

San Tin Technopole

Land Use Proposal













Recommended Outline

Technology Zone

Proposed Sam Po Shue

Wetland Conservation Park

San Tin Western Main

Drainage Channel

AFCD Wetland -

Park Management

oposed Northern Link Main Line and -

Lok Ma Chau Station

San Tin Eastern Main — Drainage Channel

HKPF Weigh Station

Customs Dog Base-

Hong Kong-Shenzhen Innovation &

Technology Park

Possible Alignment and Stations of Proposed Northern Link

Divisional Fire Station cum Ambulance Depot and Staff Quarters

Youth Facilities Ki Lun Shan

Clinics and Related Facilities

Overhead Transmission Lines

East Rail Line (Lok Ma Chau Spur Line)

Planned Kwu Tung Station

Kwu Tung North New Development Area

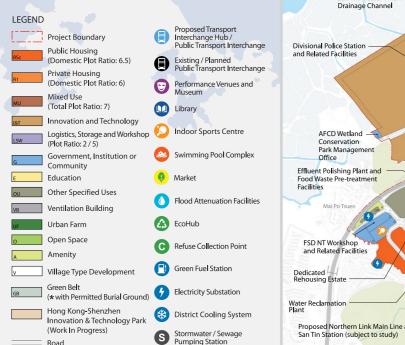
Spur Line (indicative only, subject to study)

Development Plan

PLANNING VISION AND POSITIONING

With the National 14th Five-Year Plan supporting Hong Kong to develop into an international innovation and technology (I&T) centre, we aspire to develop the Northern Metropolis (NM) into a "new international I&T

Located at the heart of NM and in close proximity to Shenzhen's I&T zone in Huanggang and Futian, San Tin Technopole is strategically positioned to be a hub for clustered I&T development that creates synergy with Shenzhen. It will contribute to the development of the South-North dual engine (finance -I&T), and become a new community for quality, healthy and green living.



Road

NBA Non-building Area

San Tin Technopole covers the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) under construction at the Loop and the San Tin/Lok Ma Chau (LMC) area. The Civil Engineering and Development Department and the Planning Department jointly commissioned an investigation study in October 2021 to formulate a Recommended Outline Development Plan (RODP) for the area outside the Loop. The development area comprises mainly the I&T Park and San Tin Town Centre.



I&T PARK

The majority of the I&T Park is located to the north of San Tin Highway/Fanling Highway with a portion at the southeastern part of the development area. The I&T Park and HSITP will







sizes are designed to meet the needs of I&T facilitie of varying scales and purposes. To cater for the ever-changing I&T needs, maximum flexibility will be provided to allow a wider range of permitted uses which are compatible with each other for I&T land. The Innovation, Technology and Industry Bureau will development plan for San Tin Technopole.

The I&T Park will be served by two cross-boundary rail links, namely the proposed Northern Link (NOL) Spur Line connecting to the new Huanggang Control Point, and the existing LMC Spur Line.



San Tin Town Centre, which is mainly located to the south of San Tin Highway/Fanling Highway, will supply about 50 000 housing units, mostly within 500m walking distance from the railway stations. It is planned as an integrated neighbourhood with comprehensive

railway stations, and the cultural and recreational complex in the central part of San Tin Town Centre will be the landmarks of the area.

LAND USE BUDGET AND MAJOR DEVELOPMENT PARAMETERS





Blue-Green Network

ponds, wetland, open space and knolls a knitted closely together to form a blue-gre network, creating ecological linkages t



Smart, Green and Resilient (SGR) Initiatives

To align with Hong Kong's Climate Action Plan 2050's call for developing carbon neutral community and to address climate change, San Tin Technopole would adopt a series of SGR initiatives, such as 15-minute neighbourhood, breezeways, floodable landscape with flood attenuation facilities, district cooling system, water reclamation facilities, smart and sustainable mobility with green transport modes, etc.



INTEGRATION OF NEW DEVELOPMENTS WITH RURAL NEIGHBOURHOODS

The concept of urban-rural integration has been adopted in the planning of San Tin Technopole. The surrounding villages will benefit from the planned community facilities and improved external connectivity brought about by the project, while the cultural heritage resources of the villages will add cultural diversity to San Tin Technopole. Design harmony between the I&T Park and the proposed Sam Po Shue Wetland Conservation Park will be assured through sensible built form and ecologically-sensitive landscape treatment and preservation of birds' flight corridors.

The proposed transport infrastructures will foster cross-



TRANSPORT CONNECTION

San Tin Technopole with other parts of the New Terri

San Sham Road and NM Highway). Com

COMPENSATION AND REHOUSING

he planning for San Tin Technopole has mi

and urban areas. These include three major rail lin

LMC Spur Line, NOL Main Line and NOL Spur Line) ar

eighbourhood concept and promote a healthy a

Covers the remaining area.

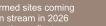
First Phase



DEVELOPMENT SCHEDULE

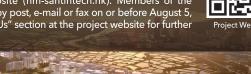
Works for the development area covered by the RODP are planned to be implemented in two phases.





We have commenced a 2-month public engagement exercise starting from June 6, 2023. A series of activities including roving exhibitions and briefing sessions with relevant stakeholders, etc. will be conducted











&T enterprises may start operation earlier than 2031 subject to time required for building construct



during this period. Details of the public engagement activities are available on the project website (nm-santintech.hk). Members of the public may send in comments by post, e-mail or fax on or before August 5, 2023. Please visit the "Contact Us" section at the project website for further







