

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/>	Proposed Gross floor area (GFA) 擬議總樓面面積	Not more than 535,580 sq.m. 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	4.26 (Based on Application Site); 5.23 (Based on Development Site)	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	Not more than 60% (non-domestic); Not more than 18.7% (domestic)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	17 (R&D Centre: 3 Data Centre: 3 Commercial Centre: 1 Ancillary Dormitory: 3 Residential Tower: 5 Clubhouse: 1 Sewage Treatment Plant: 1)	
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數	R&D Centre: 16 Data Centre: 12 Commercial Centre: 6 Ancillary Dormitory: 31-32 Residential Tower: 31-33... storeys 層 Clubhouse: 4 Sewage Treatment Plant: 2	<input type="checkbox"/> include 包括... storeys of basements 層地庫 <input checked="" type="checkbox"/> exclude 不包括... storeys of basements 層地庫
<input checked="" type="checkbox"/>	Proposed building height of each block 每座建築物的擬議高度	R&D Centre: Not more than 90mPD Data Centre: Not more than 80mPD Ancillary Dormitory: Not more than 110mPD Residential Tower: Not more than 120mPD... mPD 米(主水平基準上) Commercial Centre: About 37mPD Clubhouse: About 34.7mPD Sewage Treatment Plant: About 17mPD	<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Domestic part 住用部分		
	GFA 總樓面面積	Not more than 170,400 sq.m. 平方米	<input type="checkbox"/> About 約
	number of units 單位數目	3,712 (including 1,392 in Ancillary Dormitory and 2,320 in Residential Tower)	
	average unit size 單位平均面積	37.7 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
	estimated number of residents 估計住客數目	10,022 (including 3,758 in Ancillary Dormitory and 6,264 in Residential Tower)	
<input checked="" type="checkbox"/>	Non-domestic part 非住用部分		
<input type="checkbox"/>	hotel 酒店	Not more than 365,180 [#] sq.m. 平方米	<input type="checkbox"/> About 約
		sq.m. 平方米	<input type="checkbox"/> About 約
		(please specify the number of rooms 請註明房間數目:	
<input checked="" type="checkbox"/>	office 辦公室	(R&D Centre) 268,780 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/>	shop and services/eating place 商店及服務行業/食肆	9,276 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/>	Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積)	
<input checked="" type="checkbox"/>	other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積)	
	Data Centre: GFA of about 86,400 sq.m.	Clubhouse: GFA of about 3,500 sq.m.	
	Kindergarten: GFA of about 724 sq.m.	Sewage Treatment Plant: GFA of about 3,600 sq.m. (Clubhouse and Sewage Treatment Plant proposed to be exempted from GFA calculation).....	
<input checked="" type="checkbox"/>	Open space 休憩用地	(please specify land area(s) (請註明面積)	
<input checked="" type="checkbox"/>	private open space 私人休憩用地	13,126 sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/>	public open space 公共休憩用地	sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

[#]Excluding Clubhouse and Sewage Treatment Plant which are proposed to be exempted from GFA calculation. 9

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Various Lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories 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		
Site area 地盤面積	(Application Site:) 125,863	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 34,992 (Development Site: 102,461 sq.m)	sq. m 平方米	<input checked="" type="checkbox"/> About 約
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱圖核准圖編號 S/NE-MKT/4		
Zoning 地帶	"Agriculture" ("AGR"), "Green Belt" ("GB"), and "Government, Institution or Community" ("G/IC") 「農業」、「綠化地帶」及「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from <u>AGR, GB, and G/IC</u> to <u>"OU(I&T Hub)"</u> 把申請地點由 <u>「農業」、「綠化地帶」及「政府、機構或社區」</u> 地帶及 <u>「政府、機構或社區」</u> 地帶改劃為 <u>「其他指定用途」</u> 註明 <u>「創新科技產業園」</u>		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	170,400	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
Non-domestic 非住用	365,180 [#]	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	3.57 [#] <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 (based on Development Site)
(ii) No. of block 幢數	Domestic 住用	Residential Tower 住宅樓宇: 5 Ancillary Dormitory 附屬宿舍(人才公寓): 2	
	Non-domestic 非住用	R&D Centre 科研中心: 3 Data Centre 數據中心: 3 Commercial Centre 商業中心: 1	Clubhouse 會所: 1 Sewage Treatment Plant 污水處理設施: 1
	Composite 綜合用途	Ancillary Dormitory (with a Kindergarten on the Ground Floor) 附屬宿舍(人才公寓)(一樓設有幼稚園): 1	

[#]Excluding Clubhouse and Sewage Treatment Plant which are proposed to be exempted from GFA calculation. 13

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米 <input type="checkbox"/> (Not more than 不多於)
		Residential Tower: 120 Ancillary Dormitory: 110	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Residential Tower: 31-33 Ancillary Dormitory: 31-32	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	-	m 米 <input type="checkbox"/> (Not more than 不多於)
		Data Centre: Not more than 80 R&D Centre: Not more than 90 Commercial Centre: About 37 Clubhouse: About 34.7 Sewage Treatment Plant: About 17	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Data Centre: 12 R&D Centre: 16 Commercial Centre: 6 Clubhouse: 4 Sewage Treatment Plant: 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	-	m 米 <input type="checkbox"/> (Not more than 不多於)
		110	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 不多於 60% (non-domestic 非住用) % Not more than 不多於 18.7% (domestic 住用) <input type="checkbox"/> About 約		
(v) No. of units 單位數目	3,712 (2,320 in Residential Towers 將提供於住宅樓宇 and 及 1,392 in Ancillary Dormitories 將提供於附屬宿舍 (人才公寓))		
(vi) Open space 休憩用地	Private 私人	13,126	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	-	sq.m 平方米 <input type="checkbox"/> Not less than 不少於