

TOWN PLANNING BOARD

TPB Paper No. 10954

**For Consideration by
the Town Planning Board on 23.2.2024**

**DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/C
CONSIDERATION OF A NEW PLAN**

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1. Introduction

This paper seeks Members' agreement that:

- (a) the new draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/C (to be renumbered as S/STT/1) (**Appendix A**) and its Notes (**Appendix B**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix C**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the above draft OZP and that the ES should be issued under the name of the Board.

2. Background

2.1 In March 2021, the National Congress approved the National 14th Five-Year Plan which supported Hong Kong to enhance, establish and develop into, amongst others, an international innovation and technology (I&T) centre. In October 2021, the Government promulgated the Northern Metropolis (NM) Development Strategy putting forward the proposal of developing the NM into an international I&T hub which included a comprehensive San Tin Technopole (the Technopole) comprising the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop and the area around San Tin/Lok Ma Chau (the STLMC area). In the same month, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned an investigation study, namely 'First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node' (the Study) with a view to formulating a Recommended Outline Development Plan (RODP) for the STLMC area. In October 2023, the Government promulgated the NM Action Agenda 2023 which included the Technopole as part of the 'I&T Zone'¹. Under that Action Agenda, the Technopole is positioned to serve as the core of industry development of the NM and a hub for clustered I&T development that creates synergy with Shenzhen's I&T zone. The Technopole would also contribute to the development of the 'South-North dual engine (finance-I&T)' industry pattern for the territory, and become a new community for quality, healthy and green living.

¹ The NM Action Agenda 2023 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'.

- 2.2 The Study for the STLMC area commissioned in October 2021 has reached the final stage with a two-month public engagement (PE) of the RODP conducted between 6.6.2023 and 5.8.2023. Various stakeholders were consulted with briefing sessions during the PE period, including the Board with a briefing on 16.6.2023². A copy of the related TPB Paper No. 10906 and an extract of the relevant minutes are attached at **Appendix D**. The comments collected during PE (including 174 written comments and views/suggestions raised in the briefing sessions) and Study Team's responses are summarised in the PE Report available on the Study's website at <https://nm-santintech.hk/>. In general, the Technopole was welcomed as the flagship project of the NM supporting the development of Hong Kong into an international I&T centre in future. The comments can be categorised into five aspects, i.e. I&T development, land use planning and urban design, transport and infrastructure, environment, ecology and landscape, and implementation arrangement.
- 2.3 Taking into account the public comments received, consultations with relevant government bureaux/departments (B/Ds) as well as planning and engineering considerations, a Revised RODP has been prepared (**Plan 1**). In parallel, an Environmental Impact Assessment Report (EIA Report)³ to assess the environmental impacts of the proposed developments under the Revised RODP has also been prepared and submitted for approval under the Environmental Impact Assessment Ordinance (EIAO) in early December 2023. The EIA Report has been exhibited for public inspection from 2.2.2024 to 2.3.2024 under the EIAO.
- 2.4 A Consolidated Report for the Study and Revised RODP has been prepared and is attached at **Appendix E**.

3. Revised RODP for the San Tin/Lok Ma Chau Area of the Technopole

Strategic Planning Context

- 3.1 The Technopole, comprising the HSITP at the Loop and the STLMC area, is well-connected to Huanggang and Futian in Shenzhen to the north, as well as other parts of Hong Kong through a number of existing and planned strategic transport links, including three major rail links (Lok Ma Chau Spur Line, Northern Link (NOL) Main Line and NOL Spur Line) and four major roads (San Tin Highway, Fanling Highway, San Sham Road and NM Highway). The Technopole will continue coordinating with the Shenzhen's I&T zone to create synergy effect and actively responding to and capitalising on the national development strategy of supporting Hong Kong to develop into an international I&T centre as outlined in the National 14th Five-Year Plan, and implementing the concept of 'one river, two banks' and 'one district, two

² Apart from the Board, other stakeholders consulted included various statutory and advisory bodies (i.e. the Subcommittee on Planning, Land and Conservation under the Advisory Committee on the NM, the Planning Subcommittee of the Land and Development Advisory Committee, Yuen Long District Council (YLDC) and Heung Yee Kuk), I&T sector, professional institutes, green groups, as well as some local stakeholders (i.e. San Tin Rural Committee (STRC), villagers, operators and owners of affected brownfields, fishponds and agricultural/livestock farms).

³ A copy of the EIA Report is deposited at the meeting for the Board for reference. The EIA Report can also be downloaded from the website at https://www.epd.gov.hk/eia/register/report/eiareport/eia_3022023/Index.htm.

parcs' under the auspices of 'One Country, Two Systems'.

Major Planning Themes

- 3.2 The planning of the STLMC area will strike a balance between development and nature conservation. The development area comprises mainly the I&T Park and the San Tin Town Centre for providing diverse employment opportunities and various types of housing, as well as commercial uses, open space and community and infrastructural facilities. Major planning themes of the Technopole include:

Developing a World Class I&T Hub

- 3.3 Together with the HSITP at the Loop, the Technopole will supply about 300 ha of I&T land, which is capable of accommodating a total gross floor area (GFA) of about 7 million m². The portion within the STLMC area is planned to have an area of about 210 ha and a total GFA of about 5.7 million m² with a view to creating 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. Besides, the planned I&T land in the STLMC area will be of various sizes and development intensities so as to provide flexibility for I&T facilities of different scales, fields and stages of the I&T value chain. In order to nurture a more complete I&T ecosystem, a wide range of permitted uses would also be formulated under the zoning for I&T land.

Ecological Conservation

- 3.4 The Chief Executive's 2023 Policy Address stipulated that the Government would establish the Sam Po Shue Wetland Conservation Park (SPS WCP). The 'Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the NM Development Strategy' (the WCP Study) commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) recommended to develop this park first, given that its proposed location is situated along the core section of the flight path for migratory birds, in close proximity to the Mai Po Nature Reserve and other wetlands, and has large areas of productive fishponds⁴. Establishing this park first with the theme 'Biodiversity and Aquaculture in Harmony' would enable the protection of the flight path for migratory birds as soon as possible, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, facilitating the modernisation of aquaculture industry, and providing eco-education and eco-recreation facilities and experiences for public enjoyment. At the same time, the SPS WCP could also compensate for the impact on ecological and fisheries resources arising from the development at the STLMC area of the Technopole, in order to achieve no-net-loss in ecological function and capacity of the wetlands concerned as suggested in the EIA Report for the Study prepared according to the relevant statutory requirements under the EIAO.
- 3.5 The WCP Study proposed the area of SPS WCP to be approximately 338 ha, subject to further detailed studies, which is five times the size of the existing Hong Kong

⁴ According to the preliminary findings of the WCP Study, over 80% of the fish ponds (registered under AFCD's 'Voluntary Registration Scheme') in the study area of the SPS WCP are active.

Wetland Park. Within the proposed area, 328 ha will be used for the implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole, while the remaining 10 ha is tentatively reserved for eco-education, eco-recreation and eco-tourism facilities⁵. According to the Environment and Ecology Bureau and the AFCD, the SPS WCP will be developed in phases, where the first phase is suggested to start with the fishponds and wetlands in the northern part of the park, thereby conserving the core bird flight path as a matter of priority. The construction works of the first phase of the SPS WCP is expected to commence in 2026/2027 the earliest for completion in 2031. The Government's target is to complete the works for the entire SPS WCP before or at the same time as the full operation of the Technopole (tentatively scheduled for 2039).

3.6 According to the EIA Report for the Study, among the above-mentioned 328 ha of SPS WCP proposed to be used for implementation of ecological and fisheries enhancement measures, the Government will enhance the ecological function and capacity of 288 ha of wetlands⁶ and fisheries resources of 40 ha of fishponds with active conservation management and modernised aquaculture to compensate for the loss of wetland habitats and fisheries resources arising from the development of the STLMC area of the Technopole and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. Enhancement measures proposed in the EIA Report could include:

- (a) increase in pond area and enhance connectivity;
- (b) physical modification of pond habitats to increase environmental carrying capacity;
- (c) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (d) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (e) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (f) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

After undertaking technical evaluations and assessments, it is concluded in the EIA Report that the SPS WCP, with implementation of the proposed ecological and fisheries enhancement measures, is anticipated to improve the connectivity of wetland habitats in the region, and enhance the ecological and fisheries functions of the wetland. To this end, a working group is committed to be formed between CEDD (as works agent of the STLMC area of the Technopole) and AFCD (sponsoring department of SPS WCP) to coordinate the progress of pond filling for the STLMC area and the implementation of SPS WCP. Additional enhancement measures including improvement of the tidal channels near Mai Po Nature Reserve and removal of exotic mangrove species in the Deep Bay Area will also be

⁵ Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, and open spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during next stage of studies for SPS WCP.

⁶ 253 ha out of the 288 ha would be 'ecological enhanced fishponds' compensating for the pond habitat loss, while the remaining 35 ha would be 'enhanced freshwater wetland habitat' compensating for other freshwater wetland habitat loss.

implemented. Besides, interim wetland enhancement works will be conducted at suitable ponds in the Inner Deep Bay area prior to the commencement of pond filling works in the STLMC area.

- 3.7 Apart from wetland conservation, due considerations would be paid to the ecologically significant resources within and in the vicinity of the Technopole, including two egrettries near Mai Po Lung Village and Mai Po Village and various day and night roosts as identified in the EIA Report. Future developments in close proximity to the egrettries and night roosts will observe the recommended ecological mitigation and enhancement measures⁷. Besides, non-building areas (NBAs) are designated to preserve birds' flight corridor/paths in the north and west to serve as the ecological buffer. Moreover, stepped building heights (BHs) gradually decreasing towards the proposed SPS WCP are recommended to minimise impacts on ecological sensitive area. Lower BH restrictions would also be imposed in areas with ecological concerns (**Figures 4 and 6 of Appendix C**). Wildlife corridor would also be incorporated to facilitate movement of non-flying mammals.

Balanced, Vibrant and Liveable Community

- 3.8 The STLMC area will provide about 50,000 to 54,000 new flats of different housing types⁸ to help address the housing shortage in the territory. The assumed average flat size adopted has followed the home space enhancement standards recommended under the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (Hong Kong 2030+). Besides, about 6,400 talent accommodation units would be provided to support the proposed I&T development and provide a more diverse housing choice. Two sites near the proposed railway stations of NOL Main Line/NOL Spur Line are planned for mixed use development comprising a mix of residential and commercial uses with transport interchange hubs (TIHs) to enhance urban vibrancy (**Figures 5 and 7 of Appendix C**). A wide range of commercial, retail, community, recreational and cultural facilities are also planned within the area to meet community needs.
- 3.9 The provisions of land for government, institution and community (GIC) facilities and open space have adopted the ratio of 3.5m² per person each as recommended under the Hong Kong 2030+. A comprehensive open space network is planned to enhance greenery and increase liveability, while various types of GIC facilities would be provided to support the future developments. Amongst which, a landmark cultural and community complex is proposed to bring together

⁷ Major ecological mitigation and enhancement measures include (i) designating "Open Space" zone to preserve the core area, roosting substratum and associated vegetation of the Mai Po Lung Village egrettry, (ii) setting up 100m buffer areas around the egrettries near Mai Po Lung Village and Mai Po Village with prohibition of construction activities during the breeding season unless AFCD's prior approval on construction method has been obtained and appropriate mitigation measures have been adopted, (iii) re-providing the affected San Tin Open Storage Area Night Roost and Ha Wan Tsuen Night Roost in the planned open space along the diverted San Tin Western Main Drainage Channel and at the nearby site of the proposed AFCD Fisheries Research Centre respectively, and (iv) setting up 100m buffer areas around the existing and re-provisioned night roosts with timing control of the construction activities.

⁸ The overall public to private housing ratio in terms of number of flats for the Area is about 70:30. While the actual split will be decided upon implementation, sensitivity tests have been conducted which revealed that the existing and planned strategic road network and other infrastructures can cope with possible adjustment of the ratio, if necessary.

comprehensive public and community facilities for creating a balanced and vibrant community (**Figure 5 of Appendix C**). The siting of GIC facilities has also taken into consideration the locations of the population clusters including the villages.

Urban-Rural Integration

- 3.10 The traditional rural townships in the “Village Type Development” (“V”) zones will be benefitted from the comprehensively planned GIC facilities and open space network, as well as improved connectivity and infrastructure services. Open space and amenities will be provided in the bordering areas of “V” zones where appropriate (**Figure 5 of Appendix C**). Breezeways and view corridors are proposed to facilitate wind penetration and preserve vista between the villages and the surrounding wetland and mountain backdrop. Design harmony between the I&T development and the proposed SPS WCP will be achieved through sensible built form, reduced density, ecologically-sensitive landscape treatment along the edge of the wetland, and preservation of birds’ flight corridors (**Figure 4 of Appendix C**).

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, including adopting a ‘15-minute neighbourhood’ concept, creating blue-green network (**Figure 4 of Appendix C**), aligning breezeways with prevailing wind directions (**Figure 5 of Appendix C**), maximising greenery, maximising 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 enhance flood protection and increase climate resilience (**Figure 3 of Appendix C**).

4. Draft San Tin Technopole OZP

- 4.1 On 31.1.2024, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare a new draft San Tin Technopole OZP for the STLMC area of the Technopole. On 2.2.2024, the reference back of the San Tin OZP for replacement by a new plan was notified in the Gazette under section 12(2) of the Ordinance.
- 4.2 The new OZP will cover an area of about 1,004 ha. It will incorporate a majority portion of the prevailing San Tin OZP (about 610 ha), the northern part of the Ngau Tam Mei OZP (about 374 ha) and areas near Siu Hum Tsuen, Shek Wu Wai San Tsuen, San Tin Barracks and Tam Mei Barracks (about 20 ha) previously not covered by any statutory plan (**Plan 2**).
- 4.3 Consequential to the preparation of the new draft San Tin Technopole OZP, amendments are made to the Ngau Tam Mei OZP to excise the concerned areas from the planning scheme boundaries. Besides, an area at the north-western part of the prevailing San Tin OZP (about 130 ha) will be excised for incorporation into the Mai Po and Fairview Park OZP to facilitate the development of the SPS WCP. The amendments to the Ngau Tam Mei OZP and the Mai Po and Fairview Park OZP are

covered by another TPB Paper No. 10955 considered by the Board at the same meeting.

Object of the San Tin Technopole OZP

4.4 The new draft San Tin Technopole OZP was prepared to take forward the recommendations of the STLMC area of the Technopole under the Study. The object of the OZP is to set out the broad land use zonings and major road network for the planning scheme area. The OZP also provides the planning framework for preparing more detailed non-statutory plan which form the basis for public works planning and site reservation for various uses.

Planning Scheme Area (the Area) (Plans 1 to 4d)

4.5 The Area covers a total area of about 1,004 ha, which is bounded by Shenzhen River and the proposed SPS WCP to the north, the HSITP of the Technopole at the Loop to the north-east, Kwu Tung North New Development Area and Hadden Hill (Ki Lun Shan) to the east, Ngau Tam Mei area, San Tin Barracks and Tam Mei Barracks to the south, and Mai Po area to the west.

4.6 The Area is bisected by San Tin Highway and Fanling Highway into northern and southern portions. Land in the north is predominantly occupied by existing fishponds and wetland with varying level of disturbances, rural settlements and 10 recognised villages, brownfield sites, and permitted burial grounds (PBGs) (**Plans 3, 4c and 4d**). The southern portion of the Area is mainly occupied by brownfield sites intertwined with rural settlements, a recognised village and PBGs (**Plans 3, 4a and 4b**). The Mai Po Lung Village Egrettry is located in the western part of the Area.

4.7 Two major drainage channels, namely San Tin Eastern Main Drainage Channel (STEMDC) and San Tin Western Main Drainage Channel (STWMDC), run through the Area from south to north. Some patches of active farmland are located in the north-eastern, central and south-western parts of the Area (**Plans 3 and 4a to 4c**).

5. Provision of GIC Facilities and Open Space

5.1 Based on the planned population of about 165,600⁹ and the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), with the completion of the Technopole, the provision of various needed community facilities and open space is generally adequate in the Area, except for some facilities as stated in paragraph 5.2 below (**Appendix F**).

5.2 Although there will be shortfalls in the provision of child care centre, community care services facilities, residential care homes for the elderly, pre-school rehabilitations services, day rehabilitation services and residential care services, the HKPSG requirements for these facilities are long term goals, and the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. Notwithstanding, about 5% of the

⁹ Including population estimated to be living in the 6,400 talent accommodation units.

domestic GFA of the future public housing developments in the Area is anticipated to be set aside for the provision of social welfare facilities in accordance with the prevailing policy and practice. On the other hand, the deficits in kindergarten/nursery for the Area could be met by the surplus provision in Yuen Long District¹⁰. As for hospital beds, the Health Bureau adopts a wider spatial context/cluster in the assessment of provision for such facilities.

- 5.3 In terms of open space provision, the overall provision of open space, regardless of local open space and district open space, is 58.59 ha, which has adopted the ratio of 3.5m² per person each as recommended under the Hong Kong 2030+ as mentioned in paragraph 3.9 above. The detailed provision of open space will be worked out at detailed design stage.

6. Special Features of the OZP

Proposed I&T Development

- 6.1 A total area of about 210 ha would be zoned as “Other Specified Uses” annotated “I&T” (“OU(I&T)”) at the northern and south-eastern parts of the Area in order to provide ample amount of I&T land to foster the long-term development of I&T industry in Hong Kong. The “OU(I&T)” zones in different planning areas will be of various sizes with a view to providing flexibility for I&T facilities of different scales. The total GFA of about 5.7 million m² and 6,400 talent accommodation units for the I&T development recommended under the Study have been stipulated in the ES of the OZP. Further increase in the GFA would be subject to confirmation of technical feasibility to the satisfaction of relevant departments. Necessary restrictions may be imposed through administrative means (e.g. land grant conditions) in order to ensure proper control. In this connection, a departmental Outline Development Plan (ODP) would be prepared to set out the planning and urban design requirements for each planning area of the zone.
- 6.2 A wider range of permitted uses which are compatible with each other have been formulated for the “OU(I&T)” zone to provide maximum flexibility, including catering for the land uses of different I&T fields and different stages of I&T value chain, as well as the needs for talent accommodation and other supporting facilities. A range of complementary uses which could provide business support (e.g. office, convention facilities, hotel, etc.), living support (e.g. talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. school, educational institution, etc.) are permitted in the zone. At the same time, the Innovation, Technology and Industry Bureau (ITIB) is undertaking a consultancy study on the development plan for the Technopole with a view to recommending specific I&T uses¹¹. The planning flexibility with a wide mix of permitted uses for the “OU(I&T)” zone is considered essential to nurture I&T development meeting the long-term development of Hong Kong.

¹⁰ There are surplus of 37 kindergarten/nursery classrooms in the Yuen Long District.

¹¹ According to ITIB, the consultancy study is expected to be completed in 2024 tentatively.

Appropriate Development Control

- 6.3 It is the planning intention to optimise the land resources of the Technopole. The development intensities proposed for the Area have taken into account various constraints including the environmental considerations, infrastructure capacities and urban design considerations. For the San Tin Town Centre, high-rise development clusters would be concentrated in the north-eastern and south-western parts to optimise land potential around the future railway stations of NOL Main Line/NOL Spur Line. Besides, BH restrictions are imposed for most development zones on the OZP to protect areas with ecological concerns, enhance air ventilation, provide visual and spatial relief, and preserve the overall townscape. In order to avoid obstruction and minimise the potential disturbance to the major birds' flight paths, NBAs are also designated on the OZP (**Figure 4 of Appendix C**). More details on these BH restrictions and NBAs are elaborated in paragraph 7 below.
- 6.4 On the other hand, the OZP allows optimised scale of development by stipulating the maximum total plot ratios (PRs) in its Notes for the residential and mixed use zones. For the proposed I&T development, the total GFA would be stipulated in the ES to allow maximum flexibility for future development. Nevertheless, detailed development control for individual sites would be set out in the departmental ODP, which will be used as a basis for public works planning, allocation/disposal of sites for various uses as well as detailed development controls and guidance on planning, urban design, engineering and/or environmental aspect of individual sites in accordance with the recommendations of the Study. This approach will also allow flexibility in the development process of the Area to cater for changing circumstances.

SGR Infrastructure System

- 6.5 To implement the SGR initiative proposed under the Study, various SGR infrastructure system will be incorporated to achieve energy saving and recycling. Various sites are zoned "OU" to facilitate the provision of SGR infrastructure system, such as the effluent polishing plant (EPP) and food waste pre-treatment facilities to cater for the sewage flows and the food waste arising from the existing and planned developments in the Area; green fuel stations for electric vehicle charging, hydrogen refuelling, or supplying other kinds of green vehicle fuel; water reclamation plant to receive treated effluent from the planned EPP for further treatment to raise the quality of grey water for non-potable use. Different sites are also reserved for the provision of district cooling system (DCS) plants to supply chilled water to buildings planned for non-domestic purpose and non-domestic portion of residential sites. Floodable landscape treatments and flood attenuation facilities are proposed to be integrated with areas zoned "Open Space" ("O") and may be provided at grade and/or underground to serve as part of the overall sustainable drainage system (**Figure 3 of Appendix C**).

Creating Landmark Developments

- 6.6 Key landmark developments are planned in the San Tin Town Centre to create a coherent urban structure and enhance the vibrancy of the Area. Two different sites near the proposed San Tin Station of the NOL Main Line in Area 2A and the railway station near Chau Tau of the NOL Spur Line in Area 23 respectively are zoned "OU"

annotated “Mixed Use” (“OU(MU)”) to facilitate mixed use developments composed of residential developments, offices, hotels, retail, dining, entertainment facilities and TIH. A higher BH restriction is proposed for these two “OU(MU)” sites in order to create focal points of the Area. Besides, the surrounding areas would be supported by a large open space and connected by a proposed pedestrian-friendly corridor composed of open space, footpaths and cycle tracks (**Figure 8 of Appendix C**). To ensure an integrated design taking into account specific design requirements, master layout plan should be submitted for approval under lease. On the other hand, a site is planned for a cultural and community complex in Area 7 as a prominent landmark accommodating some major performing/cultural facilities including performing arts venue, museum, library, swimming pool complex, and flexible public/event spaces.

Fostering Urban-rural Integration and Design Harmony with Existing Villages

- 6.7 The planning of the Area fully embraces the concept of urban-rural integration. Existing “V” zones will be retained and benefitted from the improved infrastructures and connectivity upon the implementation of the future development in the Area. Suitable open space and amenity areas will be provided in the bordering areas of the “V” zones to achieve harmony in design between the existing villages and the neighbouring developments. Uses such as refuse collection points and public toilets operated by the Government, which are common in village areas and directly serve the needs of the villagers and visitors, would be incorporated as Column 1 use in the Notes of the “V” zone. Low-impact leisure and recreational uses, such as field study/education/visitor centre and holiday house, are also proposed to be incorporated into Column 2 use of the “V” zone, to preserve and enhance the traditional rural townships which possess rich historical and cultural resources.
- 6.8 The implementation of the Technopole would affect some existing village houses or building lots. According to the prevailing New Territories Village Removal Policy, the Government will consider providing eligible house or building lot owners with resite houses in exchange for the free surrender or upon resumption of their affected houses or building lots under Village Removal Terms. Suitable land will be reserved for such purpose and zoned “V(1)” on the OZP.

7. Imposition of Building Height Restrictions and NBAs

- 7.1 Broad height bands in terms of metres above Principal Datum (mPD) or number of storeys are imposed on most development sites as shown on the OZP to achieve the urban design concept of a stepped BH profile, taking into account the transitional area between the low-lying fishponds 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. The imposition of BH restrictions at some particular areas have also taken into account ecologically significant resources within and in the vicinity of the Area.
- 7.2 To create focal points in the area, high-rise development clusters are concentrated at the south-western and north-eastern parts of San Tin Town Centre, with maximum BHs of 200mPD proposed for the mixed use developments near the two planned railway stations, allowing for the development of landmark buildings. From these high-rise clusters, the proposed BHs gradually descend towards the proposed SPS

WCP with wetland and fishponds (in the north and north-west), village clusters (north of San Tin Highway and in the north-east), the cultural and community complex in the central part, and then gradually climb up to the I&T developments near the mountain slopes in the south-east. Lower and stepped BH restrictions are also imposed at areas with ecological concerns, such as along the birds' flight paths/corridors.

- 7.3 Specific BH restrictions for the "G/IC(1)" and "OU" zones in terms of mPD and/or number of storeys which mainly reflect the planned BHs of developments (subject to detailed design) have been incorporated into the Plan to provide visual and spatial relief to the Area. Specific BH restrictions for some "G/IC(1)" zones are also incorporated at areas with ecological concerns.
- 7.4 An Air Ventilation Assessment – Detailed Study (AVA-DS) was undertaken to assess the existing wind environment and the likely impact of the proposed building mass layouts within the Area on the pedestrian wind environment. A number of major breezeway/air paths have been incorporated in the layout to ensure effective wind penetration throughout the Area and to improve the pedestrian wind of the urban environment. The BH restrictions shown on the OZP have taken the findings of the AVA-DS into consideration. Besides, NBAs are designated on the OZP to facilitate air ventilation and for completeness of open space network.
- 7.5 The EIA report has identified two egrettries near Mai Po Lung Village and Mai Po Village, various day and night roosts, and an extensive wetland area in Sam Po Shue with ecological significance. NBAs are designated on the OZP to preserve birds' flight corridor/paths or serve as the ecological buffer (**Figure 4 of Appendix C**):
- (a) a 20m-wide NBA abutting the revitalised STEMDC in Area 19A is designated to minimise human disturbance to the adjacent wetland habitat;
 - (b) a 300m-wide birds' flight corridor between the old Shenzhen River meander and Sam Po Shue in east-west direction is preserved by designation of NBA in the northern part of Area 19A and stringent BH control of 15mPD for some GIC facilities in Areas 17 and 18. Development in the "OU(I&T)" zone adjoining this 300m-wide bird flight corridor to the north and south is restricted to a maximum BH of 35mPD;
 - (c) a 35m-wide NBA along the northern boundary of Areas 19B and 19C is designated with stepped BHs of 35mPD and 15mPD descending towards the NBA to minimise human disturbance to the adjoining wetland proposed to be SPS WCP;
 - (d) a 35m-wide NBA along the western boundary of Area 19C is designated to preserve the birds' flight paths from Mai Po Village Egrettry; and
 - (e) a 70m-wide NBA is designated in Area 19C to preserve the birds' flight paths of the Mai Po Lung Village Egrettry.

8. Land Use Proposals

8.1 The land use proposals as shown on the OZP are largely formulated based on the Revised RODP, as well as the suggestions and comments made by relevant B/Ds. While the permitted uses and uses subject to planning approval together with the development parameters are set out in the Notes of the OZP, the planning intention and objectives for various land use zonings of the OZP are described in more details in the ES to provide further guidance for development (**Appendix C**).

8.2 A summary of the land use proposals for the draft OZP is summarised as follows:

Zonings	Area (ha)	Area (%)
“Residential (Group A)” (“R(A)”)	44.78	4.46%
“Village Type Development” (“V”)	78.48	7.82%
“Government, Institution or Community” (“G/IC”)	56.52	5.63%
“Open Space” (“O”)	55.88	5.57%
“Other Specified Uses” (“OU”)	284.63	28.35%
“OU(Amenity)”	28.61	2.85%
“Green Belt” (“GB”)	207.29	20.65%
“Conservation Area” (“CA”)	139.36	13.88%
Major Road etc.	108.45	10.79%
Total Area	1004.00	100.0%
Population	165,600	

“Residential (Group A)” (“R(A)”) : Total Area 44.78 ha

8.3 The “R(A)” zone is intended for high-density residential developments which are located within a 15-minute walking and cycling distance of the proposed railway stations and TIHs to maximise the utilisation of the high-capacity public transport system. Commercial uses are always permitted on the lowest three floors of a building, taken to include basements; or in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Various community, social welfare and recreational facilities may be included in these sites. Provisions of active frontages at Areas 2C, 2D, 2G, 11A and 11B along the edges facing the planned open space are encouraged. They may include the provisions of shopfronts with commercial and leisure facilities (such as café, restaurants and retail shops) at the ground level of the future residential developments in these Areas. More details on the related planning and design requirements will be set out in the departmental ODP to be prepared or at the planning brief preparation stage.

8.4 This zone is divided into two sub-areas as follows:

	Development Intensity	BH Restrictions	Housing Type
“R(A)1”	Total maximum PR of 6.8	160mPD to 200mPD	Subsidised housing in Areas 1B, 1D, 2C, 2D, 2G, 2I, 12B and 12D

	Development Intensity	BH Restrictions	Housing Type
			A dedicated rehousing estate in Area 1C
“R(A)2”	Total maximum PR of 6.5	160mPD to 170mPD	Private housing in Areas 4B, 4D, 6A, 11A and 11B

“Village Type Development” (“V”) : Total Area 78.48 ha

- 8.5 The “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. In order to ensure that any future development or redevelopment within the “V” zone will retain a village character, a maximum BH of three storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zone.
- 8.6 Existing “V” zones on the prevailing San Tin OZP and Ngau Tam Mei OZP are retained for 11 recognised villages (i.e. Shek Wu Wai in Area 6C; Tung Chun Wai, Yan Sau Wai, On Loong Tsuen, Wing Ping Tsuen, Fan Tin, San Loong Tsuen and Ching Loong Tsuen in Area 22; Chau Tau and Poon Uk Tsuen in Area 29 and Lok Ma Chau in Area 30) on the new San Tin Technopole OZP.
- 8.7 A site of about 0.6 ha in Area 9C to the south of San Tin Highway is designated “V(1)” to provide land for the reprovisioning of the affected village houses/building lots under the Village Removal Terms due to the Government projects.
- 8.8 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities

“Government, Institution or Community” (“G/IC”) : Total Area 56.52 ha

- 8.9 The planning intention of “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 8.10 Three sites are zoned “G/IC” to reflect the existing developments including the Lok Ma Chau Sub-divisional Police Station and the police post at Ngau Kok Shan in Area 30, as well as the Mai Po Electricity Substation (ESS) in Area 1A.
- 8.11 Major proposed regional and district GIC facilities includes a GIC complex in Area 2E, a Joint-user General Office Building in Area 2F, healthcare facilities in Area 8, youth facilities in Area 12A, indoor sports centre in Areas 1A and 10, fresh and reclaimed water service reservoirs in Area 25, a workshop and storage facilities of the Fire Services Department in Area 1A, divisional fire station and ambulance depot cum staff quarters, and an operational base for tactical support unit and community

emergency preparedness experiential learning in Area 12A, a divisional police station cum operational base in Area 21, Hong Kong Police Force's weight station and the Customs and Excise Department's customs dog base in Area 18, Highways Department's depot in Area 23, public transport interchange to serve the I&T and logistics, storage and workshop sites at Pang Loon Tei in Area 13A and a site for developing a wetland conservation park management office under AFCDD in Area 24.

- 8.12 A total of eight primary schools and six secondary schools are planned in close proximity to residential developments, sports facilities and open space to increase students' convenience. Also, a site in Area 5 is reserved for development of other educational facilities on the advice of the Education Bureau. Other facilities including refuse collection points, DCS plants, ESSs, sewage pumping stations and stormwater pumping stations are planned in the "G/IC" zones to serve different neighbourhoods. Apart from these, eight sites are designated as government reserve purpose to meet unforeseen GIC uses.
- 8.13 In general, BH restrictions would not be imposed for GIC facilities, unless there are ecological or visual concerns on the future developments. On this basis, specific BH restrictions are set out for the sites zoned "G/IC(1)" in Areas 18, 21 and 24 with ecological concerns, and in Areas 2E, 2F, 8 and 12A with visual concerns.

"Open Space" ("O") : Total Area 55.88 ha

- 8.14 The "O" zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of both the local residents, workers, as well as the general public. Three major open spaces are provided in Areas 2B, 7 and 11D. The open space in Area 2B would also perform as a pedestrian and cycling connector for the mixed use development, residential sites and GIC facilities around the proposed San Tin Station of the NOL Main Line. As for the open space in Area 7, the design should integrate with the adjoining cultural and community complex. The open space in Area 11D would serve as a landing point of the proposed landscaped deck across San Tin Highway for both pedestrians and cyclists.
- 8.15 Open spaces are also provided at Areas 19C and 20 to preserve birds' flight paths and the Mai Po Lung Village Egrettry (**Plan 5a**). The open spaces in Areas 6B and 13A would serve as green buffer between the village of Shek Wu Wai and the high-density developments to the south, as well as I&T development with the residential developments in the north and San Tin Barracks in the west respectively. Open spaces in other areas are also proposed to formulate a comprehensive open space network for the community.
- 8.16 Pedestrian walkways and cycle tracks are proposed within the open spaces particularly across the revitalised STWMDC and STEMDC, and along the riverside promenade allowing a continuous pedestrian and cycling network and connecting landmark developments (**Plans 5b to 5d**). Floodable landscape treatments and flood attenuation facilities should integrate with open spaces. Urban farming could be incorporated in the open spaces where appropriate to promote farming activities.

“Other Specified Uses” (“OU”) : Total Area 313.24 ha

8.17 The “OU” zone covers land annotated for the following main uses:

(a) “Innovation and Technology”

- i. As stated in paragraphs 6.1 and 6.2 above, the “OU(I&T)” zone with a total area of about 210 ha would accommodate a total GFA of 5.7 million m² and a range of complementary uses which could provide business support, living support and other talent attractive uses are also allowed. Besides, about 6,400 talent accommodation units (with a total GFA of 268,000m²) are proposed within the “OU(I&T)” zone. The exact location and number of talent accommodation units to be provided will be contingent on the nature and scale of I&T industries to be developed, as well as the operational and business needs of the prospective I&T enterprises. Further increase in the GFA for I&T development and/or the number of units/GFA for talent accommodation in the “OU(I&T)” zone would subject to confirmation of technical feasibility to the satisfaction of relevant departments by the project proponent. While the ES of the OZP would stipulate the total GFA for the proposed I&T development and the number of units/total GFA for the talent accommodation, detailed planning and design requirements will be set out in the departmental ODP to be prepared.
- ii. Areas 19A, 19B and 19C are subject to BH restrictions ranging from 15mPD to 125mPD. A stepped BH profile is adopted to achieve design harmony of the proposed development with the neighbouring villages and wetland setting to realise the concept of urban-rural integration. Due to close proximity of wetland, birds’ flight corridor and birds’ flight paths, the development in these Areas shall adopt bird-friendly building design (e.g. avoiding transparent or reflective façades). Lower BH restrictions are stipulated and NBAs are designated in Areas 19A and 19C to preserve birds’ flight corridors. Fronting the SPS WCP is a 35m-wide NBA with stepped BH descending towards the SPS WCP at Areas 19B and 19C, so as to address the interface with the SPS WCP and to minimise the disturbance to the SPS WCP. A 20m-wide NBA is designated along the revitalised STEMDC in Area 19A to minimise the disturbance impact to the adjacent wetland habitat along the revitalised STEMDC and for passive recreational uses and maximising view and access to the riverside.
- iii. Areas 16A and 16B are subject to BH restrictions ranging from 35mPD to 155mPD. To ensure design harmony between the proposed I&T development and the neighbouring villages, suitable building setback from the adjoining “V” zone boundary should be considered by the future project proponent. A site in Area 16A is reserved for development of a DCS plant which is subject to a BH restriction of 35mPD as it is close to the 300m-wide birds’ flight corridor. A site in Area 16B is reserved for development of a Government data centre complex.
- iv. Area 13A, which is subject to BH restrictions of 170mPD, is conveniently connected to the future NM Highway. Uses which may involve less

environmentally friendly manufacturing processes should be sited as far away from the residential development in Area 12D as practicable.

- v. Area 17 is reserved for the development of AFCD's fisheries research centre. The proposed fisheries research centre aims to support the development of modernised aquaculture and promotion of scientific research. To protect the east-west birds' flight corridor between Sam Po Shue and the Loop, development at the site is subject to a BH restriction of 15mPD. Besides, subject to detailed design, a wildlife corridor may be provided within the site to facilitate movement of non-flying mammals between LMC and Sam Po Shue. A night roost affected by the development at Ha Wan Tsuen will be relocated to this site with reference to the findings of the EIA Report for the Study.
- vi. As filling of pond may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

(b) "Mixed Use"

- i. Two sites with a total area of about 14.77 ha located near the proposed railway stations of the NOL Main Line/NOL Spur Line are zoned "OU(MU)" which is intended primarily for mixed use development comprising a mix of commercial/office, hotel, retail, dining and entertainment and residential uses incorporated with a TIH. Developments within this zone are subject to a maximum total PR of 7 and a BH restriction of 200mPD. To ensure an integrated design taking into account specific design requirements, a master layout plan should be submitted for approval under lease.
- ii. For the site in Area 2A, a maximum domestic PR of 4.5, a maximum non-domestic PR of 2.5, and a maximum BH of 200mPD are proposed under the Study. A TIH with public car parking spaces shall be provided to the satisfaction of TD. An integrated design should be adopted to ensure convenient transfer between the TIH, the proposed San Tin Station of the NOL Main Line and the mixed use development. A minimum of 200 public park-and-ride parking spaces should be provided. Besides, active frontage shall be provided at ground level of the development facing the planned open space. An all-weather at-grade corridor shall be provided in the north-eastern part of the site to facilitate pedestrian connection between planned open spaces. A 34m-wide NBA is designated on the Plan to form part of the open space network, facilitate air ventilation and provide a view corridor from the Shek Wu Wai Interchange to Ngau Tam Shan.
- iii. For the site in Area 23, a maximum domestic PR of 3, a maximum non-domestic PR of 4, and a maximum BH of 200mPD are proposed under the Study. A TIH with a GFA of 25,000m² for public transport facilities including a public coach park and a minimum of 1,500 public park-and-ride car parking spaces mainly serving private car users making cross-boundary trips shall be provided. To foster urban-rural integration and

design harmony with the nearby villages, a stepped height profile descending towards the villages to the south-west of site shall be adopted and at-grade active frontage shall be provided on the western edge of the development facing the villages. Besides, all-weather and barrier-free public accesses for pedestrians and cycling connecting the planned landscaped deck across San Tin Highway and the riverside promenade shall be provided to enhance connectivity.

- iv. To facilitate the above-mentioned provision of active frontage and all-weather accesses and to provide guidance on the mix of domestic and non-domestic portions for future developments, detailed planning and design requirements for the concerned sites will be set out in the departmental ODP to be prepared.

(c) “Logistics, Storage and Workshop”

Three sites of about 16.56 ha in Areas 13B, 14A and 21 located close to San Tin Highway, Fanling Highway and the connection point to the future NM Highway are zoned “OU” annotated “Logistics, Storage and Workshop” (“OU(LSW)”) which is intended primarily for logistics, storage and workshop uses and development of multi-storey buildings for modern industries, which may also accommodate brownfield operations affected by Government projects. Open-air operations are also allowed to suit the operational needs of various kinds of logistics, storage and workshop uses. Two sites in Areas 13B and 14A are zoned “OU(LSW)(1)” subject to a maximum non-domestic PR of 5 and BH restrictions of 170mPD and 145mPD respectively. The site in Area 21 zoned “OU(LSW)(2)” is subject to a maximum non-domestic PR of 2 and a BH restriction of 55mPD in order to minimise the impact on the Mai Po Lung Village Egrettry to its north-west.

(d) “Cultural and Community Uses with Supporting Uses and Facilities”

A site of about 15 ha in Area 7 is zoned “OU” annotated “Cultural and Community Uses with Supporting Uses and Facilities” for the provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. It will serve as a landmark planned for accommodating a major performing arts venue, a major museum, a major library, a swimming pool complex, and flexible public/event spaces. Retail, dining, recreational, entertainment and other uses and facilities in support of the complex may also be included and are always permitted. A comprehensive design should be adopted for the development with special landscape features which integrates with the planned open space lying between the eastern and western portions of the site, with a view to developing it into a cultural and recreational focal point and showcasing the distinctive character of the surrounding region (**Plan 5e**). Future development should also observe the interface issue with the proposed NOL. Detailed planning and design requirements for this zone will be set out in the departmental ODP to be prepared.

(e) “Green Fuel Station”

Two sites with a total area of about 0.33 ha in Areas 4C and 16A are zoned “OU” annotated “Green Fuel Station”. They could be electric vehicle charging station, hydrogen refuelling station, or station supplying other kinds of green vehicle fuel, subject to the advice of relevant bureaux/departments and future needs.

(f) “Refuse Transfer Station and Resource Recovery Facilities”

A site of about 2.98 ha in Area 14B is zoned “OU” annotated “Refuse Transfer Station and Resource Recovery Facilities” to cope with the municipal waste generated by the new population. Facilities for collecting, sorting, recovering of waste and recyclables will be co-located within the site to enhance resource recovery

(g) “Amenity”

A total area of about 28.61 ha is zoned “OU” annotated “Amenity” at roadside as far as possible to enhance the amenity value by landscaping and tree planting and to serve as visual buffers between existing villages and new developments, and to reserve space for revitalisation of existing STEMDC including the provision of wildlife corridor along the northern section of Road D6. Pedestrian footpaths and cycle tracks may be provided within the amenity strips for a continuous pedestrian and cycle track network in the Area.

(h) All Other Sites Not Listed Above

Apart from the above, this zone denotes land allocated or reserved for specific uses, such as railway ancillary facilities of the NOL Main Line, EPP and food waste pre-treatment facilities and water reclamation plant. Besides, this zone reflects various existing use including the existing LMC Spur Line and the associated Chau Tau Ventilation Building, and the existing LMC Railway Terminal and PTI.

“Green Belt” (“GB”) : Total Area 207.29 ha

8.18 The planning intention of “GB” zone is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone. The “GB” zone mainly reflects the existing PBGs (i.e. Areas 4C, 5 (the south-western “GB” site only), 6D, 9A, 10, 13A, 16A, 17, 26 and 28, and part of the “GB” zone in Area 30) and areas densely occupied by existing graves (i.e. the north-eastern “GB” site in Area 5), low-rise buildings, temporary on-farm domestic structures, agricultural land, knolls, natural features and mature vegetation. As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

“Conservation Area” (“CA”) : Total Area 139.36 ha

- 8.19 The planning intention of “CA” zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The ‘no-net-loss in wetland’ principle is adopted for any change in use within this zone. No decline in wetland or ecological functions served by the existing fish ponds should occur. Fragmentation of continuous and contiguous fishpond habitats within the “CA” zone should be avoided.
- 8.20 This zone mostly comprises the existing Lok Ma Chau Ecological Enhancement Area and Clean-up Reedbed in Area 32 which is mitigation wetland for the construction of Sheung Shui to Lok Ma Chau Spur Line, as well as contiguous and continuous, active or abandoned fish ponds to the south of Shenzhen River in Area 30. The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructural project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone.
- 8.21 Area 27 to the west of the Hadden Hill (Ki Lun Shan) is designated “CA(1)” to protect and retain the existing natural landscape, ecological or topographical features of the area near the Hadden Hill (Ki Lun Shan) for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. Uses related to conservation purposes such as natural reserve and natural trail are permitted as of right.
- 8.22 Filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9. Notes of the OZP

- 9.1 Attached to the OZP is a set of Notes which shows the types of use or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought (**Appendix B**). The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land use planning and control of development to meet the changing needs. To provide flexibility for development with design adopted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board

through the planning permission system. Each proposal will be considered on its individual planning merits.

- 9.2 The draft notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. In view of the unique development nature of the Area, some additions to/deviation from the MSN are proposed to the Notes attached to the draft OZP.

10. Plan Number

Upon gazetting, the draft San Tin Technopole OZP will be renumbered as S/STT/1.

11. Implementation

- 11.1 The development of the Area and associated engineering infrastructure will be implemented in phases. Site formation and infrastructure works are planned to commence from end 2024 for completion progressively to support the first population intake starting from 2031. The first batch of land for I&T use is targeted to be available from 2026/2027 the earliest for handing over to the implementation agent for development. The major works at south of San Tin Highway are planned to commence from 2026/2027 to support bulk population intake starting in 2034, which matches the tentative commissioning date of the proposed NOL Main Line. The remaining batch of land for I&T use will be available in this later phase. The detailed phasing and packaging of works and the implementation programme are subject to review.
- 11.2 The OZP provides a broad land use framework within which a more detailed departmental ODP to be used as the basis for public works planning and site reservation purpose will be prepared in consultation with Government departments concerned. It will include information on detailed land uses, development parameters, boundaries and appropriate planning and urban design requirements for individual sites, green coverage, railway/waterworks/drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the OZP together with the departmental ODP, where appropriate, will serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

12. Consultation

- 12.1 The draft OZP together with its Notes and ES have been circulated to the relevant government bureaux and departments for comments.
- 12.2 The current draft OZP No. S/STT/C, together with its Notes and ES, which has incorporated relevant departmental comments where appropriate, has been considered and endorsed by the New Territories District Planning Conference by circulation as suitable for submission to the Board for consideration.

12.3 The STRC and YLDC were consulted on 1.2.2024 and 8.2.2024 respectively. Members of both STRC and YLDC generally supported the development of the Technopole, but expressed concerns mainly on the land resumption and compensation aspects; reprovisioning of the brownfield operations in the region; the provision of talent accommodation and I&T land; potential environmental, drainage and traffic impacts arising from the development of the Technopole; and the implementation arrangement of the proposed SPS WCP.

13. Publication of the draft OZP

If agreed by the Board, the draft San Tin Technopole OZP No. S/STT/C (to be renumbered as S/STT/1 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The STRC and the YLDC will be informed during the statutory exhibition period of the draft OZP.

14. Town Planning Board Guidelines No.12C on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB-PG No.12C)

14.1 The northern part of the STLMC area of the Technopole falls within the Wetland Conservation Area (WCA) or Wetland Buffer Area (WBA) (about 247 ha) under the TPB-PG No.12C. Of these 247 ha, over 60 per cent are not wetlands, such as brownfield sites, filled fishponds and developed areas such as boundary control points. The remaining 40 per cent are about 90 ha of fishponds to be filled for development. The loss of wetland function arising from pond filling will be compensated in a no-net-loss in ecological function and capacity manner through establishing the proposed SPS WCP with active conservation management as mentioned above.

14.2 Under the new San Tin Technopole OZP, the 247 ha are mainly zoned various “OU” for developments in accordance with the planning intentions and the Notes of the respective new zonings, including I&T use, mixed use and transport-related facilities. As discussed above, such rezoning has been demonstrated technically feasible and environmentally acceptable in the EIA Report for the Study. As such, the assessment criteria and requirements set out in the TPB-PG No.12C for planning applications falling within WCA/WBA will no longer be applicable to the 247 ha. As a consequential amendment, the 247 ha are proposed to be excised from the coverage of the TPB-PG No.12C. A comparison of the WCA/WBA coverage before and after the proposed excision is shown on **Plan 6**. Upon revision, the Guidelines will be renumbered as TPB-PG No.12D.

15. Decision Sought

Members are invited to:

- (a) agree that the draft San Tin Technopole OZP No. S/STT/C (to be renumbered as S/STT/1) and its Notes (**Appendices A and B**) are suitable for exhibition for public

inspection under section 5 of the Ordinance;

- (b) adopt the ES (**Appendix C**) for the draft San Tin Technopole OZP No. S/STT/C (to be renumbered as S/STT/1) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board; and
- (c) agree to the consequential amendment to the Town Planning Board Guidelines No.12C as mentioned in paragraph 14 above.

16. Attachments

Appendix A	Draft San Tin Technopole OZP No. S/STT/C
Appendix B	Notes of the Draft San Tin Technopole OZP No. S/STT/C
Appendix C	Explanatory Statement of the Draft San Tin Technopole OZP No. S/STT/C
Appendix D	Town Planning Board Paper No. 10906 and minutes of TPB Meeting on 16.6.2023
Appendix E	Consolidated Report and Summary Report of the Revised RODP
Appendix F	Provision of Major Government, Institution or Community Facilities and Open Space
Plan 1	Revised Recommended Outline Development Plan of the San Tin Technopole
Plan 2	Proposed Amendments to the Planning Scheme Areas related to the San Tin Technopole
Plan 3	Aerial Photo
Plans 4a to 4d	Site Photos
Plans 5a to 5e	Renderings
Plan 6	Comparison of Wetland Conservation Area/Wetland Buffer Area

**PLANNING DEPARTMENT
FEBRUARY 2024**