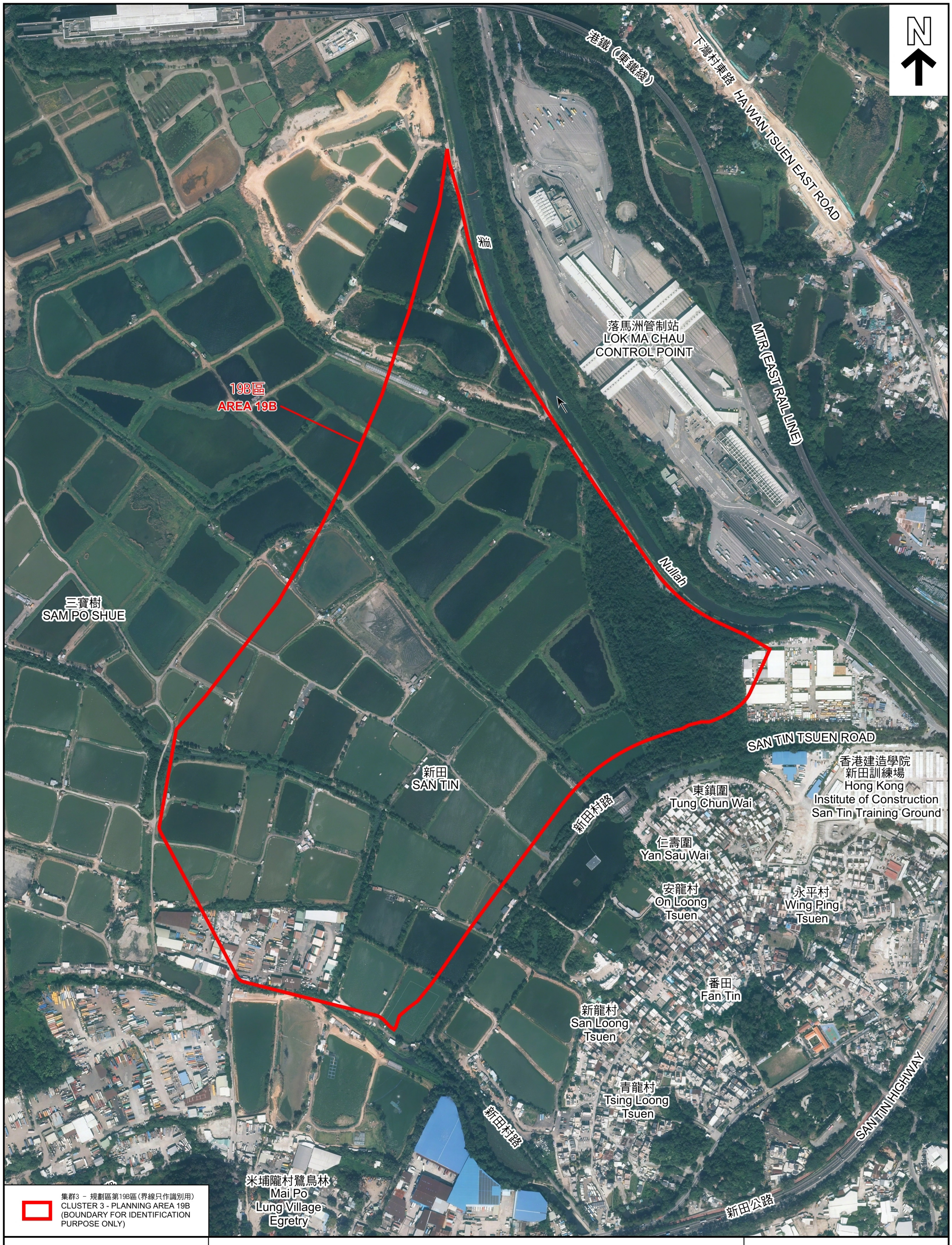
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
3-3a



本摘要圖於2025年8月14日擬備，所根據的資料為地政總署於2023年11月拍得的數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 14.8.2025 BASED ON DIGITAL ORTHOPHOTO DOP5000 TAKEN IN 11.2023

航攝照片 AERIAL PHOTO

集群3 － 規劃區第19B區
CLUSTER 3 - PLANNING AREA 19B

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
3-3b

N

規劃區第19A區
PLANNING AREA 19A

35米闊的非建築用地以
盡量減少對毗連的三寶樹
濕地造成人為滋擾
35m-wide NBA to minimise
human disturbance to the
adjoining wetland in Sam Po Shue

擬議電力支站
（位置有待詳細設計）
Proposed Electricity Substation
(Location Subject To
Detailed Design)

規劃中的三寶樹濕地保育公園
PLANNED SAM PO SHUE
WETLAND CONSERVATION PARK

新田東主排水道
（有待詳細設計）
SAN TIN EASTERN
MAIN DRAINAGE CHANNEL
(SUBJECT TO DETAILED DESIGN)

擬議北環線支線（有待研究）
PROPOSED NORTHERN LINK
SPUR LINE
(SUBJECT TO STUDY)

三寶樹
SAM PO SHUE

19B區
AREA 19B

新田
SAN TIN

ROAD D4 道路

擬議洲頭站
（有待研究）
PROPOSED CHAU
TAU STATION
(SUBJECT TO STUDY)

ROAD L14 道路

新田西主排水道
（有待詳細設計）
SAN TIN WESTERN
MAIN DRAINAGE CHANNEL
(SUBJECT TO DETAILED DESIGN)

新田「七村」
SAN TIN
"SEVEN VILLAGES"

ROAD L13 道路

70米闊的非建築用地以
保護米埔龍村鷺鳥林的
雀鳥飛行路線
70m-wide NBA to preserve
the birds' flight path of the
Mai Po Lung Village Egretry

規劃區第19C區
PLANNING AREA 19C

ROAD D3 道路

ROAD L11 道路

青山公路－新田段 CASTLE PEAK ROAD - SAN TIN

米埔龍村鷺鳥林
Mai Po
Lung Village
Egretry

圖例 LEGEND

集群3 － 規劃區第19B區(界線只作識別用) CLUSTER 3 - PLANNING AREA 19B (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	毗鄰已規劃的三寶樹濕地保育公園的生態界面（有待詳細設計） ECO-INTERFACE ADJOINING THE PLANNED SAM PO SHUE WETLAND CONSERVATION PARK (SUBJECT TO DETAILED DESIGN)
V 鄉村式發展 VILLAGE TYPE DEVELOPMENT	建築物後移（地面） BUILDING SETBACK (ABOVE GROUND)
G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	保留/修復的池塘（有待詳細設計） PONDS TO BE RETAINED / RESTORED (SUBJECT TO DETAILED DESIGN)
O 休憩用地 OPEN SPACE	15米闊非建築用地 （只作示意，確實位置可作調整） 15M WIDE NON-BUILDING AREA (INDICATIVE ONLY, EXACT LOCATION CAN BE ADJUSTED)
OU 其他指定用途 OTHER SPECIFIED USES	DR 排水設施專用範圍 DRAINAGE RESERVE
OU(I&T) 其他指定用途(創新及科技) OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)	行人道及/或單車徑（只作示意） PEDESTRIAN WALKWAY AND / OR CYCLE TRACK (INDICATIVE ONLY)
OU(A) 其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)	主要景觀廊 MAJOR VIEW CORRIDOR
GB 綠化地帶 GREEN BELT	主要通風廊 MAJOR BREEZEWAY / AIR PATH
CA 自然保育區 CONSERVATION AREA	最高建築物高度(在主水平基準上若干米) BUILDING HEIGHT CONTROL (IN METRES ABOVE PRINCIPAL DATUM)
NBA 非建築用地 NON-BUILDING AREA (NBA)	
建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY	

本摘要圖於2025年9月26日擬備，所根據的資料為測量圖編號2-SE-A
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON SURVEY SHEET No. 2-SE-A

規劃及設計要求 PLANNING AND DESIGN REQUIREMENTS

集群3 － 規劃區第19B區
CLUSTER 3 - PLANNING AREA 19B

SCALE 1 : 6 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
3-3c

PLANNING AND DESIGN BRIEF
FOR
CLUSTER 4 – AREA 19C (Plans 4-4a to 4-4c)

Cluster 4 (Plans 4-4a and 4-4b)

- **Cluster 4** comprising **Planning Area 19C** is located in the south-western portion of the San Tin Technopole (the Technopole). It is bounded by the planned Sam Po Shue Wetland Conservation Park (SPS WCP) and Agriculture, Fisheries and Conservation Department (AFCD)'s WCP Management Office to the north and west, the San Tin Western Main Drainage Channel (STWMDC) to the east, the Mai Po Lung Village (MPLV) Egretry to the south-east, and the Mai Po Village (MPV) Site of Special Scientific Interest (SSSI) as well as the MPV Egretry to the south-west.

- Cluster 4 can be subdivided into two sub-areas, including **Areas 19C-1** to **19C-2**, by Castle Peak Road – San Tin and planned Road L11 (**Plan 4-4c**).

	Item	Particulars	Remarks
A.	**Site Information**		
1.	**Site Area (about)**	**Total: 467,000m^2**, including: **Area 19C-1:** 421,000m^2 **Area 19C-2:** 46,000m^2	• Indicative only. Subject to review/change in the course of development. • Based on the zoning boundaries as delineated on the Outline Zoning Plan (OZP). • Included non-building area(s) (NBA(s)) designated on the OZP and building setback(s)/open space(s) required in this Planning and Design Brief (PDB).
2.	**Proposed Site Formation Level (about)**	6.5mPD	• Indicative only. Subject to review/change in the course of development.
3.	**Innovation and Technology (I&T) Development Phasing**	Phase 1 Stage 4	• Based on the Development Outline Consultancy Study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Subject to review/change in the course of development. • **Phase 1 Stage 4 development** aims to provide large-scale developments in

	Item	Particulars	Remarks
			the core area of the Technopole, forming its own industrial agglomeration effect.
B. Major Development Parameters			
4.	**Major Uses**	Potential I&T Uses • Life and health technology • Artificial intelligence and robotics • Microelectronics and smart devices • Advanced industries (e.g. new materials, energy and green technology)	• Indicative only. • It is intended to provide spaces to cater for the diversified needs of different industry players, different I&T fields, and different stages of the I&T value chain. • To allow flexibility, project proponent(s) can determine the I&T use(s) or a mix of I&T uses to be accommodated, subject to ITIB's agreement. Details on major land uses should be provided in the Master Plan submission for the consideration of the Designated Committee. • I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the birds' flight path and egretries, existing villages and talent accommodation, if any, as practicable. • As stated in the Explanatory Statement of the OZP, a high-quality campus-like environment with integrated design to create a network of public spaces conducive to walking, cycling and promoting talents' interaction and exchange of ideas is recommended.
5.	**Supporting Infrastructure**	Supporting Facilities • Exhibition and venture capital platform • Data centre and computing facilities • Professional services	• Indicative only. • To promote the concept of 'work-live-learn-play' and to nurture a comprehensive I&T development, a range of complementary non-I&T

	Item	Particulars	Remarks
		• Research and academic institutions • Knowledge exchange venues • Retail and dining facilities • Other appropriate supporting facilities and other uses for specific industries as may be required <u>Talent Accommodation</u> • Recommended to be located at the southern part of the Cluster. • Exact provision and location of talent accommodation in each cluster will be contingent on the nature and scale of I&T industries to be developed, development/ operational model, business needs of prospective I&T enterprises, technical feasibility and other relevant factors.	uses which could provide business (e.g. office, convention facilities, hotel, etc.) and/or living support (e.g. staff/talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. educational supporting facilities) are allowed at the I&T Sites. The provision of complementary non-I&T uses should be at a reasonable scale. • Other uses for specific industries may include cooling and storage facilities for life and health technology, reclaimed water treatment and reuse facilities for microelectronics and smart devices, new materials and new energy, as well as electricity substation, scenario incubation and experience centre and logistics centre to be used by various I&T uses. • To allow flexibility, project proponent(s) can determine the complementary non-I&T use(s) or a mix of such uses to be accommodated, subject to ITIB's agreement. Details on the supporting facilities should be provided in the Master Plan submission for the consideration of the Designated Committee. • For talent accommodation, home space enhancement recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" should be observed to encourage enhanced flat sizes for improving liveability. Excessively small flat size should be avoided as far as practicable.
6.	**Gross Floor Area (GFA) (about)**	Total: 1,123,500m^2	• Indicative only. Subject to review/change in the course of development.

	Item	Particulars	Remarks
			• To allow flexibility, project proponent(s) can determine the GFA mix of I&T uses, talent accommodation and other supporting/ancillary uses, subject to ITIB's agreement. Details on GFA mix should be provided in the Master Plan submission for the consideration of the Designated Committee. • Any increase in total GFA dedicated for this Cluster would be subject to ITIB's agreement and confirmation of technical feasibility to the satisfaction of the Designated Committee and relevant bureaux/departments (B/Ds) by the project proponent(s).
7.	**Building Height (BH)**	**Statutory Restrictions on OZP (Plan 4-4a)** <u>Area 19C-1:</u> (a) 15mPD (b) 35mPD (c) 75mPD (d) 105mPD <u>Area 19C-2:</u> 115mPD **Requirements under PDB (Plan 4-4c)** <u>Area 19C-1:</u> • Lower BH (-10% to -30%) for the building(s) fronting the 70m-wide NBA (as defined under <u>item 9</u> below) is required to achieve stepped BH profile within the I&T Site abutting planned Roads D3 and L11 at the south-eastern corner of this Cluster.	• Stepped BH profile is adopted for this Cluster through the imposition of BH restrictions of 15mPD to 115mPD on the OZP, descending from the south to the north towards the planned SPS WCP (**Plan 4-4a**). • BH(s) should be further lowered for building(s) fronting the 70m-wide NBA within the I&T Site(s) abutting planned Roads D3 and L11 at the south-eastern corner of this Cluster. This is to facilitate a sense of visual access and connection to the planned SPS WCP. Reference should be made to the approved EIA Report (No. AEIAR-261/2024) for details of the ecologically sensitive areas and important birds' flight corridor/ path(s). • BH variation is recommended within the Cluster or individual I&T Sites to avoid monotonous profile.
8.	**Site Coverage**	• As stipulated in the Building (Planning) Regulations.	• N/A

	Item	Particulars	Remarks
C. Urban Design and Landscape Requirements			
9.	**NBA**	Area 19C-1 • The NBAs below are stipulated on the OZP (**Plan 4-4a**): (a) 70m-wide NBA near and along STWMDC connecting the planned SPS WCP and MPLV Egretry at the eastern part of Area 19C-1; and (b) 35m-wide NBAs along the northern and western boundaries of Area 19C-1 abutting the planned SPS WCP.	• The 70m-wide NBA at the eastern part of Area 19C-1 near and along the STWMDC is intended to preserve the birds' flight path of MPLV Egretry. • The 35m-wide NBAs along the northern and western boundaries of Area 19C-1 abutting the planned SPS WCP are intended to serve as an eco-interface (**Plan 4-4c**) (to be elaborated under item 18 below), which is recommended to be in the form of landscape buffer, to minimise human disturbance to the adjoining wetlands in the planned SPS WCP and to preserve the birds' flight paths of MPV Egretry along the western boundary of Area 19C-1. • Within the NBAs, underground structures will be allowed under the planning regime, while such structures should also conform to other relevant ordinances/regulations. Aboveground structure is not allowed, except for landscape features, boundary fence/boundary wall with high porosity for air permeability purpose, and minor structures, such as footbridge connection or covered walkway.
10.	**Building Setback**	Area 19C-1 • Building setbacks each with a minimum width of 10m (above ground) from eastern and western sides of the 70m-wide NBA along the STWMDC (which is also the birds' flight path of MPLV Egretry as defined under item 9 above) in the eastern part of Area 19C-1 are required (**Plan 4-4c**).	• Building setback is required to further soften the physical and visual deterrence along the birds' flight path(s).

	Item	Particulars	Remarks
		Area 19C-2 • Building setback with a minimum width of 10m (above ground) from MPV Egretry (i.e. "SSSI" zone on the Mai Po and Fairview Park OZP to the immediate west of Area 19C-2) is required (**Plan 4-4c**).	• Building setback is required to further minimise potential interface issue between the development(s) and the adjacent MPV Egretry to its immediate west.
11.	**Urban-rural Integration**	• Design harmony between new developments and the surrounding areas should be achieved. Area 19C-2 • Area 19C-2 falls within the Hop Shing Wai Archaeological Sensitive Area (ASA) (**Plan 4-4c**) with high archaeological potential as identified in the approved EIA Report. The project proponent(s) should observe and comply with the recommendations of the approved EIA Report.	• Project proponent(s) are encouraged to preserve/revitalise natural and cultural elements identified as far as practicable. • Reference should be made to the findings and/or recommendations of the Government's consultancy study on the implementation of Urban-rural Integration in the Northern Metropolis. Area 19C-2 • King Tak Lo (瓊德廬) at No. 280 Mai Po San Tsuen; a pair of buildings next to King Tak Lo; and a pair of buildings near King Tak Lo, which were built in the 1960s, are located within Area 19C-2 (**Plan 4-4c**). In view of their comparatively longer history, the project proponent(s) should make a photographic record of the three items before and after works that may affect the buildings and share with Antiquities and Monuments Office for documentation purposes and future uses.
12.	**Open Space**	Open Space Provision and Design for I&T Sites • A minimum of 0.5m^2 open space per worker should be achieved as far as practicable in accordance with the prevailing Hong Kong Planning Standards and Guidelines (HKPSG).	• As this Cluster is located close to the planned SPS WCP, sensible landscape treatments, including water features, should be incorporated in the open space(s) and landscape design to enhance visual and design

	Item	Particulars	Remarks
		• If talent accommodation is provided in the development, ancillary open space of 1m^2 per person should be achieved as far as practicable within the development to serve its residents in accordance with the prevailing HKPSG. • Active and passive open spaces should be provided in a balanced way, taking into account the serenity and tranquillity of the natural environment and to allow undisturbed thriving of the natural life. • Seamless connection between the open space(s) and the surrounding areas should be provided through pedestrian/ cycling network. Fence-free design and sense of openness should be adopted as far as practicable to promote visual permeability, as well as air and natural light penetration. • At-grade greenery, in particular tree planting, should be provided along the boundary of the open space(s) adjoining the pedestrian walkway (s) as far as practicable to enhance the streetscape and provide amenity for the pedestrians. • All-inclusive and inter-generational design are encouraged for co-sharing of open space among villagers, I&T Sites users and the general public. • Please refer to item 15 below for	connections with the planned SPS WCP and create favourable environment for birds. • The open space(s) should be open at appropriate hours for public use as far as practicable. • Reference should be made to the prevailing Government's requirements/guidelines, such as Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department and the Universal Accessibility – Best Practices and Guidelines promulgated by the Architectural Services Department, where applicable, for provision of universal access. • Reference should be made to the Design Guidelines for Open Space under "Reimagining Public Spaces in Hong Kong – Feasibility Study" promulgated by the Planning Department for broad design principles and guidelines to create more enjoyable, stayable and welcoming open spaces. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles in formulating NbS measures for a sustainable future.

	Item	Particulars	Remarks
		particulars on landscape and tree preservation. Area 19C-1: Eco-interface • Provision of pocket sitting-out area(s) with pavilion for passive activities are encouraged at the eco-interface (as defined under item 18 below). Area 19C-1: Landscaping Area • Landscaping area is recommended to the immediate west of the 70m-wide NBA (**Plan 4-4c**). Water features should be incorporated where appropriate. • Human activity should be limited to passive usage so as to minimise disturbance to the birds' flight paths/wetlands.	• To provide a smoother transition between natural habitats of the MPLV Egretry and the future I&T developments, landscaping area is proposed near the 70m-wide NBA (as defined under item 9 above).
13.	**Accessibility, Pedestrian and Cycling Network**	Pedestrian and Cycling Network • Pedestrian walkways (at-grade and multi-level) and cycle tracks should be well connected between developments within the Cluster and with the networks outside to form an integrated pedestrian- and cyclist-friendly environment. • Quality streetscape with at-grade greening and/or tree planting, eco-friendly paving and street furniture should be provided in accordance with the HKPSG and Transport Planning and Design Manual for a pedestrian-friendly environment. • The Transport Department (TD) should be consulted in formulating the pedestrian and	• Pedestrian walkways and cycle tracks should be open at appropriate hours for public use as far as practicable. • All-weather and barrier-free designs should be adopted for pedestrian walkways. Multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges are encouraged. Provision of canopies above pedestrian walkways are also encouraged. • Pedestrian walkways should be connected with open space(s) and amenity area(s) to create a pleasant and continuous pedestrian environment. • Consideration could be given to

	Item	Particulars	Remarks
		cycling networks. Area 19C-1 • A continuous public pedestrian walkway with a minimum width of 3.5m and a public cycle track with a minimum width of 4m should be provided along the eco-interface (as defined under item 18 below) adjoining the planned SPS WCP (**Plan 4-4c**). • Three 24-hour public pedestrian and/or cycling connections should be provided across STWMDC (connecting to Cluster 3) (**Plan 4-4c**). These connections should be separated with a reasonable distance, e.g. at least 200m in between. They should be connected to and form part of the pedestrian walkway/cycle track networks of the Technopole. Area 19C-1: Eco-interface • Consideration may be given to provide cantilever decking and boardwalk along the eco-interface (as defined under item 18 below). Liaison with the project proponent(s) of the planned SPS WCP and STWMDC is required to ensure a smooth edge treatment. Access to SPS WCP • Subject to the detailed design of the SPS WCP and advice from relevant B/Ds, access (e.g. vehicular road, pedestrian walkway, cycle track) between (i) SPS WCP and Castle Peak Road – San Tin; and (ii) management office of SPS WCP	providing shared path(s) for pedestrian walkway and cycle track, subject to agreement by relevant B/Ds. • Project proponent(s) are advised to maintain close liaison with those of the same Cluster and/or neighbouring development(s) in design, implementation and operation of the pedestrian and cycling networks to ensure integrity and continuity.

	Item	Particulars	Remarks
		and Castle Peak Road – San Tin should be provided.	
14.	**Air Ventilation, View Corridor and Site Permeability**	Air Ventilation and View Corridor • The 70m-wide NBA in the eastern part of Area 19C-1 stipulated on the OZP (as defined under item 9 above) together with the building setbacks along the STWMDC and the birds' flight path of MPLV Egretry (as defined under item 10 above) and STWMDC will serve as one of the major breezeways/air paths (**Plan 4-4c**). • The STWMDC will also form a major view corridor towards the wetlands in SPS (**Plan 4-4c**). Site Permeability • Fence-free design should be considered as far as practicable to promote visual permeability. If boundary fence/wall is unavoidable, soft treatment or a minimum of 50% visual permeability at 1m and above (measured from the formation level of the pedestrian walkway) should be adopted for these boundary structure(s), particularly for those fronting the STWMDC and the planned SPS WCP.	• Local road networks, open spaces and greening areas, as well as building separations should align with the prevailing wind directions as far as practicable to form effective breezeways/ air paths, as well as view corridors. • Further air ventilation design measures could be explored in building design, such as incorporating permeable elements for buildings; adopting empty bay designs at-grade; avoiding long continuous façades; minimising/breaking down podium bulk; adopting podium-free design or small ground coverage or terraced podium designs; varying BHs; providing building separations and setbacks, etc. • Sensible massing and spatial configuration should be considered to improve porosity and physical and visual permeability. • Reference should be made to the Sustainable Building Design Guidelines (SBDG) as set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152), and HKPSG on the building separation requirement for future developments and to minimise negative air ventilation impacts.

	Item	Particulars	Remarks
15.	**Landscape and Tree Preservation**	• Provision of a minimum 20% to 30% overall site coverage of greenery in accordance with SBDG (PNAP APP-152) based on the areas of individual sites. • Maximising greening opportunity within proposed development(s) at grade, podium, rooftop and/or vertical façade as appropriate. • Project proponent(s) should observe the Tree Preservation and Removal Proposal for Trees of Particular Interest within this Cluster to be retained and the Tree Compensatory Planting Implementation Plan to be prepared by the Civil Engineering and Development Department (CEDD). • Detailed tree survey and assessment should be carried out at the design and construction phases for review and approval by relevant B/Ds. • Provision of integrated landscape design should take into account the requirements on provision of open space (item 12 above), pedestrian walkway (item 13 above), urban farming (item 16 below), treatments of existing ecological capital and blue-green infrastructure. • Adequate independent irrigation system should be provided for soft landscape areas.	• Reference should be made to Development Bureau (DEVB)'s relevant technical circulars (e.g. DEVB Technical Circular (Works) Nos. 4/2020, 5/2020 and 3/2024 or the latest version), Guidelines (e.g. soil volume for urban trees, and proper planting practices), and street tree selection guide to achieve proper tree preservation and right plant species at right place. • Seamless greenery connection with STWMDC and the planned SPS WCP should be considered, such as including gentle slope treatment for plantation. • The 35m-wide NBA and its extended area (as defined under item 9 above and item 18 below) is intended to serve as eco-interface, which is recommended to be in the form of landscape buffer with landscape planting, comprising native tree species, shrub mix and riparian vegetation, and incorporating a gentle slope interface. • Landscape and visual mitigation measures in the approved EIA Report and the Letter of Approval of the EIA Report dated 17 May 2024 should be followed. • Tree Compensatory Planting Implementation Plan to be prepared by CEDD for fulfilling the respective condition for the approval of the EIA Report should be followed in order to enhance the interface between the development sites and the government projects. • Usage of native species/existing

	Item	Particulars	Remarks
		Area 19C-1: Eco-interface (as defined under item 18 below) and NBAs (as defined under item 9 above) • Greenery provision should be maximised[1], taking into account practical circumstances and circulation requirements. • Sensible landscape treatments should be adopted at the eco-interface and the 70m-wide NBA to minimise human disturbance to the adjacent wetland habitats, and to create a favourable environment to preserve the bird's flight corridor for the MPLV and MPV Egretries. Nature-driven design approach is recommended with a view to promote biodiversity.	riparian vegetation species in favour of wildlife is recommended to be optimised. • Priority is recommended to be given to adopting environmental-friendly materials/finishes for hard landscape works.
16.	**Urban Farming**	• Project proponent(s) are encouraged to actively consider identifying suitable locations, such as rooftop, parks and open space, in their development(s) for establishing modernised urban farms.	• The Government published the Blueprint for the Sustainable Development of Agriculture and Fisheries [2] in 2023, which promulgated a number of measures to promote the development of urban farming operated on commercial basis, with a view to integrating commercial agriculture into urban districts such as public parks, government buildings and private property development projects.
17.	**Green Building Design**	• Project proponent(s) should implement green building design in their development(s) for attaining at least Provisional Gold rating under the Building	• Building disposition with shorter façade facing east and west is recommended to enhance energy efficiency.

[1] With reference to HKPSG, for passive open space, 70% of land should be used for soft landscaping, out of which 60% should be used for planting trees.

[2] Blueprint for the Sustainable Development of Agriculture and Fisheries is available at: https://www.afcd.gov.hk/english/Blueprint/Blueprint_Main.html.

	Item	Particulars	Remarks
		Environmental Assessment Method Plus. • Project proponent(s) should adopt green building design features such as green roof and vertical greening, as well as green design features such as tree planting along pedestrian walkways and designating areas for establishment of urban farms.	• Project proponent(s) should properly maintain the implemented green building design features to ensure sustainability in the performance.
D. Ecological and Environmental Requirements			
18.	**Wetland Connectivity**	• Taking into account the configuration of the existing ponds and without adversely affecting the I&T land availability, some existing ponds along the north-western boundary of Area 19C-1 abutting the planned SPS WCP are recommended to be retained and restored as appropriate. (**Plan 4-4c**). • For a continuous eco-interface abutting the planned SPS WCP, in addition to the 35m-wide NBA (as defined under item 9 above), 35m-wide buffers from or within the boundaries of the retained ponds will also be reserved. The eco-interface is recommended to be established in the form of landscape buffer (dotted green on **Plan 4-4c**). Please refer to item 15 above for more details of the landscaping requirements. • The exact location of ponds to be retained and the alignment of the eco-interface are subject to detailed design. The project	• Retaining some existing ponds along the boundary of Area 19C-1 abutting the planned SPS WCP is intended to reduce the magnitude of wetland fragmentation and improve the connectivity of wetland habitats in the SPS area. This also allows a smoother transition between natural habitats of the Mai Po Inner Bay Ramsar Site and the future I&T developments. • A more natural interface between the planned SPS WCP and the I&T Sites at Area 19C-1 following the natural configuration of the ponds is recommended. • The project proponent(s) should liaise with the project proponent(s) of the planned SPS WCP to ensure a smooth edge treatment. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

	Item	Particulars	Remarks
		proponent(s) are reminded to closely liaise with relevant B/Ds. • Retaining structures should be avoided at area interfacing ponds and wetlands. Gentle slope treatment for tree and lush shrub planting (minimum of 1:6 slope) should be adopted.	
19.	**Pond Filling**	• As one of the conditions of approval under the EIA Report, no pond filling works should be allowed prior to commencement of construction of the ecologically enhanced fish ponds at the planned SPS WCP.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details.
20.	**Bird-friendly Design and Protection of Egretries**	• South-eastern corner and south-western corner of Area 19C-1 fall within the 100m buffer area from the footprint of MPLV Egretry and MPV Egretry respectively. North-western corner of Area 19C-2 falls within the 100m buffer area from the footprint of MPV Egretry (**Plan 4-4c**). • Project proponent(s) should ensure their development(s) would comply with relevant mitigation measures for minimising potential impacts on birds and the risk of bird collisions as recommended in the approved EIA Report and the Bird-friendly Design Guideline formulated under the approval conditions of the EIA Report.	• The project proponent(s)/developer(s) should closely liaise with CEDD on the updated boundary of the buffer area to egretry based on the findings of pre-construction survey. • Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details. • Excessive rooftop structures in terms of covered area and/or height should be avoided to minimise potential impacts on birds.
21.	**Smart, Green and Resilient (SGR) Measures**	• Project proponent(s) are encouraged to adopt SGR measures in their proposed development.	• With reference to the recommendations from the Advisory Council on the Environment in approving the EIA Report, project

	Item	Particulars	Remarks
		• Small-scale district cooling system/ centralised multi-building cooling systems are encouraged to be provided within the Cluster or individual sub-areas. These facilities should be located away from the ecologically sensitive areas, such as birds' flight path/corridor, as far as practicable to minimise disturbance.	proponent(s) should explore the feasibility of SGR measures such as automatic refuse systems and biomass management by reusing and upcycling of felled trees; and to adopt an integrated SGR framework achieving carbon neutrality during both construction and operation phases. • Reference should be made to the SGR report prepared by CEDD as design reference.
22.	**Stormwater Management/ Flood Prevention**	• Project proponent(s) are encouraged to adopt 'Sponge City' concept to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance flood protection and increase climate resilience.	• Reference should be made to the Drainage Services Department's Stormwater Drainage Manual Corrigendum No. 1/2024 for the latest requirements to cater for the potential flooding risk especially at extreme weather and climate change. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

Note: The project proponent(s) should refer to the latest version(s) of any relevant document(s) mentioned above or any new relevant document(s) as applicable.

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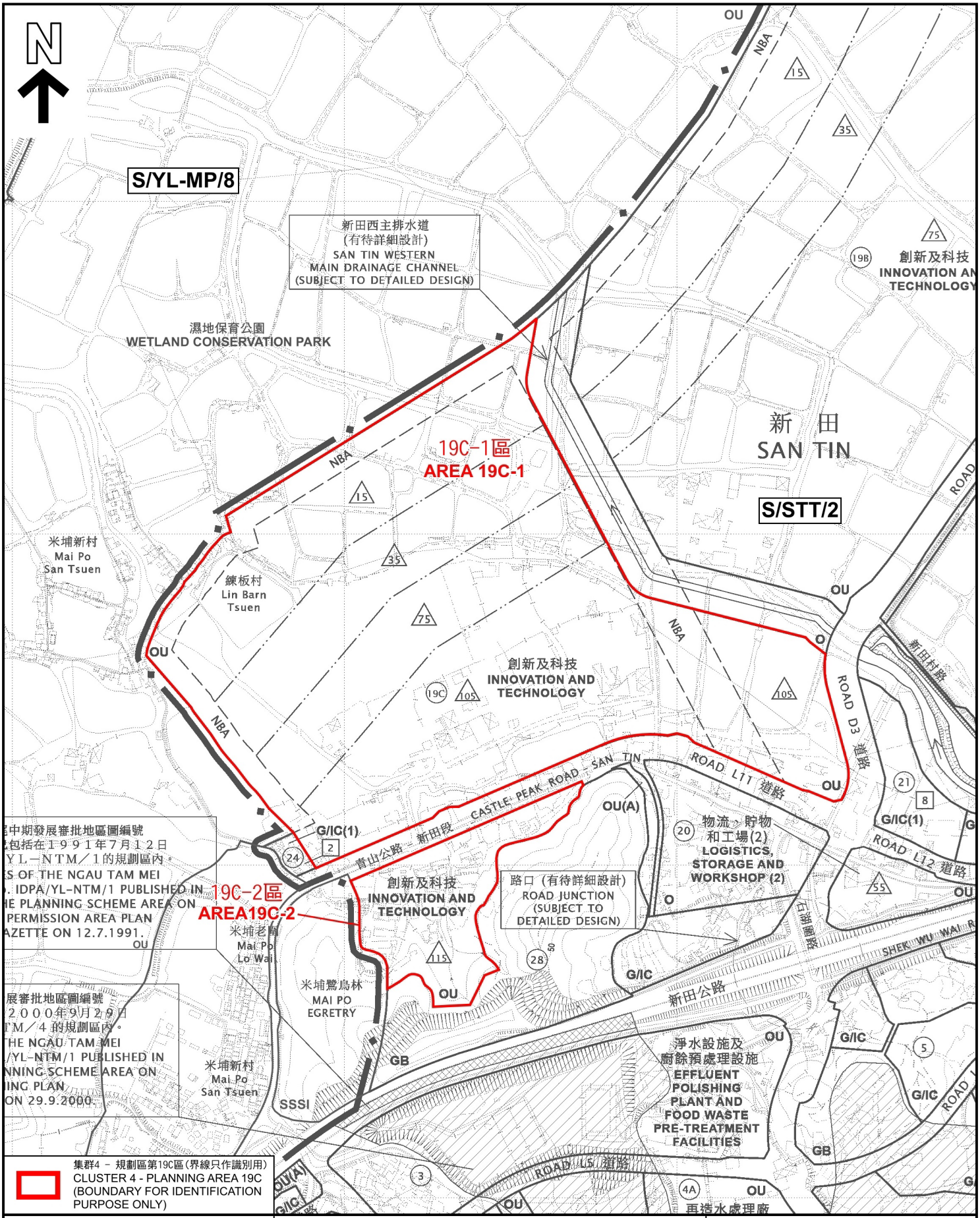


本摘要圖於2025年8月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/STT/2
EXTRACT PLAN PREPARED ON 14.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 **LOCATION PLAN**

集群4 - 規劃區第19C區
CLUSTER 4 - PLANNING AREA 19C

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
4-4a

本摘要圖於2025年8月14日擬備，所根據的資料為地政總署於2023年11月拍得的數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 14.8.2025 BASED ON DIGITAL ORTHOPHOTO DOP5000 TAKEN ON 11.2023

航攝照片 AERIAL PHOTO

集群4 – 規劃區第19C區
CLUSTER 4 - PLANNING AREA 19C

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
4-4b

規劃的三寶樹濕地保育公園
Planned Sam Po Shue
Wetland Conservation Park

35米闊的非建築用地以
盡量減少對毗連的三寶樹
濕地造成人為滋擾
35m-wide NBA to minimise
human disturbance to the
adjoining wetland in Sam Po Shue

新田西主排水道
(有待詳細設計)
SAN TIN WESTERN
MAIN DRAINAGE CHANNEL
(SUBJECT TO DETAILED DESIGN)

規劃區第19B區
PLANNING AREA 19B

19C-1區
AREA 19C-1

19C-2區
AREA19C-2

70米闊的非建築用地以
保護米埔隴村鷺鳥林的
雀鳥飛行路線
70m-wide NBA to preserve
the birds' flight path of the
Mai Po Lung Village Egretry

35米闊的非建築用地以
保護米埔村鷺鳥林的
雀鳥飛行路線
35m-wide NBA to preserve
the birds' flight path of the
Mai Po Village Egretry

近米埔新村280號
瓊德廬的兩棟建築物
A Pair of Buildings
Near King Tak Lo,
280 Mai Po San Tsuen

米埔新村280號瓊德
廬旁的兩棟建築物
A Pair of Buildings
Next to King Tak Lo,
280 Mai Po San Tsuen

米埔新村280號
瓊德廬
King Tak Lo
280 Mai Po San Tsuen

CASTLE PEAK ROAD - SAN TIN
青山公路 – 新田段

ROAD D3 道路
ROAD L11 道路

練板村
Lin Barn Tsuen

米埔老圍
Mai Po Lo Wai

米埔村鷺鳥林
Mai Po Village Egretry

米埔隴村鷺鳥林
Mai Po Lung Village Egretry

米埔新村
Mai Po San Tsuen

皇埔花園

新田公路

NBA
DR
OU
OU(I&T)
OU(A)
GB
SSI
V
O
15
35
75
105
115

圖例 LEGEND

- 集群4 – 規劃區第19C區(界線只作識別用) CLUSTER 4 - PLANNING AREA 19C (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- OU(I&T) 其他指定用途(創新及科技) OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)
- OU(A) 其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
- GB 綠化地帶 GREEN BELT
- SSSI 具特殊科學價值地點 SITE OF SPECIAL SCIENTIFIC INTEREST
- NBA 非建築用地 NON-BUILDING AREA (NBA)
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 35 最高建築物高度(在主水平基準上若干米) BUILDING HEIGHT CONTROL (IN METRES ABOVE PRINCIPAL DATUM)
- 毗鄰已規劃的三寶樹濕地保育公園的生態界面(有待詳細設計) ECO-INTERFACE ADJOINING THE PLANNED SAM PO SHUE WETLAND CONSERVATION PARK (SUBJECT TO DETAILED DESIGN)
- 建築物後移(地面) BUILDING SETBACK (ABOVE GROUND)
- 保留/修復的池塘(有待詳細設計) PONDS TO BE RETAINED / RESTORED (SUBJECT TO DETAILED DESIGN)
- 合盛圍考古敏感區 HOP SHING WAI ARCHAEOLOGICAL SENSITIVE AREA
- 園景區(只作示意) LANDSCAPING AREA (INDICATIVE ONLY)
- 階梯式建築物高度(只作示意) STEPPED BUILDING HEIGHT (INDICATIVE ONLY)
- DR 排水設施專用範圍 DRAINAGE RESERVE
- 鷺鳥林的緩衝區(有待詳細調查) BUFFER AREA FROM EGRETRY (SUBJECT TO DETAILED SURVEY)
- 行人道及/或單車徑(只作示意) PEDESTRIAN WALKWAY AND / OR CYCLE TRACK (INDICATIVE ONLY)
- 主要景觀廊 MAJOR VIEW CORRIDOR
- 主要通風廊 MAJOR BREEZEWAY / AIR PATH

本摘要圖於2025年9月26日擬備，所根據的資料為測量圖編號2-SE-A
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON SURVEY SHEET No. 2-SE-A

規劃及設計要求 PLANNING AND DESIGN REQUIREMENTS

集群4 – 規劃區第19C區
CLUSTER 4 - PLANNING AREA 19C

SCALE 1 : 4 000 比例尺
米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
4-4c

Appendix 5

PLANNING AND DESIGN BRIEF
FOR
CLUSTER 5 – AREA 13A (Plans 5-5a to 5-5c)

Cluster 5 (Plans 5-5a and 5-5b)

- **Cluster 5** comprising **Planning Area 13A** is located in the south-eastern portion of the San Tin Technopole (the Technopole). It is bounded by areas zoned "Open Space" and "Residential (Group A)1" ("R(A)1") on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2 (the OZP) to the north, the foothill area of Hadden Hill (Ki Lun Shan) and Saddle Pass (Ki Lun Shan Au) to the north-east and east, the planned Road L1 and San Tin Barracks to the south and south-west, as well as the planned Road D1 to the north-west. It is connected to the future Northern Metropolis Highway at its southeast through the planned Roads L1 and D5. A 400kV overhead power lines (with pylons) runs through this Cluster.

- Cluster 5 can be subdivided into four sub-areas, including **Areas 13A-1** to **13A-4**, by planned Roads L1 and D5, and the San Tin Eastern Main Drainage Channel (STEMDC) (**Plan 5-5c**).

	Item	Particulars	Remarks
A. Site Information			
1.	**Site Area (about)**	**Total:** **222,900m^2**, including: **Area 13A-1:** 22,000m^2 **Area 13A-2:** 16,500m^2 **Area 13A-3:** 51,800m^2 **Area 13A-4:** 132,600m^2	• Indicative only. Subject to review/change in the course of development. • Based on the zoning boundaries as delineated on the Outline Zoning Plan (OZP).
2.	**Proposed Site Formation Level (about)**	**Area 13A-1:** 14mPD to 16mPD **Area 13A-2:** 15mPD **Area 13A-3:** 18mPD to 21mPD **Area 13A-4:** 14mPD to 25mPD	• Indicative only. Subject to review/change in the course of development. • Areas 13A-1, 13A-2 and 13A-3 fall within the large-scale land disposal (LSLD) pilot area of the Technopole, in which LSLD developer(s) are required to carry out site formation works and then hand back the sites to the Government.
3.	**Innovation and Technology (I&T) Development Phasing**	Phase 2	• Based on the Development Outline Consultancy Study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Subject to

	Item	Particulars	Remarks
			review/change in the course of development. • **Phase 2 development** aims to reserve space for existing and other emerging Innovation and Technology (I&T) industries.
B. Major Development Parameters			
4.	**Major Uses**	<u>Potential I&T Uses</u> • Life and health technology • Artificial intelligence and robotics • Microelectronics and smart devices • Advanced industries (e.g. new materials, energy and green technology)	• Indicative only. • It is intended to provide spaces to cater for the diversified needs of different industry players, different I&T fields, and different stages of the I&T value chain. • To allow flexibility, project proponent(s) can determine the I&T use(s) or a mix of I&T uses to be accommodated, subject to ITIB's agreement. Details on major land uses should be provided in the Master Plan submission for the consideration of the Designated Committee. • I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the residential development zoned "R(A)1" to the north of this Cluster, as far as practicable.
5.	**Supporting Infrastructure**	<u>Supporting Facilities</u> • Exhibition and venture capital platform • Data centre and computing facilities • Professional services • Research and academic institutions • Knowledge exchange venues • Retail and dining facilities	• Indicative only. • To promote the concept of 'work-live-learn-play' and to nurture a comprehensive I&T development, a range of complementary non-I&T uses which could provide business (e.g. office, convention facilities, hotel, etc.) and/or living support (e.g. staff/talent accommodation, retail,

	Item	Particulars	Remarks
		• Other appropriate supporting facilities and other uses for specific industries as may be required	dining, etc.) and other talent attractive uses (e.g. educational supporting facilities) are allowed at the I&T Sites. The provision of complementary non-I&T uses should be at a reasonable scale. • Other uses for specific industries may include cooling and storage facilities for life and health technology, reclaimed water treatment and reuse facilities for microelectronics and smart devices, new materials and new energy, as well as electricity substation, scenario incubation and experience centre and logistics centre to be used by various I&T uses. • To allow flexibility, project proponent(s) can determine the complementary non-I&T use(s) or a mix of such uses to be accommodated, subject to ITIB's agreement. Details on the supporting facilities should be provided in the Master Plan submission for the consideration of the Designated Committee. • For talent accommodation, home space enhancement recommended under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" should be observed to encourage enhanced flat sizes for improving liveability. Excessively small flat size should be avoided as far as practicable.
6.	**Gross Floor Area (GFA) (about)**	Total: 1,337,500m^2	• Indicative only. Subject to review/change in the course of development. • To allow flexibility, project

	Item	Particulars	Remarks
			proponent(s) can determine the GFA mix of I&T uses and other supporting/ancillary uses, subject to ITIB's agreement. Details on GFA mix should be provided in the Master Plan submission for the consideration of the Designated Committee. • Any increase in total GFA dedicated for this Cluster would be subject to ITIB's agreement and confirmation of technical feasibility to the satisfaction of the Designated Committee and relevant bureaux/departments (B/Ds) by the project proponent(s).
7.	**Building Height (BH)**	**Statutory Restriction on OZP (Plan 5-5a)** 170mPD	• BH variation or stepped BH is recommended within the Cluster or individual I&T Sites to avoid monotonous profile.
8.	**Site Coverage**	• As stipulated in the Building (Planning) Regulations.	• N/A
C. Urban Design and Landscape Requirements			
9.	**Urban-rural Integration**	• Design harmony between new developments and the surrounding areas should be achieved. <u>Areas 13A-2, 13A-3 and 13A-4</u> • Part of the Cluster falls within the Pang Long Tei Archaeological Sensitive Area (ASA) (**Plan 5-5c**) with high archaeological potential identified in the approved EIA (No. AEIAR-261/2024). Project proponent(s) should observe and comply with the recommendations of the approved EIA Report.	• Project proponent(s) are encouraged to preserve/revitalise natural and cultural elements identified as far as practicable. • Reference should be made to the findings and/or recommendations of the Government's consultancy study on the implementation of Urban-rural Integration in the Northern Metropolis.
10.	**Open Space**	<u>Open Space Provision and Design for I&T Sites</u> • A minimum of 0.5m^2 open space per worker should be achieved as	• The open space(s) should be open at appropriate hours for public use as far as practicable.

	Item	Particulars	Remarks
		far as practicable in accordance with the prevailing Hong Kong Planning Standards and Guidelines (HKPSG). • Seamless connection between the open space(s) and the surrounding areas should be provided through pedestrian/ cycling network. Fence-free design and sense of openness should be adopted as far as practicable to promote visual permeability, as well as air and natural light penetration. • At-grade greenery, in particular tree planting, should be provided along the boundary of open space(s) adjoining pedestrian walkway(s) as far as practicable to enhance the streetscape and provide amenity for the pedestrians. • All-inclusive and inter-generational design are encouraged for co-sharing of open space among villagers, I&T Sites users and the general public.	• Reference should be made to the prevailing Government's requirements/guidelines, such as Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department and the Universal Accessibility – Best Practices and Guidelines promulgated by the Architectural Services Department, where applicable, for provision of universal access. • Reference should be made to the Design Guidelines for Open Space under "Reimagining Public Spaces in Hong Kong – Feasibility Study" promulgated by the Planning Department for broad design principles and guidelines to create more enjoyable, stayable and welcoming open spaces. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles in formulating NbS measures for a sustainable future.
11.	**Accessibility, Pedestrian and Cycling Network**	• Pedestrian walkways (at-grade and multi-level) and cycle tracks should be well connected between developments within the Cluster and with the networks outside to form an integrated pedestrian- and cyclist-friendly environment. • Quality streetscape with at-grade greening and/or tree planting, eco-friendly paving and street furniture should be provided in accordance with the HKPSG and Transport Planning and Design	• Pedestrian walkways and cycle tracks should be open at appropriate hours for public use as far as practicable. • All-weather and barrier-free designs should be adopted for pedestrian walkways. Multi-level pedestrian networks comprising both at-grade walkways and grade-separated footbridges are encouraged. Provision of canopies above pedestrian walkways are also encouraged.

	Item	Particulars	Remarks
		Manual for a pedestrian-friendly environment. • The Transport Department (TD) should be consulted in formulating the pedestrian and cycling networks.	• Pedestrian walkways should be connected with open space(s) and amenity area(s) to create a pleasant and continuous pedestrian environment. • Consideration could be given to providing shared path(s) for pedestrian walkway and cycle track, subject to agreement by relevant B/Ds. • Project proponent(s) are advised to maintain close liaison with those of the same Cluster and/or neighbouring development(s) in design, implementation and operation of the pedestrian and cycling networks to ensure integrity and continuity.
12.	**Air Ventilation, View Corridor and Site Permeability**	<u>Air Ventilation and View Corridor</u> • Planned Road D5 adjoining the Cluster will form a breezeway connecting the San Tin 'Seven Villages' and the valley between Ki Lun Shan and Ngau Tam Shan (**Plan 5-5c**). • The STEMDC will form a major view corridor between the mixed use development near the proposed Chau Tau station of the Northern Link Spur Line and the I&T Park in the Cluster (**Plan 5-5c**). <u>Site Permeability</u> • Fence-free design should be considered as far as practicable to	• Local road networks, open spaces and greening areas, as well as building separations should align with the prevailing wind directions as far as practicable to form effective breezeways/air paths, as well as view corridors. • Further air ventilation design measures could be explored in building design, such as incorporating permeable elements for buildings; adopting empty bay designs at-grade; avoiding long continuous façades; minimising/ breaking down podium bulk; adopting podium-free design, small ground coverage or terraced podium designs; varying BHs; providing building separations and setbacks, etc. • Sensible massing and spatial configuration should be considered to

	Item	Particulars	Remarks
		promote visual permeability. If boundary fence/wall is unavoidable, soft treatment or a minimum of 50% visual permeability at 1m and above (measured from the formation level of the pedestrian walkway) should be adopted for these boundary structure(s).	improve porosity and physical and visual permeability. • Reference should be made to the Sustainable Building Design Guidelines (SBDG) as set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152), and HKPSG on the building separation requirement for future developments and to minimise negative air ventilation impacts.
13.	**Landscape and Tree Preservation**	• Provision of a minimum 20% to 30% overall site coverage of greenery in accordance with SBDG (PNAP APP-152) based on the areas of individual sites. • Maximising greening opportunity within proposed development(s) at grade, podium, rooftop and/or vertical façade as appropriate. • Project proponent(s) should observe the Tree Preservation and Removal Proposal for Trees of Particular Interest within this Cluster to be retained and the Tree Compensatory Planting Implementation Plan to be prepared by the Civil Engineering and Development Department (CEDD). • Detailed tree survey and assessment should be carried out at the design and construction phases for review and approval by relevant B/Ds. • Provision of integrated landscape design should take into account	• Reference should be made to the Development Bureau (DEVB)'s relevant technical circulars (e.g. DEVB Technical Circular (Works) Nos. 4/2020, 5/2020 and 3/2024 or the latest version), guidelines (e.g. soil volume for urban trees, and proper planting practices), and street tree selection guide to achieve proper tree preservation and right plant species at right place. • Landscape and visual mitigation measures in the approved EIA Report and the Letter of Approval of the EIA Report dated 17 May 2024 should be followed. • Tree Compensatory Planting Implementation Plan to be prepared by CEDD for fulfilling the respective condition for the approval of the EIA Report should be followed in order to enhance the interface between the development sites and the government projects. • Usage of native species/existing riparian vegetation species in favour of wildlife is recommended to be

	Item	Particulars	Remarks
		the requirements on provision of open space (item 10 above), pedestrian walkway (item 11 above), urban farming (item 14 below), treatments of existing ecological capital, and blue-green infrastructure. • Adequate independent irrigation system should be provided for soft landscape areas. Area 13A-4 • Buffer planting together with nectar plants and host plants is recommended for developments in close proximity to Hadden Hill (Ki Lun Shan) zoned "Conservation Area(1)" to the immediate east of Area 13A-4 (**Plan 5-5c**), where a high diversity of butterfly species is recorded.	optimised. • Priority is recommended to be given to adopting environmental-friendly materials/finishes for hard landscape works.
14.	**Urban Farming**	• Project proponent(s) are encouraged to actively consider identifying suitable locations, such as rooftop, parks and open space, in their development(s) for establishing modernised urban farms.	• The Government published the Blueprint for the Sustainable Development of Agriculture and Fisheries [1] in 2023, which promulgated a number of measures to promote the development of urban farming operated on commercial basis, with a view to integrating commercial agriculture into urban districts such as public parks, government buildings and private property development projects.
15.	**Green Building Design**	• Project proponent(s) should implement green building design in their development(s) for attaining at least Provisional Gold rating under the Building	• Building disposition with shorter façade facing east and west is recommended to enhance energy efficiency.

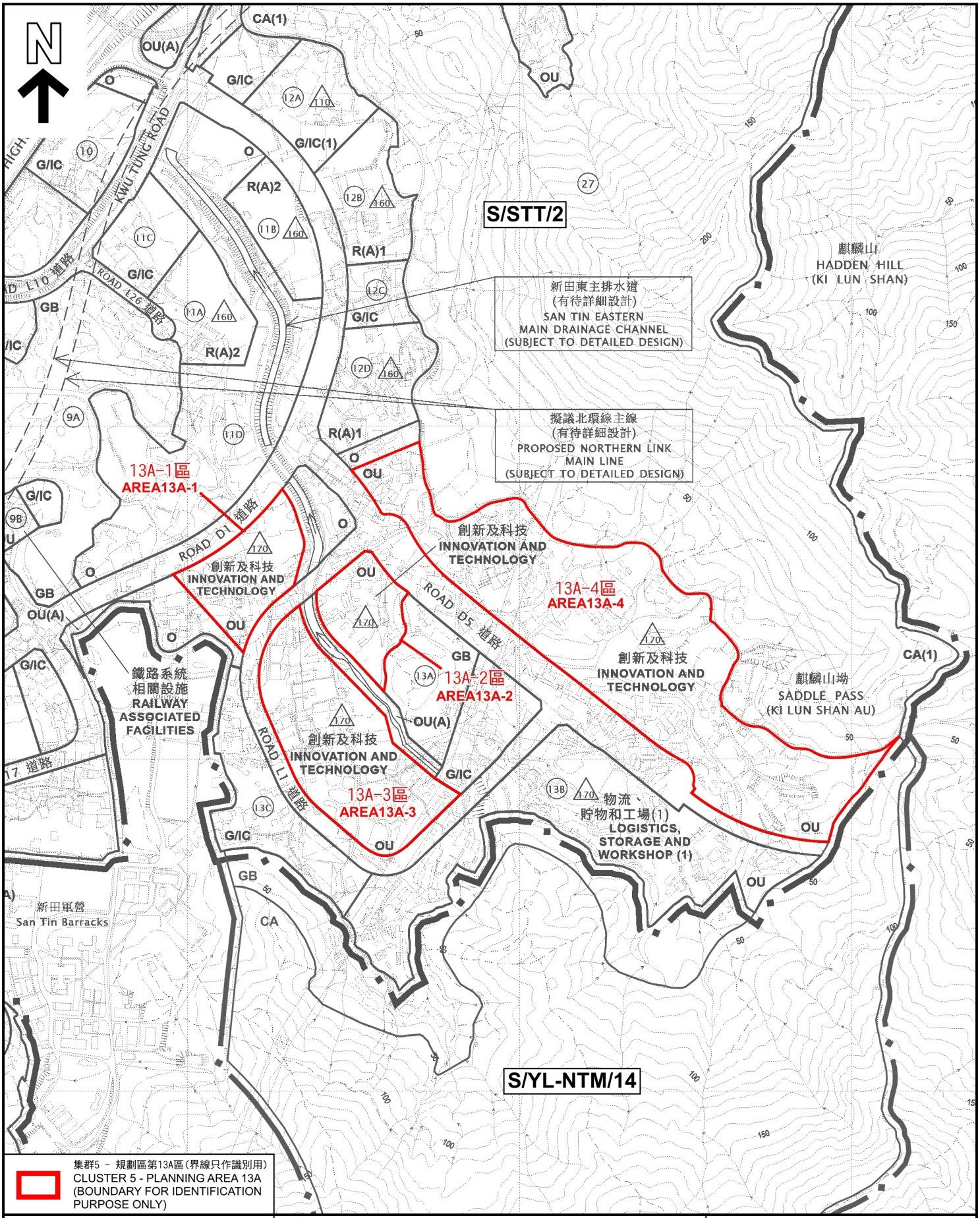
[1] Blueprint for the Sustainable Development of Agriculture and Fisheries is available at: https://www.afcd.gov.hk/english/Blueprint/Blueprint_Main.html.

	Item	Particulars	Remarks
		Environmental Assessment Method Plus. • Project proponent(s) should adopt green building design features such as green roof and vertical greening, as well as green design features such as tree planting along pedestrian walkways and designating areas for establishment of urban farms.	• Project proponent(s) should properly maintain the implemented green building design features to ensure sustainability in the performance.
D. Ecological and Environmental Requirements			
16.	**Bird-friendly Design**	• Project proponent(s) should ensure their development(s) would comply with relevant mitigation measures for minimising potential impacts on birds and the risk of bird collisions as recommended in the approved EIA Report and the Bird-friendly Design Guideline formulated under the approval conditions of the EIA Report.	• Reference should be made to the Letter of Approval of the EIA Report dated 17 May 2024 and the approved EIA Report for details. • Excessive rooftop structures in terms of covered area and/or height should be avoided to minimise potential impacts on birds.
17.	**Smart, Green and Resilient (SGR) Measures**	• Project proponent(s) are encouraged to adopt SGR measures in their proposed development. • Small-scale district cooling system/ centralised multi-building cooling systems are encouraged to be provided within the Cluster or individual sub-areas. These facilities should be located away from the ecologically sensitive areas, such as birds' flight path/corridor, as far as practicable to minimise disturbance.	• With reference to the recommendations from the Advisory Council on the Environment in approving the EIA Report, project proponent(s) should explore the feasibility of SGR measures such as automatic refuse systems and biomass management by reusing and upcycling of felled trees; and to adopt an integrated SGR framework achieving carbon neutrality during both construction and operation phases. • Reference should be made to the SGR report prepared by CEDD as design reference.
18.	**Stormwater Management/**	• Project proponent(s) are encouraged to adopt 'Sponge City'	• Reference should be made to the Drainage Services Department's

	Item	Particulars	Remarks
	Flood Prevention	concept to include floodable landscape with flood attenuation facilities to mitigate storm surge impacts under extreme weather due to climate change, enhance flood protection and increase climate resilience.	Stormwater Drainage Manual Corrigendum No. 1/2024 for the latest requirements to cater for the potential flooding risk especially at extreme weather and climate change. • Reference should be made to the findings and/or recommendations of the consultancy study on the formulation of standardised and systematic NbS design guiding principles in formulating NbS measures for a sustainable future.

Note: The project proponent(s) should refer to the latest version(s) of any relevant document(s) mentioned above or any new relevant document(s) as applicable.

- END -



集群5 – 規劃區第13A區(界線只作識別用)
CLUSTER 5 - PLANNING AREA 13A
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年8月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 14.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

集群5 – 規劃區第13A區
CLUSTER 5 - PLANNING AREA 13A

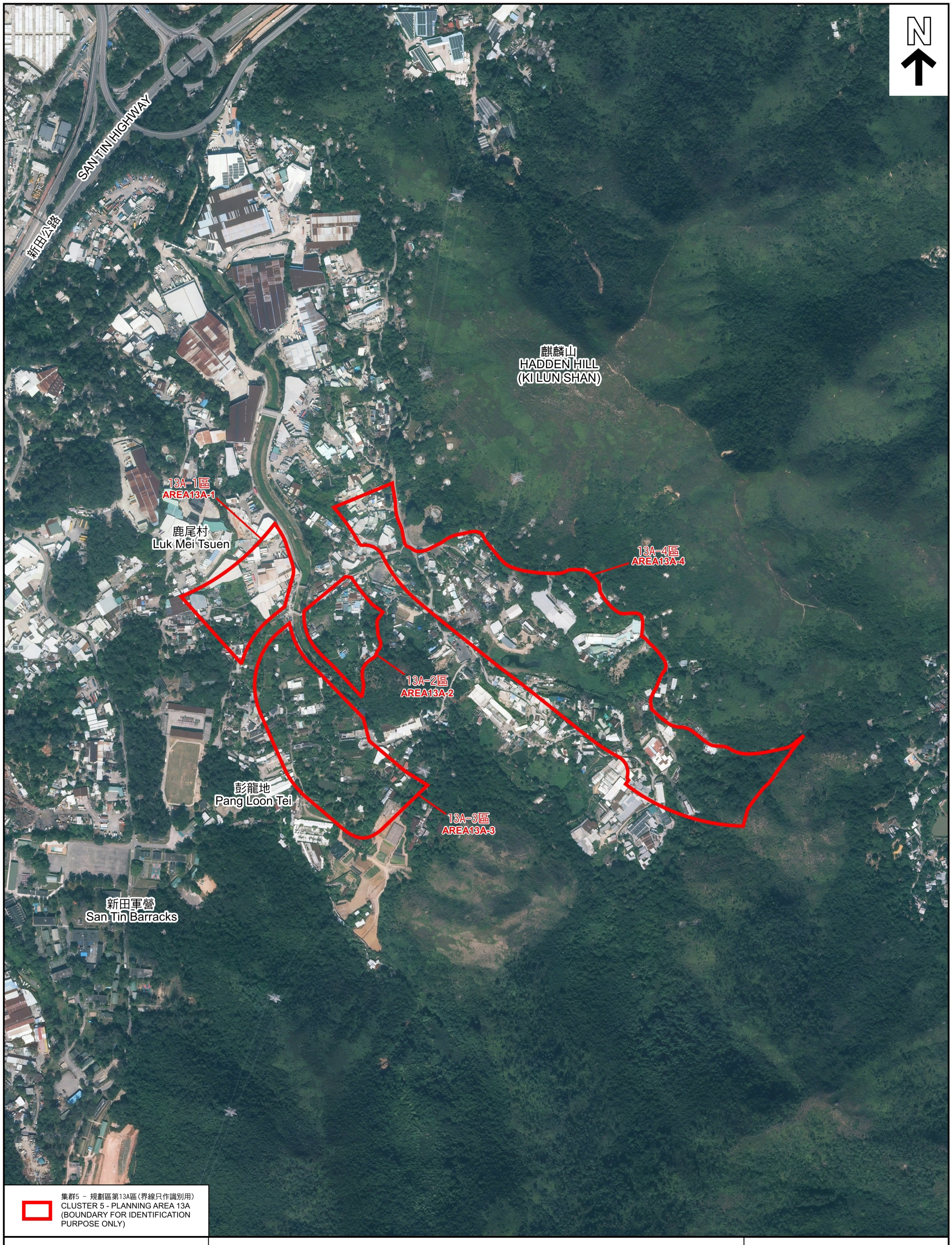
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
5-5a



集群5 – 規劃區第13A區(界線只作識別用)
CLUSTER 5 - PLANNING AREA 13A
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年8月14日擬備，所根據的資料為地政總署於2023年11月拍得的數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 14.8.2025 BASED ON DIGITAL ORTHOPHOTO DOP5000 TAKEN IN 11.2023

航攝照片 AERIAL PHOTO

集群5 – 規劃區第13A區
CLUSTER 5 - PLANNING AREA 13A

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
5-5b

新田東主排水道
（有待詳細設計）
SAN TIN EASTERN
MAIN DRAINAGE CHANNEL
(SUBJECT TO DETAILED DESIGN)

麒麟山
HADDEN HILL
(KI LUN SHAN)

麒麟山坳
SADDLE PASS
(KI LUN SHAN AU)

連接至北都公路
（只作示意）
CONNECTING TO
NORTHERN METROPOLIS
HIGHWAY
(INDICATIVE ONLY)

13A-1區
AREA13A-1

13A-2區
AREA13A-2

13A-3區
AREA13A-3

13A-4區
AREA13A-4

ROAD D1 道路
ROAD D5 道路
ROAD L1 道路

鹿尾村
Luk Mei Tsuen

彭龍地
Pang Loon Tei

新田軍營
San Tin Barracks

露天貨倉
Open Storage

污水處理廠

KAM TIN ROAD

化糞池

圖例 LEGEND

	集群5 － 規劃區第13A區（界線只作識別用） CLUSTER 5 - PLANNING AREA 13A (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	OU	其他指定用途 OTHER SPECIFIED USES
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	OU(I&T)	其他指定用途(創新及科技) OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU(A)	其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	GB	綠化地帶 GREEN BELT
O	休憩用地 OPEN SPACE	CA	自然保育區 CONSERVATION AREA
		DR/UR	公用或排水設施專用範圍 UTILITY OR DRAINAGE RESERVE

彭龍地考古敏感區
PANG LOON TEI ARCHAEOLOGICAL SENSITIVE AREA

主要景觀廊
MAJOR VIEW CORRIDOR

主要通風廊
MAJOR BREEZEWAY / AIR PATH

緩衝種植地帶（只作示意）
BUFFER PLANTING (INDICATIVE ONLY)

最高建築物高度(在主水平基準上若干米)
BUILDING HEIGHT CONTROL (IN METRES ABOVE PRINCIPAL DATUM)

本摘要圖於2025年9月26日擬備，所根據的資料為測量圖編號2-SE-D
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON SURVEY SHEET No. 2-SE-D

規劃及設計要求 **PLANNING AND DESIGN REQUIREMENTS**

集群5 － 規劃區第13A區
CLUSTER 5 - PLANNING AREA 13A

SCALE 1 : 4 000 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE1/25/6

圖 PLAN
5-5c

Appendix 6

Recommended Components in Master Plan Submission for Development at Sites Zoned "Other Specified Uses" annotated "Innovation and Technology" on San Tin Technopole Outline Zoning Plan

The Master Plan submission should be prepared according to the requirements set out in the Planning and Design Brief (PDB). The emphasis should be on the overall development proposal and how the development proposal could fulfill the requirements in the PDB. Major components that can be included in the Master Plan submission to illustrate a development proposal are recommended for reference:

A. **Plan(s)** (such as layout plan, sections, elevations and/or perspective drawings) showing the location and general layout of the proposed development, including, where appropriate, such elements as:

(i) major site formation levels (in metres above Principal Datum (mPD));
(ii) number and disposition of building blocks, and the associated main uses and building heights (in mPD and number of storeys) including podium levels and/or maximum height of major roof-top features;
(iii) locations and widths of non-building areas, setbacks and building separations;
(iv) locations and types of open space, greening and/or landscaping arrangement;
(v) locations and widths of wildlife corridors;
(vi) treatment of frontages facing existing villages and/or ecologically sensitive areas;
(vii) pedestrian facilities, such as subway and footbridges (including connections);
(viii) locations of ingress/egress points and internal and/or public transport facilities;
(ix) layout and widths of internal roads and utility reserves;
(x) development phasing; and
(xi) any other information as may be required by the Designated Committee.

B. **Development Schedule** showing the main development parameters including, where appropriate, such information as:

(i) site area (in square metres (m^2));
(ii) total gross floor area (in m^2) and breakdown of main land uses (in m^2), such as major I&T uses, talent accommodation, and/or supporting/ commercial/ government/ community/ social welfare/ internal or public transport facilities;
(iii) number of building blocks and building heights in terms of storeys and mPD;
(iv) provision of open space (in m^2) and greening/landscaping areas (in m^2);
(v) provision of internal and/or public transport facilities, such as parking spaces, loading/unloading facilities and transport terminus, and smart mobility initiative(s);
(vi) provision of other infrastructure facilities
(vii) development programme and phasing;
(viii) estimated number of working and/or residing population;

(ix) brief information on green building design (e.g. initiatives adopted and implementation arrangement); and

(x) any other information as may be required by the Designated Committee.

C. **Supporting Statement** containing an adequate explanation of the development proposal against the PDB requirements or any other information as may be required by the Designated Committee. If deviations from the PDB requirements are inevitable under special circumstances, e.g. to address site constraints or to achieve better design, adequate justifications should be provided and supported with technical information, if applicable or if required by the Designated Committee and/or relevant government bureaux/departments.

Appendix 7

Summary Table on the Planning and Design Requirements under each Cluster and Relevant Documents to be Referenced

	Item Number					Relevant Documents for Reference[1][2]
	Cluster 1	**Cluster 2**	**Cluster 3**	**Cluster 4**	**Cluster 5**	
A. Site Information						
Site Area	1	1	1	1	1	• San Tin Technopole Outline Zoning Plan (STT OZP)
Proposed Site Formation Level	2	2	2	2	2	-
Innovation and Technology Development Phasing	3	3	3	3	3	• Innovation, Technology and Industry Bureau (ITIB)'s Development Outline Consultancy Study
B. Major Development Parameters						
Major Uses	4	4	4	4	4	• STT OZP • ITIB's Development Outline Consultancy Study
Supporting Infrastructure	5	5	5	5	5	
Gross Floor Area	6	6	6	6	6	• STT OZP
Building Height	7	7	7	7	7	• STT OZP
Site Coverage	8	8	8	8	8	• Building (Planning) Regulations
Non-building Area	9	9	9	9	-	• STT OZP
Building Setback	10	-	10	10	-	-
C. Urban Design and Landscape Requirements						
Urban-rural Integration	11	10	11	11	9	• Consultancy Study on Urban-rural Integration in the Northern Metropolis • Approved Environmental Impact Assessment Report (No. AEIAR-261/2024) (Approved EIA Report) (for Clusters 4 and 5)
Open Space	12	11	12	12	10	• Hong Kong Planning Standards and Guidelines (HKPSG) • Design Manual: Barrier Free Access 2008 • Universal Accessibility – Best Practices and Guidelines

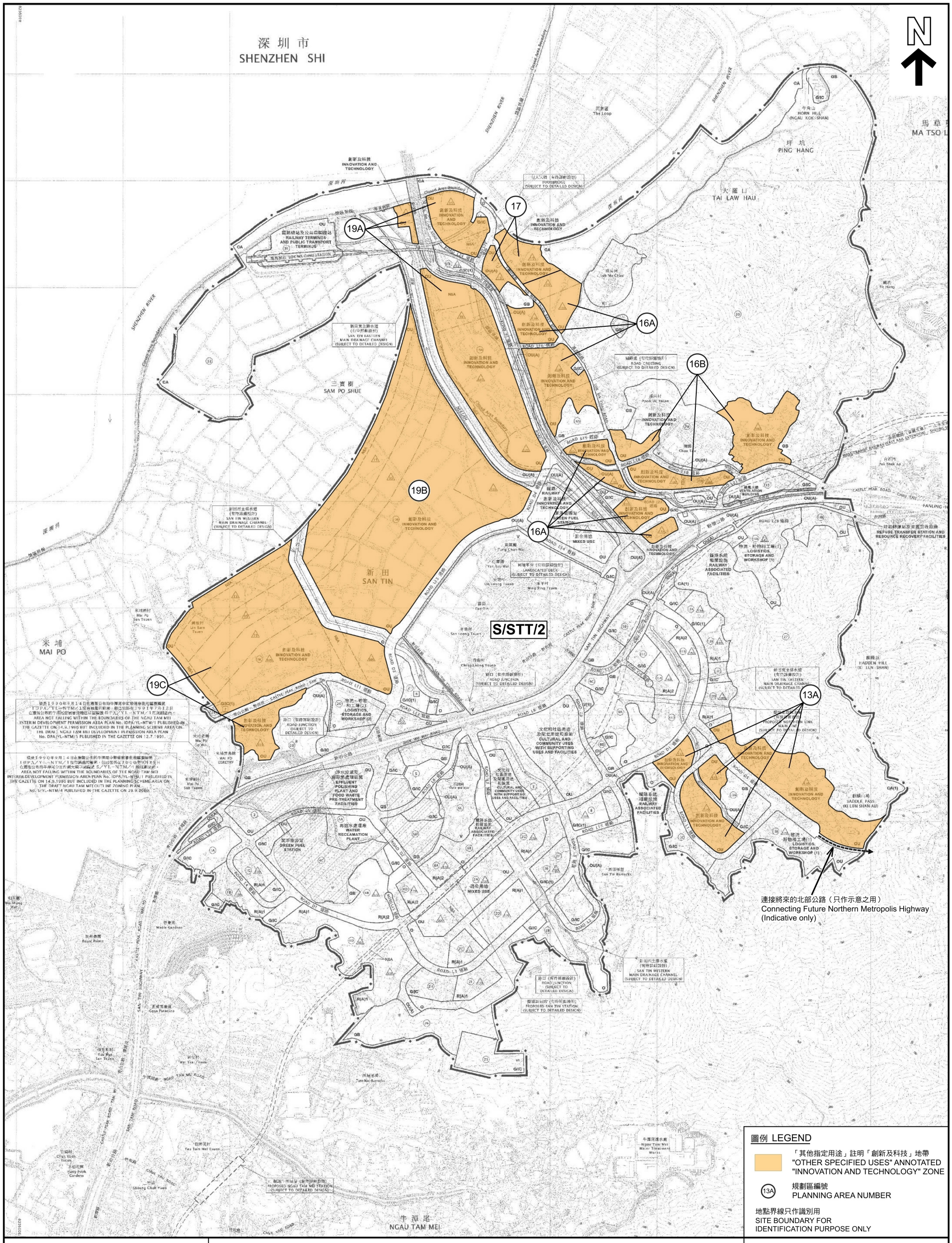
	Item Number					Relevant Documents for Reference[(1)(2)]
	Cluster 1	**Cluster 2**	**Cluster 3**	**Cluster 4**	**Cluster 5**	
						• Design Guidelines for Open Space under Planning Department's "Reimagining Public Spaces in Hong Kong – Feasibility Study" • Civil Engineering and Development Department (CEDD)'s Consultancy Study on the formulation of standardised and systematic Nature-based Solution (NbS) design guiding principles (NbS Consultancy Study) • Public Open Space in Private Developments Design and Management Guidelines (for Clusters 1 and 2)
Accessibility, Pedestrian and Cycling Network	13	12	13	13	11	• HKPSG • Transport Department's Transport Planning and Design Manual
Air Ventilation, View Corridor and Site Permeability	14	13	14	14	12	• STT OZP • Sustainable Building Design Guidelines (Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP APP-152)) (SBDG) • HKPSG
Landscape and Tree Preservation	15	14	15	15	13	• SBDG • Development Bureau Technical Circular (Works) Nos. 4/2020, 5/2020, and 3/2024 • Guidelines on Soil Volume for Urban Trees • Guidelines on Soil Improvement • Proper Planting Practices • Street Tree Selection Guide • Approved EIA Report and Letter of Approval of EIA Report • CEDD's Tree Compensatory Planting Implementation Plan • HKPSG (for Clusters 2, 3 and 4)

	Item Number					Relevant Documents for Reference[1][2]
	Cluster 1	**Cluster 2**	**Cluster 3**	**Cluster 4**	**Cluster 5**	
Urban Farming	16	15	16	16	14	• Blueprint for the Sustainable Development of Agriculture and Fisheries
Green Building Design	17	16	17	17	15	• Building Environmental Assessment Method Plus • SBDG
D. Ecological and Environmental Requirements						
Wetland Connectivity	-	-	18	18	-	• Approved EIA Report and Letter of Approval of EIA Report
Pond Filling	18	17	19	19	-	
Bird-friendly Design (and Protection of Egretries)	19	18	20	20	16	• Approved EIA Report and Letter of Approval of EIA Report • Bird-friendly Design Guideline
Wildlife Corridor	-	19	-	-	-	• Approved EIA Report and Letter of Approval of EIA Report
Smart, Green and Resilient (SGR) Measures	20	20	21	21	17	• Approved EIA Report and Letter of Approval of EIA Report • CEDD's SGR Report under the Investigation Study, i.e. "First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node"
Stormwater Management/ Flood Prevention	21	21	22	22	18	• Stormwater Drainage Manual Corrigendum No. 1/2024 • NbS Consultancy Study

Note:

(1) The above list of relevant documents for reference is not exhaustive. The PDB should be read in conjunction with the relevant documents and any other prevailing relevant legislations/ ordinances/ regulations as well as administrative guidelines/ standards/ practice notes/ technical circulars etc. promulgated by the Government.

(2) The project proponent(s) should refer to the latest version(s) of these relevant document(s) or any new relevant document(s) as applicable.



圖例 LEGEND

「其他指定用途」註明「創新及科技」地帶
"OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY" ZONE

(13A) 規劃區編號
PLANNING AREA NUMBER

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月26日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON OUTLINE ZONING PLAN No. S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

新田科技城分區計劃大綱圖上的創新及科技用地
INNOVATION AND TECHNOLOGY SITES ON SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

SCALE 1 : 16 000 比例尺

米 METRES 200 0 200 400 600 800 1000 1200 1400 1600 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
1

港深創新及科技園
Hong Kong-Shenzhen Innovation & Technology Park

深圳科創園區
Shenzhen Innovation & Technology Zone

往來皇崗
To / From Huanggang

工程進行中
Work In Progress

連接落馬洲站的直接道路
Direct Link To Lok Ma Chau Station

擬議北環線支線及鐵路站（有待研究）
Proposed Northern Link Spur Line and Stations (subject to study)

深圳河
Shenzhen River

落馬洲站
Lok Ma Chau Station

落馬洲
Lok Ma Chau

東鐵線（落馬洲支線）
East Rail Line (Lok Ma Chau Spur Line)

古洞站（建造中）
Kwu Tung Station (under construction)

已規劃的三寶樹濕地保育公園
Planned Sam Po Shue Wetland Conservation Park

潘屋村
Poon Uk Tsuen

洲頭
Chau Tau

古洞北新發展區
Kwu Tung North New Development Area

創科用地內的交通網絡會在其詳細設計階段考慮
Transport network within I&T Sites to be considered at its detailed design stage

往來粉嶺
To / From Fanling

擬議洲頭站（有待研究）
Proposed Chau Tau Station (subject to study)

東鎮圍
Tung Chun Wai

仁壽圍
Yan Sau Wai

安龍村
On Loong Tsuen

永平村
Wing Ping Tsuen

蕃田
Fan Tin

新龍村
San Loong Tsuen

青龍村
Ching Loong Tsuen

新田交匯處
San Tin Interchange

麒麟山
Ki Lun Shan

擬議石湖圍交匯處
Proposed Shek Wu Wai Interchange

新田公路 SAN TIN HIGHWAY

粉嶺公路 FANLING HIGHWAY

石湖圍
Shek Wu Wai

米埔村
Mai Po Tsuen

往來將來的北都公路（只作示意之用）
To / From Future Northern Metropolis Highway (indicative only)

往來元朗
To / From Yuen Long

新田軍營
San Tin Barracks

牛潭山
Ngau Tam Shan

擬議北環線主線及新田站
Proposed Northern Link Main Line and San Tin Station

潭尾軍營
Tam Mei Barracks

0 150 300 600 900
米 Metres

圖示 LEGEND

新田科技城界線（河套區以外）
Boundary of San Tin Technopole (Outside the Loop)

創新及科技用地
Innovation & Technology (I&T) Sites

擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange

現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange

擬議道路
Proposed Road

河套地區道路網絡（興建中）
Road Network under The Loop (under construction)

現有道路
Existing Road

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月26日擬備
EXTRACT PLAN PREPARED ON 26.9.2025

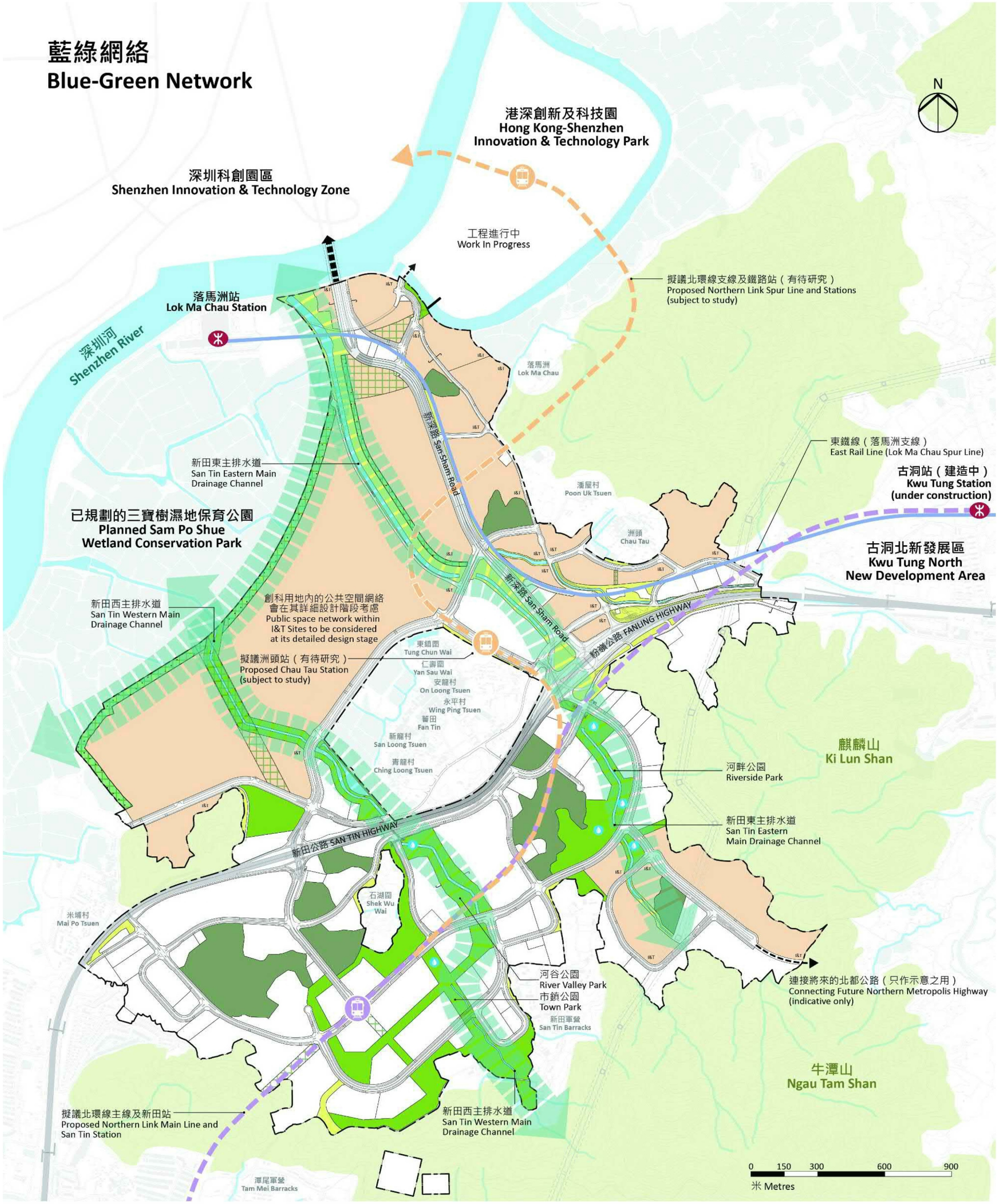
交通網絡
Transport Network

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
2

藍綠網絡
Blue-Green Network



圖示 LEGEND

- 新田科技城界線（河套區以外）Boundary of San Tin Technopole (Outside the Loop)
- 創新及科技用地 Innovation & Technology (I&T) Sites
- 藍綠走廊 Blue-Green Corridor
- 非建築用地 Non-building Area
- 園景緩衝帶 Landscape Buffer
- 休憩用地 Open Space
- 美化市容地帶 Amenity
- 山丘 Knoll
- 蓄洪設施 Flood Attenuation Facilities

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月26日擬備
EXTRACT PLAN PREPARED ON 26.9.2025

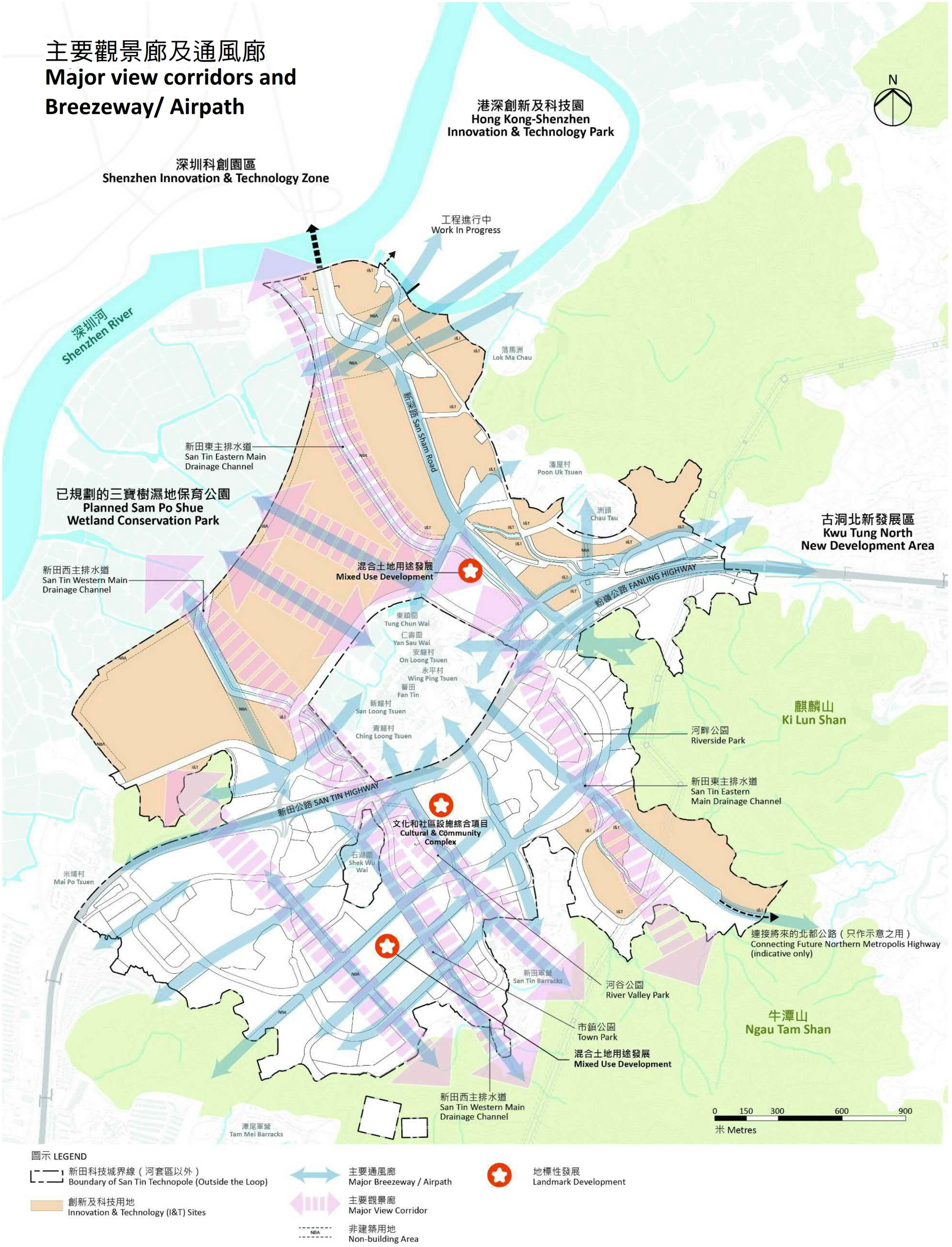
藍綠網絡
Blue-Green Network

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
3

主要觀景廊及通風廊
Major view corridors and Breezeway/ Airpath



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月26日擬備
EXTRACT PLAN PREPARED ON 26.9.2025

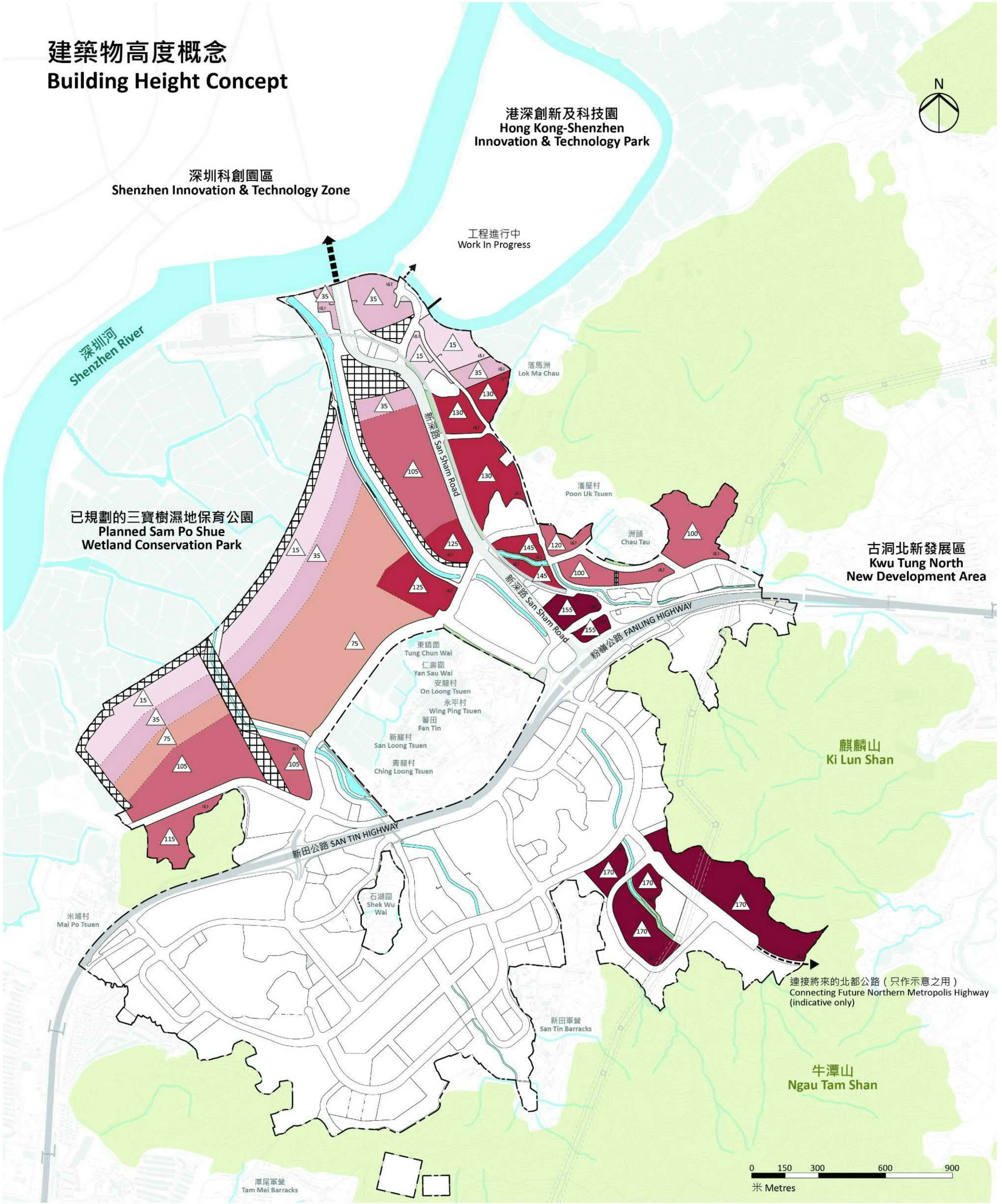
主要觀景廊及通風廊
Major view corridors and Breezeway/ Airpath

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
4

建築物高度概念
Building Height Concept



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月26日擬備
EXTRACT PLAN PREPARED ON 26.9.2025

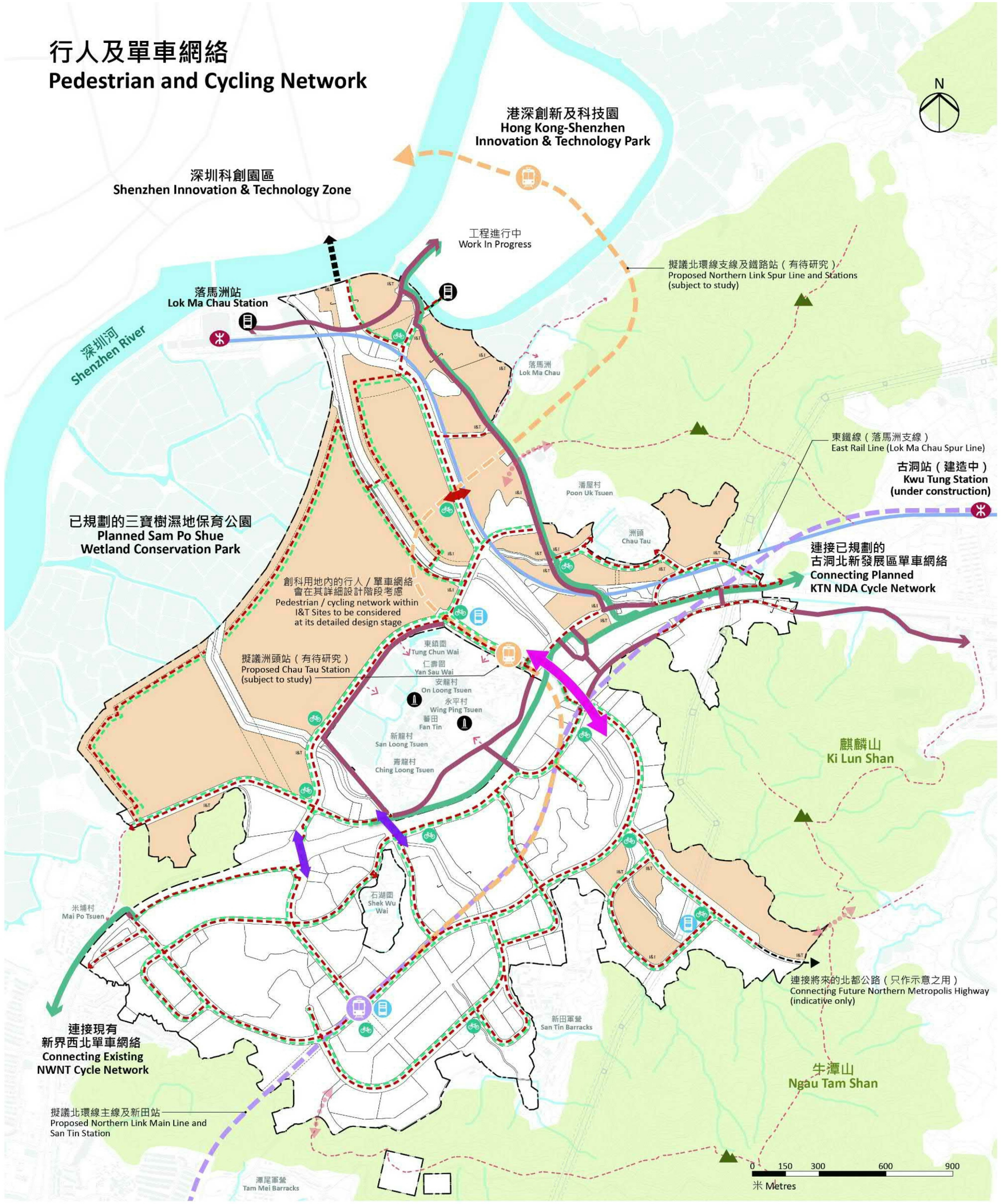
建築物高度概念
Building Height Concept

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
5

行人及單車網絡
Pedestrian and Cycling Network



圖示 LEGEND

- 新田科技城界線（河套區以外）
  Boundary of San Tin Technopole (Outside the Loop)
- 創新及科技用地
  Innovation & Technology (I&T) Sites
- 現有／已規劃的公共運輸交匯處
  Existing / Planned Public Transport Interchange
- 擬議運輸交匯樞紐／公共運輸交匯處
  Proposed Transport Interchange Hub / Public Transport Interchange
- 特色高架園景平台（供行人及單車使用）
  Iconic Landscaped Deck for Pedestrians and Cyclists
- 擬議天橋／地下通道（供行人及單車使用）
  Proposed Bridge / Underpass for Pedestrians and Cyclists
- 擬議行人走廊
  Proposed Pedestrian Corridor
- 現有／已規劃的行人道
  Existing / Planned Pedestrian Walkway
- 現有鄉郊／步行徑
  Existing Rural / Walking Trail
- 擬議行人道
  Proposed Pedestrian Walkway
- 現有／已規劃的單車徑
  Existing / Planned Cycle Track
- 擬議單車徑
  Proposed Cycle Track
- 擬議單車停泊設施
  Proposed Cycle Parking Facilities
- 法定古蹟
  Declared Monument
- 自然遊徑
  Nature Excursion

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

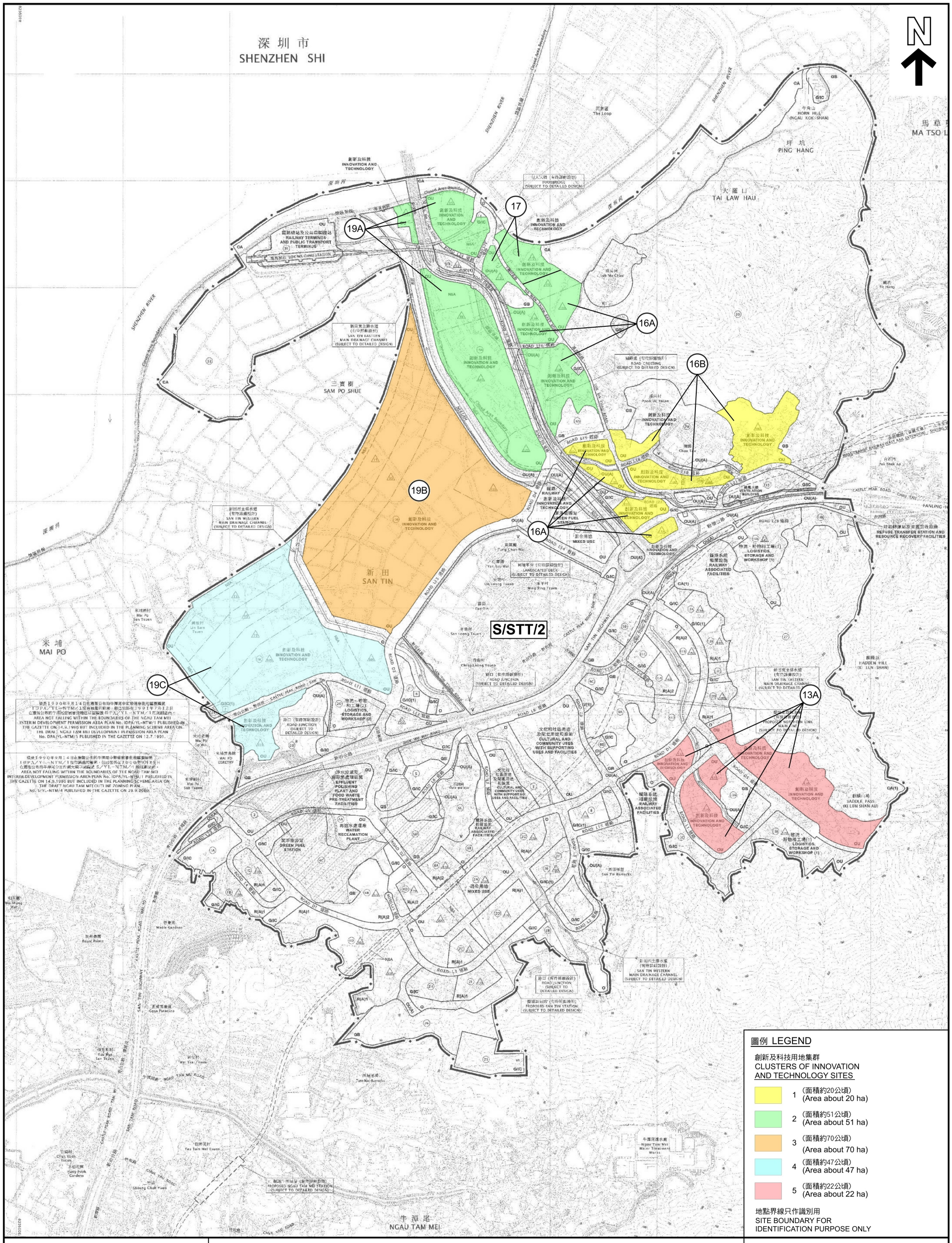
本摘要圖於2025年9月26日擬備
EXTRACT PLAN PREPARED ON 26.9.2025

行人及單車網絡
Pedestrian and Cycling Network

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
6



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所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 26.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

新田科技城創新及科技用地集群
CLUSTERS OF INNOVATION AND TECHNOLOGY SITES IN SAN TIN TECHNOPOLE

SCALE 1 : 16 000 比例尺

米 METRES 200 0 200 400 600 800 1000 1200 1400 1600 米 METRES

圖例 LEGEND

創新及科技用地集群
CLUSTERS OF INNOVATION AND TECHNOLOGY SITES

1 (面積約20公頃) (Area about 20 ha)
2 (面積約51公頃) (Area about 51 ha)
3 (面積約70公頃) (Area about 70 ha)
4 (面積約47公頃) (Area about 47 ha)
5 (面積約22公頃) (Area about 22 ha)

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/47

圖 PLAN
7