

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Innovation and Technology Hub at Various Lots in D.D. 82 and D.D. 86 and Adjoining Government Land, Man Kam To, New Territories

Supporting Planning Statement

Final | March 2024

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted to the Town Planning Board for the Proposed Amendment to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 under Section 12A of the Town Planning Ordinance (Cap. 131) in support of the rezoning from “Agriculture (“AGR”)”, “Green Belt (“GB”)”, and “Government, Institution or Community (“G/IC”)” zones to a tailor-made “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”) zone at various lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (“the Application Site”) to facilitate the development of an international Innovation and Technology Hub (“the Proposed Amendment”).

Policy Support for the Development of Innovation & Technology Industry

According to the 14th National Five-year Plan, the Central Government has devoted strong support for Hong Kong “to develop into an international innovation and technology (I&T) hub” and to “deepen Mainland’s co-operation with Hong Kong and Macao in innovation and technology”. *The Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA)* promulgated by the State Council in 2019 has set a strategic positioning for developing a globally influential international I&T in GBA based on the excellent foundation in scientific research and development (R&D) and commercial application in Guangdong, Hong Kong and Macao. In addition, the SAR Government has highlighted the vision of an international I&T centre in the Chief Executive’s 2022 Policy Address and the *Hong Kong Innovation and Technology Development Blueprint* with dedicated policy support to strengthen infrastructure, enlarge I&T talent pool, and increase the land supply for related uses.

Development Potential of Man Kam To Area

The *Northern Metropolis Development Strategy* (MNDS) in the Chief Executive’s 2021 Policy Address has set a new vision for developing the northern part of the New Territories into an International I&T. Situated on the “Eastern Knowledge and Technology Corridor” in the territorial planning framework of the *Hong Kong 2030+: Towards a Planning Vision Strategy Transcending 2030*, Man Kam To area is well-positioned to capitalise its prime boundary location and thrive on the opportunities brought by the future New Territories North New Town and closer collaboration between Hong Kong and Shenzhen. In the *Northern Metropolis Action Agenda* released in October 2023, the area around Man Kam To and Heung Yuen Wai is positioned as the “Boundary Commerce and Industry Zone”. As situated close to the Luohu District in Shenzhen and BCPs, the Application Site echoes with Shenzhen across the river and has ascertained its geographical advantage and strategic location for driving I&T development, promoting cross-boundary collaboration in commerce and I&T, and supporting the “Boundary

Commerce and Industry Zone” to play out to its powerful function as a BCP commercial zone.

With the phased reduction of the Frontier Closed Area (FCA), the planning circumstances of the Application Site and its surrounding have changed remarkably. The Proposed Amendment is a timely response to unleash the potential of this piece of underutilised land in response to the Government’s policy.

The Indicative Scheme

In line with the Government’s aspiration, an Indicative Scheme is formulated to demonstrate the Applicant’s earnest endeavour to spearhead a top-notch I&T Hub with related job opportunities and ancillary facilities through private sector initiatives. The Proposed Amendment aims to unleash the development potential of underutilised land resources and transform it into a vibrant I&T community. In the Indicative Scheme, a maximum non-domestic gross floor area (GFA) of 365,180m² is proposed to accommodate R&D Centres, Data Centres, a Commercial Centre and a Kindergarten, and a maximum domestic GFA of 170,400m², equivalent to 1,392 ancillary dormitories units and 2,320 private residential units, with an overall building height profile ranging from 80mPD to 120mPD.

Planning Merits and Justifications

The following planning merits could be achieved with the Proposed Amendment:

- Capitalising on the Boundary Location for I&T Development with National Policy Support;
- Facilitating I&T Development of Hong Kong and Creating R&D-related Job Opportunities in a Timely Manner;
- Fostering a Vibrant Innovation and Technology Ecosystem;
- Attracting I&T Talents and Forging a Thriving Innovation Community through the Provision of Talent Homes;
- Being Optimal Development Intensity for I&T Development and Compatible with Surrounding New Development Areas in the Northern Metropolis;
- Unleashing the Development Potential of Land Adjoining the New Territories North New Town;
- Enhancing the Local Environment and Respecting the Village Setting in the Surrounding;
- Echoing with the Government’s Effort in Increasing the Housing Supply in Northern New Territories;
- Having Been Proven to be Technically Feasible and Resulting in NO Adverse Impacts on the Surrounding Environment; and
- Setting a Desirable Precedent for Advancing the I&T Development of Hong Kong by Private Initiatives.

The Applicant is committed to advancing the development of I&T industry in Hong Kong and boosting its international competitiveness by seizing the collaboration opportunities brought by the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) development to establish a world-class I&T Hub at Man Kam To, a prime location sitting on the Eastern Knowledge and Technology Corridor in the Northern Metropolis in proximity to the LT/HYW BCP. This Proposed Amendment has demonstrated the Applicant's genuine intention and commitment in taking forward the proposed I&T Hub at the Application Site in a timely manner. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

根據《城市規劃條例》(第 131 章)第 12A 條，申請人現向城市規劃委員會(下稱「城規會」)就位於新界文錦渡丈量約份第 82 約及第 86 約多個地段及毗連政府土地(「申請地點」)，擬議修訂文錦渡分區計劃大綱圖核准圖編號 S/NE-MKT/4，將申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為特製的「其他指定用途」註明「創新科技產業園」地帶，以作發展國際創新科技產業園(「擬議修訂」)。

支援創新及科技業發展政策

在「十四五」規劃綱要下，中央政府對香港「發展成國際創新科技中心」和「深化內地與港澳創新科技的合作」給予大力支持。而根據國家於 2019 公布「粵港澳大灣區發展規劃綱要」，基於粵港澳三地科技研發、轉化能力突出，大灣區的戰略定位為具有全球影響力的國際科技創新中心。特區政府在 2022 年施政報告，及《香港創新科技發展藍圖》中強調香港實現國際創新科技中心的願景，並提出多項政策加強基礎設施、壯大創科人才庫、推動創新及科技業發展，並提高相關用途的土地供應。

文錦渡的發展潛力

在 2021 年施政報告中提出的《北部都會區發展策略》，為新界北部制定新願景，將其發展為國際創新科技中心。而根據《香港 2030+：跨越 2030 年的規劃遠景與策略》城市規劃框架，文錦渡地區位於東部知識及科技走廊之上，可利用其重要的邊境地點以發揮未來新界北新市鎮和深港區域合作的機遇。於 2023 年 10 月發佈的《北部都會區行動綱領》，將文錦渡至香園圍一帶地區定為「口岸商貿及產業區」。申請地點鄰近深圳羅湖區及多個口岸，沿平原河與對岸羅湖區呼應，其地利優勢及策略性定位得以確立，有助文錦渡地區帶動創新及科技業發展，推展跨境商貿和創科合作，發揮其強大的口岸商貿功能。

隨著特區政府分階段縮減邊境禁區，申請地點及其周邊環境的規劃環境經已顯著改變，因應施政報告提出的北部都會區發展策略，擬議修訂是及時回應善用珍貴的土地資源，以審視其發展潛力及制訂合適的發展規模。

擬議方案

為配合政府的願景，申請人致力透過私營方式，及時提供一流的創新科技中心和相關工作機會及配套設施，釋放未被充分利用土地資源的發展潛力，建立活力的創科社區。在擬議方案中，最大非住用總樓面面積為 365,180 平方米，作容納科研中心、數據中心、商業中心及幼稚園，以及最大住用總樓面面積為 170,400 平方米，相等於 1,392 個附屬宿舍(人才公寓)單位和 2,320 個私營住宅單位，整體建築物高度由主水平基準 80 米伸延至主水平基準 120 米。

規劃增益和理據

擬議發展將就規劃方面帶來以下規劃增益：

- 支持善用邊境地點作創科發展，配合國家政策；
- 及時支持香港創科發展，和創造科研相關的工作機會；
- 推動活力創新科技生態圈；
- 吸引創科人才，透過提供人才公寓打造蓬勃發展的創科社區；
- 適合創科發展的發展密度和與周邊北部大都會的新發展區兼容；
- 釋放毗連新界北新市鎮土地的發展潛力；
- 為當地環境帶來整體改善和尊重周邊鄉村環境；
- 配合政府致力提升新界北的房屋供應；
- 已證實擬議發展的技術可行性，並不會為周邊環境帶來負面影響；及
- 為以私營方式優化香港創科發展創立良好先例。

申請人致力推進香港創科發展，以及把握粵港澳大灣區發展帶來的合作機遇，提升香港國際競爭力，在位於北部都會區東部知識及科技走廊和鄰近蓮塘/香園圍口岸的文錦渡，及時建設一個世界級的創新科技中心，申請人對推進此項目持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據，我們懇請城市規劃委員會支持是次規劃申請。

1 INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for the Amendment of Plan for the Proposed Innovation and Technology Hub (“the Proposed Amendment”) at various lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (“the Application Site”).
- 1.1.2 The Applicant proposes amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 (“the OZP”) by rezoning the Application Site from “Agriculture” (“AGR”), “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) zones to a tailor-made “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”) zone, with a maximum non-domestic gross floor area (GFA) of 365,180m² and a maximum domestic GFA of 170,400m² and maximum building heights (BH) of 80, 90, 110 and 120 meters above Principal Datum (mPD) for four sub-areas respectively, to facilitate the development of the proposed Innovation and Technology (I&T) Hub.
- 1.1.3 Currently, the Application Site is largely vacant with vegetation and inactive farmland, and covers a portion of the access road from Lin Ma Hang Road leading to the existing River Ganges Pumping Station. The Application Site is not subject to any previous approved planning application.
- 1.1.4 An Indicative Scheme has been formulated to demonstrate the planning objectives and feasibility of the Proposed Amendment. In response to the strategic planning framework of the Northern Metropolis and the policy direction of promoting the I&T industry, the Proposed Amendment will complement the Government’s effort in developing a top-notch I&T Hub at the Application Site which is situated in prime boundary location and conveniently accessed from the recently commissioned Liantang/ Heung Yuen Wai Boundary Control Point (LT/ HYW BCP). The Indicative Scheme will foster a vibrant I&T community with purpose-built infrastructure for research and development (R&D) uses, data centres, ancillary dormitories specially built for talents working in the proposed I&T Hub, complementary commercial uses, community facilities, and other residential uses. The

Indicative Scheme will create about 6,207 job opportunities, about 1,392 units of ancillary dormitories for the workers of the I&T Hub in the form of Talent Homes, and about 2,320 units of private residential units. Technical assessments conducted also confirmed the Proposed Amendment will not generate insurmountable impacts on the surrounding Man Kam To area. To create a balanced and inclusive community, supporting GIC facilities for an inter-generational community would be provided within the Application Site.

1.1.5 This Supporting Planning Statement is organised into the following sections in support of the suitability and feasibility of the Planning Application for the Proposed Amendment:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Applicant Site;
- **Section 4** presents the Indicative Scheme at the Application Site;
- **Section 5** summarises the amendment proposal to the incorporated into the Plan and Notes of the OZP;
- **Section 6** highlights the planning justifications and planning merits in support of the rezoning request; and
- **Section 7** concludes the highlights and justifications of this Supporting Planning Statement.

2 SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site, with a site area of about 125,863m², is located at Man Kam To in the North District. It is on a gentle sloping from site level of about 6mPD near Ping Yuen River to 25mPD near the eastern foot of Lo Shue Ling. It fell within formerly the Frontier Closed Area (FCA) and to its immediate north across Shenzhen River is the city of Shenzhen.
- 2.1.2 The Application Site includes the Development Site and remaining land parcels adjoining the Development Site for better rationalisation of boundary and land use zoning.
- 2.1.3 Please refer to **Figure 2.1** for the location of the Application Site and Development Site.

2.2 Land Status

- 2.2.1 The Application Site has a site area of about 125,863m². Within the Application Site, the Development Site (where the proposed I&T Hub will be developed) has an area of about 102,461m². The Application Site comprises private lots of about 90,871m² (about 72%), and Government Land of about 34,992m² (about 28%). The concerned private lots are Lot Nos. 198 RP, 200, 201 RP, 201 S.A, 202, 203, 204, 205 RP, 206 RP, 207 RP, 209 RP (Part), 210 RP (Part), 211 (Part), 212 (Part), 213 RP, 213 S.A, 214 RP (Part), 214 S.A, 215, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226, 227 S.C (Part), 227 S.D (Part), 227 S.E (Part), 227 S.F (Part), 227 S.H (Part), 227 S.J (Part), 227 S.K (Part), 228 (Part), 229 S.A, 229 S.B, 230, 231 S.A, 231 S.B, 232, 233, 235, 236 RP, 236 S.A, 236 S.B, 236 S.C, 237, 238, 239 S.A, 239 S.B, 242, 243 S.A, 243 S.B, 244, 245 RP, 246D RP (Part), 247 RP (Part), 274 RP (Part), 274 S.A (Part), 274 S.C (Part), 275 RP, 275 S.A RP (Part), 275 S.A ss.1 (Part), 275 S.A ss.2 (Part), 275 S.A ss.3 (Part), 275 S.B, 276, 277, 279 (Part), 280, 282, 283, 284 RP, 284 S.A, 284 S.B, 284 S.C, 284 S.D, 284 S.E, 285 (Part), 286 S.A, 286 S.B, 287 (Part), 290, 291, 292, 293, 294 RP, 294 S.A, 295, 296, 297, 298 S.A, 298 S.B, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308 RP, 308 S.A, 309, 310, 311, 312, 316, 327 S.A (Part), and 1499 in D.D. 82, and Lot Nos. 213 (Part), 214, 216,

217 S.A, 217 S.B, 218 S.A, 218 S.B, 219, 220 S.A, 220 S.B, 222, 223, 224, and 227 S.A RP in D.D. 86.

2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Use

2.3.1 The Application Site is a piece of unused land awaiting development. Majority of the land is covered with unmanaged vegetation and fallow agricultural land. The current access roads leading to the River Ganges Pumping Station and connecting to Ta Ku Ling Ling Ying Public School are included as part of the Application Site. A section of abandoned meander resulted from the river training work of Ping Yuen River is also covered. There is no brownfield operation in the Application Site.

2.3.2 Please refer to **Figure 2.3** for the existing condition of the Application Site.

2.4 Surrounding Land Uses

2.4.1 The surrounding area is predominantly rural in character with establishment of village-type development to the southeast, fallow agricultural land in the east and south, and Ping Yuen River to the northeast. To the **immediate north** of the Application Site is the River Ganges Pumping Station which is zoned “Government, Institution or Community” (“G/IC”). To the **further north** across Lin Ma Hang Road and Shenzhen River is the city of Shenzhen. It is mainly characterised by urbanised areas with medium to high-rise commercial and residential development.

2.4.2 To the **northeast** of the Application Site across Ping Yuen River is the Ta Kwu Ling Village, which is zoned “Recreation” (“REC”) and mainly comprising of hobby farm, small parcels of farmland, unmanaged overgrowth, and village type settlements. Ta Kwu Ling Police Station, which is at the junction between Ling Ha Hang Road and Ping Che Road, is a Grade 3 historic building. To the **further northeast** is the Liantang/ Heung Yuen Wai Boundary Control Point (LT/HYW BCP). It is the seventh land-based boundary control point located between Hong Kong and Shenzhen which provides direct access facilities for both passengers and vehicles for realising the transport planning principle of “East in-East Out”. The cargo clearance

facilities at LT/HYW BCP were first opened in 2020 for use by cross-boundary goods vehicles to facilitate freight transport. Please refer to **Figures 2.4a** for these land uses in the surrounding of the Application Site.

- 2.4.3 To the **east** of the Application Site is the indigenous villages – Chow Tin Tsuen, Fung Wong Wu and Lei Uk which are zoned as “Village Type Development” (“V”) and mainly occupied by village type settlements, vegetation and farmlands. A piece of Fung Shui Woodland zoned Green Belt (“GB”) with ancestral graves is found within the “V” zone of Chow Tin Tsuen. Moreover, there are three Grade 3 historic buildings located in Fung Wong Wu, including Ng Ancestral Hall, Village Houses, Nos. 35-37 Fung Wong Wu and Yeung Ancestral Hall (Ta Kwu Ling).
- 2.4.4 To the **immediate south** of the Application Site is fallow agricultural land and inactive farmlands zoned “GB” and “AGR”. To the **further south** is Hung Lung Hang zoned “GB” and “AGR”. Current uses in the area include hobby farms, active and fallow farmlands, vegetation, a venue for motocross courses, and various brownfield operations such as open storage for construction materials and containers.
- 2.4.5 To the **immediate west** of the Application Site is Ta Ku Ling Ling Ying Public School zoned “G/IC” and Lo Shue Ling zoned “GB”. The hilly ridge of Lo Shue Ling rises to about 85mPD. The MacIntosh Fort (Nga Yiu), which is a Grade 2 historic building, is zoned “G/IC” on the ridge of Lo Shue Ling and is currently occupied by radio and community equipment for the use of Hong Kong Police Force. Please refer to **Figures 2.4b** for these surrounding land uses.
- 2.4.6 To the **further northwest** is villages zoned as “V”, including Muk Wu Nga Yiu, Muk Wu, and San Uk Ling, surrounded by “AGR” and “GB” zones. To the **further west** is an area occupied by boundary crossing facilities, fresh food boundary-crossing and inspection facilities zoned as “OU” and “G/IC”. The area includes Man Kam To (MKT) Boundary Control Point, MKT Livestock Monitoring Station and MKT Food Inspection Facilities for monitoring the safety of imported food.

2.5 Accessibility

- 2.5.1 Vehicular and pedestrian access to the Application Site can be made via a local road across Ping Yuen River which links to Lin Ma Hang Road.

This western section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road has been undergoing widening works to a single two-lane carriageway with a 2-metre-wide footpath on both sides¹ to cope with the anticipated increase in traffic demand due to the opening of the FCA. There are also two recently completed road widening projects in two sections of Lin Ma Hang Road.²

- 2.5.2 The Application Site is currently served by public transport services, including franchised bus and green minibus plying between the area and the nearest railway station – Sheung Shui Station of the East Rail Line which has been extended to provide cross-harbour services to Hong Kong Island in 2022.
- 2.5.3 The Application Site is about 2km away from the newly established LT/HYW BCP and can be conveniently accessible by a 4-minute drive. The LT/HYW BCP provides direct access for passengers and vehicles since its full commission in early February 2023.

¹ The proposed widening of the concerned road section was gazetted by the Government on August 18, 2017 <https://www.info.gov.hk/gia/general/201708/18/P2017081700324.htm>

² (i) The section of Lin Ma Hang Road between Man Kam To Road and Ping Yuen River has been widened into a standard 7.3m wide single 2-lane rural road under “Development of Columbarium at Sandy Ridge Cemetery - Infrastructural Works at Man Kam To Road and Lin Ma Hang Road (CV/2017/02)” undertaken by Civil Engineering and Development Department (CEDD). (ii) The section of Lin Ma Hang Road between Ping Che Road and Liantang Heung Yuen Wai Boundary Control Point has been widened from single track access road to single 2-lane rural road under “Liantang/Heung Yuen Wai Boundary Control Point Site Formation and Infrastructure Works (CV/2013/03)” undertaken by CEDD.

3 PLANNING CONTEXT

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within areas zoned “AGR”, “GB”, and “G/IC” on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 gazetted on 5 December 2017. Such zonings have been in place since the Draft Man Kam To Development Permission Area (DPA) Plan No. DPA/NE-MKT/1) gazetted on 30 July 2010 and no amendment has been made. According to the Notes and Explanatory Statement (ES) of the OZP, the planning intention for “AGR” zone is *“primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”* and that for “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*. As for “G/IC” zone, it is intended *“primarily for the provision of Government, institution or community 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, organizations providing social services to meet community needs, and other institutional establishments”*.
- 3.1.2 Furthermore, it is also specified in the Notes of the “AGR” zone that *“any diversion of streams or filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”*.
- 3.1.3 Please refer to **Figures 3.1, 3.2a, 3.2b, and 3.3** for the extracted Notes and Explanatory Statement of the “AGR”, “GB” and “G/IC” zones.

3.2 National Policy for Positioning Hong Kong as an International I&T Hub

3.2.1 The national *14th Five-Year Plan* has indicated staunch support for Hong Kong to develop into an International I&T Hub, including the development of Shenzhen-Hong Kong Loop as a major platform for deepening Greater Bay Area (GBA) cooperation in I&T industry. The “Two Corridors and Two Poles” framework set out in the *14th Five-Year Plan* (Chapter 31) – which comprises the Guangzhou-Shenzhen-Hong Kong and Guangzhou-Zhuhai-Macao Science and Technology Innovation Corridors, and the Shenzhen-Hong Kong Loop and Guangdong-Macao-Hengqin Science and Technology Innovation Poles – will strengthen the collaborative development of I&T advancement in the GBA. The *14th Five-Year Plan* for the first time raises the support from the Central Government for Hong Kong to develop into an international I&T Hub.

3.2.2 In the latest projection of demand and supply of land in the *Hong Kong 2030+: Towards a Planning Vision Strategy Transcending 2030 (Hong Kong 2030+)*, in order to capture the economic opportunities arising from the national *14th Five-Year Plan* and the *Outline Development for the Guangdong-Hong Kong-Macao Greater Bay Area*, a demand for at least 340 hectares of land has been assumed promoting the development of science, innovation and technology-related industries. Further supply of land for I&T uses, especially in the boundary location between Hong Kong and Shenzhen, will help boost the I&T ecosystem in the GBA and Hong Kong’s participation in more national pioneering technology missions.

3.3 Government’s Staunch Commitment to Expediting Innovation and Technology Development

3.3.1 The SAR Government has been committed to promote the development of I&T which gives new impetus into the economy and creates promising job opportunities for young people. Initiatives announced in the 2021 Policy Address to support I&T include setting up state key laboratories and research institutions, funding schemes and incubation programmes for start-ups, and extension of Immigration Arrangement for Non-local Graduates to facilitate the inflow of talents within the Guangdong-Hong Kong-Macao GBA. The unprecedented investment of over \$130 billion in supporting the I&T industry by the Government

between 2017 and 2021 has seen the growth of vibrancy of the I&T ecosystem in Hong Kong and the increase in the number of start-ups and venture capital investment.

- 3.3.2 The importance of I&T as the key impetus for Hong Kong's high-quality economic development have been further asserted in 2022 Policy Address with the promulgation of the *Hong Kong Innovation and Technology Development Blueprint* (the Blueprint) to chart Hong Kong in moving full steam towards the vision of an international I&T centre. In particular, the Blueprint has outlined four broad development directions, namely "to enhance the I&T ecosystem and promote 'new industrialisation' in Hong Kong"; "to enlarge the I&T talent pool to create strong impetus for growth"; "to promote digital economy development and develop Hong Kong into a smart city"; and "to proactively integrate into the overall development of the country and consolidate our role as a bridge connecting the Mainland and the world".
- 3.3.3 The SAR Government has also acknowledged that the shortage of land will impede such development and has strived to identify and earmark suitable sites to increase land supply for I&T uses, including the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Lok Ma Chau Loop, the San Tin Technopole, Ma Liu Shui reclamation project, reservation of land in Lau Fau Shan for landmark I&T facilities, and reservation of sites for the University of Hong Kong and the Chinese University of Hong Kong for research use. Further supply of land for I&T industries is deemed critically important.
- 3.3.4 Among the I&T industry, the advancement of information and communication technologies (ICT), artificial intelligence (AI), the Internet of Things (IoT), big data analytics and the 5G network services has been a demand driver for development of data centres in Hong Kong. Since 2012, the SAR Government has implemented a number of concessionary measures, sale of land lots designated for high-tier data centre use, and other supporting measures to promote Hong Kong as prime location for data centres in the region. According to the Cushman & Wakefield's Data Centre Competitive Index 2019, Hong Kong was ranked 2nd in Asia, demonstrating its edge in the regional market.
- 3.3.5 Also, the *Smart City Blueprint for Hong Kong* was published by the Innovation and Technology Bureau in 2017 with the aim to strengthening Hong Kong's attractiveness to global businesses and talents, and improving people's quality of life through the adoption of

I&T. *The Smart City Blueprint for Hong Kong 2.0* was released in 2020 to consolidate the progress and achievements of individual initiatives and to set up new proposals to let the general public experience the convenience and benefits brought to their daily lives by the use of I&T.

- 3.3.6 Designed to provide land supply for R&D and growing demand for data centre, the Proposed Amendment will contribute to quality working space for conducting R&D and high-tier data centres for setting up a well-equipped International I&T Hub.

3.4 Changing Planning Circumstances of Application Site and Surrounding Areas

Vision of an International I&T Hub in Northern Metropolis

- 3.4.1 The *Hong Kong 2030+* promulgated in October 2021 recommended a conceptual spatial framework showing a close-knit network of two metropolises and two development axes with existing and proposed urban nodes, and conceptual transport links. While the Harbour Metropolis, with Central as its core, has conventionally been the economic gravity of Hong Kong providing most of the employment opportunities, focuses have now shifted to the New Territories – the Northern Metropolis will be developed into the second engine of economic growth of Hong Kong and a promising metropolitan area to live in, work and travel, through unleashing the development potential of unused land resources and leveraging its geographical proximity to Shenzhen.
- 3.4.2 The Application Site and the surrounding areas are aptly situated in the Northern Metropolis, adjoining the NTN New Town which is one of the possible solution spaces for land supply in the medium to long term for population and job opportunities. In addition, the Application Site is set on the Eastern Knowledge and Technology Corridor, along which high technology and knowledge-based industries, such as Hong Kong Science Park, data centres and R&D institutes are located. The Corridor will be fortified by the proposed I&T related uses in the Northern Metropolis.
- 3.4.3 The *Northern Metropolis Development Strategy* (NMDS) put forward in 2021 Policy Address proposed developing the northern part of Hong Kong into a metropolitan area with I&T industry as the economic engine and enhancing the co-operation between Hong Kong and

Shenzhen. In 2022 Policy Address, the Northern Metropolis was suggested as one of the priorities of the SAR government and as the foothold for Hong Kong's strategic development.

- 3.4.4 In October 2023, the *Northern Metropolis Action Agenda* further ascertained the vision of developing the Northern Metropolis into a “new international I&T city” and set out the positioning of four major zones. Benefiting from the proximity to the Luohu District and BCPs, the Application Site is situated in the Boundary Commerce and Industry Zone which has the potential to be developed into a BCPs business district for cross-boundary business services and entertainment spending, while collaborating and creating synergy with the development in Luohu District in areas such as technological cooperation, R&D services, transformation of technological achievements, information technology, and digital economy.
- 3.4.5 Please refer to **Figure 3.4** and **Figure 3.5** for the spatial relevancy of the Application Site for I&T development and closer collaboration with Shenzhen in the conceptual spatial framework of *Hong Kong 2030+* and the “Boundary Commerce and Industry Zone” in *Northern Metropolis Action Agenda*.

Released from the former Frontier Closed Area

- 3.4.6 The Application Site and its surrounding area, because of its close proximity to the Mainland and the then Sino-British border after the Second World War, were declared as part of the Frontier Closed Area (FCA) in 1951 to serve a buffer zone for security reasons. Access to the FCA was restricted and controlled by the Police through the issuance of Closed Area Permits based on actual needs. Following Hong Kong's reunification with China, the possibility of reducing the FCA coverage to release the land for better use and development was raised in 2005 Policy Address. The final proposal to reduce the FCA coverage from about 2,800 hectares to about 400 hectares was announced in 2008 and implemented in by phases from 2012 to 2016. The restricted access to the Application Site and the surrounding area has been lifted since 2016.
- 3.4.7 *The Land Use Planning for the Closed Area – Feasibility Study* (completed in 2010) was conducted to examine the development potential and constraints of the areas released from the FCA. As the adjoining Futian and Luohu districts of Shenzhen have been highly urbanised, the Study asserted the clear advantage of the released FCA,

which has been vastly undisturbed, in seizing the economic opportunities brought about by regional development and strengthening cooperation between Hong Kong and Shenzhen.

Forming part of the Ta Kwu Ling Potential Development Area in Preliminary NTN Study

- 3.4.8 Following the completed *Feasibility Study of Land Use Planning for the Closed Area*, development opportunities have been found along major cross-boundary transport corridors, including Man Kam To and LT/HYW BCPs. Together with the nearby areas in the northern New Territories, a comprehensive planning of developable areas released from FCA would harness the development potential of the areas more effectively. *The Preliminary Feasibility Study on Developing the New Territories North* (Preliminary NTN Study) was undertaken between 2014 and 2018 to formulate broad land use concept plans for the NTN which were then promulgated in the Public Engagement of *the Hong Kong 2030+* for developing a Northern Economic Belt in the border area for R&D, modern logistics, warehousing and other emerging industries.
- 3.4.9 Among the three Potential Development Areas delineated in the Preliminary NTN Study, the Application Site falls within the Ta Kwu Ling Potential Development Area (TKL PDA). Within the TKL PDA, Science Park and Industrial Estate are planned to be co-located to form a continuous hi-tech research and production corridor in order to foster technological innovation and enhance the value chain of the I&T industries. According to the Broad Land Use Plan, the Application Site is designated for land use related to logistics industries for modern logistics development. Nonetheless, the development of the Application and its surrounding environment have been remained unused. It is high time to review the land uses and appropriate development intensity to harness the unleashed potential of the precious land resources.
- 3.4.10 These all demonstrate the changing planning circumstances of the northern part of New Territories from being FCA with restricted access to an area with vast development potential as solution spaces to provide land supply for housing and job opportunities. The *Northern Metropolis Development Strategy*, coupled with the unwavering national policy support, is anticipating an International I&T Hub in the northern part of the New Territories and further cross-boundary flow of innovation

elements including talent and technologies within the GBA. As such, a review of the type of land uses and development potential with an appropriate scale should be made for better use of the land resources, particularly in areas like the Application Site which has already been designated the policy direction of developing an international I&T Hub.

4 THE INDICATIVE SCHEME

4.1 Vision of Creating a World-class Innovative and Technology Hub in the Northeast New Territories

4.1.1 The Application Site is strategically located at the branch-off of the Eastern Knowledge and Technology Corridor, with the benefit of its proximity to the Liantang/Heung Yuen Wai Boundary Control Point. The proposed I&T Hub is aptly in line with the overall vision of Northern Metropolis and will facilitate I&T development in areas such as advanced construction, green environment industries, health care, and food technology in the Boundary and Commerce Industry Zone as recommended in the *Northern Metropolis Action Agenda*.

4.1.2 As a smart city inspired I&T hub, the Indicative Scheme is planned to be the place where cross-boundary, technology interactive activities happen. Hong Kong being a global financial centre and one of the freest economies in the world, with a common law legal system that protects intellectual property right and coupled with the unique opportunities arising from the development of the Greater Bay Area, Hong Kong stands to be the best place for commercialisation of innovative ideas and technology discoveries.

4.1.3 As a private I&T development, the Indicative Scheme is well positioned to take advantage of the flexibility and agility in decision making and could be more responsive to market trends and opportunities than its government backed counterparts. China Mobile International and EVOC Group already committed as the anchor tenants of the Applicant, they plan to set up their international R&D facilities in the proposed I&T Hub to attract global top R&D talents to work here. China Mobile International will also develop high-tier Data Centre to support their advanced information technology research and development.

4.2 Fostering An Energetic Community with Job Opportunities, Supporting Ancillary Facilities and a Quality Living Environment

4.2.1 High-tech belt with state-of-the-art R&D Centres and Data Centres are provided for renowned multinational high-tech anchor companies' technological development. Ancillary dormitories and communal facilities are provided as well for office occupants' interaction and

socialisation. Residential developments are included to provide flat supply for local northern population.

- 4.2.2 The Indicative Scheme will create significant job opportunities, especially in the I&T sector. As a smart city with a cluster of high-tech occupants, the economic multiplier effect to be generated is enormous. A vibrant community will be created with diversified landscape and sufficient open space provision that promote sustainable lifestyle.
- 4.2.3 The general planning and design principles of the Indicative Scheme are described in **Section 4.3** below.

4.3 General Planning and Design Principles

- 4.3.1 The Indicative Scheme envisions the significant role of Man Kam To as a new development area in the northeastern New Territories neighbouring Shenzhen City and the convenient cross-boundary facility in LT/ HYW BCP, with high potential for developing the I&T industry. In the formulation of the Indicative Scheme at the Application Site, careful thoughts have been put into the building and layout design in order to develop the Application Site as a comprehensive development with four functional and interacting components – a high-tech belt of R&D Centres along the riverside promenade, purpose-built Data Centres to support I&T discovery, Ancillary Dormitories to promote the interaction and well-being of technology talents, and Residential Development to help accelerate the transformation of the NTN New Town. Key design elements are summarised as below.
- 4.3.2 **Catering for the Growing Demand for R&D Spaces to Support I&T Industry** – In view of the high occupancy rates of the existing technology infrastructure and the growing demand for R&D facilities, the proposed I&T hub can provide additional floorspace to steer the development of I&T industries and attract a wide range of technology enterprises. Their business includes but not limited to external technical cooperation, international market expansion, R&D and sales of technology products, such as edge intelligence for industrial internet, application development and professional platform construction. Becoming one of the drivers for I&T development, the Indicative Scheme with an aim to create world-class I&T Hub can complement and contribute to the existing technology infrastructure by building clustering effect and expanding the current technology community to

boundary location to further leverage regional collaboration opportunities.

- 4.3.3 **Establishing Purpose-Built Data Centres with High Flexibility for Customisation** – To sustain the growth of digital economy in Hong Kong, data centres perform as essential information and communications technology infrastructure supporting different economic sectors and catalyst for development of new applications. The availability of sufficient data centres is important for developing Hong Kong into an international I&T Hub. There are technical specifications for data centre construction. Special headroom with high floor-to-floor height is required to accommodate data centre equipment such as cooling of special equipment and servers. Data centre development also requires high floor loading and flexible floor layouts to meet operational need. Therefore, the proposed I&T Hub by private initiatives will provide an excellent location for setting up purpose-built high-tier data centre which can cater the needs of the potential I&T tenants.
- 4.3.4 **Attracting Top-notch Talents by Providing an All-round Environment with Ancillary Dormitories and Other Supporting Facilities** – The proposed I&T Hub not only is a workplace for I&T industries but also is an all-round vibrant community for people to “work, live, play”. The Indicative Scheme is equipped with on-site ancillary dormitories accommodating I&T talents who are working there. Situated close to the R&D Centre, the Ancillary Dormitories can foster collaboration of talents across fields which will be conducive to the advancement of I&T industry in Hong Kong. The provision of high-quality and convenient accommodation also provides an incentive to talents from mainland China and other countries to work there. Given the diversified landscape, active and passive open space and supporting facilities in the Indicative Scheme, the proposed I&T Hub is aspired to be a vibrant community with thriving I&T ecosystem.
- 4.3.5 **Unleashing the Development Potential of Vacant Private Land by Providing More Than 2,000 Residential Flats close to the future NTN New Town** – In view of the prime location of the Application Site in proximity to the NTN New Town and persistently large housing demand, the Proposed Amendment is intended to unleash the development potential of unused, fragmented land lots to provide about 2,320 units which greatly increase the housing supply in the transforming area. The Proposed Amendment will help facilitate the

transformation of the Northern Metropolis and echo with the Government's continuous efforts in increasing housing supply via private initiatives.

4.3.6 Respecting the Village Environment and Local Contexts – Given its proximity to the indigenous village of Chow Tin Tsuen, the Indicative Scheme has carefully considered the local contexts and paid due respect to the village culture. The boundary of the Application Site has been adjusted to ensure no encroachment on the Village Environs Boundary of Chow Tin Tsuen & Fung Wong Fu & Lei Uk and the permitted burial ground. Due respect has been paid to the preservation of existing Fung Shui Woodland of Chow Tin Tsuen (an area of about 4,655m² according to the on-site tree survey). It has been excluded from the Application Site and Development Site. Careful and sensitive landscape treatment along the Development Site boundary near the Fung Shui Woodland will be introduced to minimise any potential impacts on trees and to soothe the interface between the new development and the natural resources and existing village. To ensure uninterrupted teaching and learning at Ta Ku Ling Ling Ying Public School, a Right of Access will be reserved in the Indicative Scheme for teachers, students and parents' daily use. Also, the alignment of the proposed access road connecting to Lin Ma Hang Road will be optimised to avoid impacts on the operation of the River Ganges Pumping Station.

4.3.7 Adopting Sensitive Design to Minimise Impacts on the Surroundings – An overall interesting BH profile, building separation and wind corridors will be incorporated to increase physical and visual permeability of the Proposed Amendment. Taking into account the lower course of Ping Yuen River and the existing village type development to the southeast of the Application Site, the building layout has set back from the Development Site boundary and reserved a planting strip long the boundary to allow for dense, layered structure of planting and preservation of an existing tree cluster. A sensitive landscape design and tree preservation proposal for the working space and residential area shall be incorporated to enhance compatibility of the Proposed Amendment with the neighbouring environment. The Indicative Scheme will also assure that local open space provision will be adequately provided for the working population and tenants of ancillary dormitories, as well as residential development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) standard through a comprehensive design.

- 4.3.8 **Optimising the Overall Building Bulk and Wind Penetration by Accommodating Basement Car Park and Wind Corridors** – In order to reduce the overall building bulk of the Indicative Scheme while providing car parking spaces according to the high-end standards, carparks will be provided at basement levels. With the consideration of the prevailing annual and summer wind directions, four wind corridors of 30m will be introduced to enhance air ventilation and visual permeability. Building separations of at least 15m are also ensured.
- 4.3.9 **Providing Multi-Level Pedestrian Connectivity, Riverside Promenade and a Landscape Network** – Enhanced pedestrian mobility is one of the key aspects to improving the quality of the community and contributing to a healthy lifestyle and a safe walking environment. A comprehensive and user-friendly multi-level pedestrian network, both vertical and horizontal, connecting all facilities including the floors for R&D Centres, Data Centres, Commercial Centres with GIC facilities on the ground floor, will be provided to improve the pedestrian connectivity in the area. Uninterrupted access including age-friendly and barrier-free access among the proposed facilities and the surroundings will be provided wherever technically possible. Building separations and wind corridors will be utilised as scenic green connectors towards the riverside promenade. It will provide direct, unobstructed, and convenient social linkages for the pedestrians.
- 4.3.10 **Offering Supporting Facilities to Serve the Needs of the New Population and Users of the I&T Hub** – Taking into account the future tenants living in the Ancillary Dormitories and other residents, The Indicative Scheme has taken into account the need for educational and transport facilities arising from the anticipated population. A kindergarten has been proposed in a convenient location close to the Ancillary Dormitories and other residential development. A site has been reserved within the Development Site for a primary school, subject to future liaison with the Education Bureau and detailed design. The size and locational requirement of the educational facilities have strictly followed the requirements stated in the HKPSG and the Operational Manual for Pre-primary Institutions (Version 2.2) released by the Education Bureau. Besides, a Transport Interchange and bus stops have been incorporated in the Indicative Scheme to serve the tenants, residents, and visitors of the I&T Hub.

4.4 Key Development Parameters of the Indicative Scheme

- 4.4.1 Taking into account the above planning and design principles, an Indicative Scheme has been formulated to demonstrate the architectural feasibility of the Proposed Amendment at the Application Site.
- 4.4.2 The Indicative Scheme consists of three R&D Centres (16 storeys) providing GFA of 268,780m² and three Data Centres (12 storeys) providing GFA of 86,400m² to nurture the development of I&T industry. A Commercial Centre (6 storeys) with GFA of 9,276m² and a 6-classroom kindergarten with GFA of 724 m² will support the daily needs of the working and living population. There are three towers of Ancillary Dormitories (as talent homes) providing 1,392 units of various sizes for tech talents and their family members, accommodating about 3,758 people. The provision of dormitories within the I&T Hub as an integral part is essential to the operational needs and functioning of I&T Hub and considered as ancillary facilities.
- 4.4.3 For the remaining development, there are five towers of Other Residential Uses to house about an anticipated population of about 6,264. The provision of residential units in addition to the Ancillary Dormitories will provide more housing choices to attract and house top-notch I&T talents and their families. It will also contribute to the creation of an all-round, vibrant “work, live, play” community in the I&T Hub. A four-storey standalone clubhouse with an outdoor swimming pool is proposed to be situated close to the Ancillary Dormitories and Other Residential Use. Ancillary parking spaces are to be provided at the basement level. The target completion year of the proposed I&T hub is 2028.
- 4.4.4 The key development parameters of the Indicative Scheme are summarised in **Table 1** below.
- 4.4.5 Please refer to **Appendix A** for the Indicative Architectural Drawings of the Indicative Scheme.

Table 4.1 Key Development Parameters of the Indicative Scheme

		Indicative Scheme
Application Site Area ⁽¹⁾		About 125,863m ²
Development Site Area		About 102,461m ²
Total Plot Ratio (PR) ⁽²⁾		5.23
-	Non-Domestic PR [#]	3.57
-	Domestic PR	1.66
Total Gross Floor Area (GFA)		535,580m ²
-	Non-Domestic GFA [#]	365,180m ²
	<i>R&D Centres</i>	268,780m ²
	<i>Data Centres</i>	86,400m ²
	<i>Commercial Centre</i>	9,276m ²
	<i>Kindergarten</i> ⁽³⁾	724m ²
-	Domestic GFA	170,400m ²
	<i>Ancillary Dormitories</i>	63,900m ²
	<i>Other Residential Uses</i>	106,500m ²
-	Clubhouse GFA ⁽⁴⁾	3,500m ²
Building Height		
<i>R&D Centres</i>	Building Height	83m
	mPD	90mPD
	No. of Storeys ⁽⁵⁾	16
<i>Data Centres</i>	Building Height	73m
	mPD	80mPD
	No. of Storeys ⁽⁵⁾	12
<i>Commercial Centre</i>	Building Height	30m
	mPD	37mPD
	No. of Storeys ⁽⁵⁾	6
<i>Ancillary Dormitories</i>	Building Height	99-102.15m
	mPD	110mPD
	No. of Storeys ⁽⁶⁾	30-31
<i>Other Residential Uses</i>	Building Height	99-105.3m
	mPD	120mPD
	No. of Storeys ⁽⁶⁾	30-32
Anticipated No. of Working Population		6,207
	<i>R&D Centres</i> ⁽⁷⁾	5,375
	<i>Data Centres</i> ⁽⁸⁾	432
	<i>Commercial Centre</i> ⁽⁹⁾	400
No. of Units		3,712
	<i>Ancillary Dormitories</i>	1,392
	<i>Other Residential uses</i>	2,320
Average Flat Size ⁽¹⁰⁾		37.7 m ²
Anticipated Population ⁽¹¹⁾		10,022
	<i>No. of Tenants of Ancillary Dormitories</i>	3,758
	<i>No. of Population of Other Residential Uses</i>	6,264
Local Open Space		Not less than 13,126m ²
	<i>For Workers</i>	<i>Not less than 3,104m²</i>

For Residents		Not less than 10,022m ²
Ancillary Car Parking Provision ⁽¹²⁾		
R&D Centre	Private Car ⁽¹³⁾	910 (including 6 nos. accessible car parking)
	Motorcycle ⁽¹³⁾	91
	L/UL Bay	135
	Taxi/ Private Car Lay-by	14
Data Centre	Private Car	144 (including 2 nos. accessible car parking)
	Motorcycle	15
	L/UL Bay	18
	Taxi/ Private Car Lay-by	2
Commercial Centre	Private Car	62 (including 2 nos. accessible car parking)
	Motorcycle	7
	L/UL Bay	12
Kindergarten	Private Car	2 (including 1 no. accessible car parking)
	Taxi/ Private Car Lay-by	2
	School Bus Lay-by	2
Ancillary Dormitories	Private Car	459 (including 6 nos. accessible car parking)
	Motorcycle	46
	L/UL Bay	3
Other Residential Uses	Private Car	538 (including 6 nos. accessible car parking and 25 nos. visitor car parking spaces)
	Motorcycle	24
	L/UL Bay	5
Target Completion Year		2028

⁽¹⁾ Application Site includes the Development Site and remaining land parcels adjoining the Development Site for better rationalisation of boundary and land use zoning.

⁽²⁾ PR and GFA calculations are based on Development Site Area. May not add up due to rounding.

⁽³⁾ The kindergarten with 6-classroom of about 724m² GFA fulfils the minimum floor space requirement specified in the EBD's *Operation Manual for Pre-primary Institute*. Indicative only, subject to detailed design.

⁽⁴⁾ According to APP-104, a maximum area of 3,500m² can be applied for GFA concession for a development with domestic GFA of >100,000m² to 125,000m². The clubhouse GFA (intended for use by residents of Other Residential Uses) is proposed to be exempted from GFA calculation.

⁽⁵⁾ The no. of storeys excludes basement carparks.

⁽⁶⁾ The no. of storeys excludes 1-storey lobby and basement carparks.

⁽⁷⁾ An assumption of 50m² per worker is assumed for R&D Centre, with reference to Employment Density Guide (3rd Ed.) in the UK.

⁽⁸⁾ An assumption of 200m² per worker is assumed for Data Centre, with reference to Employment Density Guide (3rd Ed.) in the UK.

- ⁽⁹⁾ An assumption of 25m² per worker is assumed for commercial uses (retail, F&B), with reference to HKPSG Chapter 5.
- ⁽¹⁰⁾ Average flat size is assumed as 37.7m² which has excluded area required for corridor, lift shaft, lobby, staircase, etc.
- ⁽¹¹⁾ A person per flat (PPF) ratio of 2.7 is assumed, according to the average household size of the Territory and North District in 2021 Census.
- ⁽¹²⁾ The car parking spaces to be provided at basement levels are not included in the GFA calculation.
- ⁽¹³⁾ About one-third of the ancillary parking of the R&D Centres will be provided in the basement of Ancillary Dormitories which will be resided by workers of the R&D Centres.
- # The clubhouse and on-site Sewage Treatment Plan (STP) are proposed to be exempted from GFA calculation.

4.5 Building Design Features of the Indicative Scheme

- 4.5.1 Adhering to the general planning and design principles set out in **Section 4.3**, the Indicative Scheme has been formulated with the following building design features that are meticulously incorporated to achieve the vision of premiering an International I&T Hub in Hong Kong.

Building Layout of the Indicative Scheme

- 4.5.2 Situated in the boundary location abutting the city of Shenzhen, the Indicative Scheme of an I&T Hub will be a gateway landmark with visual prominence on both sides of Hong Kong and Shenzhen. The Indicative Scheme is designed with five major components consisting of three R&D Centres, three Data Centres, a Commercial Centre, three towers of Ancillary Dormitories to be resided by IT talents and their families, and five towers of Other Residential Uses. Footbridge connections are available to facilitate convenient movement of workers between buildings in the I&T Hub. The buildings are organised in relationship of the surrounding taking advantage of both mountain and river views.
- 4.5.3 Sitting by the Ping Yuen River, a 10m-wide riverside promenade will be provided between the river course and R&D Centres. The continuous riverside promenade will be utilised as leisure and social space for employees and residents of the I&T Hub, offering a pleasant view of the river and quality local open space for us. An Artist's Impression of the overall layout of the Indicative Scheme in **Figure 4.1** demonstrates the proposed landmark development of an International I&T with quality living and working environment in the strategic boundary location of Man Kam To.

Building Height Profile

- 4.5.4 The Indicative Scheme has taken into consideration the Application Site's natural contour, surrounding environment, and the close relationship with the adjacent natural resources, including Lo Shue Ling to the west and Ping Yuen River to the northeast. With a more than 10m difference in the existing site level, the suitable site formations have been carefully studied in order to minimise the extent excavation, and cut and fill on the Site. The building height profile of the Indicative Scheme will vary from 90mPD of the R&D Centres by the riverside to

120mPD of the Other Residential Buildings towards the southwestern portion of the Application Site with Data Centres of 80mPD and Ancillary Dormitories of 110mPD in the middle creating an interesting townscape profile.

Incorporation of Wind Corridors and Enhancement Features

- 4.5.5 With annual and summer prevailing winds coming from north-northeast (NNE), east (E), and east-southeast (ESE) directions, a total of four 30m-wide wind corridors have been introduced to facilitate air ventilation of the Application Site and its surroundings. With the 30m wide building separation between R&D2 and R&D3, as well as between the DC1 and DC2, annual wind entering the Application Site from the north-northeast direction can be penetrated through. Together with the three wind corridors aligning in east and east-southeast directions, the potential impacts on the nearby Chow Tin Tsuen and Ta Ku Ling Ling Ying Public School can be minimised. They also function as visual corridors through which workers and residents can enjoy the greeneries provided in the Site and the natural resources, i.e. the views of Ping Yuen River and Lo Shue Ling, in the surrounding. The Artist's Impression in **Figure 4.2** exhibits the incorporation of building separations (15m and 30m-wide respectively) between DC1, DC2, and DC3 for enhanced wind penetration and visual permeability.
- 4.5.6 Architectural and sustainability design strategies will be applied to the building façade to enhance the visual appearance and functionality of each building. Façade treatment and finishes will help achieve a better integration with surrounding environment and reduce the visual mass of the development.

Road Layout and Car Parking Provision

- 4.5.7 The internal road network will serve as a main spine of the I&T Hub providing adequate vehicular and pedestrian access. Upon entering the Application Site from Lin Ma Hang Road, a single 2-lane arrangement is proposed for traffic circulation within the Indicative Scheme and as emergency vehicular access (“EVA”) with a minimum road width of 7.3m. Adequate manoeuvring spaces for emergency vehicles are provided. The road layout is carefully formulated to provide easy and direct access to both the I&T facilities and housing sites. The run in/run outs for the basement carparks are planned in a way to discourage on ground vehicular parking. Right of Access is provided for the users of

Ta Ku Ling Ling Ying Public School who can reach the school site across the Application Site.

- 4.5.8 All car parking (except loading/unloading facilities provided at G/F) are proposed at basement levels to avoid podium structure and to minimise the need for car parking structures above ground, while at the same time reducing vehicular emissions on the ground level, and to reserve more areas for provision of landscaping/greening. The high-end requirements of the latest Chapter 8 of HKPSG will be fulfilled.

Landscaped Pedestrian Sidewalks and Weather-Proof Footbridges for Smooth, Safe, and Efficient Connection

- 4.5.9 For the convenience of workers of the I&T Hub, the R&D Centres and Data Centres will be interconnected by skybridges for people to move between working spaces easily. Footbridges will also be provided between R&D2 and the Commercial Centre as safe, comfortable and weatherproof pedestrian access, so that people do not have to perform road crossing at-grade. Pedestrian sidewalks will be paved with landscape features, with green pockets and outdoor atria serving as setbacks for users to enjoy. An Artist's Impression of showing these design features in the Indicative Scheme has been presented in **Figure 4.3**.

Consideration of the Location of Education and Transport Facilities

- 4.5.10 Taking into consideration the population arising from the tenants of Ancillary Dormitories and other residents, a kindergarten is proposed to be situated on the ground floor between AD1 and AD2 which will be convenient for tech talents to move in with their families. The Transport Interchange proposed to be placed on the ground floor of R&D2 will accommodate three bus bays and a taxi stand. Together with two sets of en-route bus stops running across the Site, the proposed I&T Hub is easily accessible without imposing adverse impacts on the existing public transport services.

4.6 Landscape Design Framework

- 4.6.1 The Proposed Amendment strives to create a comfortable and relaxing environment for the future working talents and residents by providing a wide variety of landscaped and greenery components to promote the

“work, live, and play” lifestyle, while at the same time respecting the local environment and ensuring a harmonious interface with the existing development.

Overall Landscape Framework and Design Concept

- 4.6.2 The focus of the landscape design is to provide a high quality and harmonious setting to the proposed mixed-use development through the incorporation of spatial functions and the implementation of quality natural materials. The design comprises attractive active and passive open spaces for the future users whilst maximising the available green coverage to soften the visibility of the built form at ground level as well as the elevated level of the buildings. Soft edges ranging from 2m to 14m have been set along the boundary of the Development Site boundary. Screening treatments, such as tree plantings/ green wall will be proposed between the Development Site and Ta Ku Ling Ling Ying Public School to minimise the sense of visual intrusion generated from the Indicative Scheme during the operational phase.

Thematic Landscape Features for the I&T Hub

- 4.6.3 The main entrance of the Application Site from Lin Ma Hang Road has been introduced with a gateway courtyard to create a signature point for the new I&T Hub. Some pocket sitting-out spaces and amenity tree plantings are proposed along the 10m-wide riverfront promenade next to the R&D Centres along Ping Yuen River.
- 4.6.4 Since the I&T Hub will be mainly occupied by tech professionals, especially young ones, the landscape design has introduced different scales of informal out-door meeting spaces to offer alternatives for the future users to arrange business gathering or meeting events. In addition, active recreational areas, such as mini-gym and multi-functional sport area, are incorporated at the ground level open space. To increase the greenery of the Development Site, the design of grasscrete pavers is proposed along the EVA behind the building cluster of Data Centres. Other recreational facilities, such as jogging trails and multi-functional decks are located on the rooftop of the R&D Centres, the future occupational users can gather and engage in sport activities during working days or their leisure time.

Landscape Features for Residential Neighbourhood

- 4.6.5 For the living zone where Ancillary Dormitories and Other Residential Uses are located, the design of reflective pool with a signage wall is implemented at the security control gate to create a formal entrance setting for the residents. The landscape design has preserved sufficient activity spaces for active and passive recreational programmes, including a swimming pool, open lawn area, children's play area, thematic gardens and courtyards etc. A zen trail with pocket gardens is proposed around the preserved Fung Shui Woodland to create a peaceful outdoor space for sitting out and relax.

Tree Preservation Proposal

- 4.6.6 According to the Landscape and Tree Preservation Proposal, a total of 323 nos. of tree are found within the Development Site, which will be in direct conflict with the development layout of the Indicative Scheme. Given their poor health condition and low survival rate after transplanting, they are proposed to be felled with compensation. To compensate the tree loss, a compensatory ratio of 1:1 will be adopted (except that 4 trees of undesirable species are excluded from the compensation requirement). Taking into account other landscape features, a minimum of 319 nos of new trees with a mix of native species and exotic species will be planted in the Development Site to maintain the landscape features and local biodiversity of the existing environment.

Greenery Provision

- 4.6.7 The Indicative Scheme has maximised the greenery coverage of the Development Site with multi-level provisions. A minimum greenery coverage of 30% will be achieved.
- 4.6.8 Please refer to **Appendix B** for more details of the Landscape Master Plan and Tree Preservation Proposal of the Indicative Scheme.

4.7 Traffic and Transport Arrangement

- 4.7.1 In terms of traffic and transport arrangement, the Indicative Scheme will be supported with adequate vehicular and pedestrian access, transport feeder services, as well as a high-end provision of internal transport facilities in accordance with the latest standards of the Hong

Kong Planning Standards and Guidelines (HKPSG) and Transport Department's Departmental Circular No. 6/2012 – Standards for Goods Vehicle Parking and Loading/Unloading for Data Centres (TD Circular No. 6/2012) to ensure the functioning of the I&T Hub and its associated facilities.

Proposed Vehicular and Pedestrian Access

- 4.7.2 The Application Site is located at the south of Lin Ma Hang Road near Ping Yuen River. Currently, there is no vehicular access and footpath connecting between the Application Site and external road network.
- 4.7.3 Upgrading works of a section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road from a single-track road with passing places to a single two-lane carriageway with footpath on both sides is under construction and will be completed in 2023³.
- 4.7.4 In order to provide vehicular and pedestrian access to the Application Site, the existing access road of River Ganges Pumping Station is proposed to be widened and extended. A new standard single two-lane carriageway with footpath on both sides is proposed connecting the Application Site and Lin Ma Hang Road. The junction of Lin Ma Hang Road/ proposed access road will be in the form of signalized junction to cater for the anticipated trip generation/ attraction.

Provision of Right of Way for the Existing School

- 4.7.5 In the consideration of the accessibility of the existing Ta Ku Ling Ling Ying Public School and their users, the existing access road to the School connecting the local road to Chow Tin Tsuen and Fung Wong Wu Village would be retained as a Right of Way in the Indicative Scheme.

Internal Transport Facilities

R&D Centre

- 4.7.6 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG.

³ Public Works Programme Item No. 863TH – Widening of Western Section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road

- Car Parking Space Provision: 910 nos. car parking spaces (including 6 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- Motorcycle Parking Space Provision: 91 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 88 nos. LGV L/UL bay and 47 nos. HGV L/UL bay is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- Lay-by for Taxis and Private Cars Provision: 14 nos. lay-by for taxis and private cars is proposed to be provided on ground floor.

Data Centre

4.7.7 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG and TD Circular No. 6/2012.

- Car Parking Space Provision: 144 nos. car parking spaces (including 2 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Motorcycle Parking Space Provision: 15 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 12 nos. LGV L/UL bay and 6 nos. HGV L/UL bay is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- Lay-by for Taxis and Private Cars Provision: 2 nos. lay-by for taxis and private cars beyond HKPSG and TD Circular No. 6/2012 requirements is proposed to be provided on ground floor to suit the operational needs.

Commercial Centre – Shops & Service

4.7.8 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG.

- Car Parking Space Provision: 63 nos. car parking spaces (including 2 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Motorcycle Parking Space Provision: 7 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 8 nos. LGV L/UL bay and 4 nos. HGV L/UL bay is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.

Ancillary Dormitories

4.7.9 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG.

- Car Parking Space Provision: 459 nos. car parking spaces (including 6 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Motorcycle Parking Space Provision: 46 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 3 nos. HGV L/UL bay beyond HKPSG requirements is proposed to be provided on ground floor.

Other Residential Uses

4.7.10 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG.

- Car Parking Space Provision: 538 nos. car parking spaces (including 6 nos. accessible car parking and 25 nos. visitor car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- Motorcycle Parking Space Provision: 24 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.

- Goods Vehicle Loading/ Unloading Bay Provision: A total of 5 nos. HGV L/UL bay will be provided on ground floor.

Provision of Terminating Facilities

- 4.7.11 With the proposal of providing feeder services for the residents and visitors, the Indicative Scheme has demonstrated the feasibility of providing a Transport Interchange on the ground floor of R&D2 with sufficient capacity for three bus bays and a taxi stand in support of the proposed development of an I&T Hub. Detailed transport facilities provision and management plan shall be further developed at the later design stage.

Overall Traffic and Transport Arrangement

- 4.7.12 A Traffic Impact Assessment has been carried out to establish the technical feasibility of the proposed development of the I&T Hub from traffic and transport viewpoint. The assessment results revealed that the Indicative Scheme will not impose adverse traffic impact on the surrounding road network, with implementation of the junction improvement and/or modification schemes at Lin Ma Hang Road/ Ping Che Road Junction, Sha Tau Kok Road/ Sui Wan Road Junction, and Po Shek Wu Road/ Po Wan Road.
- 4.7.13 Please refer to the Traffic Impact Assessment in **Appendix C** for details of the traffic and transport arrangement for the Indicative Scheme.

5 AMENDMENT PROPOSAL

5.1 Considerations of an Appropriate Zoning

- 5.1.1 In view of the changing planning circumstances of the North East New Territories, in particular in the context of developing new development areas/ nodes and promoting closer integration of the Guangdong-Hong Kong-Greater Bay Area under the *Northern Metropolis Development Strategy*, as well as the policy aspiration for increasing land supply for I&T uses and housing supply, an appropriate zoning is considered necessary for the Application Site to put forward the Indicative Scheme for the proposed international Innovation and Technology Hub with ancillary facilities and a quality living environment to support the provision of over 6,200 job opportunities, 1,392 units of ancillary dormitories and 2,320 units of flat. The key factors contributing to an appropriate zoning are listed as below.

5.2 Clear Planning Intention

- 5.2.1 The proposed zoning should carry a clear planning intention and development direction for the type of uses and development intensity on the Application Site. In the case of this particular application, the zoning should provide flexibility for the Application Site to accommodate the essential and various components of an I&T Hub – which include R&D Centres, Data Centres, a Commercial Centre, Ancillary Dormitory, Other Residential Uses and associated ancillary facilities.

5.3 Appropriate Zoning Control

- 5.3.1 The proposed zoning should be adopting appropriate zoning control over proposed use, scale and intensity by designating restrictions on both domestic and non-domestic GFA and BH to guide the direction of the development towards the intended planning intention and to achieve optimisation of the development potential of the Application Site. Appropriate zoning control would also ensure that the Indicative Scheme will be compatible with the similar scale of development of the science and technology parks as well as the surrounding planned and committed new development areas in the context of the *Northern Metropolis Action Agenda*.

5.4 Appropriate Zoning Flexibility

- 5.4.1 Some kind of flexibility has to be allowed in the zoning so as to allow flexibility in innovative design and proposals, as well as sensitive responses to fluid community aspiration and market demands to accommodate different uses under the I&T industries, which are critically important to the vision of developing a I&T Hub.

5.5 The Proposed Amendment

- 5.5.1 With an aim to adhere to the changing planning circumstances and policy directions, to optimise development potential of scarce land resources, to make efficient use of developable land, and to realise the designated planning intention for an Innovation and Technology Hub, it is proposed to rezone the Application Site from “AGR”, “GB” and “G/IC” zones to “Other Specified Uses” annotated with “Innovation and Technology Hub” (“OU(I&T Hub)”) zone for such purposes.
- 5.5.2 As illustrated in the Indicative Scheme, the proposed tailor-made “OU(I&T Hub)” zone will subject to a maximum non-domestic gross floor area of 365,180m², a maximum domestic gross floor area of 170,400m², and building height restrictions of 80mPD, 90mPD, 110mPD and 120mPD for four sub-areas respectively.
- 5.5.3 Amendments to the Plan, Notes and Explanatory Statement of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 are proposed as shown in **Figures 5.1, 5.2a, 5.2b, and 5.3a-5.3e**.

6 PLANNING JUSTIFICATIONS

6.1 Capitalising on the Boundary Location for I&T Development with Regional and National Policy Support

- 6.1.1 With the Central Government’s support for Hong Kong “to development into an international innovation and technology hub” (Section 1, Chapter 61) and “deepen Mainland’s co-operation with Hong Kong and Macao in innovation and technology” (Section 2, Chapter 61 of the national *14th Five-year Plan*), the Proposed Amendment is committed to contribute to the national policy directions and complement the Government’s efforts in promoting the development of I&T industry. Under the *Northern Metropolis Action Agenda*, the Application Site falls within the “Boundary Commerce and Industry Zone” and is at a strategic boundary location close to the LT/HYW Control Point, accessible by a 4-minute drive with the urbanised Shenzhen city within visible distance. In view of the planning and development of Shenzhen, the Proposed Amendment at the Application Site will be contributing to closer cross-boundary collaboration between Hong Kong and Shenzhen in terms of I&T industry, commerce, and talents.
- 6.1.2 The planning strategy of “East in East out, West in West out” for cross-boundary traffic as announced in 2020 Policy Address and the newly established LT/HYW Control Point are tied in with the Outline Development Plan for the Guangdong-Hong Kong-Macao GBA promulgated by the Central Government to enhance infrastructural connectivity between Hong Kong and Shenzhen for an efficient and convenient flow of people and goods. Taking advantage of its geographical location, the Application Site can tap into the opportunities brought about by the rapid economic growth and I&T development of GBA supported by the staunch regional and national policy to develop an international I&T Hub in the Northern Metropolis.
- 6.1.3 In addition, committed I&T development, including the San Tin Technopole and Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at Lok Ma Chau Loop, are emerging in locations near cross-boundary facilities and former Frontier Closed Area. The Proposed Amendment, with the focuses on commercialisation and application of I&T discoveries, can complement with the existing and forthcoming development in the city and create a greater synergy effect

with local science parks and/or industrial estates in scientific research, and with our counterparts in the Mainland for closer cross-boundary co-operation.

6.2 Facilitating I&T Development of Hong Kong and Creating R&D-related Job Opportunities in a Timely Manner

- 6.2.1 Currently, the two flagships of technology infrastructure – Cyberport and Hong Kong Science Park, are reaching their capacity. For the four existing buildings in Cyberport, the capacity of these facilities is already saturated, with the occupancy rates of office and co-working space consistently maintaining at high levels of 90% and 95% respectively⁴. The expansion of Cyberport (Cyberport 5) with a ten-storey building has been recently granted approval with conditions by the Town Planning Board in August 2021⁵. Regarding the Science Park, the occupancy rate of Phases 1 to 3 was about 84% as at end-January 2020⁶. In order to continue to attract more I&T corporations to set foot in Hong Kong to maintain our competitiveness in the region, it is imperative to ensure the sufficiency of GFA to sustain and enhance the I&T ecosystem.
- 6.2.2 Given that the promotion of collaboration opportunities and synergistic development of I&T between Hong Kong and Shenzhen are in full swing, the Proposed Amendment will provide additional supply of floor spaces for R&D uses and data centres in support of the Government’s policy to strengthen the I&T development.
- 6.2.3 Besides, the *Summary Report on Review of Concessionary Measures to Facilitate Data Centre Development in Hong Kong* commissioned by OGCIO (completed in 2021) pointed out the anticipated supply of data centre is expected to meet near-term demand. As the Applicant is cognizant of and sensitive to the growing demand and preference of stakeholders for data centre in Hong Kong, the Indicative Scheme has accommodated, the Proposed Amendment is in the position to provide sources of further supply to enable the development of high-tier, purpose-built data centres for supporting the I&T industry in a timely manner.

⁴ South District Council. (2021 May). Cyberport Expansion Project (ENPC Paper No. 7/2021).

⁵ Planning Application No. A/H10/95

⁶ Legislative Council, Panel on Commerce and Industry. (2020 March). Latest Development of Hong Kong Science Park (LC Paper No. CB(1)449/19-20(3)).

6.2.4 The Indicative Scheme of the Proposed Amendment will provide a total GFA of about 268,780m² for the R&D Centre, which is approximately 1.5 times of the GFA provided in the existing four office buildings and the proposed new one in Cyberport⁷, and ten-fold the GFA of the Data Technology Hub (DT Hub)⁸ in the Tseung Kwan O Industrial Estate developed by HKSTPC. It is estimated to provide about 5,375 nos. of job in the three R&D Centres. In terms of Data Centre, the Indicative Scheme will provide a GFA of about 86,400m², creating about 432 nos. of job related to the operation of Data Centre.

6.3 Fostering a Vibrant Innovation and Technology Ecosystem

6.3.1 Under the *Northern Metropolis Action Agenda*, the Northern Metropolis is envisioned to become a “new international I&T city”, integrating quality life, industry development, culture and leisure, and promoting a better home-job balance. Situating in the central part of the Northern Metropolis with close proximity to BCPs and Shenzhen city, the Proposed Amendment for an international I&T Hub at the Application Site, together with the HSITP and San Tin Technopole, will help establish a complete I&T industry ecosystem comprising a range of industries in I&T, scientific research, talent training and comprehensive support services to build up innovation capital and a favourable atmosphere for I&T development.

6.3.2 The Indicative Scheme of the Proposed Amendment has been carefully designed to accommodate various uses essential to the functioning of an I&T Hub. The provision R&D Centre by the landscaped riverine environment will provide quality working spaces and attract diversified technology companies to set up their offices here. The Data Centres will accommodate data service platforms to create synergy in the research and development of I&T-related companies including whose business were related to artificial intelligence, big data and cybersecurity. I&T talents will be well supported by the provision of Talent Homes and ample open spaces for networking and socialisation in a culture of innovation. A complementary mix of land uses in the Proposed Amendment as illustrated in the Indicative Scheme will help foster

⁷ The total GFA of the four existing office buildings in Cyberport is 119,000m². The new Cyberport 5 will provide a GFA of about 66,000m².

⁸ The GFA of DT Hub is about 27,015m².

interaction and collaboration among innovation drivers and cultivators, as well as the commercialisation and application of research outputs.

6.4 Attracting I&T Talents and Forging a Thriving Innovation Community through the Provision of Talent Homes and Diversification of Accommodation

- 6.4.1 Human capital is crucial in the I&T industry. Providing ancillary dormitories in a convenient location will facilitate I&T talents to gather for collaboration and conduct their research work around the clock. One of the key measures mentioned in 2022 Policy Address and the *Hong Kong Innovation and Technology Development Blueprint* to enlarge the I&T talent pool is through enhancing accommodation support. The proposed Ancillary Dormitories in the form of Talent Homes are also essential to enhancing the competitiveness of the proposed I&T Hub against other emerging counterparts in East Asia and abroad. Through the provision of dedicated living space cum ancillary facilities, the proposed I&T Hub can attract tech talents from Mainland China and the rest of the world to work and stay longer in Hong Kong by offering a complete package of support in a quality working and living environment.
- 6.4.2 While the NTN New Town and MKT Logistics Corridors are under planning study, the Application Site is at a distance from major residential areas, such as Fanling/ Sheung Shui New Town, and Tai Po New Town. The Application Site is currently served by two bus routes and one minibus travelling to/from Sheung Shui MTR Station. The provision of the Talent Homes with common space/ facilities, such as reading room and common room, will bring tremendous convenience to the working talents, and can encourage social interaction and exchange of ideas across different I&T fields beyond office space. With local open space provision of not less than 0.5m² per worker and 1m² per resident, ample open space will be provided for communication, collaboration and leisure uses by future occupants, which is essential to foster a vibrant ambience conducive to I&T development.
- 6.4.3 The residential institution dedicated for tenants of the HKSP – Innocell, has been well-received and recorded a high occupancy rate since its establishment. Also, in the Batch 1 of Phase 1 development of HSITP, Innocell-cum-ancillary facilities is proposed as one of the first three buildings to be developed, alongside two web laboratories, signifying

the importance of timely provision of Talent Homes for the functioning of the I&T Hub, as well as for further enhancing the innovation and creativity ambient of the proposed I&T Hub.

- 6.4.4 In addition, as recommended in the *Northern Metropolitan Development Strategy*, “flexibility should be introduced in statutory land use zonings of I&T development sites to allow enterprises to construct talent homes for self-use” (p.67). Also, the diversification of accommodation has been recommended in *the Hong Kong Innovation and Technology Development Blueprint* as one of the measures to attract Mainland and overseas I&T talent to Hong Kong and further retain them to support the long-term development of I&T industry. Besides, given the considerable number of job opportunities available in the proposed I&T Hub, the incorporation of residential development in the Proposed Amendment will provide alternative quality housing options, thus making the Northern Metropolis more appealing to global I&T talents to come and bring with them their business or R&D outcomes to Hong Kong.

6.5 Being Optimal Development Intensity for I&T Development and Compatible with Surrounding New Development Areas in the Northern Metropolis

- 6.5.1 The proposed development intensity, i.e. a maximum non-domestic GFA of 365,180m² and a maximum domestic GFA of 170,400m² (equivalent to PR of 5.23 based on the Development Site) and a maximum BH ranging from 80mPD to 120mPD for four sub-areas from the riverside to the foot of Lo Shue Ling, at the Application Site is being compatible with existing and planned development of similar nature.
- 6.5.2 As the first tech park in Hong Kong, Cyberport with five sub-areas in the Approved Pok Fu Lam OZP No. S/H10/19, is subject to a maximum GFA equivalent to PR between 0.45 and 4.8 and a maximum BH ranging from 85mPD to 189mPD. For the recent Cyberport expansion development (Cyberport 5), the proposed development with a PR 4.159 has been approved with conditions in MPC meeting on 27.8.2021 (No. A/H10/95). Within the Northern Metropolis, the planned Enterprise and Technology Park in Hung Shui Kiu New Development Area is subject to a maximum non-domestic PR of 5 and a maximum BH of 90mPD according to the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. With reference to the Recommended Outline Development

Plan of the San Tin Technopole, a vast area in the northeastern part is planned for the I&T Park is proposed with a PR of 6.

- 6.5.3 The Proposed Amendment has taken into account the development intensity of existing and planned sites of similar nature. As the Northern Metropolis is anticipated with major transformation in the new development areas/ development nodes with medium to high density mixed development, the development intensity of the Proposed Amendment is compatible with the surroundings which development potential about to be unleashed. A stepped BH profile of 120mPD from the hillside in the southwest of the Development Site descending to 80mPD and 90mPD towards by the river is also adopted.

6.6 Unleashing the Development Potential of Land Adjoining the New Territories North New Town

- 6.6.1 It has been one of the top objectives of the SAR Government to cater for local population growth and to meet the needs of economic development, especially emerging industries like I&T. The new paradigm of “Two Metropolises” under the conceptual spatial framework of *Hong Kong 2030+* has proposed to develop the northern part of Hong Kong into a metropolitan area ideal for people to live, work and travel, alongside the Harbour Metropolis which covers the existing Metro Area and future Kau Yi Chau Artificial Islands. As stated in the 2022 Policy Address, the Northern Metropolis will be the new engine for growth for Hong Kong, providing massive land resources for major residential development and a “new international I&T city” and enhancing the spatial layout of Hong Kong in terms of home-job balance.
- 6.6.2 Adjoining the future NTN New Town, the Application Site sits on the Eastern Knowledge and Technology Corridor which comprises a number of existing and planned I&T-related developments. The Proposed Amendment responds squarely to the Final Recommendation of *Hong Kong 2030+*, and the developable land resources of the Application Site can be unleashed for I&T development and housing supply without the need to mobilise public resources. The Applicant is committed to the implementation of a world-class I&T Hub at the Application Site with target completion in 2028.

6.7 Enhancing the Local Environment and Respecting the Village Setting in the Surrounding

- 6.7.1 The Indicative Scheme, with the planning and design principles set out in **Section 4.3**, has incorporated and demonstrated the planning vision of Northern Metropolis – “*an International I&T Hub, with unique metropolitan landscape marked with “Urban-Rural Integration and Co-existence of Development and Conservation”*”. The Indicative Scheme at the Application Site fully respects the village setting in the surrounding and will contribute to enhancement of the local environment. Having acknowledged the Village Environs Boundary (“VEB”) of Chow Tin Tsuen & Fung Wong Fu & Lei Uk and the Permitted Burial Ground Site No. N/T/9 to the west of the Application Site, the Proposed Amendment has been carefully considered to ensure no impacts caused on the traditional rights of indigenous villagers. The mature woodland in the southeastern portion of the Application Site which is considered as a Fung Shui Woodland with culture significance to local villagers has been excluded from the Application Site. Careful and sensitive landscape treatment will be introduced along the Development Site boundary near the Fung Shui Woodland to soothe the interface between the new development and the natural resources and existing villages.
- 6.7.2 Four 30m-wide wind corridors following the annual and summer prevailing wind directions, namely north-northeast (NNE), east (E), and east-southeast (ESE), have been provided to allow wind penetration through the Application Site to the adjoining Ta Ku Ling Ling Ying Public School. Ample greenery is provided along the boundary of the Application Site to minimise the visual impacts on the surroundings and to soften the potential urban-rural interface issue.
- 6.7.3 Under the Indicative Scheme, the existing fallow and underutilised land will be greatly enhanced with quality landscape provision and be upgraded with well-designed comprehensive development of the proposed I&T Hub with a range of facilities supporting the I&T industry and residential units to alleviate the pressing housing need. The Proposed Amendment will facilitate the transformation of the currently unproductive land with state-of-the-art facilities and bring benefits to the local communities by creating job opportunities, boosting local economy, and improving the overall environment.

6.8 Echoing with the Government's Effort in Increasing the Housing Supply in Northern New Territories

- 6.8.1 The Government has adopted a multi-pronged approach to address the problem of shortage of land for development and insufficient supply of housing units, with multiple “solution spaces” in the Northern Metropolis identified as the medium to long term land supply for residential and economic development. Among the vast tracts of land in the northern New Territories, the Application Site is abutting the NTN New Town, an area with relatively flat terrain of about 1,500 hectares with great potential to be the future home and workplace of Hong Kong's population.
- 6.8.2 Since the Application Site is a piece of land readily available for development, the Proposed Amendment will help contribute to meeting the demand for housing supply and speeding up the transformation of Northern Metropolis. The Indicative Scheme of the Proposed Amendment will provide a total of 2,320 units of flat upon completion. Not only does the Proposed Amendment promote I&T development in Hong Kong and create job opportunities in the Northern Metropolis, but it also be in line with the Government's promise of a steady supply of private residential units in 2023 Policy Address and complement the Government's effort in addressing the acute housing demand.

6.9 Having Been Proven to be Technically Feasible and Resulting in NO Adverse Impacts on the Surrounding Environment

- 6.9.1 Despite part of the Application Site falling within the Study Boundary of the on-going Planning and Engineering (P&E) Study for NTN New Town and Man Kam To (commenced in October 2021 with anticipated completion in 2025), the Indicative Scheme has been proven to be technically feasible with appropriate mitigation measures in place. The Indicative Scheme is justified to be able to be supported with sufficient infrastructure capacity even before the implementation of infrastructure works planned under the P&E Study.
- 6.9.2 From the **traffic** perspective, the impact assessment has been conducted without considering the infrastructures planned under the P&E Study due to the uncertainty on the detailed alignment and the completion year of the future road network. The assessment results have revealed that,

with the proposed junction improvement schemes, the identified key junctions and road links in the vicinity of the subject site would operate within capacity. Meanwhile, it is understood that, under the P&E Study, there would be a potential main road in north-south direction next to the Application Site. Vehicular access proposed in the Indicative Scheme connecting to existing Lin Ma Hang Road has therefore been designed to allow flexibility to incorporate an additional vehicular access along the internal road between AD3 and R&D, subject to the final recommended road network plan of the P&E Study.

- 6.9.3 From the **sewerage** perspective, an on-site sewerage treatment plant (STW) has been proposed in the Indicative Scheme for treatment and subsequent discharge to Ping Yuen River to minimise the impacts of additional sewage flow on the existing and planned capacity of sewerage facilities serving the district.
- 6.9.4 From the **drainage** perspective, based on the result of capacity check, the existing drainage infrastructure is found to be sufficient with no adverse impact by the changes in catchment area nor increase in runoff by the Indicative Scheme.
- 6.9.5 From the **water supply** perspective, based on the estimate of the water demand, existing water supply infrastructure is found to be sufficient with the recommendation of a new built water main connecting to the Application Site.
- 6.9.6 Various technical assessments on aspects including landscape and tree preservation, traffic, sewerage, drainage, water supply, geotechnical, visual, environmental and air ventilation have been conducted to ensure that no adverse impacts will be brought by the Proposed Amendment to the surrounding environment. Please refer to the **Appendices B – J** of this Supporting Planning Statement for details. Findings of the technical assessments have confirmed that the Indicative Scheme is technically feasible and will not generate adverse impact on the future uses of the proposed development and the surrounding environment with appropriate mitigation measures and improvement works.

6.10 Setting a Desirable Precedent for Advancing the I&T Development of Hong Kong by Private Initiatives

- 6.10.1 Situated in close distance to the LT/HYW BCP abutting the future NTN New Town in the Northern Metropolis, the Proposed Amendment is intended to optimise the development potential at a readily available site for establishing a quality, well-equipped International I&T Hub. It effectively responds to the latest planning context of the Northern Metropolis, and dovetail with the national *14th Five-year Plan*, the regional *Outline Development Plan for Guangdong-Hong Kong-Macao GBA* and the latest *Hong Kong Innovation and Technology Development Blueprint*. Under a private initiative, timely implementation of the proposed I&T Hub with a highly level of flexibility and agility in decision-making, and responsiveness to market changes and opportunities can be assured. The International I&T Hub with ancillary Talent Homes is expected to be completed by 2028 which will act as a catalyst to drive the transformation in the area. It will also provide the much-needed housing supply in a timely manner.
- 6.10.2 The Proposed Amendment will set a desirable precedent in unleashing the development potential of large tracts of underutilised land in northern New Territories by amalgamating and rationalising fragmented private lots and Government Land for comprehensive development. In line with the city's, regional and national policy, the proposed amendment will facilitate the ongoing development of the Northern Metropolis into an International I&T Hub with unique metropolitan landscape marked with “urban-rural integration”.
- 6.10.3 In view of the above, agreement to the Proposed Amendment will be a desirable precedent for promoting the I&T industry in Hong Kong and realising the development opportunities for I&T-related development and housing supply in the transforming NTN, and will synergise with the fast-growing I&T sector in the GBA with staunch support from the National Government.

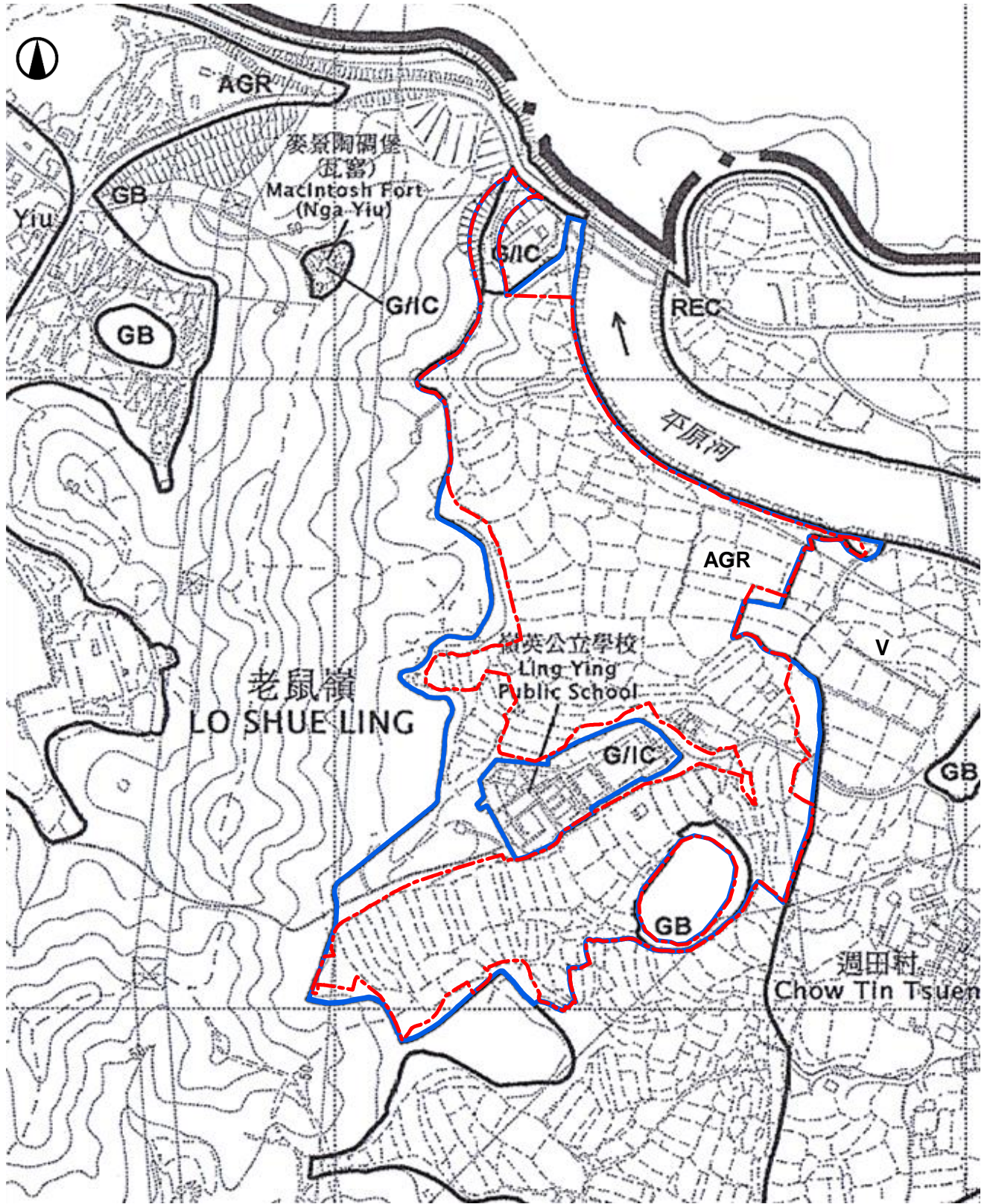
7 CONCLUSION

- 7.1.1 This S12A Planning Application is submitted for the Proposed Amendment to the Approved Man Kam To OZP No. S/NE-MKT/4 by rezoning the Application Site from “Agriculture” (“AGR”), “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) zones to a tailor-made “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”) zone to facilitate the implementation of a top-notch I&T Hub supported by ancillary facilities and other residential development in Man Kam To, immediately adjacent to the LT/HYW BCP and the future NTN New Town within the “Boundary Commerce and Industry Zone” in the central part of the Northern Metropolis. The Proposed Amendment is a timely response to the changing planning circumstances of the northern part of New Territories from being FCA with restricted access to an area with vast development potential as solution spaces to provide land supply for I&T industry and residential development. The Proposed Amendment will complement the Government’s policy to develop Hong Kong into an international I&T centre at full speed under the *Northern Metropolis Development Strategy* and the *Hong Kong Innovation and Technology Development Blueprint* with the support from the national *14th Five-Year Plan*.
- 7.1.2 This Supporting Planning Statement demonstrates the exhaustive efforts by the Applicant to develop an I&T Hub with R&D Centres for anchor high-tech corporates, purpose-built Data Centres, Talent Homes for local and overseas professionals to encourage more intensive exchange of ideas and collaboration, complementary Commercial Centre for daily needs, and other residential development in a timely manner without the need to mobilise public resources. The technical feasibility and suitability of the Proposed Amendment for allowing a maximum non-domestic GFA of 365,180m², a maximum domestic GFA of 170,400m², and maximum BH of 80, 90, 110 and 120 mPD for four sub-areas respectively at the Application Site is also demonstrated. Through proper building design features, landscape provision and traffic and transport arrangement as illustrated in the Indicative Scheme, the development potential of the Application Site can be fully unleashed, supply more than 6,200 job opportunities, 1,392 units of ancillary dormitories, and 2,320 units of private housing, through more efficient use of fallow agricultural land for promoting I&T development, improving the environment, and fostering an inclusive community. The Proposed Amendment will be aligned with the Government’s policy

direction to expedite Hong Kong's I&T development, and is strategically designed to seize the opportunities arising from the development of the GBA and the integration into the overall development of the country, contributing to the vision of making Hong Kong an international I&T hub.

7.1.3 In view of the justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from members of the Town Planning Board to support this S12A Planning Application.

Figures



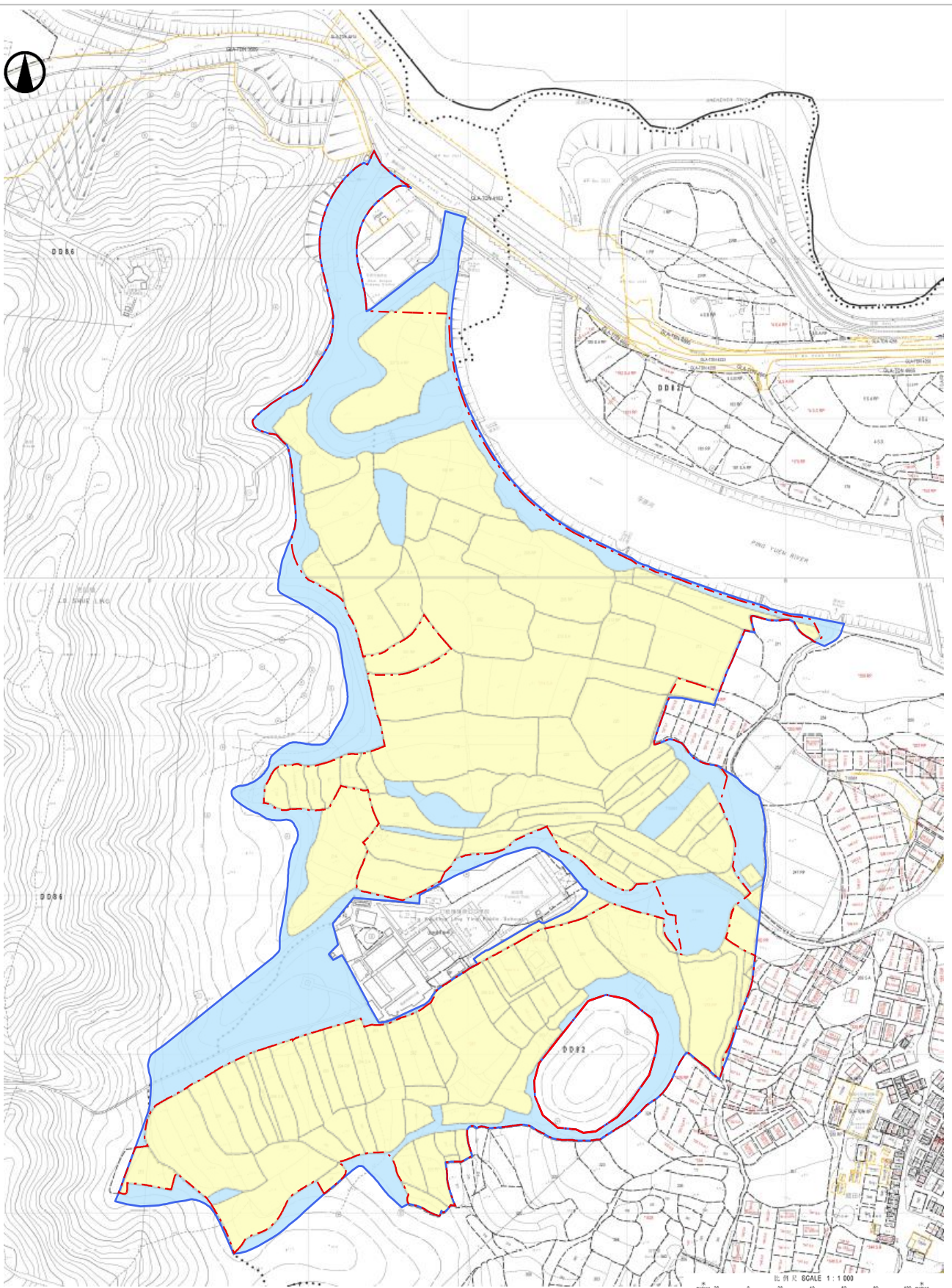
LEGEND

- Application Site
- Development Site

ZONES

- AGR** Agriculture
- GB** Green Belt
- V** Village Type Development
- G/IC** Government, Institution or Community
- REC** Recreation

<i>Figure No.</i> 2.1	<i>Scale</i> -	<i>Figure Title</i> Location Plan
ARUP	<i>Date</i> Jul 2023	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

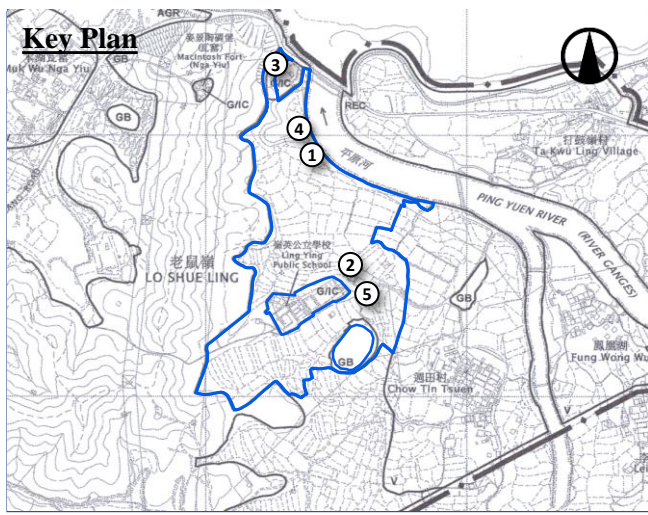


LEGEND

- Application Site
- Development Site

- Private Lot
- Government Land

<i>Figure No.</i> 2.2	<i>Scale</i> As shown	<i>Figure Title</i> Lot Index Plan	
ARUP	<i>Date</i> Mar 2024	<i>Source</i> Extracted from Lot Index Plan No. ags_S00000125007_0001, and No. ags_S00000125007_0002	



LEGEND

 Application Site



① Fallow Agricultural Land



② Existing Unmanaged Vegetation



③ Current Access to River Ganges Pumping Station



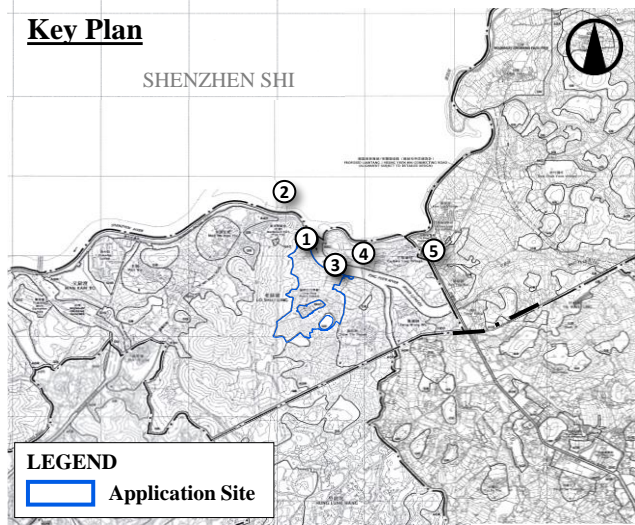
④ Abandoned Meander



⑤ Current Access to Tak Ku Ling Ling Ying Public School

<i>Figure No.</i> 2.3	<i>Scale</i> -	<i>Figure Title</i> Existing Conditions of the Application Site
ARUP	<i>Date</i> June 2022	<i>Source</i> Photo Taken in April and June 2022

Key Plan



① River Ganges Pumping Station



② City of Shenzhen



③ Ping Yuen River



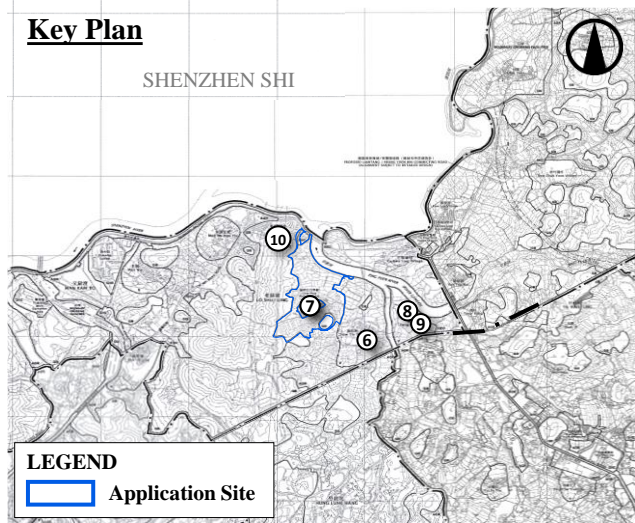
④ Hobby Farm in Ta Kwu Ling Village



⑤ Ta Kwu Ling Police Station (Grade 3 Historic Building)

Figure No. 2.4a	Scale -	Figure Title Surrounding Context of the Application Site (Sheet 1 of 2)
ARUP	Date June 2022	Source Photo Taken in April 2022

Key Plan



⑥ Village Settlements in Chow Tin Tsuen



⑦ Tak Ku Ling Ling Ying Public School



⑧ Yeung Ancestral Hall (Ta Kwu Ling) (Grade 3 Historic Building) in Fung Wong Wu



⑨ Village Houses, Nos. 35-37 Fung Wong Wu (Grade 3 Historic Building) in Fung Wong Wu



⑩ MacIntosh Fort (Nga Yiu) (Grade 2 Historic Building)

Figure No. 2.4b	Scale -	Figure Title Surrounding Context of the Application Site (Sheet 2 of 2)
ARUP	Date June 2022	Source Photo Taken in April and June 2022

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

Any diversion of streams or filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

Figure No. 3.1	Scale -	Figure Title Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – “Agriculture”
ARUP	Date June 2022	Source Extracted from the Approved Man Kam To OZP No. S/NE-MKT/4

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Firing Range
Public Convenience	Flat
Tent Camping Ground	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

(Please see next page)

<i>Figure No.</i> 3.2a	<i>Scale</i> -	<i>Figure Title</i> Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – “Green Belt” (Sheet 1 of 2)
ARUP	<i>Date</i> June 2022	<i>Source</i> Extracted from the Approved Man Kam To OZP No. S/NE-MKT/4

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – “Green Belt” (Sheet 2 of 2)
3.2b	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Approved Man Kam To OZP No. S/NE-MKT/4
	June 2022		

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Holiday Camp
Hospital	Hotel
Institutional Use (not elsewhere specified)	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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, organizations providing social services to meet community needs, and other institutional establishments.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – “Government, Institution or Community”
3.3	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Approved Man Kam To OZP No. S/NE-MKT/4
	June 2022		

Four Major Zones in the Northern Metropolis



High-end Professional Services and Logistics Hub



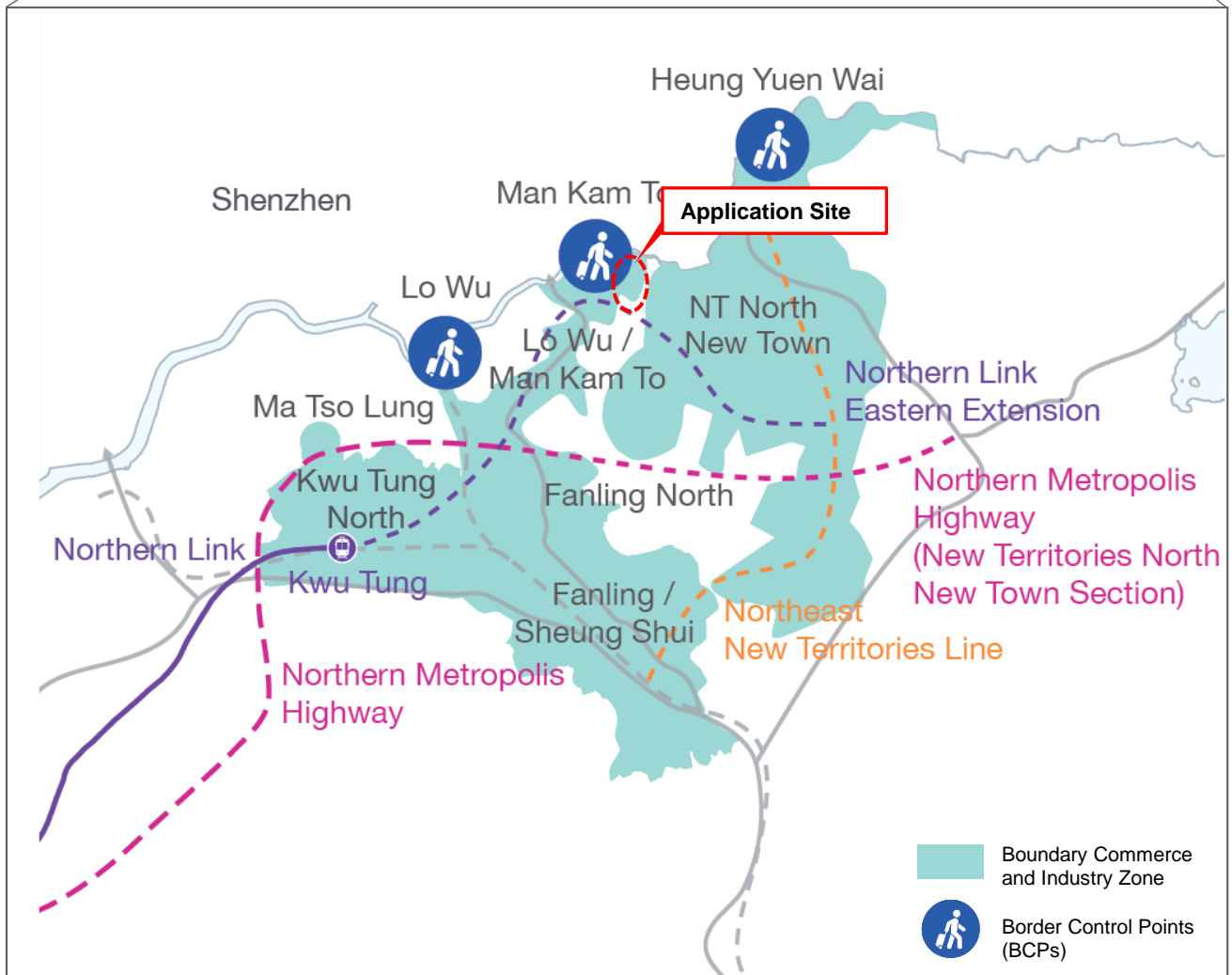
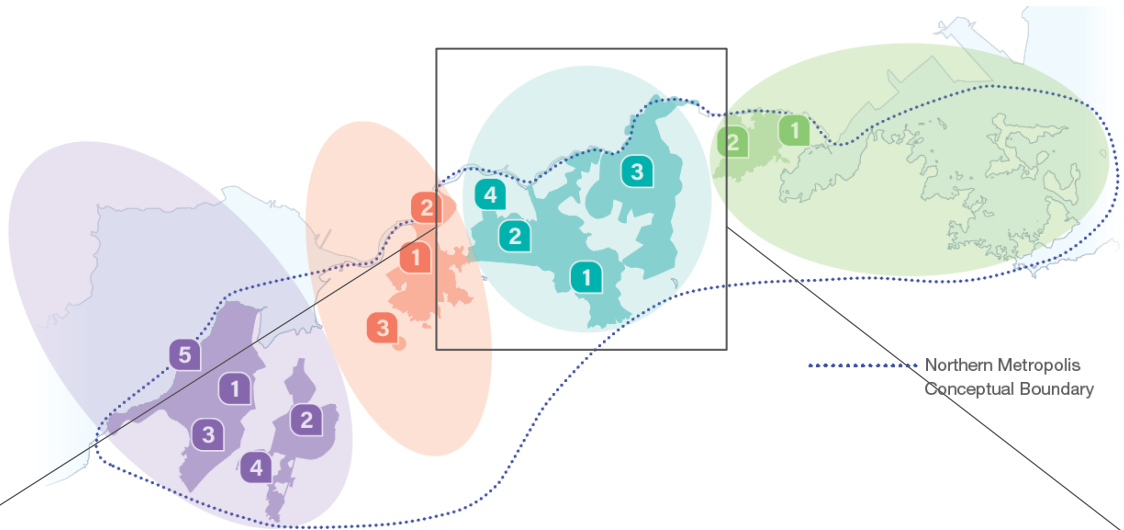
Innovation and Technology Zone



Boundary Commerce and Industry Zone



Blue and Green Recreation, Tourism and Conservation Circle



Source: Northern Metropolis Action Agenda (2023 Oct)

Figure No.	Scale	Figure Title	Boundary Commerce and Industry Zone under the Northern Metropolis Action Agenda
3.5	-		
ARUP	Date	Source	Extracted from Northern Metropolis Action Agenda
	Nov 2023		



Indicative Only. Subject to Detailed Design.

Figure No. 4.1	Scale -	Figure Title Artist's Impression of the Overall Layout of the Indicative Scheme
Deloitte.	Date Mar 2023	Source -



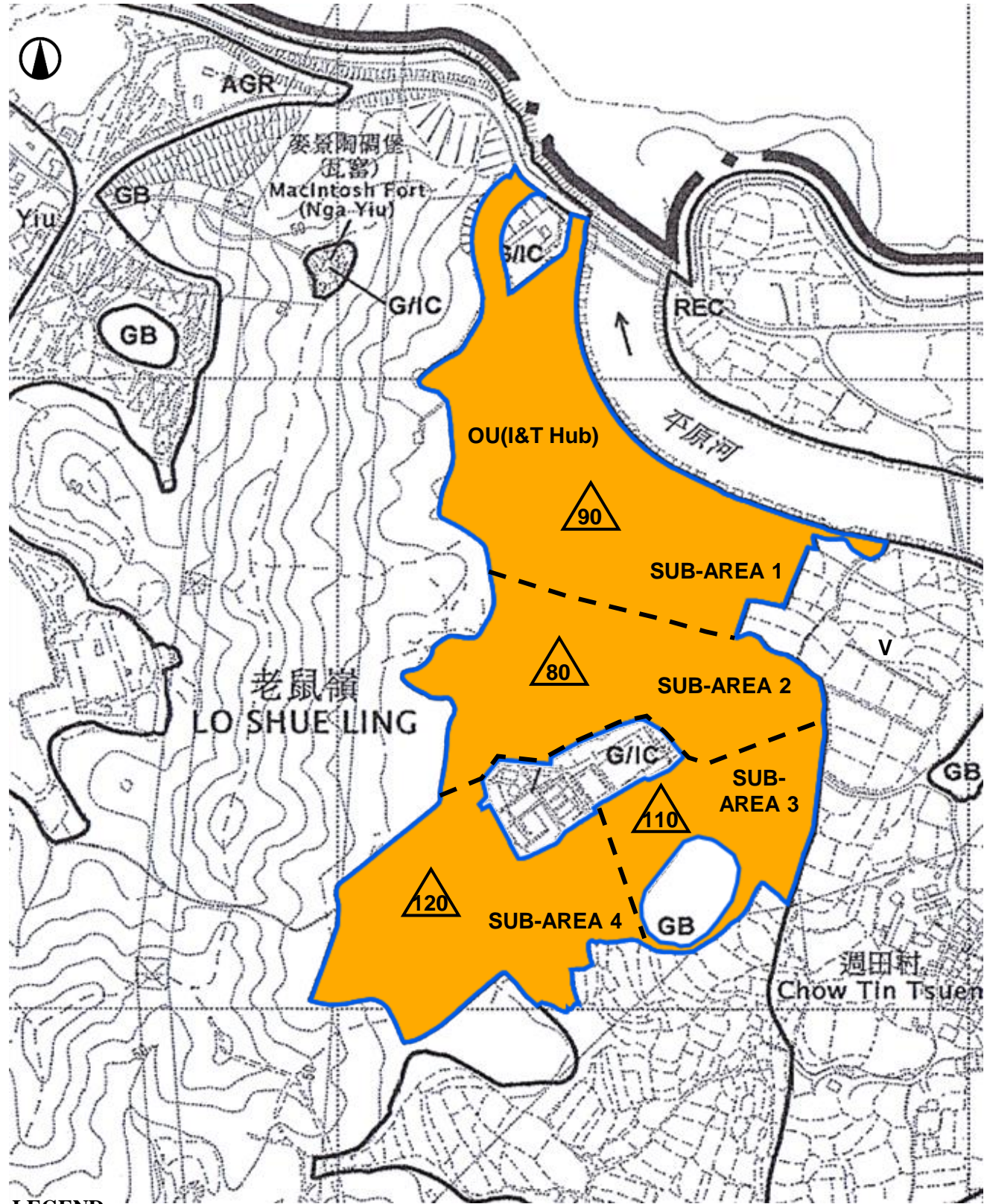
Indicative Only. Subject to Detailed Design.

Figure No. 4.2	Scale -	Figure Title Artist's Impression of Incorporation of Wind Corridors and Enhancement Features
Deloitte.	Date Mar 2023	Source -



Indicative Only. Subject to Detailed Design.

Figure No. 4.3	Scale -	Figure Title Artist's Impression of Provision of Landscape Pedestrian Sidewalks and Weather-Proof Footbridges
Deloitte.	Date Mar 2023	Source -



LEGEND

- Application Site
- Proposed "Other Specified Uses" annotated "Innovation and Technology Hub" Zone ("OU(I&T Hub)" zone)
- 80 Proposed Maximum Building Height (mPD)

ZONES

- AGR** Agriculture
- GB** Green Belt
- V** Village Type Development
- G/IC** Government, Institution or Community
- REC** Recreation
- OU** Other Specified Uses

<i>Figure No.</i> 5.1	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
ARUP	<i>Date</i> Jul 2023	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

OTHER SPECIFIED USES

*Column 1
Uses always permitted*

*Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board*

For “Innovation and Technology Hub” Only

*Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Use (not elsewhere specified)
Information Technology and
Telecommunications Industries
Institutional Use (not elsewhere specified)
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container
vehicle)
Radar, Telecommunications Electronic
Microwave Repeater, Television and/or
Radio Transmitter Installation
Research, Design and Development Centre
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project*

*Broadcasting, Television and/or Film
Studio
Government Refuse Collection Point
Hotel
Mass Transit Railway Vent Shaft
and/or Other Structure above
Ground Level other than Entrances*

(Please see next page)

<i>Figure No.</i> 5.2a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 1 of 2)
ARUP	<i>Date</i> June 2022	<i>Source</i> Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

OTHER SPECIFIED USES (Con'd)

Planning Intention

The zone is intended primarily for establishing an Innovation and Technology Hub which accommodates a variety of innovation and technology uses, including research and development, office, data centre, commercial, and other related business and complementary facilities with a landscaped, high-quality living and working environment to promote high technology business development.

Remarks

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area of 365,180m², a maximum domestic gross floor area of 170,400m², and maximum building heights specified below:*

<u>Sub-area</u>	<u>Restrictions</u>
1	Maximum 90 metres above Principal Datum in height
2	Maximum 80 metres above Principal Datum in height
3	Maximum 110 metres above Principal Datum in height
4	Maximum 120 metres above Principal Datum in height

- (b) *In determining the relevant maximum gross floor areas for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters and utility installation for private project, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- (c) *In determining the relevant maximum gross floor areas for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public transport interchange as required by the Government, and Government, institution or community facilities including school(s) will be disregarded.*
- (d) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

Figure No. 5.2b	Scale -	Figure Title Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 2 of 2)
ARUP	Date June 2022	Source Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.6 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.2 “Government, Institution or Community” (“G/IC”) : Total Area 11.11 ha

- 9.2.1 This zone is intended primarily for the provision of Government, institution or community 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, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarters, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To BCP. Two disused schools, i.e. ex-Sam Wo Public School at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School, are also zoned “G/IC”. Existing school buildings can be put to adaptive re-use for other GIC uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
- 9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipment for the use of HKPF. The “G/IC” zone is to reflect their current use. Given their historic building status, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. Relevant Government departments would be consulted on any adaptive re-use proposal of the MacIntosh Forts.

<i>Figure No.</i> 5.3a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Explanatory Statement of the “ Government, Institution or Community” Zone
ARUP	<i>Date</i> June 2022	<i>Source</i> Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

OU (Boundary Crossing Facilities)” (“OU (BCF)”) : Total Area 10.15 ha

9.4.1 This zone is intended primarily for the development of boundary crossing facilities. The existing Lo Wu and Man Kam To BCPs are designated under this zone. Uses that are related to boundary crossing facilities are permitted under this zone.

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)”: Total Area 92.08 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related facilities including columbarium, crematorium and funeral parlours and other related uses, and a visitor center, ancillary restaurant and convenience store serving the needs of the general public. The existing Sandy Ridge Cemetery is included under this zone and is reserved for cemetery and related uses.

9.4.3 An engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and related facilities was completed. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works has been commenced in July 2013. Moreover, crematorium is a designated project under the Environmental Impact Assessment Ordinance (EIAO) such that the buffer distance and appropriate mitigation measures would be required, subject to confirmation by an EIA study under EIAO. To mitigate concern on visual impact, the number of building blocks should be minimized to allow integrated landscaping and reduced massing of buildings across the site. In this regard, a detailed landscape plan is required to address the impact of the development on the surrounding environment.

“OU (Railway)”: Total Area 6.73 ha

9.4.4 A strip of land to the east of Ng Tung River is zoned “OU(Railway)” primarily for the railway track of the Mass Transit Railway (East Rail Line). The remaining railway alignment within the other zone is either elevated or at grade.

“OU (Innovation and Technology Hub)”: Total Area 12.58 ha

9.4.5 *About 12.58 ha of land in the area to the northwest of Chow Tin Tsuen at the foot of the Lo Shue Ling by the lower course of Ping Yuen River are zoned “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub”)). This zoning is intended primarily to provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries. The Innovation and Technology Hub aims to establish a base for the clustering of innovation and technology industry-related business, by providing floor space for research and development uses, offices, and data services platforms, and other related business and complementary facilities, in an extensively landscaped high-quality living and working environment so as to attract technology companies*

Figure No.	Scale	Figure Title	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone
5.3b	-		
ARUP	Date	Source	Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
	June 2022		

and talents to set up their offices and work here. Ancillary/ supporting facilities such as retail, restaurants, and residential institution would also be provided within the zone.

9.4.6 Development within this zone is subject to a maximum non-domestic gross floor area of 365,180m² and a maximum domestic gross floor area of 170,400m². To ensure the compatibility with the existing built and natural environment, development restrictions on the building height are stipulated in the Notes for each of the four sub-areas.

9.4.7 In order to facilitate the provision of GIC facilities, in determining the maximum gross floor area of the development and/or redevelopment, any floor space that is constructed or intended for use solely as Government, institution or community facilities will be disregarded.

9.4.8 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the gross floor area and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.

9.5 “Agriculture” (“AGR”) : Total Area 47.56 ha

9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.5.2 Majority of the agricultural land of good quality are found in lowland areas in the west and central parts of the Area. Also, parcels of agriculture land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.

9.5.3 The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these areas are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses.

9.5.4 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land for genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the

Figure No.	Scale	Figure Title	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone and “Agriculture” Zones
5.3c	-		
ARUP	Date	Source	Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
	June 2022		

9.6 “Green Belt” (“GB”) : Total Area 107.06 ha

- 9.6.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.6.2 However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.3 The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. The fung-shui woodlands near Chow Tin Tsuen and Muk Wu are zoned “GB” due to their low to moderate ecological value, with low plant diversity and high susceptibility to human disturbance.
- 9.6.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.7 “Conservation Area” (“CA”) : Total Area 4.24 ha

- 9.7.1 The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention 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 infrastructure project with overriding public interest.
- 9.7.2 A small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of MacIntosh Fort at Nam Hang is occupied by existing mitigation habitats and wetlands and is zoned “CA”. The fishponds were created as an ecological mitigation area associated with the previous Shenzhen River regulation works. The “CA” zone will provide appropriate protection to the fishpond/wetland habitat at the site.
- 9.7.3 New residential development is not permitted under this zone. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA plan.
- 9.7.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the

<i>Figure No.</i> 5.3d	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 – Explanatory Statement of the “Green Belt” Zone
ARUP	<i>Date</i> June 2022	<i>Source</i> Extracted from the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4