

**就圖則作出申述****Representation Relating to Plan**

參考編號  
Reference Number: 240422-140805-53004

Submission Number:  
TPB/R/S/STT/1-S082

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R051

提交日期及時間  
Date and time of submission: 22/04/2024 14:08:05

「申述人」全名  
Full Name of "Representer": 先生 Mr. Tsang Hok Ming Philip

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole	支持 Support	Strategic importance to the future of HKSAR
Crucial role in building Hong Kong's start up and innovation ecosystem	支持 Support	Development will create many tech related jobs
Significant driving force for accelerating the development of HKSAR into a world class I&T and technology hub	支持 Support	It will no doubt play a pivotal role in contributing to the future economic development of HKSAR

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240422-151733-37983

Submission Number:  
TPB/R/S/STT/1-S089

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 22/04/2024 15:17:33

Representation Number:  
TPB/R/S/STT/1-R052

「申述人」全名  
Full Name of "Representer": 先生 Mr. Kwan Chun Man

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole	支持 Support	Reinforcing the development and scaling of startups

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述****Representation Relating to Plan**

參考編號

Reference Number:

240422-210241-36956

Submission Number:

TPB/R/S/STT/1-S091

提交限期

Deadline for submission:

08/05/2024

提交日期及時間

Date and time of submission:

22/04/2024 21:02:41

Representation Number:

TPB/R/S/STT/1-R053

「申述人」全名

Full Name of "Representer":

先生 Mr. TAM CHUCK KIT RICHARD

「獲授權代理人」全名

Full Name of "Authorized Agent": TAM CHUCK KIT RICHARD

與申述相關的圖則

Plan to which the representation relates: S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole town planning	支持 Support	<p>Strategic Importance to the Future of Hong Kong</p> <ul style="list-style-type: none"> <li>• There is a sense of urgency to identify new growth engine and provide impetus for the development of Hong Kong in maintaining its strategic importance and position in the global economic landscape.</li> <li>• Innovation and Technology (I&amp;T) sector is increasingly being viewed as a major driver of economic growth across the world and playing a pivotal role in the global economy.</li> <li>• As an international business and financial centre, Hong Kong must keep its pace with other advanced economies in moving the city towards more knowledge and technology driven, allowing Hong Kong to maintain its competitive edges and tap vast opportunities brought about by the GBA development and the Belt-and-Road Initiative.</li> <li>• Competition in the I&amp;T sector across the globe will only get intensified in the years to come given the enormous economic value and social impact to be potentially brought about by the emerging technologies, as exemplified by the success of generative AI and the rapid development of big data processing, blockchain and supercomputing capabilities, to name a few.</li> </ul>

Ecosystem Development and Talent Pool

- Hong Kong needs the San Tin Technopole to attract business and talents to boost local economy and strengthen Hong Kong's position as an international I&T hub
- It provides the critical mass necessary for nurturing and pooling talents of the I&T sector which would in turn boost the ecosystem development of different industries in Hong Kong, bringing greater benefits at large.
- Comprehensive Innovation Ecosystem: Promote a more comprehensive innovation ecosystem catering to different technology areas and industry value chains, as well as talent housing and support facilities.
- Shared Talent Pool: Capitalize on the extensive talent pool from Hong Kong and Shenzhen to equip the development and scaling of startups.

Regional Collaboration and Market Access

- Regional I&T Collaboration: Act as a gateway for cross-border co-operation/ partnership, knowledge exchange, and technology innovation across the region.
- A gateway to the Greater Bay Area Market: Leveraging vast opportunities within the huge GBA business market of over 80 million consumers.
- World Class I&T Hub: Serve as a clustered I&T hub connecting mainland China to the global community through Belt-and-Road Initiative and RCEP while attracting foreign investment.

Development in priority areas and assistance in achieving sustainability goals

- It is imperative to realize technology development in four priority areas covering FinTech, AI, Smart City and Biotechnology, which require such infrastructure in the Northern Metropolis to support R&D development and scaling with the industry.
- Under Smart City related technology clusters, there are many GreenTech and EnvironTech that could improve the overall ESG performances and sustainability goals of Hong Kong with realization of the city's pledge to achieve carbon neutrality before 2050.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240423-102134-96844

Submission Number:  
TPB/R/S/STT/1-S093

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R054

提交日期及時間  
Date and time of submission: 23/04/2024 10:21:34

「申述人」全名  
Full Name of "Representer": 先生 Mr. Andrew Pang

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technology	支持 Support	HK strategic importance in Technological development
Startup Development and innovation roadmap	支持 Support	SME support and HR sustainability
HK as a major IT hub and role as lead in GBA and global development	支持 Support	San Tin Technology will play a critical role in spearheading the economic development of technology for HK's future

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240423-133104-75945

**Submission Number:**  
TPB/R/S/STT/1-S094

提交限期  
**Deadline for submission:** 08/05/2024

提交日期及時間  
**Date and time of submission:** 23/04/2024 13:31:04

**Representation Number:**  
TPB/R/S/STT/1-R055

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Calvin Cheng

「獲授權代理人」全名  
**Full Name of "Authorized Agent":**

與申述相關的圖則  
**Plan to which the representation relates:** S/STT/1

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1	支持 Support	Act as a gateway for cross-border co-operation/ partnership, knowledge exchange, and tech innovation across the region

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
**Reference Number:** 240423-135226-56940

**Submission Number:**  
 TPB/R/S/STT/1-S095

提交限期  
**Deadline for submission:** 08/05/2024

**Representation Number:**  
 TPB/R/S/STT/1-R056

提交日期及時間  
**Date and time of submission:** 23/04/2024 13:52:26

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Lo Man Chung

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/STT/1

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole Outline Zoning Plan	支持 Support	There is a sense of urgency to identify new growth engine and provide impetus for the development of Hong Kong.
Crucial role of building startup ecosystem in hong kong	支持 Support	Hong Kong must keep its pace with other advanced economies in moving the city towards more knowledge and technology driven, startups is one of major source of tech and innovation idea that able to turn into element of economy growth.
Allow innovation tech companies from mainland china to have POC venue in hong kong, and same arrangement for hong kong startups having POC opportunities in GBA.	支持 Support	Competition in the I&T sector across the globe will only get intensified in the years to come. A partnership between mainland startups and domestic professional would create synergy for building a better innovation ecosystem.

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number: 240423-152414-45773

Submission Number:

TPB/R/S/STT/1-S121

提交限期

Deadline for submission: 08/05/2024

Representation Number:

TPB/R/S/STT/1-R057

提交日期及時間

Date and time of submission: 23/04/2024 15:24:14

「申述人」全名

Full Name of "Repraiser": 先生 Mr. NG HO CHEONG RONALD

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
San Tin Technopole	支持 Support	<p>Strategic Location:</p> <p>Close proximity to Shenzhen, China's technology hub, facilitates access to technological innovations and talent in AI.</p> <p>Nearness to the Guangdong-Hong Kong-Macao Greater Bay Area, which is a massive market for logistics services.</p> <p>Talent Pool:</p> <p>Access to a highly skilled workforce proficient in AI and logistics, thanks to nearby educational institutions and a global city's diverse talent.</p> <p>Market Access:</p> <p>A gateway to China markets, providing vast opportunities for logistics startups to scale quickly.</p> <p>A high demand for AI applications in logistics, given the volume of trade that passes through Hong Kong.</p>
Crucial role in building Hong Kong's Startup and innovation ecosystem.	支持 Support	<p>Business-Friendly Environment: Hong Kong is known for its low tax rates, robust legal system, and strong intellectual property protection. This environment is conducive to startups wanting to protect their innovations and scale up quickly.</p> <p>Supply Chain Optimization: Startups in San Tin Technopole can leverage AI to optimize supply chains, which is a critical factor for logistics companies, especially in a major trading hub like Hong Kong.</p>
Significant driving for	支持 Support	<p>Bridge to Greater Bay Area: Leveraging its strategic location, San Tin Technopole can serve as a bridge between Hong Kong and the city.</p>



ce for accelerating the development of Hong Kong into a world class I&T hub

es within the Greater Bay Area, one of the world's largest and most populous economic regions. This connection would facilitate the flow of ideas, capital, and talent, and provide Hong Kong-based startups with unprecedented access to mainland China's vast markets and resources. This cross-regional integration would be instrumental in creating a dynamic I&T ecosystem that is globally oriented and capable of competing with other tech hubs worldwide.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240426-112200-75763

Submission Number:  
TPB/R/S/STT1-S395

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R058

提交日期及時間  
Date and time of submission: 26/04/2024 11:22:00

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lam Ka Fai Francis

「獲授權代理人」全名  
Full Name of "Authorized Agent": Lam Ka Fai Francis

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城 OZP	支持 Support	It is much needed for developing new technologies and industries in Hong Kong

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240426-112735-66653

Submission Number:  
TPB/R/S/STT1-S396

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R059

提交日期及時間  
Date and time of submission: 26/04/2024 11:27:35

「申述人」全名  
Full Name of "Representer": 先生 Mr. Fan Kai To Jason

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	香港非常需要一個合適的地方發展高科技以支持香港特區的競爭力，及可持續發展！

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240505-163945-70471

Submission Number:  
TPB/R/S/STT/1-S621

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 05/05/2024 16:39:45

「申述人」全名  
Full Name of "Representer": 先生 Mr. Fan Kai To Jason

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	Supporting the investment in new technology

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240426-115533-64989

Submission Number:  
TPB/R/S/STT1-S397

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R060

提交日期及時間  
Date and time of submission: 26/04/2024 11:55:33

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Yin Pong

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
All amendment items	支持 Support	San Tin Technopole serves as a future economic engine of HKSAR and it plays a critical role of National 14th 5-years plan in the Greater Bay Area.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240426-120755-83252

Submission Number:

TPB/R/S/STT1-S398

提交限期

Deadline for submission:

08/05/2024

Representation Number:

TPB/R/S/STT/1-R061

提交日期及時間

Date and time of submission:

26/04/2024 12:07:55

「申述人」全名

Full Name of "Representer":

先生 Mr. Kwong Wai Yin

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	有助香港發展

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240426-124220-86764

Submission Number:  
TPB/R/S/STT1-S399

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R062

提交日期及時間  
Date and time of submission: 26/04/2024 12:42:20

「申述人」全名  
Full Name of "Representer": 先生 Mr. LAU CHI KWONG

「獲授權代理人」全名  
Full Name of "Authorized Agent": LAU CHI KWONG

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	It needs more innovation technologies and increase the job opporpunities

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述****Representation Relating to Plan**

參考編號  
**Reference Number:** 240426-140442-19156

**Submission Number:**  
TPB/R/S/STT1-S400

提交限期  
**Deadline for submission:** 08/05/2024

**Representation Number:**  
TPB/R/S/STT/1-R063

提交日期及時間  
**Date and time of submission:** 26/04/2024 14:04:42

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Wong Chun Pan Dennis

「獲授權代理人」全名  
**Full Name of "Authorized Agent":**

與申述相關的圖則  
**Plan to which the representation relates:** S/STT/1

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Environmental Impact Assessment Report for San Tin Technopole	支持 Support	1. The Environmental Impact Assessment was carried out professionally, and the report is objective and unbiased. 2. San Tin Technopole project will boost the development of Hong Kong in many ways, e.g., uplifting our development of Technology and Innovation (TI), boosting our economy, better synergising our effort in TI development in the GBA, and creating job opportunities for our labour market, etc. 3. All in all, the benefits that will be brought about by the San Tin Technopole project far outweigh the minimal impact to our environment.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240426-155355-17221

Submission Number:  
TPB/R/S/STT1-S402

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R064

提交日期及時間  
Date and time of submission: 26/04/2024 15:53:55

「申述人」全名  
Full Name of "Representer": 先生 Mr. 鄭振華

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
支持盡快興建新田科技城及盡早完成項目。	支持 Support	創科發展需要土地。不可以一拖再拖。
簡化收地程序，縮短興建科技城時間表。	支持 Support	收地是其中一個重要環節可以拖慢興建、發展科技城。
反對重新展開環評。	支持 Support	現在的環評報告是依照法例進行，無需要重新展開環評。浪費時間、金錢及資源等。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240427-124625-62714

Submission Number:  
TPB/R/S/STT1-S404

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R065

提交日期及時間  
Date and time of submission: 27/04/2024 12:46:25

「申述人」全名  
Full Name of "Representer": 先生 Mr. Yue tsz kit

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	社會經濟發展，釋放土地潛能

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/STT1-S412

參考編號  
Reference Number: 240430-112438-95190

Representation Number:  
TPB/R/S/STT/1-R066

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 30/04/2024 11:24:38

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳承宇

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/STT/1	支持 Support	同意
S/STT/1	支持 Support	同意
S/STT/1	支持 Support	同意

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Empty box for proposed amendments to the plan.

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/STT1-S428

參考編號

Reference Number:

240502-145346-55562

Representation Number:

TPB/R/S/STT/1-R067

提交限期

Deadline for submission:

08/05/2024

提交日期及時間

Date and time of submission:

02/05/2024 14:53:46

「申述人」全名

Full Name of "Representer":

先生 Mr. Hong Wai Lun

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城 OZP	支持 Support	香港需要更多空間資源發展創科行業

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240502-161754-12182

Submission Number:

TPB/R/S/STT1-S442

提交限期

Deadline for submission:

08/05/2024

Representation Number:

TPB/R/S/STT/1-R068

提交日期及時間

Date and time of submission:

02/05/2024 16:17:54

「申述人」全名

Full Name of "Representer":

先生 Mr. Ngan Chiu Hang

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	整個建設新田科技城的用地計劃

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240502-164959-09269

Submission Number:  
TPB/R/S/STT/1-S473

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R069

提交日期及時間  
Date and time of submission: 02/05/2024 16:49:59

「申述人」全名  
Full Name of "Representer": 先生 Mr. Chiu Duncan

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	支持香港未來發展
新田科技城發展方案	支持 Support	綜合發展考慮合理，在人口、工作機會、科技市場需求、交通等方面都有合理闡述
反對重新展開環評	支持 Support	項目不能再有大幅度拖延，社會需要發展，科技需要土地。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240502-175421-79949

Submission Number:  
TPB/R/S/STT/1-S475

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R070

提交日期及時間  
Date and time of submission: 02/05/2024 17:54:21

「申述人」全名  
Full Name of "Representer": 先生 Mr. Law Yiu Chung

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	Further enhance the collaboration efficiency with GBA and also leverage the resource from SZ for our technology industry development. Can be served as a hub for connecting with Mainland enterprise who would like to adapt Hong Kong technologies.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240502-223822-87069

Submission Number:  
TPB/R/S/STT/1-S476

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R071

提交日期及時間  
Date and time of submission: 02/05/2024 22:38:22

「申述人」全名  
Full Name of "Representer": 先生 Mr. LUK MAN CHUN

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	可改善現有環境，提高新田地區的生活品質，同時亦可善用土地

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240503-100803-77340

Submission Number:  
TPB/R/S/STT/1-S479

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R072

提交日期及時間  
Date and time of submission: 03/05/2024 10:08:03

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳建業

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	<p>創新及科技發展：新田科技城將成為創新及科技發展的重要基地，與深圳的科創區域產生協同效應，推動香港成為國際創新及科技中心。</p> <p>產業布局：該項目將有助於香港發展「南金融、北創科」的新產業布局，促進經濟多元化。</p> <p>環境保護與發展平衡：根據規劃，超過240公頃的建議發展範圍位於濕地保育區和濕地緩衝區，其中大部分是棕地和已填平的魚塘，這顯示了在發展科技城的同時，亦考慮到環境保護的需要。</p> <p>社區發展：新田科技城的規劃將提供高密度住宅發展，包括資助房屋及私營房屋，以滿足居民的住宅需求。</p> <p>公共設施：規劃中包括政府、機構及社區設施，以配合當地居民及更廣泛地區的需要。</p> <p>綠化與休憩空間：大約207.29公頃的土地將劃為綠化地帶，提供靜態康樂場地，並作為市區和近郊發展區的界限。</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240503-184036-62530

Submission Number:  
TPB/R/S/STT/1-S556

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R073

提交日期及時間  
Date and time of submission: 03/05/2024 18:40:36

「申述人」全名  
Full Name of "Representer": 先生 Mr. Chan Wai Kwok Kenneth

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城	支持 Support	Need ASAP . HK already lack of advantages in Technology and Innovation compare to Singapore and SZ

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號  
Reference Number: 240504-123429-45247

Submission Number:  
TPB/R/S/STT/1-S575

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R074

提交日期及時間  
Date and time of submission: 04/05/2024 12:34:29

「申述人」全名  
Full Name of "Representer": 先生 Mr. Lau Chun Kong

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The Plan	支持 Support	the plan will support the growth of Hong Kong as an Innovation and Technology Hub.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240504-123540-36602

Submission Number:  
TPB/R/S/STT/1-S576

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R075

提交日期及時間  
Date and time of submission: 04/05/2024 12:35:40

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHAN SZE CHIT

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
All	支持 Support	The plan is highly reasonable and is important to the development of hk in the future

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

No

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240505-003419-21397

Submission Number:  
TPB/R/S/STT/1-S605

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R076

提交日期及時間  
Date and time of submission: 05/05/2024 00:34:19

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ng yat fung

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城ozp	支持 Support	改善現有環境 - 更好利用土地資源，改善現有環境及與周邊環境融合 - 提升防洪能力，減低水浸風險 - 提高新田地區的生活品質 - 推廣本地文化和文化旅遊的機會

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240505-010521-00514

Submission Number:  
TPB/R/S/STT/1-S607

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R077

提交日期及時間  
Date and time of submission: 05/05/2024 01:05:21

「申述人」全名  
Full Name of "Representer": 女士 Ms. WAI YIK YU

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	做到發展與保育並存 - 修復和優化現有濕地生境 - 就三寶樹濕地保育公園進行積極保育管理 - 提供優質戶外生態教育及康樂設施

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240505-162924-32492

Submission Number:  
TPB/R/S/STT/1-S620

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R078

提交日期及時間  
Date and time of submission: 05/05/2024 16:29:24

「申述人」全名  
Full Name of "Representer": 先生 Mr. LUK Wai Lam William

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	新田的地理位置靠近前海，幾乎與深圳連接，加上開發程度低，很合適搞科技城。而且從將來的交通佈局來看，新田也很適合作為創科得交流地。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240505-164923-61843

Submission Number:  
TPB/R/S/STT/1-S622

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R079

提交日期及時間  
Date and time of submission: 05/05/2024 16:49:23

「申述人」全名  
Full Name of "Representer": Bok Kwok Ming Aaron

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城 OZP	支持 Support	自80年代未開始，由於工業北移，香港已經差不多沒有自己的工業。長久以來倚賴的四大經濟支柱，在經濟下行周期，特別是在現今全球不穩定地緣政治環境下，很容易受到嚴重衝擊。因此香港急需要發展自己的新工業！製造多些本地的就業機會。這些新工業就正好是新田科技城所規劃的及時雨。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240507-225337-25374

Submission Number:  
TPB/R/S/STT/1-S954

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R080

提交日期及時間  
Date and time of submission: 07/05/2024 22:53:37

「申述人」全名  
Full Name of "Representer": 先生 Mr. LEUNG CHUN FUNG

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
新田科技城OZP	支持 Support	Hong Kong requires more land for new development and to fuel our new growth in economy.

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240506-112718-63134

Submission Number:  
TPB/R/S/STT/1-S627

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R081

提交日期及時間  
Date and time of submission: 06/05/2024 11:27:18

「申述人」全名  
Full Name of "Representer": 先生 Mr. 符傳富

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
整體	支持 Support	<p>新田科技城連同落馬洲河套地區的港深創新及科技園將合共提供300公頃的創科用地，可容納700萬平方米的總樓面面積，相當於17個香港科學園，與深圳河對岸300公頃的深圳創新科技區相若。國家「十四五」規劃支持香港發展為國際創新及科技中心，新田科技城位於北部都會區的心臟地帶，毗鄰深圳皇崗和福田的創科區域，佔盡地利優勢。</p> <p>支持政府考慮在法定規劃下提供彈性，容許多種用途，回應創科需要的不斷轉變，亦可以採用非傳統的批地方式。首批未平整的創科用地預計可於2024年下半年提供，工程可繼而展開，並預計於2026年完成平整。新田科技城的規模超越了落馬洲河套地區的港深創新及科技園，成為香港歷來最大的創科平台。</p> <p>政府須關注人力資源不足夠的問題，創新科技園區將創造120,000個或以上職位，再加上河套港深創科園提供的約50,000職位。300公頃的創科土地與深圳河對岸300公頃的深圳創新科技區相若，但香港的勞動人口只有400萬，而深圳有1200多萬，是香港的3倍，還未考慮深圳與國家其他地方的人口流動性遠較香港為高，可以隨發展需要</p>

提供額外人力資源。

新田一帶現時已經有不同的產業，例如物流及港口後勤支援的行業，縱使使用效率不高，但始終對香港的經濟和就業是有貢獻的，最壞情況是趕走了原有使用者，而新使用者又未有，浪費珍貴的土地資源。

創科產業難以在短時間內消化大量的新增土地，政府可以按部就班提供土地，先做好新田科技城的基礎建設，例如道路、鐵路、水電渠等，基建先行，但留待明確的創科需求出現才趕走原來的土地使用者，做到地盡其用，不浪費一分一秒。

港深創新及科技園全面發展後佔地87公頃，可提供120萬平方米的總樓面面積。創科園第一批次發展，共8座樓宇，預期可於2024至2027年期間分階段落成。另外，落馬洲管制站的20公頃政府土地，將於實施一地兩檢的新皇崗口岸落成後釋出，加上發展新田科技城需要填平的約90公頃魚塘。

換言之，這些不會影響現有使用者的土地就有近200公頃，等於接近9個今日的科學園，這些土地已經足夠香港的創科產業發展至今日規模的10倍，政府大可等到那時才趕走其餘土地上的現有使用者，達至社會利益最大化。

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-180138-06082

Submission Number:  
TPB/R/S/STT/1-S1409

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R082

提交日期及時間  
Date and time of submission: 08/05/2024 18:01:38

「申述人」全名  
Full Name of "Representer": 先生 Mr. 黎志超

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱圖則(編號S/STT/1)提交的申述意見 關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>增加房屋供應 新田科技城將會提供五萬個公營和私營房屋單位，將有助大大紓緩房屋供應不足的問題。同時，新田市中心亦會引入商業設施及不同類型的文娛康體設施，並且設有新建過境鐵路，能夠配合居民生活所需及就業需求，亦能解決現時區內民生設施不足的問題，貫徹實行北部都會區策略「建設宜居、宜業及可持續發展社區」的規劃理念。</p> <p>總體而言，新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。</p> <p>潘屋村村長 潘家樂 大生圍副主席 黎志超</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

**就圖則作出申述****Representation Relating to Plan**

參考編號  
**Reference Number:** 240508-180936-66084

**Submission Number:**  
TPB/R/S/STT/1-S1411

提交限期  
**Deadline for submission:** 08/05/2024

**Representation Number:**  
TPB/R/S/STT/1-R083

提交日期及時間  
**Date and time of submission:** 08/05/2024 18:09:36

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. 黃志財

「獲授權代理人」全名  
**Full Name of "Authorized Agent":**

與申述相關的圖則  
**Plan to which the representation relates:** S/STT/1

申述的性質及理由  
**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見	支持 Support	根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。
關注新界新田科技城的發展		支持香港創新和科技領域的發展 新田科技城將成為一個集創新和科技於一體的中心，現時香港的創科產業發展相較深圳緩慢，香港需要後來居上，因此有必要預留大量土地發展創科產業，既能吸引優秀的企業和人才進駐，亦能與鄰近的深圳河套區港深創科園產生協同效應。這將促進科技領域的發展，讓香港產業更多元化，打造「國際創科新城」。
關注新界新田科技城的發展		新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。
		米埔村村長 黃福安 米埔村村長 馮錦仔 竹園村村長 周興華 竹園村村長 黃志財

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

--

**就圖則作出申述****Representation Relating to Plan**

參考編號  
Reference Number: 240508-181310-80546

Submission Number:  
TPB/R/S/STT/1-S1412

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R084

提交日期及時間  
Date and time of submission: 08/05/2024 18:13:10

「申述人」全名  
Full Name of "Representer": 先生 Mr. 尹潤坤

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見  關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>促進香港及大灣區合作 新田區內創科用地毗鄰深圳科創園區，未來兩地園區能夠促進深港兩地科創合作及優勢互補，促進區內人才、技術及資源交流，有助充分發揮大灣區科技產業優勢及提升競爭力。長遠而言，新田科技城計劃將能協助大灣區成為全球科技創新高地和新興產業重要策源地，有利建造「國際一流灣區」。</p> <p>新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-181505-60495

Submission Number:  
TPB/R/S/STT/1-S1413

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 08/05/2024 18:15:05

「申述人」全名  
Full Name of "Representer": 先生 Mr. 尹潤坤

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見 關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>促進香港及大灣區合作 新田區內創科用地毗鄰深圳科創園區，未來兩地園區能夠促進深港兩地科創合作及優勢互補，促進區內人才、技術及資源交流，有助充分發揮大灣區科技產業優勢及提升競爭力。長遠而言，新田科技城計劃將能協助大灣區成為全球科技創新高地和新興產業重要策源地，有利建造「國際一流灣區」。</p> <p>新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。</p> <p>圍仔村村長 尹潤坤 圍仔村村長 尹偉傑 和新圍村長 郭庭容 仁壽圍副主席 文貴壽</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-182203-03930

Submission Number:  
TPB/R/S/STT/1-S1415

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R085

提交日期及時間  
Date and time of submission: 08/05/2024 18:22:03

「申述人」全名  
Full Name of "Representer": 先生 Mr. 尹偉傑

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見  關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>促進香港及大灣區合作 新田區內創科用地毗鄰深圳創科園區，未來兩地園區能夠促進深港兩地創科合作及優勢互補，促進區內人才、技術及資源交流，有助充分發揮大灣區科技產業優勢及提升競爭力。長遠而言，新田科技城計劃將能協助大灣區成為全球科技創新高地和新興產業重要策源地，有利建造「國際一流灣區」。</p> <p>新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作創科和居住用途，加強香港未來競爭力。</p> <p>圍仔村村長 尹偉傑 圍仔村村長 尹潤坤 和新圍村長 郭庭容 仁壽圍副主席 文貴壽</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):



就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-182558-28349

Submission Number:  
TPB/R/S/STT/1-S1416

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 08/05/2024 18:25:58

Representation Number:  
TPB/R/S/STT/1-R086

「申述人」全名  
Full Name of "Representer": 先生 Mr. 文志全

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見 關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>善用區內藍綠資源提供公共空間 新田區內天然資源豐富，當中新田的濕地、河流及附近山脈構成了新田獨有的景觀，但部份的自然資源未能被居民直接使用。現時科技城計劃透過開闢公共空間以貫通這些天然資源，為新田居民提供更多休憩及活動空間，並有利保護新田的生態環境，做到保育及發展平衡。</p> <p>總體而言，新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。</p> <p>永平村村長 文志全 永平村村長 文炳權 大生圍副主席 黎志超</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

**就圖則作出申述****Representation Relating to Plan**

參考編號

Reference Number:

240422-141550-65306

Submission Number:

TPB/R/S/STT/1-S083

提交限期

Deadline for submission:

08/05/2024

Representation Number:

TPB/R/S/STT/1-R087

提交日期及時間

Date and time of submission:

22/04/2024 14:15:50

「申述人」全名

Full Name of "Representer":

Hong Kong Productivity Council

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates: S/STT/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Other Specified Uses on Innovation and Technology	支持 Support	<p>The Hong Kong Productivity Council (HKPC) drives technology applications and new industrialisation to enhance the productivity of Hong Kong enterprises, with a view to bolstering Hong Kong as the international innovation and technology (I&amp;T) hub.</p> <p>HKPC supports the development of San Tin Technopole which will benefit the Hong Kong industry.</p> <p>Reasons for Support</p> <p>1. The development of San Tin Technopole will provide the solution to address the challenge of land supply shortage which limits the development of innovation and technology in Hong Kong, especially for SMEs. For example, traditional manufacturers such as garments, food, toys and electronic productions are currently facing difficulties to find land/premises for new industrialisation. The development will support the expansion of these companies.</p> <p>2. Based on the planning document, the San Tin Technopole will serve as a high-tech InnoValley linking innovation bases in Hong Kong and Shenzhen. As such, the San Tin Technopole stands to integrate the I&amp;T resources in the region, in terms of funding for R&amp;D, research network, industry knowledge and technology experts, which will be to the benefit of Hong Kong. For example, there are many funding schemes in the Mainland which supports R&amp;D endeavours. By teaming up with technology partners in Shenzhen wh</p>

which is a common funding criterion, Hong Kong SMEs can apply for such funding schemes to conduct joint research projects. Such joint research efforts would bring along opportunities in technology commercialisation and upgrading, propelling the industry growth in Hong Kong.

3. Hong Kong companies also face a common issue of talent shortage which inhibits their digital transformation and I&T development. The San Tin Technopole, with well-planned facilities for different I&T fields and companies in different stages of the I&T value chain, would attract multi-skilled talents from the Mainland and around the world for the vast employment opportunities therein. In addition, the Hong Kong younger generation, seeing the prospect, would be encouraged to pursue a career in I&T, enlarging the talent pool in Hong Kong. These talents would support a sustained I&T ecosystem serving Hong Kong as well as the Greater Bay Area.

4. In time, the San Tin Technopole would attract leading enterprises and promising start-ups to Hong Kong, bringing in overseas capital and advanced technologies to add fresh momentum to Hong Kong's development in I&T.

#### Suggestions for Consideration

For the San Tin Technopole to fulfil the vision to be the core of industry development of the Northern Metropolis, there are 4 suggestions.

(a) Consulting target industries on the distribution and layout of specific I&T uses and supporting facilities in the San Tin Technopole. Such industries can be those that can extend their value chains across the border or emerging industries to bring new growth momentum to Hong Kong, such as advanced materials, AI & Robotics, advanced manufacturing technology, Greentech, Biotech, new energy vehicles, Foodtech, semi-conductor and transformation of traditional industries. A survey with relevant industry stakeholders could be conducted to obtain major views.

(b) Other suggestions on layout planning: providing shared facilities, such as labs and data centre to reduce business initial investment; smart boarder system to handle the daily worker flow from Shenzhen; suitable-sized land lot for supply of large floorplate for scalable smart manufacturing; sufficient industrial area as buffer from residential area to allow 24/7 operations and eliminate potential nuisance; sufficient reserve area for purpose-built factories and future development.

(c) Setting up industry-friendly policies to engage I&T companies from Hong Kong, Mainland and overseas in the San Tin Technopole.

(d) Leveraging existing industry support organisations to support companies in the San Tin Technopole, such as in upgrading traditional industries through intelligent manufacturing, upskilling workforce, facilitating last-mile manufacturing and commercialisation, and driving industry-research-university collaboration.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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Submission Number:  
TPB/R/S/STT/1-S932

From: HKIA Council [REDACTED]  
Sent: 2024-05-08 星期三 10:28:36  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: RE: HKIA's Representation on Draft San Tin Technopole OZP No. S/STT/1  
Attachment: 20240507\_HKIA's Representation on Draft San Tin Technopole OZP No. S-STT-1[30].pdf; PEMS Representation Submission - S-STT-1.pdf

Representation Number:  
TPB/R/S/STT/1-R088

Dear TPB Secretariat,

Regarding the HKIA's Representation on Draft San Tin Technopole OZP No. S/STT/1, please kindly refer to the attached PEMS Representation Submission for processing. Should there be any enquiries, please contact Mr. Nick KONG of the HKIA Secretariat at [REDACTED] or email to [REDACTED]

Kind regards,  
Secretariat  
The Hong Kong Institute of Architects

From: HKIA Council [REDACTED]  
Date: Tuesday, 7 May 2024 at 5:05 PM  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: HKIA's Representation on Draft San Tin Technopole OZP No. S/STT/1

Our ref: HKIA/TPB/Council/BC/nk/20240507

7 May 2024

Ms. HO Pui Ling, Doris, JP  
Permanent Secretary for Development (Planning & Lands)

Development Bureau  
18/F, West Wing, Central Government Offices,  
2 Tim Mei Avenue, Tamar, Hong Kong

By post and email  
[pspl@devb.gov.hk](mailto:pspl@devb.gov.hk) <<mailto:pspl@devb.gov.hk>>

Urgent    Return receipt    Expand Group    Restricted    Prevent Copy

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Dear Ms. HO,

HKIA' s Representation on Draft San Tin Technopole OZP No. S/STT/1

The Hong Kong Institute of Architects (HKIA) supports the draft OZP in principle as it addresses the acute shortages of land supply and housing units in Hong Kong while capturing the potential synergy with Shenzhen and fostering long-term benefits for the development of Hong Kong. HKIA have submitted the attached comments and suggestions for amendment of the OZP to the Town Planning Board on 7 May 2024.

HKIA kindly request the Town Planning Board's consideration of these comments and suggestions and we are committed to supporting the sustainable growth of Hong Kong and look forward to further engagement in the planning process.

Should there be any enquiries, please contact Mr. Nick KONG of the HKIA Secretariat at [REDACTED] or email to [REDACTED]

Yours Sincerely,

Benny CHAN Chak Bun, FHKIA, R.A.

President

The Hong Kong Institute of Architects

Encl.

Cc: Ms. LINN Hon Ho, Bernadette, JP, Secretary for Development, Development Bureau  
[sdev@devb.gov.hk](mailto:sdev@devb.gov.hk) <<mailto:sdev@devb.gov.hk>>

Cc: Mr. YAU Cheuk Hang, Vic, JP , Director, Northern Metropolis Co-ordination Office, Development Bureau  
[d.nmco@devb.gov.hk](mailto:d.nmco@devb.gov.hk) <<mailto:d.nmco@devb.gov.hk>>



Our ref: HKIA/TPB/Council/BC/nk/20240507

7 May 2024

Ms. HO Pui Ling, Doris, JP  
Permanent Secretary for Development (Planning & Lands)  
Development Bureau  
18/F, West Wing, Central Government Offices,  
2 Tim Mei Avenue, Tamar, Hong Kong

[pspl@devb.gov.hk](mailto:pspl@devb.gov.hk)

Dear Ms. HO,

**HKIA's Representation on Draft San Tin Technopole OZP No. S/STT/1**

The Hong Kong Institute of Architects (HKIA) supports the draft OZP in principle as it addresses the acute shortages of land supply and housing units in Hong Kong while capturing the potential synergy with Shenzhen and fostering long-term benefits for the development of Hong Kong. HKIA have submitted the attached comments and suggestions for amendment of the OZP to the Town Planning Board on 7 May 2024.

HKIA kindly request the Town Planning Board's consideration of these comments and suggestions and we are committed to supporting the sustainable growth of Hong Kong and look forward to further engagement in the planning process.

Should there be any enquiries, please contact Mr. Nick KONG of the HKIA Secretariat at 2511 6323 or email to [council@hkia.org.hk](mailto:council@hkia.org.hk).

Yours Sincerely,

Benny CHAN Chak Bun, FHKIA, R.A.  
President  
The Hong Kong Institute of Architects

Encl.

Cc: Ms. LINN Hon Ho, Bernadette, JP, Secretary for Development, Development Bureau [dev@devb.gov.hk](mailto:dev@devb.gov.hk)  
Cc: Mr. YAU Cheuk Hang, Vic, JP, Director, Northern Metropolis Co-ordination Office, Development Bureau [d.nmco@devb.gov.hk](mailto:d.nmco@devb.gov.hk)

## **HKIA's Representation on Draft San Tin Technopole OZP No. S/STT/1**

HKIA Support the Draft San Tin Technopole OZP No. S/STT/1 in principle, as it would ease the acute shortages of land supply and housing units in HK; capture the synergy with the Shenzhen in term of infrastructural and I&T development, cultural and ecological conservation and tourism, as well as education and nurturing of talents; and also capitalize the long-term benefits for future development of HK.

We have the following comments and suggestions for amendment of the draft OZP:

### **1. Public Open Space for Recreational Uses**

Provision of public open space for active and/or passive recreational uses serving the needs of residents as well as the general public is supported. In addition to the uses proposed, community farms or agricultural uses should be permitted within Open Space to preserve existing rural assets.

### **2. Mixed Uses and OU developments around San Tin Station**

Mixed Uses and OU developments around proposed San Tin Station is supported. Flexibility in height variations should be allowed especially for the "town centre" of the technopole, to achieve an interesting urban morphology. The current morphology has room for improvement. Instead of relying on a minor relaxation mechanism, there shall be a comprehensive review of the allowable building height arrangement. Alternatively, the maximum allowable GFA could be adjusted for some sites, while the overall development density remains unchanged.

### **3. Residential Elements in OU(I&T) Zone**

Residential Elements within OU(I&T) Zone are supported. Staff quarters type of flat use is always allowed in column 1 of OU(I&T) zone will give possible round-the-clock activities within the Park. To further promote livability to retain talents, normal residences rather than just staff quarters shall also be allowed with the I&T Park. "Flat" use is allowed on Column 2. To encourage such a use, the government may indicate in the Remarks that, based on the individual merits, private residential developments occupying not more than a certain percentage, say 50% of intended no. of residential units may be considered.

### **4. Existing Drainage Channels STEMDC and STWMDC**

Revitalization of the two existing drainage channels as part of the blue green infrastructure in the NBA is supported. They are more than 1km and 2km in length respectively. Instead of purely functional drainage channels, they can be planned alongside with recreational uses, parks, nodal points, and other amenity facilities together with creative landscape design for public enjoyment and leisure use.

The alignments of the two drainage channels cutting across the OZP as proposed could be more interesting and less restrictive. Consideration to allow a relatively easy mechanism to refine the alignments and extents of the two drainage channel zones should be included in the Remarks, to allow flexibility for more interesting urban design.

Part of the existing San Tin Technopole site is wetland and has the function as buffer zone during flooding period. The two drainage channels should also have an integrated flood resilient design, as part of the risk management measures.

It is also suggested in the Explanatory Statement that the two channels shall be more explicit in details on the flood resilient, amenity and biodiversity consideration design.

Only the STWMDC is zoned as 'O' or Open Space in the draft OZP. STEMDC should also be zone as 'O' to allow better use of the zone.

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San Tin communities will be bisected by the new San Tin Highway and new developments should be planned to bridge the divided areas wherever possible. Therefore, the provision of a landscape deck at the junction of San Tin Highway and Road L14 is supported.

Landscape deck should be zoned as OU instead, similar to Tin Shui Wai Public Market above Tin Fuk Road.

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Urban design guidelines including the concept of urban-nature integration, as well as urban-rural integration should be proposed.

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Environmental protection and climatic resilience are of prime importance for the coming era. We hope that the Town Planning Board would ensure that the objectives under TPB-PG No.12C are met, and that net loss of wetland area is fully justified, information for which is not yet available to the public.

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Opportunities for urban-rural integration as stated in para 3.10 of TPB Paper No. 10954 have not been fully explored, as Village Type Development zone Area 22 is excluded from the zoning exercise. The building height restriction remain 8.23m, which is highly incompatible with the adjacent high-density development.

The new urban development should respect and integrate the original historical, cultural, social and environmental background as the elements of hybrid new planning which can have its own characteristic and growth with the new users for a successful co-living.

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Government should review comprehensively the possibility of urban-rural integration and development into cultural, retail & tourist destinations along with residential uses. Such objective should be indicate in the "Planning Intention" of "V" zone. In this connection, we suggest the adding of "Exhibition" and "Place of Recreation, Sports and Culture" to column 1, and the removing of the wordings of (Holiday House only) from Hotel use on column 2. A buffer area should be incorporated into adjacent zones for step down of height to existing communities.

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Considerations shall be given to optimum locations for MTR station(s), reducing the reliance on road traffic, provision of centralized carparks at the peripheral, thus leaving more land for green spaces or developments. Green internal transportation networks e.g. bike links, and alternative sources of energy/ renewable energy vehicles that can reduce carbon emissions are encouraged to be used in this future I&T Park.

### **13. Urban-Nature Integration – Sensitive Interface**

A more sensitive interface between Sam Po Shue Wetland Conservation Park and Technopole is desirable. Instead of arbitrary straight or curved boundaries that truncate the fishponds abruptly, Alternative idea on meandering boundaries following the footprints of the fishponds has been suggested to Government before, as shown in the conceptual ideas shown in Appendix A (Hard Copy will be sent by mail). It will create an interesting waterfront with longer interface with nature, for public enjoyment. Some existing fishponds inside the Technopole could be retained as ecological water features in the public open space.

**The Hong Kong Institute of Architects  
7 May 2024**

NM : Idea on Alternative Interface between Technopole and Wetland



Current proposal in OZP No. S/STT/1

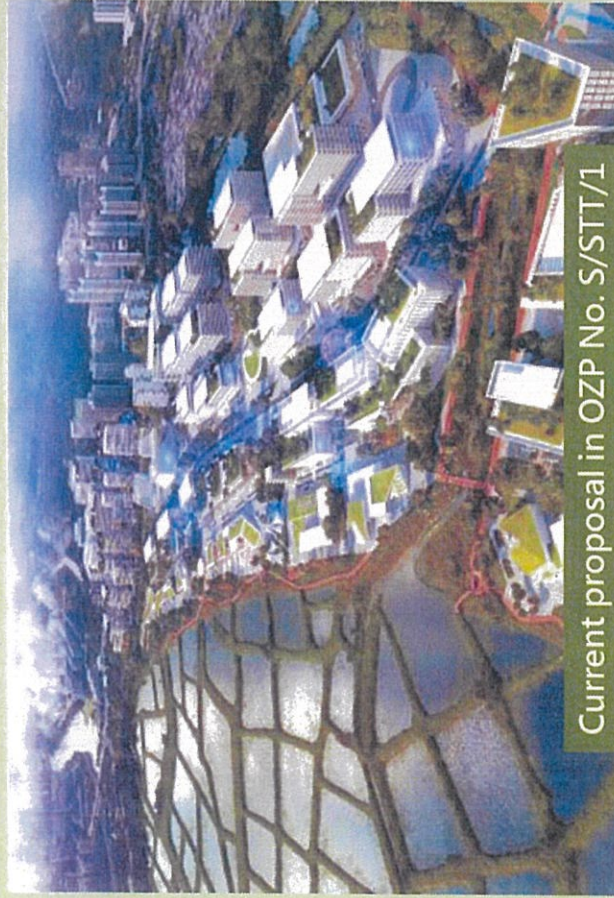
- Arbitrary boundary between nature and urban area, with fishponds along the boundary truncated.



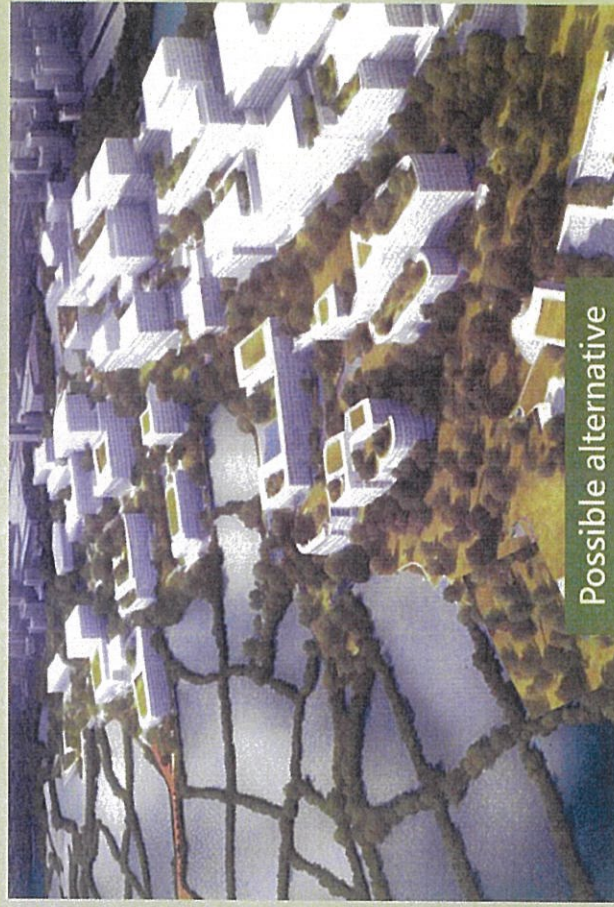
Possible alternative

- Possible alternative boundary following existing fishpond footprints.
- Close integration of nature and urban area,
- Longer waterfront for human-nature interaction.
- Preservation of some existing fishpond as ecological water features in open space.

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就圖則作出申述  
Representation Relating to Plan

圖則編號  
Plan No.

S/STT/1

先生 Mr.  女士 Ms.  其他 Other

「申述人」全名  
Full Name of "Representer"

The Hong Kong Institute of Architects (HKIA)  
(必須資料；若個人提交，須填上香港身份證／護照所載的全名)  
(Required information; for submission by person, full name shown on Hong Kong Identity  
(HKID) Card/Passport must be provided)

「獲授權代理人」全名 (如適用)  
Full Name of "Authorised Agent" (if applicable)

申述性質及理由  
Nature of and Reasons for Representation

(必須資料 Required information)		
有關事項 Subject Matter	性質 Nature	理由 Reasons # 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則，請註明申述所關乎的在修訂項目附表的修訂項目編號(例如「第x項」) )		
有關事項 Subject Matter Draft San Tin Technopole OZP No. S/STT/1	<input checked="" type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons HKIA Support the Draft San Tin Technopole OZP No. S/STT/1 in principle, as it would ease the acute shortages of land supply and housing units in HK; capture the synergy with the Shenzhen in term of infrastructural and I&T development, cultural and ecological conservation and tourism, as well as education and nurturing of talents; and also capitalize the long-term benefits for future development of HK.
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons

# 請注意，條例第6(3A)條訂明，如委員會認為根據第6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。  
Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption / acquisition / clearance / obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority.

對圖則的建議修訂 (如有的話)  
Proposed Amendments to Plan (if any)

**1.Public Open Space for Recreational Uses**

Provision of public open space for active and/or passive recreational uses serving the needs of residents as well as the general public is supported. In addition to the uses proposed, community farms or agricultural uses should be permitted within Open Space to preserve existing rural assets.

**2.Mixed Uses and OU developments around San Tin Station**

Mixed Uses and OU developments around proposed San Tin Station is supported. Flexibility in height variations should be allowed especially for the "town centre" of the technopole, to achieve an interesting urban morphology. The current morphology has room for improvement. Instead of relying on a minor relaxation mechanism, there shall be a comprehensive review of the allowable building height arrangement. Alternatively, the maximum allowable GFA could be adjusted for some sites, while the overall development density remains unchanged.

**3.Residential Elements in OU(I&T) Zone**

Residential Elements within OU(I&T) Zone are supported. Staff quarters type of flat use is always allowed in column 1 of OU(I&T) zone will give possible round-the-clock activities within the Park. To further promote livability to retain talents, normal residences rather than just staff quarters shall also be allowed with the I&T Park. "Flat" use is allowed on Column 2. To encourage such a use, the government may indicate in the Remarks that, based on the individual merits, private residential developments occupying not more than a certain percentage, say 50% of intended no. of residential units may be considered.

**4.Existing Drainage Channels STEMDC and STWMDC**

Revitalization of the two existing drainage channels as part of the blue green infrastructure in the NBA is supported. They are more than 1km and 2km in length respectively. Instead of purely functional drainage channels, they can be planned alongside with recreational uses, parks, nodal points, and other amenity facilities together with creative landscape design for public enjoyment and leisure use.

The alignments of the two drainage channels cutting across the OZP as proposed could be more interesting and less restrictive. Consideration to allow a relatively easy mechanism to refine the alignments and extents of the two drainage channel zones should be included in the Remarks, to allow flexibility for more interesting urban design.

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不多於8000中文字或英文字(包括空格)

Not more than 8000 Chinese characters or English characters (including spaces)

#### 重要告示

1. 申述人須填上香港身份證 / 護照所載的全名
2. 申述人亦須提供香港身份證 / 護照號碼的首四個字母數字字符(例子: C668)
3. 獲授權代理人(如適用)的代表亦須提供香港身份證 / 護照所載的全名及號碼的首四個字母數字字符(例子: C668)
4. 如申述由獲授權代理人提交, 可在此表格指定位置上載「Portable Document Format」(PDF) 或「Joint Photographic Experts Group」(JPEG) 格式並有申述人簽署的委任文書, 該檔案大小不得超過2MB。代理人仍須於提交申述後兩星期內, 把申述人簽署的委任文書正本由專人送遞或以郵寄方式送交香港北角道華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」) 秘書處
5. 申述人或其獲授權代理人請提供郵寄地址及 / 或電郵地址以便書信通訊
6. 若申述超過20頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址
7. 申述人須詳閱關於「根據《城市規劃條例》提交及處理申述及進一步申述」的委員會規劃指引編號29C

申述人若沒有提供上述第1至3項的資料, 則所提交的申述會視為不曾作出。若沒有提供上述第4項的文件, 則該申述將視為並沒有委任獲授權代理人。沒有提供上述第5的項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供) 的申述人將視作無意收到往後相關函件及出席聆聽會議。城規會秘書處保留權利要求申述人提供身份證明以作核實。若有需要, 申述人可透過城規會網站取得聆聽會議安排、相關的城規會文件等資料, 並聯絡城規會秘書處, 以安排出席聆聽會議。

#### Important Notice

1. Representer must provide the full name shown on HKID Card/Passport
2. Representer must provide the first four alphanumeric characters of HKID Card/Passport number (e.g. C668)
3. The representative of the authorised agent (if applicable) must also provide his/her full name shown on HKID Card/Passport and the first four alphanumeric characters of his/her HKID Card/Passport number (e.g. C668)
4. For submission made by authorised agent on the representer's behalf, a copy of the authorisation letter signed by the representer can be uploaded at the designated field of this form in Portable Document Format (PDF) or "Joint Photographic Experts Group" (JPEG) format with a file size not larger than 2MB. The original signed authorisation letter is still required to be submitted by hand or by post to the Secretariat of the Town Planning Board (the Board) at 15/F, Government North Point Offices, 333 Java Road, North Point, Hong Kong within two weeks upon submission of the representation.
5. Representer or his/her authorised agent is requested to provide postal address and/or email address to facilitate communication in writing
6. If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of Email address is also required
7. Representer is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29C).

If representer fails to provide the information of items 1 to 3 above, the representation submitted **shall be treated as not having been made**. Failure to provide the document of item 4 above shall be taken as that no authorization agent is appointed for the representation. Failure to provide information of item 5 above (note: incomplete or illegible correspondence may also be treated as not having been provided) will be taken to indicate that the representer is not willing to receive further correspondences and attend the hearing. The Secretariat of the TPB reserves the right to require provision of identity proof for verification. If needed, the

Urgent Return receipt Expand Group Restricted Prevent Copy

**Submission Number:**  
**TPB/R/S/STT/1-S1089**

**From:** [REDACTED]

**Sent:** 2024-05-08 星期三 15:35:43

**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>

**Subject:** Representation on new draft San Tin Technopole OZP No. S/STT/1 - submitted by The Hong Kong Institute of Surveyors

**Attachment:** The Hong Kong Institute of Surveyors\_Representation.pdf;  
Form No. S6\_The Hong Kong Institute of Surveyors.pdf

**Representation Number:**  
**TPB/R/S/STT/1-R089**

Attn: Secretary of the Town Planning Board

Dear Sir/Madam,

Please find enclosed the Representation in respect of the new draft San Tin Technopole OZP No. S/STT/1 from The Hong Kong Institute of Surveyors and the completed Form No. S6 for your attention.

Should you have any query, please feel free to contact us. Thank you.

Regards,  
Margaret Yung  
The Hong Kong Institute of Surveyors  
Tel: [REDACTED]



## 香港測量師學會

### 就新田科技城分區計劃大綱草圖（編號 S/STT/1）的書面申述

香港測量師學會（「學會」）全力支持政府推進「北部都會區」及其新田科技城的發展，亦支持政府推展新田科技城分區計劃大綱圖（編號 S/STT/1）。根據北部都會區發展策略，新田科技城為「北部都會區」重點行動方向之一，以構建香港矽谷為目標。

學會建議「新田科技城分區計劃大綱草圖」（「計劃大綱草圖」）應就七點作合適調整，有助提升新田科技城的便利及獨特之處，吸引創科企業及人才進駐，達致發展策略所述 — 更具規模效益的產業群聚效應。

學會現就計劃大綱草圖提出七項意見：

#### （1）應加強新田科技城的鐵路網絡服務。

新田科技城作為北部都會區重點創科發展項目，鐵路網絡規劃略見不足。根據新田科技城分區計劃大綱草圖，新田科技城發展區主要由創新科技園區和新田市中心組成。新田科技城將由北環線主線（新田站）及北環線支線（洲頭站）連接深圳及香港各區。其中新田站預期於 2034 年落成，而北環線支線新鐵路站則未有落成時間表。

新田站將位於新田科技城住宅發展的核心位置，住宅發展大部分位於新田站的 500 米步程範圍內。洲頭站擬設於第 23 區的混合用途用地發展項目（地標式發展）之下，鄰近鄉村式發展地帶。新田創新科技園區並未有特別為其而設的鐵路線，最近的只有擬設於園區外的洲頭站。根據計劃大綱草圖，洲頭站和創新科技園區有最多 2 公里的距離（即創新科技園區的西南面）。

一河之隔的深圳創科園區內的鐵路線及鐵路站數目，均比新田科技城的鐵路網絡更為完善。深圳創科園區的交通便利度相較而言有重大優勢（見附件 1）。兩個園區同樣為 300 公頃，但深圳創科園區現有 4 條鐵路線及 4 個鐵路站（其中一個尚未啟用），另有穗深城際鐵路，預計明年伸延至園區。

另外，創新科技園區土地面積超過 200 公頃，與維港都會區的核心商業區（上環、中環、金鐘及灣仔北）的總土地面積相約，但此 230 多公頃範圍內現有 4 條鐵路線（包括過海線及 5 個鐵路站）（見附件 2）。公開文件僅提及，園區內的行人／單車網絡會在其詳細設計階段考慮。創新科技園區連接至鐵路站的行人網絡的公開資料不足。

因此，政府應考慮增加新田科技城創新科技園區的鐵路站數目，或微調走線，或加入輕軌鐵路網絡或其他形式的交通網絡，增加交通連繫，以更適切未來科研人員連接其他地區的需要。同時，亦希望政府加快鐵路興建，盡快確實北環線支線發展時間表，做到基建先行。

在新鐵路落成之前，政府亦可考慮充分善用現有東鐵落馬洲支線作暫緩措施。如可在落馬洲支線近新深路加設臨時鐵路站，配合巴士及的士為新田科技城早期發展提供交通安排。配合預製金屬組件建築技術，臨時鐵路站的造價及工期有望控制於合理範圍內。

(2) 應配合低空經濟的土地空間需求作出調整。

近年世界各地（包括中國內地）積極推動發展低空經濟，即以各種有人駕駛和無人駕駛航空器的低空飛行活動為牽引，帶動相關領域融合發展的綜合性經濟形態，例如空中通勤、空中物流、空中旅遊。其中無人機在智慧城市、物流運輸、應急救援、航空測量、環境保護等領域有着廣泛應用。許多國家正積極推動 eVTOL（Electric Vertical Takeoff And Landing）技術，即「電動垂直起降飛行器」，可達至點對點的空中交通網絡，緩解城市地面交通擁擠狀況。國家在兩會中強調要以科技創新推動產業創新，加快形成「新質生產力」，增強發展新動能。低空經濟正是新質生產力的重要賽道。

根據政府於 2022 年公布的《香港創新科技發展藍圖》，政府會積極探索創新發展模式，加快北部都會區新田科技城的發展。然而，就計劃大綱草圖可見，政府仍計劃循過往新發展區的模式計劃行人／單車網絡。政府應跳出過往規劃衛星城市的框架，以更創新思維調整新田科技城分區計劃大綱草圖，以興建相關的高科技軟硬件基建和配套設施。

(3) 建議加入有關第四級數據中心及超級電腦應用中心的要求，並在基建設施作相關配合。

人工智能（AI）技術是發展科技創新的一大領域。AI 三大發展關鍵要素包括數據、算法、算力。根據《2022 年數據中心全球市場概覽》，香港的數據中心市場位居全球第六、亞太第二。

因此，我們建議新田科技城的規劃應考慮有關第四級數據中心及超級電腦應用中心的要求，並在基建設施作相關配合，例如提供充足的電力供應、電纜、光纖、連接點，以及其他緊急備用設施等，保證在各種不利情況下有關設施能不間斷運行。

(4) 建議在「其他指定用途」註明「創新及科技」地帶第一欄經常准許的用途，增設生物醫藥、實驗室、建築機械、新能源科技等用途，以增加土地發展彈性。

根據大綱草圖「其他指定用途」註明「創新及科技」地帶<sup>1</sup>中所述的土地用途，在第一欄經常准許的用途下，只有潔淨能源站、工業用途（未另有列明者）、資訊科技及電訊業、可循環再造物料回收中心這四大項可能與科技相關，卻並未提及在北部都會區行動綱領中，所寫的生物醫藥、建築機械、新能源科技等。

這類用途一般都會較為敏感，亦涉及危險品，需要更多緩衝地帶。但用途地帶中第一欄卻未能被工業用途或資訊科技及電訊業所涵蓋。為避免日後出現費時的土地用途申請程序，我們建議政府在第一欄經常准許的用途下，增設生物醫藥，實驗室，建築機械，新能源科技等用途，以增加發展的彈性。

(5) 應提升私營房屋比例。

新田科技城計劃提供 50,000 至 54,000 伙住宅。其中七成為公營房屋，三成為私營房屋。另亦提供 6,400 伙人才公寓以支持創科發展（設於「其他指定用途」註明「創新及科技」地帶，整體總樓面面積為約 268,000 平方米）。

公私營房屋供應七比三比例日是《長遠房屋策略》自 2018 年以來訂下的目標比例，是全港房屋供應指標。由於新田科技城位於北部都會區的核心地帶，目標為打造香港矽谷。加上政府近年積極推出吸引高端人才來港的政策，當區將吸引更多高端人才進駐。政府應仔細考慮當區三成私營房屋比例的供應是否足以應付需求。

<sup>1</sup> 根據分區計劃大綱草圖說明書，「其他指定用途」註明「創新及科技」地帶的規劃意向，旨在提供空間進行創科發展，以配合不同界別（例如初創企業和龍頭科企）的需要，以及在創科產業鏈的不同階段（例如科研、原型、先導測試、量產等）發展不同的創科範疇（例如生命健康科技、人工智能與數據科學、先進製造業、新能源科技等）。

若新田科技城的規劃仍受制於上述的三成私人住宅單位供應政策，也將局限了出售住宅用地可能帶來的土地收益。

**(6) 加設綠色走廊共融傳統鄉村。**

新田科技城發展接近不少現有傳統鄉村，包括青龍村至東鎮圍一帶。共融傳統鄉村是發展的重要考慮。建議科技城與鄉村之間設立綠色緩衝帶以更有效保育鄉村特色。同時可加設綠色走廊(包括濕地上的木板徑)接連三寶樹濕地保育公園、傳統鄉村、綠色緩衝帶及新田科技城(至落馬洲支線臨時鐵路站)。

**(7) 應加強地標式發展的獨特性。**

根據根據分區計劃大綱草圖，新田科技城擬建三個地標式發展<sup>2</sup>。有別於科學園及數碼港(兩者均採用類似大學校園的低密度規劃)，新田科技城的發展規模更大，發展密度較高，毗鄰深圳皇崗和福田的創新科技區，將成為創科發展集群的樞紐。

第7區的文化和社區綜合項目應作清晰定位，參考西九文化區的營運模式未必在財政上可行。政府應考慮將該文化和社區綜合項目產業化，容許私人機構參與運作，達致加強香港成為中外文化藝術交流中心的定位的目的。

當區應確保該區提供足夠餐飲、娛樂及文化配套<sup>3</sup>，建立社區特色，打造舒適的生活空間，借地標發展項目提升新田科技城分區整體吸引力。

—完—

<sup>2</sup> 其一為第2A區規劃的混合用途發展項目(包括住宅發展項目、辦公室、酒店、零售、餐飲及娛樂設施連運輸交匯樞紐)，將成為該區西南部的地標。

其二為第23區的混合用途用地發展項目，為北面的創科園與新田市中心交匯點的標誌，會興建辦公室和酒店，為創科發展項目提供業務支援以及為本地和跨境旅客提供零售、餐飲及娛樂配套設施。

其三為在第7區的擬議文化和社區綜合項目，內設大型博物館、大型演藝場地、大型圖書館、游泳池場館，以及可靈活使用的公共/活動空間，加強香港成為中外文化藝術交流中心的定位。

<sup>3</sup> 第2A和23區均為「混合用途」地帶，貼近北環線主線/支線鐵路站，總面積約14.77公頃。此地帶的規劃意向，主要是作混合用途發展，最高總地積比率限為7倍，最高建築物高度限為主水平基準上200米。為確保有關的綜合設計已顧及符合具體設計要求，須按契約規定提交總綱發展藍圖以供審批。

第2A區最高住用地積比率為4.5倍，最高非住用地積比率訂為2.5倍；第23區最高住用地積比率為3倍，最高非住用地積比率為4倍。

## 深圳創科園區及新田科技城的鐵路網絡服務

- 深圳創科園區鐵路網絡有利邊區發展及互聯互通
- 香港新田科技城創新科技園區的公共交通網絡有待改善

### 深圳園區

### 香港新田科技城

現有鐵路網絡及鐵路站

深圳地鐵 3、4、7 及 10 號線

東鐵綫

福保站、福田口岸站及皇崗口岸站

落馬洲站

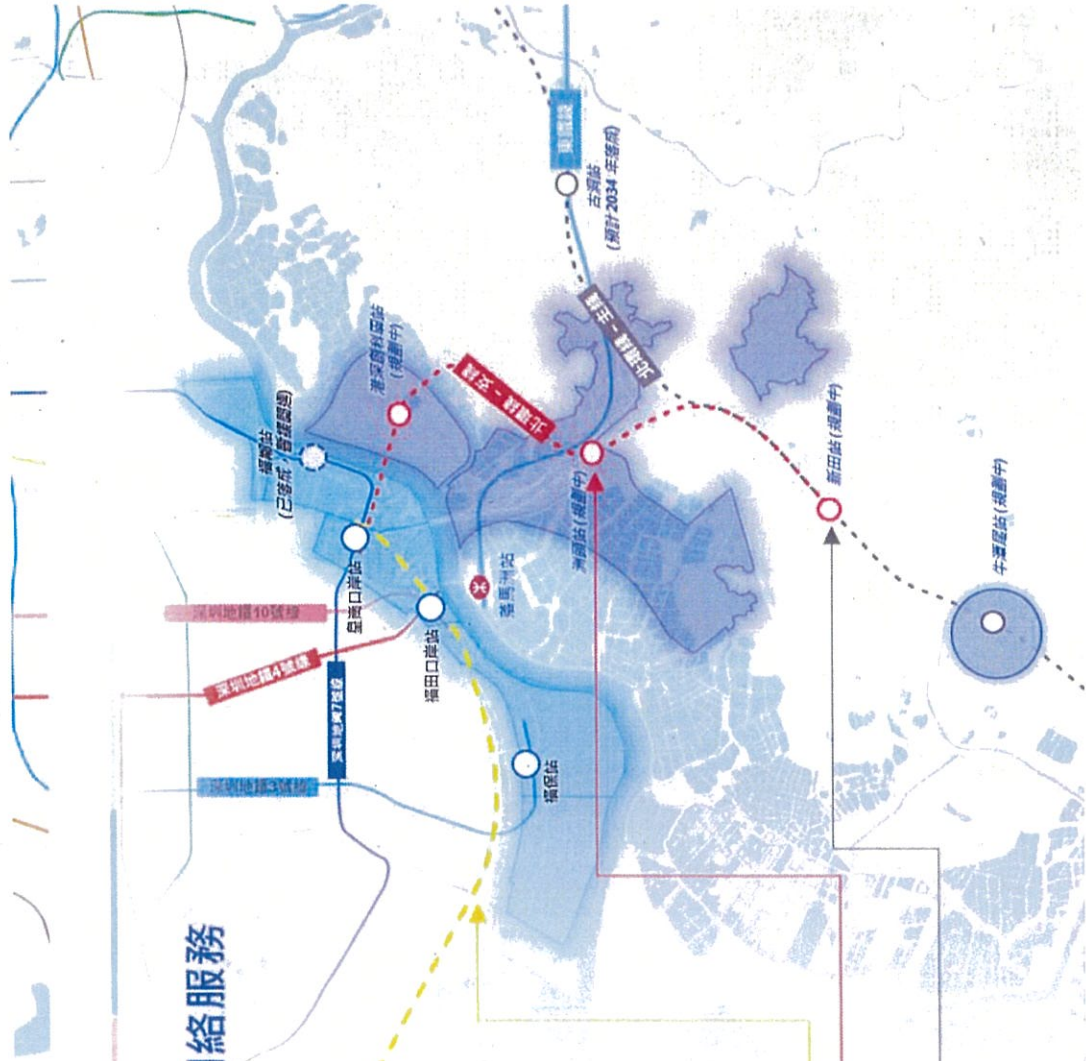
擬建鐵路網絡及鐵路站  
穗深城际鐵路 - 前海至皇崗口岸段  
(預計 2025 年落成)

北環綫 - 主綫  
(預計 2034 年落成)

北環綫 - 支綫  
(未有落成日期)

福保站  
(已落成, 暫違開通)

新田站  
(規劃中)





## 位於新田科技城創科中心的面積有多大？

上環、中環、金鐘及灣仔北的面積總和

創新科技園區總土地面積：

**213** 公頃\*



創新科技園區  
創科相關總樓面面積：

**5.8** 百萬平方米\*



\* 圖區區界線僅供參考，實際範圍以地政總署圖則為準。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士 (下稱「申述人」)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

The Hong Kong Institute of Surveyors

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6(1)條就圖則作出申述

<b>3. Details of the Representation (use separate sheet if necessary)#</b> <b>申述詳情(如有需要, 請另頁說明)#</b>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	New San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1	
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
New draft San Tin Technopole OZP No. S/STT/1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
Please refer to our comments and suggestions on the new draft San Tin Technopole Outline Zoning Plan No. S/STT/1 as attached.		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



## 香港測量師學會

### 就新田科技城分區計劃大綱草圖（編號 S/STT/1）的書面申述

香港測量師學會（「學會」）全力支持政府推進「北部都會區」及其新田科技城的發展，亦支持政府推展新田科技城分區計劃大綱圖（編號 S/STT/1）。根據北部都會區發展策略，新田科技城為「北部都會區」重點行動方向之一，以構建香港矽谷為目標。

學會建議「新田科技城分區計劃大綱草圖」（「計劃大綱草圖」）應就七點作合適調整，有助提升新田科技城的便利及獨特之處，吸引創科企業及人才進駐，達致發展策略所述 — 更具規模效益的產業群聚效應。

學會現就計劃大綱草圖提出七項意見：

#### （1）應加強新田科技城的鐵路網絡服務。

新田科技城作為北部都會區重點創科發展項目，鐵路網絡規劃略見不足。根據新田科技城分區計劃大綱草圖，新田科技城發展區主要由創新科技園區和新田市中心組成。新田科技城將由北環線主線（新田站）及北環線支線（洲頭站）連接深圳及香港各區。其中新田站預期於 2034 年落成，而北環線支線新鐵路站則未有落成時間表。

新田站將位於新田科技城住宅發展的核心位置，住宅發展大部分位於新田站的 500 米步程範圍內。洲頭站擬設於第 23 區的混合用途用地發展項目（地標式發展）之下，鄰近鄉村式發展地帶。新田創新科技園區並未有特別為其而設的鐵路線，最近的只有擬設於園區外的洲頭站。根據計劃大綱草圖，洲頭站和創新科技園區有最多 2 公里的距離（即創新科技園區的西南面）。

一河之隔的深圳創科園區內的鐵路線及鐵路站數目，均比新田科技城的鐵路網絡更為完善。深圳創科園區的交通便利度相較而言有重大優勢（見附件 1）。兩個園區同樣為 300 公頃，但深圳創科園區現有 4 條鐵路線及 4 個鐵路站（其中一個尚未啟用），另有穗深城際鐵路，預計明年伸延至園區。

另外，創新科技園區土地面積超過 200 公頃，與維港都會區的核心商業區（上環、中環、金鐘及灣仔北）的總土地面積相約，但此 230 多公頃範圍內現有 4 條鐵路線（包括過海線及 5 個鐵路站）（見附件 2）。公開文件僅提及，園區內的行人／單車網絡會在其詳細設計階段考慮。創新科技園區連接至鐵路站的行人網絡的公開資料不足。

因此，政府應考慮增加新田科技城創新科技園區的鐵路站數目，或微調走線，或加入輕軌鐵路網絡或其他形式的交通網絡，增加交通連繫，以更適切未來科研人員連接其他地區的需要。同時，亦希望政府加快鐵路興建，盡快確實北環線支線發展時間表，做到基建先行。

在新鐵路落成之前，政府亦可考慮充分善用現有東鐵落馬洲支線作暫緩措施。如可在落馬洲支線近新深路加設臨時鐵路站，配合巴士及的士為新田科技城早期發展提供交通安排。配合預製金屬組件建築技術，臨時鐵路站的造價及工期有望控制於合理範圍內。

(2) 應配合低空經濟的土地空間需求作出調整。

近年世界各地（包括中國內地）積極推動發展低空經濟，即以各種有人駕駛和無人駕駛航空器的低空飛行活動為牽引，帶動相關領域融合發展的綜合性經濟形態，例如空中通勤、空中物流、空中旅遊。其中無人機在智慧城市、物流運輸、應急救援、航空測量、環境保護等領域有着廣泛應用。許多國家正積極推動 eVTOL（Electric Vertical Takeoff And Landing）技術，即「電動垂直起降飛行器」，可達至點對點的空中交通網絡，緩解城市地面交通擁擠狀況。國家在兩會中強調要以科技創新推動產業創新，加快形成「新質生產力」，增強發展新動能。低空經濟正是新質生產力的重要賽道。

根據政府於 2022 年公布的《香港創新科技發展藍圖》，政府會積極探索創新發展模式，加快北部都會區新田科技城的發展。然而，就計劃大綱草圖可見，政府仍計劃循過往新發展區的模式計劃行人／單車網絡。政府應跳出過往規劃衛星城市的框架，以更創新思維調整新田科技城分區計劃大綱草圖，以興建相關的高科技軟硬件基建和配套設施。

(3) 建議加入有關第四級數據中心及超級電腦應用中心的要求，並在基建設施作相關配合。

人工智能（AI）技術是發展科技創新的一大領域。AI 三大發展關鍵要素包括數據、算法、算力。根據《2022 年數據中心全球市場概覽》，香港的數據中心市場位居全球第六、亞太第二。

因此，我們建議新田科技城的規劃應考慮有關第四級數據中心及超級電腦應用中心的要求，並在基建設施作相關配合，例如提供充足的電力供應、電纜、光纖、連接點，以及其他緊急備用設施等，保證在各種不利情況下有關設施能不間斷運行。

(4) 建議在「其他指定用途」註明「創新及科技」地帶第一欄經常准許的用途，增設生物醫藥，實驗室、建築機械、新能源科技等用途，以增加土地發展彈性。

根據大綱草圖「其他指定用途」註明「創新及科技」地帶<sup>1</sup>中所述的土地用途，在第一欄經常准許的用途下，只有潔淨能源站、工業用途（未另有列明者）、資訊科技及電訊業、可循環再造物料回收中心這四大項可能與科技相關，卻並未提及在北部都會區行動綱領中，所寫的生物醫藥、建築機械、新能源科技等。

這類用途一般都會較為敏感，亦涉及危險品，需要更多緩衝地帶。但用途地帶中第一欄卻未能被工業用途或資訊科技及電訊業所涵蓋。為避免日後出現費時的土地用途申請程序，我們建議政府在第一欄經常准許的用途下，增設生物醫藥，實驗室，建築機械，新能源科技等用途，以增加發展的彈性。

(5) 應提升私營房屋比例。

新田科技城計劃提供 50,000 至 54,000 伙住宅。其中七成為公營房屋，三成為私營房屋。另亦提供 6,400 伙人才公寓以支持創科發展（設於「其他指定用途」註明「創新及科技」地帶，整體總樓面面積為約 268,000 平方米）。

公私營房屋供應七比三比例日是《長遠房屋策略》自 2018 年以來訂下的目標比例，是全港房屋供應指標。由於新田科技城位於北部都會區的核心地帶，目標為打造香港矽谷。加上政府近年積極推出吸引高端人才來港的政策，當區將吸引更多高端人才進駐。政府應仔細考慮當區三成私營房屋比例的供應是否足以應付需求。

<sup>1</sup> 根據分區計劃大綱草圖說明書，「其他指定用途」註明「創新及科技」地帶的規劃意向，旨在提供空間進行創科發展，以配合不同界別（例如初創企業和龍頭科企）的需要，以及在創科產業鏈的不同階段（例如科研、原型、先導測試、量產等）發展不同的創科範疇（例如生命健康科技、人工智能與數據科學、先進製造業、新能源科技等）。

若新田科技城的規劃仍受制於上述的三成私人住宅單位供應政策，也將局限了出售住宅用地可能帶來的土地收益。

**(6) 加設綠色走廊共融傳統鄉村。**

新田科技城發展接近不少現有傳統鄉村，包括青龍村至東鎮圍一帶。共融傳統鄉村是發展的重要考慮。建議科技城與鄉村之間設立綠色緩衝帶以更有效保育鄉村特色。同時可加設綠色走廊(包括濕地上的木板徑)接連三寶樹濕地保育公園、傳統鄉村、綠色緩衝帶及新田科技城(至落馬洲支線臨時鐵路站)。

**(7) 應加強地標式發展的獨特性。**

根據根據分區計劃大綱草圖，新田科技城擬建三個地標式發展<sup>2</sup>。有別於科學園及數碼港(兩者均採用類似大學校園的低密度規劃)，新田科技城的發展規模更大，發展密度較高，毗鄰深圳皇崗和福田的創新科技區，將成為創科發展集群的樞紐。

第7區的文化 and 社區綜合項目應作清晰定位，參考西九文化區的營運模式未必在財政上可行。政府應考慮將該文化和社區綜合項目產業化，容許私人機構參與運作，達致加強香港成為中外文化藝術交流中心的定位的目的。

當區應確保該區提供足夠餐飲、娛樂及文化配套<sup>3</sup>，建立社區特色，打造舒適的生活空間，借地標發展項目提升新田科技城分區整體吸引力。

—完—

<sup>2</sup> 其一為第2A區規劃的混合用途發展項目(包括住宅發展項目、辦公室、酒店、零售、餐飲及娛樂設施連運輸交匯樞紐)，將成為該區西南部的地標。

其二為第23區的混合用途用地發展項目，為北面的創科園與新田市中心交匯點的標誌，會興建辦公室和酒店，為創科發展項目提供業務支援以及為本地和跨境旅客提供零售、餐飲及娛樂配套設施。

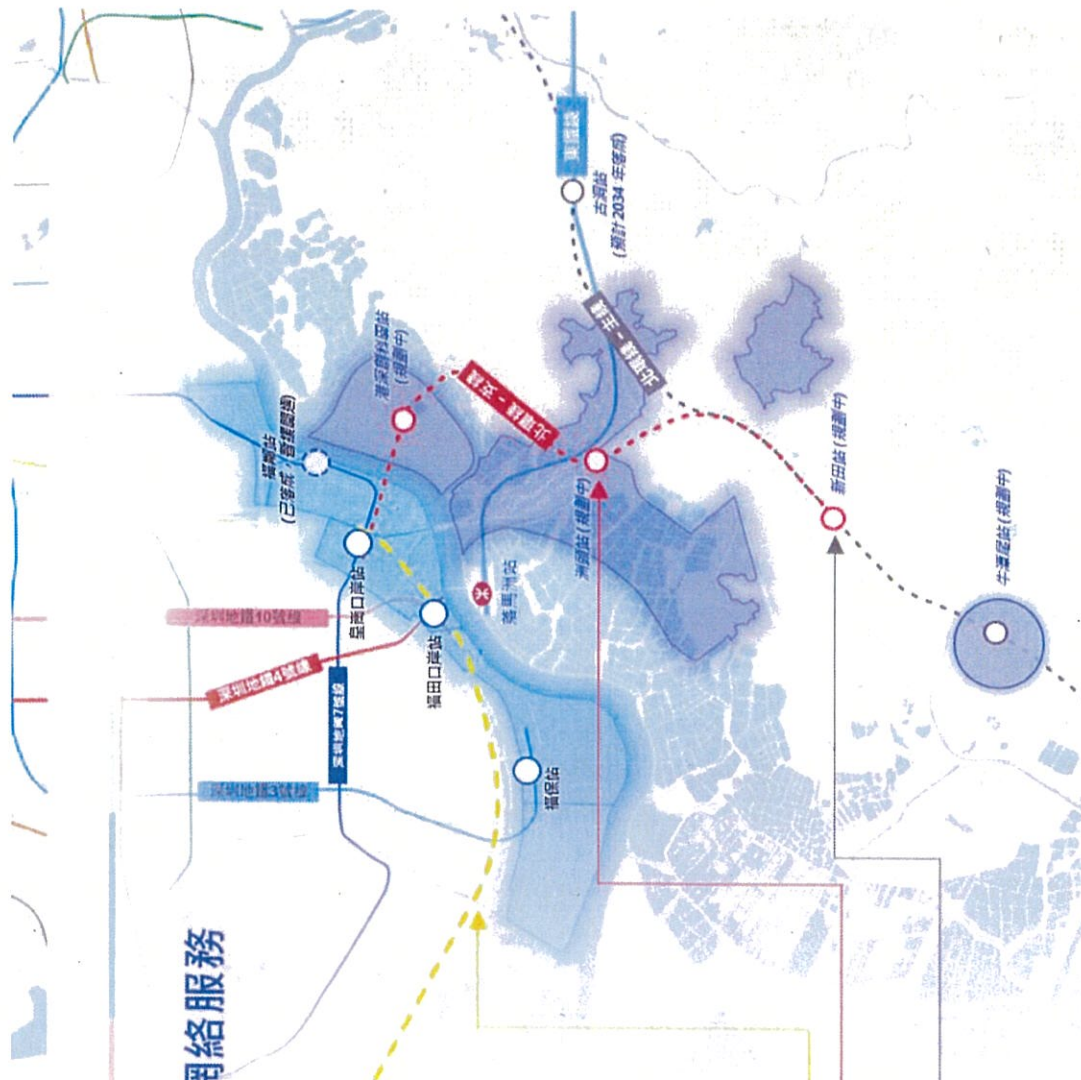
其三為在第7區的擬議文化和社區綜合項目，內設大型博物館、大型演藝場地、大型圖書館、游泳池場館，以及可靈活使用的公共/活動空間，加強香港成為中外文化藝術交流中心的定位。

<sup>3</sup> 第2A和23區均為「混合用途」地帶，貼近北環線主線/支線鐵路站，總面積約14.77公頃。此地帶的規劃意向，主要是作混合用途發展，最高總地積比率限為7倍，最高建築物高度限為主水平基準上200米。為確保有關的綜合設計已顧及符合具體設計要求，須按契約規定提交總綱發展藍圖以供審批。

第2A區最高住用地積比率為4.5倍，最高非住用地積比率訂為2.5倍；第23區最高住用地積比率為3倍，最高非住用地積比率為4倍。

## 深圳創科園區及新田科技城的鐵路網絡服務

- 深圳創科園區鐵路網絡有利灣區發展及互聯互通
- 香港新田科技城創新科技園區的公共交通網絡有待改善



### 深圳園區

現有鐵路網絡及鐵路站

深圳地鐵 3、4、7 及 10 號綫  
福保站、福田口岸站及皇崗口岸站

東鐵綫  
落馬洲站

### 香港新田科技城

擬建鐵路網絡及鐵路站

穗深城际鐵路 - 前海至皇崗口岸段  
(預計 2025 年落成)

北環綫 - 主綫  
(預計 2034 年落成)

北環綫 - 支綫  
(未有落成日期)

新田站 (規劃中)

福保站  
(已落成, 暫緩開通)



## 位於新田科技城創科中心的面積有多大？

上環、中環、金鐘及灣仔北的面積總和

創新科技園區總土地面積：

**213** 公頃\*

創新科技園區

創科相關總樓面積：

**5.8** 百萬平方米\*



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**From:** inq [REDACTED]  
**Sent:** 2024-05-08 星期三 10:50:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation Relating to Plan S/STT/  
**Attachment:** San\_Tin\_Technopole\_HKIUD\_Representation\_202405.pdf; PAC-24-003\_HKIUD's Comments on San Tin Technopole Outline Zoning Plan\_20240506.pdf

**Submission Number:**  
TPB/R/S/STT/1-S1121

**Representation Number:**  
TPB/R/S/STT/1-R090

Dear Sir,

We would like to make a representation Relating to Plan S/STT/1. Thank you.

Full Name of "Representer": Hong Kong Institute of Urban Design

Full Name of Representer's Representative: CHEUNG Hoi Fo

HKID: [REDACTED]



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香港城市設計學會  
Hong Kong Institute of Urban Design

Reference Number: PAC/24/003

8 May 2024.

Plan No.: S/K3/35

Town Planning Board

Re: HKIUD's Comments on the San Tin Technopole Outline Zoning Plan No. S/STT/1

HKIUD support the draft San Tin Technopole OZP No. S/STT/1 in principle, subject to following comments or suggestions for consideration of the Town Planning Board:

### 1) Green Transportation System (GTS) for I&T Park

The two planned MTR stations are outside the technopole areas. The government shall consider mandating the utilization of GTS for servicing the technopole for reduction of traffic load to the surrounding roads and district. Considerations shall be given to reducing the extent of roads for vehicles, provision of centralized carparks at the peripheral, thus leaving more land for green spaces or developments.

Should members consider that GTS is essential, the statement "an acceptable GTS shall be implemented alongside with the first intake of businesses or residents within the I&T Park shall be included in the Remarks of OU(IT) zone.

### 2) Urban / Village Integration

During the design study process, it seems that the government had given no consideration into any integration of the two "totally segregated" village zones into the overall planning.

Many "Villages inside City" (城中村) on the Mainland have been turned into vibrant cultural recreational, RDE and tourist destinations and even becoming supportive residential supply sources. They are usually results of government facilitated private enterprise and villager cooperative efforts. Nantou City (南頭古城)<sup>1</sup> is a very successful example just across the border.

We, therefore, proposed that the government to comprehensively review the possibility of urban/village integration and indicate in under "Planning Intention" of "V" zone that comprehensive redevelopment into cultural, retail & tourist destinations along with residential uses. In this connection, we suggest the adding of "Exhibition or Convention Hall" and "Place of Recreation, Sports and Culture" to column 1, and the removing of the wordings of (Holiday House only) from Hotel use on column 2.

### 3) Development Intensity and Building Height Control for I&T Zone

<sup>1</sup> <https://www.nantoucity.com/>



香港城市設計學會  
Hong Kong Institute of Urban Design

In paragraph 12.5.2 of ES of OZP S/STT/1<sup>2</sup> that 5.7 million s.m. of developments are planned over net area 148 ha of OU(I&T) zone; this translates to a plot ratio of 3.85. With height restrictions ranging from 15m to 75mPD and with only a few plots of land allowing up to 100-125mPD in height, it seems that the resultant townscape will be very tight and the resultant building footprints will have to be very large.

According to OZP S/LMCL/2<sup>3</sup>, **Lok Ma Chau Loop OU zone** for similar purpose has 1,143,000 s.m. of GFA and is planned over 53.49 ha of land destined for OU (for Research and Development, Education, and Cultural and Creative Industries) and this translates to a plot ratio of 2.14 only. Allowable building heights are ranging from 18mPD to 54mPD. Although the allowable building heights are a little higher in San Tin but the proposed plot ratio is approximately 80% higher than the Lok Ma Chau Loop IT Park.

We suggest that a higher degree of flexibility in height variations should be allowed especially for the “town centre” of the technopole. In fact, the currently proposed “birthday-cake” cityscape morphology is less than interesting and should be reviewed. The boundaries, such as the interfacing boundaries with fishing ponds and for the wetland & wind corridor, shall be reconsidered to tally with actual site situation. Instead of relying on a minor relaxation mechanism, there shall be a comprehensive review of the allowable building height arrangement. Alternatively, the maximum allowable GFA shall be reduced.

#### 4) Drainage Channels for Recreation Uses

The alignments of the two drainage channels cutting across the I&T Park as proposed are uninteresting and too restrictive. They are of more than 1km and 2km in length respectively but not planned alongside with any recreational uses, parks or nodal points. Cheonggyecheon Restoration<sup>4</sup> in Seoul has shown the world how nice a drainage channel can be. We would like to seek consideration to allow a relatively easy mechanism to amend the alignments and extents of the two drainage channel zones.

<sup>2</sup> OZP S/STT/1

<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fSTT%2f1&lang=EN&ext=pdf&dType=in#nameddest=OU>

<sup>3</sup> OZP S/LMCL/2

<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fLMCL%2f2&lang=EN&ext=pdf&dType=in#nameddest=OU>

<sup>4</sup> <https://www.seoulsolution.kr/en/content/seoul-urban-regeneration-cheonggyecheon-restoration-and-downtown-revitalization>





香港城市設計學會  
Hong Kong Institute of Urban Design

In this connection, we propose the government to immediately review the design of the two channels and to see if any recreational uses can be incorporated alongside the channels and resubmit a rezoning proposal at the soonest.

#### **5) Better Integration with adjacent Wetlands**

We understand the government's consultant has claimed that there is no net loss of ecological value according to EIA and with the instigation of the proposed Sam Po Shue Wetland Conservation Park. We are disappointed that there is no further consideration on integration or interfacing between the proposed IT Park and the Wetland Park.

There are a few successful examples around the world that IT parks are constructed next to wetlands and it was shown that there can be a smoother transitioning between the IT parks and their adjacent wetlands. These examples include High Tech Campus Eindhoven<sup>5</sup> and Nottingham Science Park<sup>6</sup>. As a larger scale example, Qianhai, is becoming a successful urban – wetland integrated development<sup>7</sup>.

In this connection, we suggest the government to consider adding to the Remarks of OU(I&T) zone that it is encouraged that wetland elements be integrated into the landscape design of the IT Park

#### **6) An Urban Design Guidelines for Future I&T Park**

The ES on urban design appended to the OZP notes discussed urban design for the entire OZP and there is no discussion of the any urban design within the I&T Park except the stepped height "birthday-cake" height control diagram. The I&T Park will generate most of the vehicular and pedestrian traffic within this OZP area and there should definitely be a set of urban design guidelines for the future development within the I&T Park and between the I&T Park and its neighbours.

For within the IT Park, there should be a framework for pedestrian connection, open spaces and blue and green network within the Park and interfacing with the other planned urban areas and villages, a conceptual plan for reduction of within Park vehicular activities and GTS implementation and interfacing with the adjacent wetlands (further discussion in item 8 below), etc.

We suggest to include in the Remarks to OU(I&T) zone that a set of urban design guidelines shall be established before site formation for the I&T Park to begin. If this cannot be implemented, the government shall promise to establish a satisfactory set of

<sup>5</sup> <https://www.hightechcampus.com/>

<sup>6</sup> <https://www.ukspa.org.uk/nottingham-science-park/>

<sup>7</sup> <https://www.archdaily.com/1012860/qianhais-guiwan-park-field-operations>



香港城市設計學會  
Hong Kong Institute of Urban Design

urban design guidelines before large scale site formation works for or disposition of any lands within the I&T Park.

**-end-**

Hong Kong Institute of Urban Design  
May 2024

Hong Kong Institute of Urban Design Limited

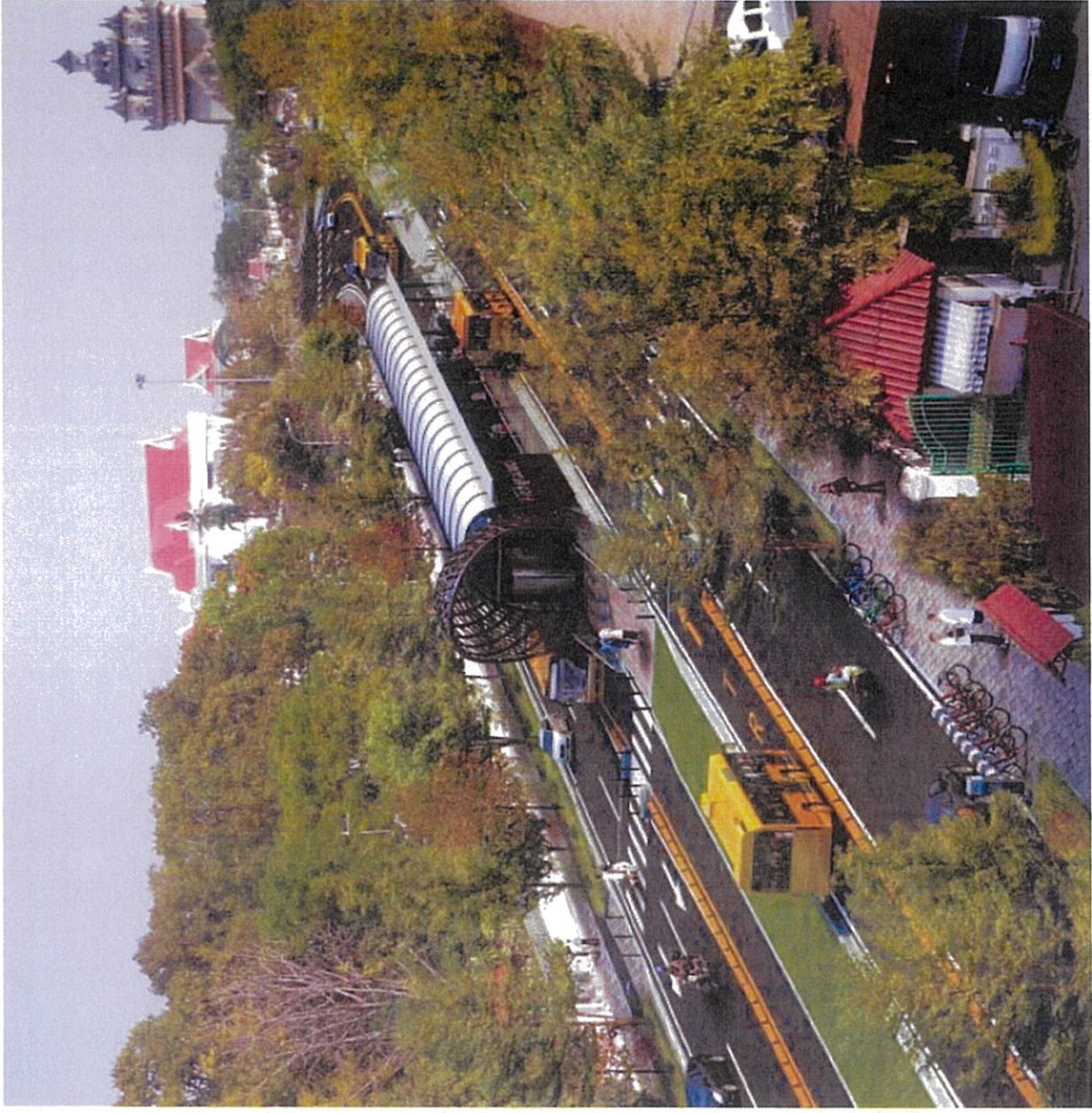
香港金鐘金鐘道89號力寶中心第三座5樓503室 Unit 503, 5/F, Tower Two Lippo Centre, 89 Queensway, Admiralty, Hong Kong  
Tel: (852) 2235 9057 Fax: (852) 3007 3607 Web: [www.hkiud.org](http://www.hkiud.org) Email: [inq@hkiud.org](mailto:inq@hkiud.org)

DRAFT SAN TIN  
TECHNOPOLE OUTLINE  
ZONING PLAN

REPRESENTATION BY  
HONG KONG INSTITUTE OF URBAN  
DESIGN  
MAY 2024

1.0 | GREEN TRANSPORTATION  
SYSTEM (GTS) FOR I&T  
PARK

- MTR stations are planned outside the I&T Park
- Shall consider mandating the utilization of GTS for servicing the I&T Park



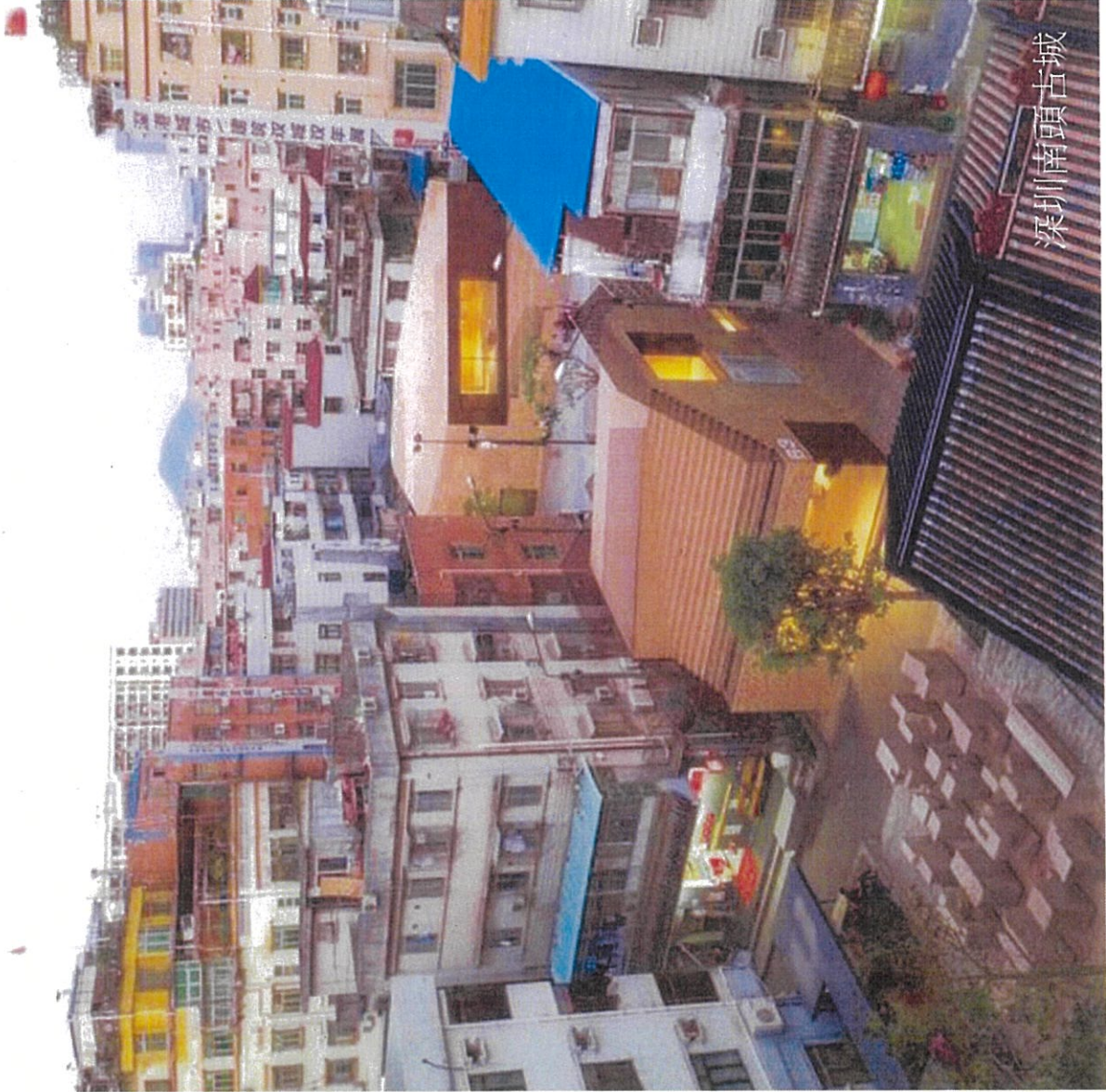
1.0 | GREEN TRANSPORTATION  
SYSTEM (GTS) FOR I&T  
PARK

- Shall consider reducing the extent of roads for vehicles, provision of centralized carparks at the peripheral, leaving more land for green spaces or developments
- Add in Remarks: “an acceptable GTS shall be implemented alongside with the first intake of businesses or residents within the I&T Park” shall be included in the Remarks of OU(IT) zone.



## 2.0 | URBAN / VILLAGE INTEGRATION

- Many “Villages inside City” (城中村) on the Mainland have been into vibrant cultural recreational, RDE and tourist destinations. They are usually results of government facilitated private enterprise and villager cooperative efforts.
- Nantou City (南頭古城) is a very successful example just across the border.



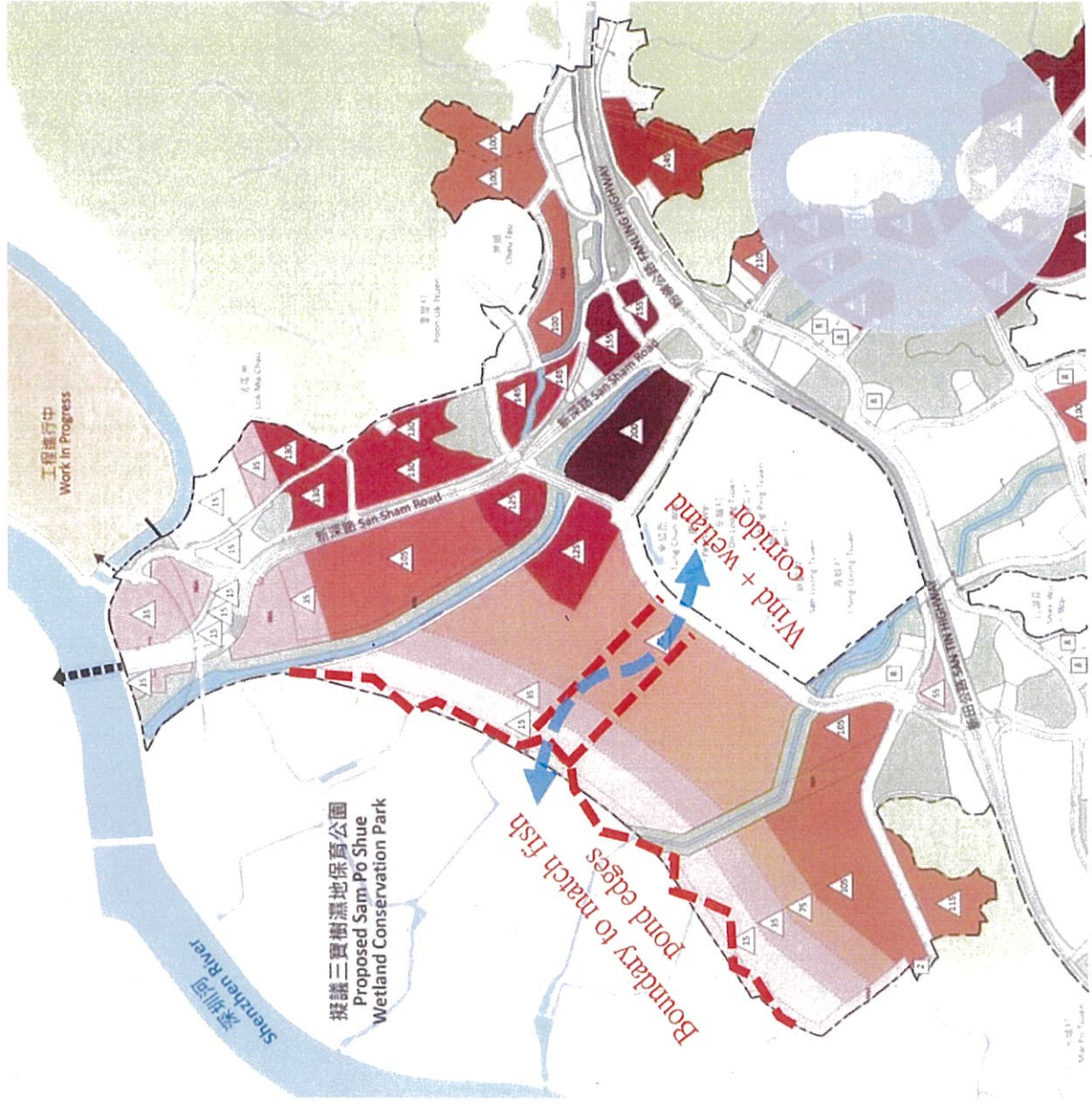


## 2.0 | URBAN / VILLAGE INTEGRATION

- the government shall review the possibility of urban/village integration
- indicate in under “Planning Intention” of “V” zone that comprehensive redevelopment into cultural, retail & tourist destinations along with residential uses
- add “Exhibition or Convention Hall” and “Place of Recreation, Sports and Culture” to column 1, and the removing of the wordings of (Holiday House only) from Hotel use on column 2.

### 3.0 | DEVELOPMENT INTENSITY AND BUILDING HEIGHT CONTROL FOR OU(I&T) ZONE

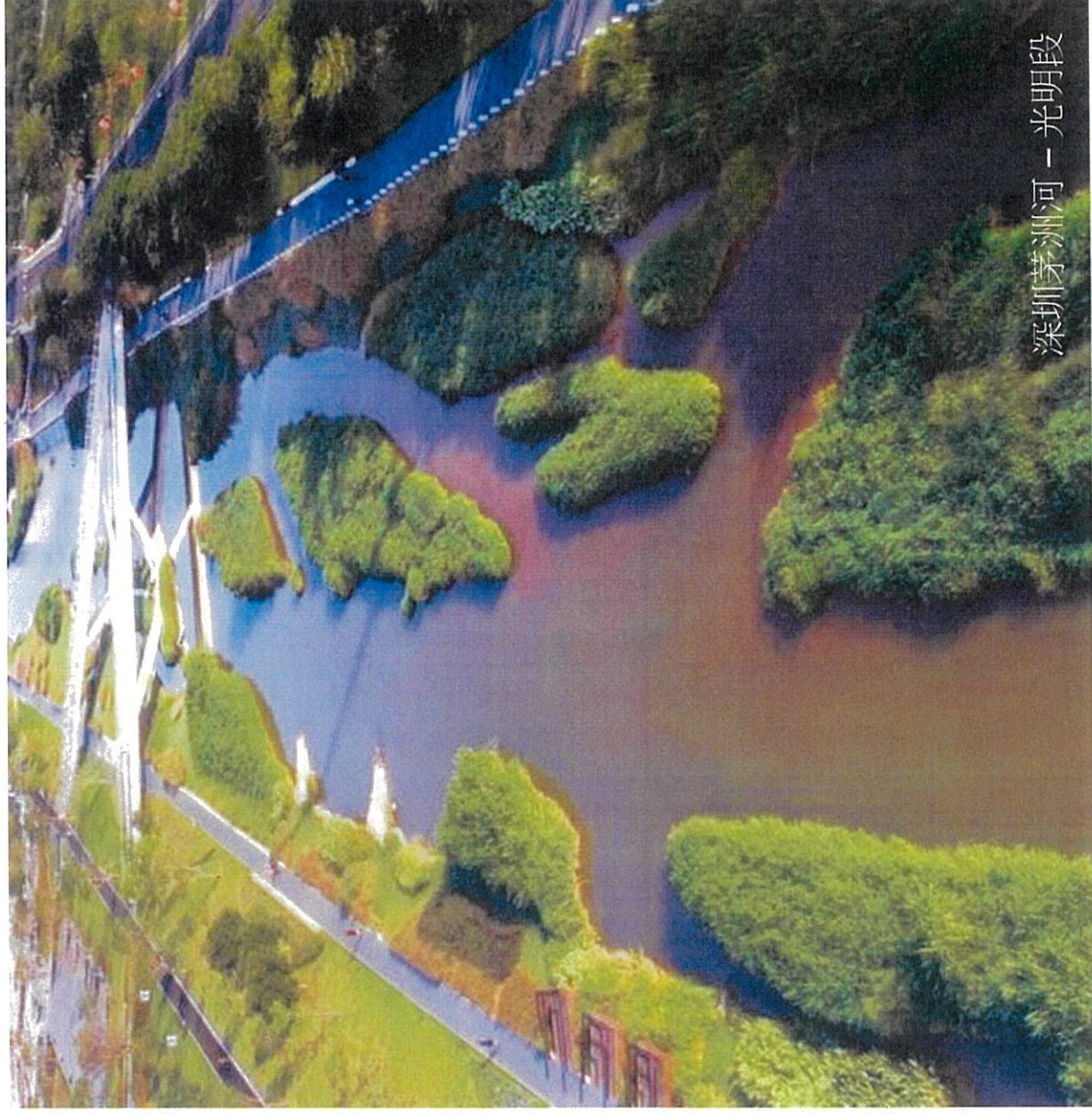
- 5.7million s.m. of development over 148 ha = P.R. 3.85
- Lok Ma Chau is of P.R. 2.15 only
- If P.R. 3.85 has to be kept, height restriction shall be relaxed, alternatively, max. GFA shall be reduced
- the proposed “birthday-cake” cityscape morphology is less than interesting and should be reviewed
- Boundaries shall be reconsidered to tally with actual site situation





#### 4.0 | DRAINAGE CHANNELS FOR RECREATION USES

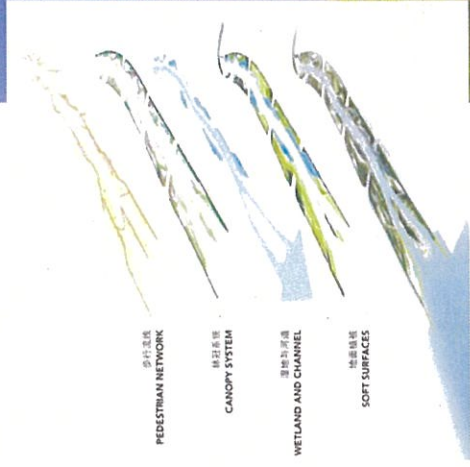
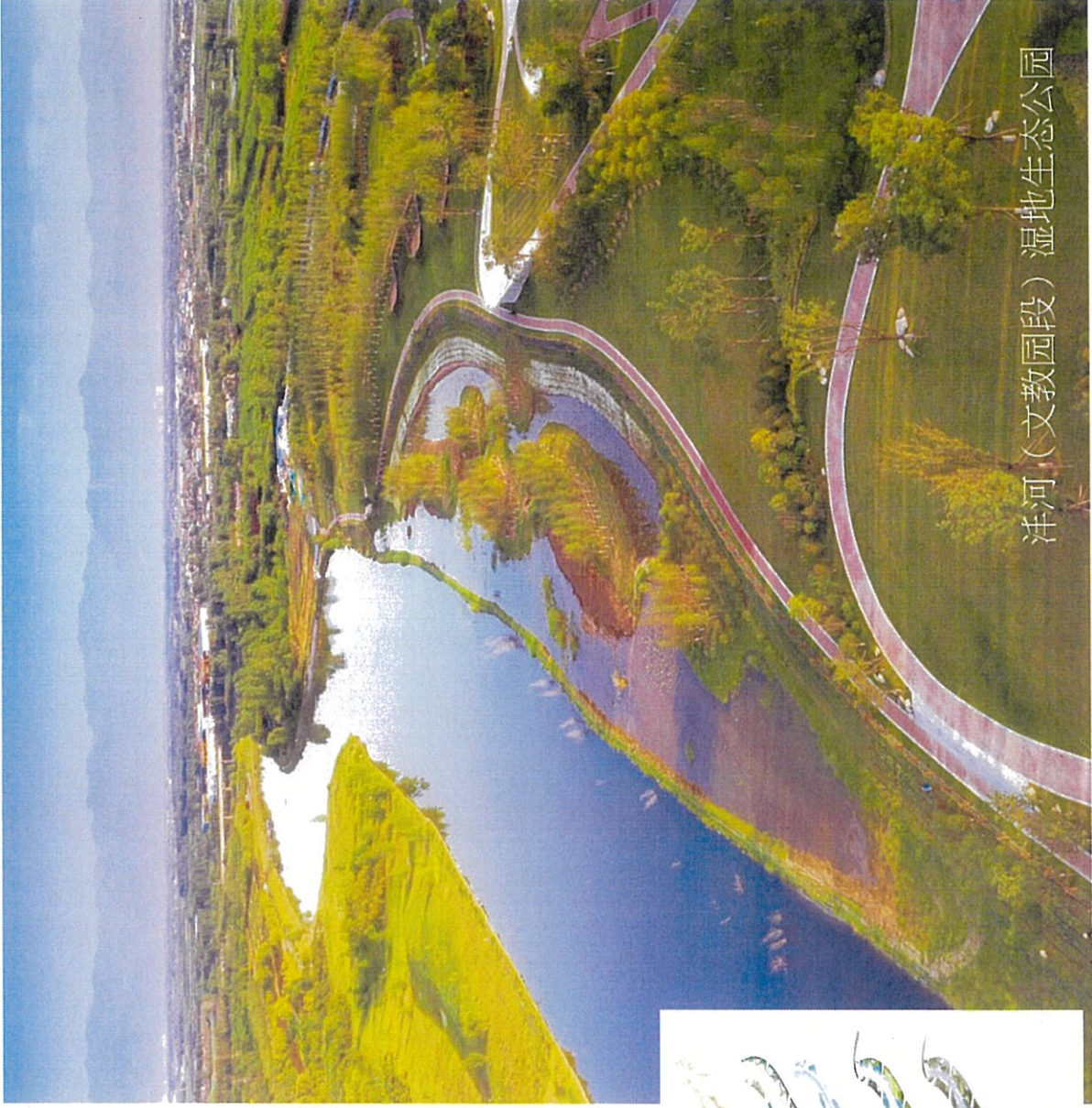
- The two drainage channels cutting across the I&T Park are uninteresting
- They are of more than 1km and 2km in length but not planned alongside with any recreational uses, parks or nodal points
- Cheonggyecheon Restoration in Seoul has shown the world how nice a drainage channel can be.



深圳茅洲河 - 光明段

## 4.0 | DRAINAGE CHANNELS FOR RECREATION USES

- The government shall revisit the design of the two channels and to see if any recreational uses can be incorporated
- These two drainage channels shall also be designed integrative with the I&T Park on both sides of the channel



## 5.0 | BETTER INTEGRATION WITH ADJACENT WETLANDS

- There can be a smoother transitioning between the IT parks and their adjacent wetlands, e.g. High Tech Campus Eindhoven, Nottingham Science Park and Qianhai
- The government to consider adding to the Remarks of OU(I&T) zone that a set of urban design guidelines including the concept of urban and wetlands / water works integration shall proposed for the future I&T Park development proposal.



5.0 | BETTER INTEGRATION  
WITH ADJACENT  
WETLANDS

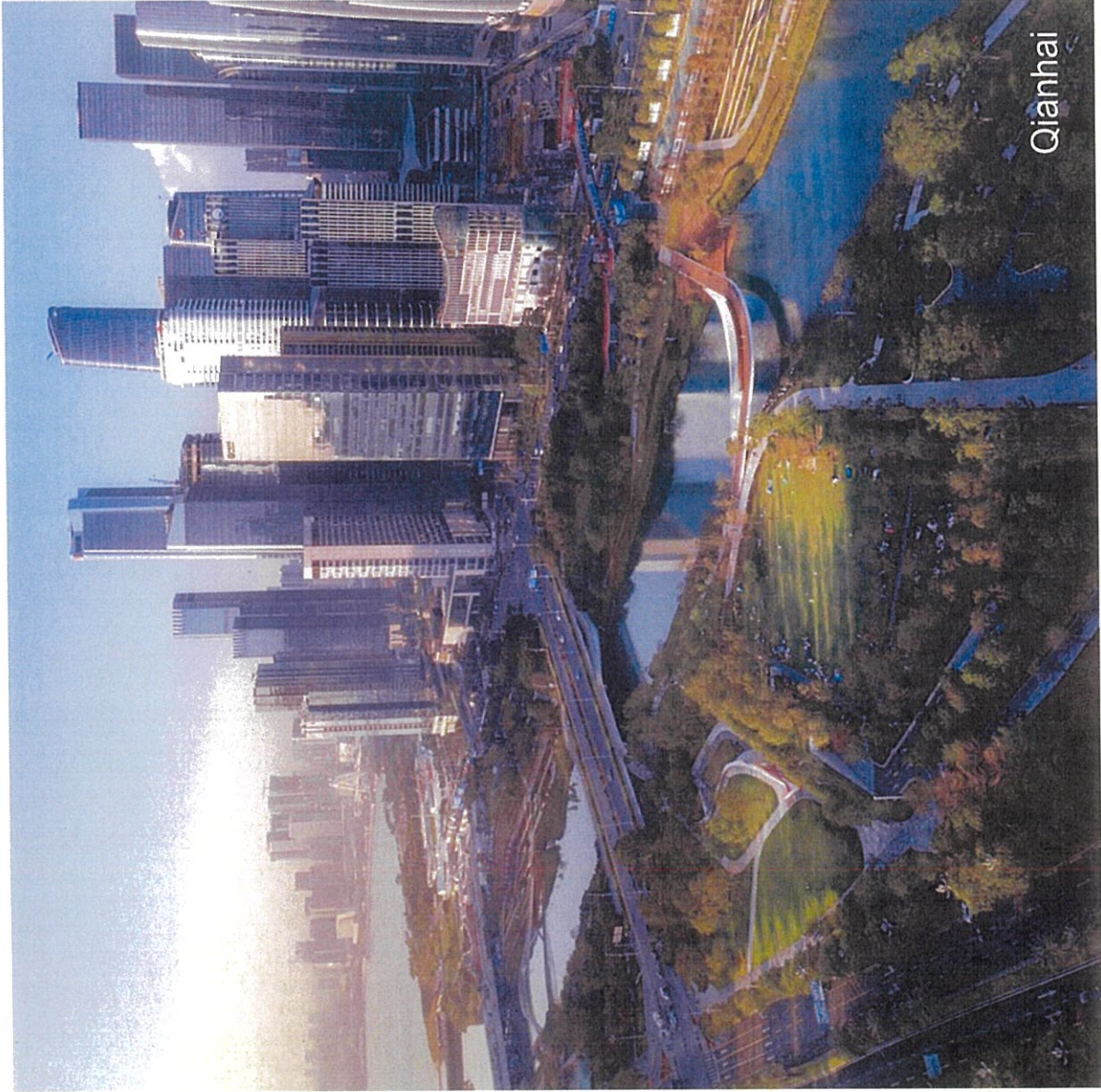
- There can be a smoother transitioning between the IT parks and their adjacent wetlands, e.g. High Tech Campus Eindhoven, Nottingham Science Park and Qianhai
- The government to consider adding to the Remarks of OU(I&T) zone that a set of urban design guidelines including the concept of urban and wetlands / water works integration shall proposed for the future I&T Park development proposal.



Nottingham Science Park

## 5.0 | BETTER INTEGRATION WITH ADJACENT WETLANDS

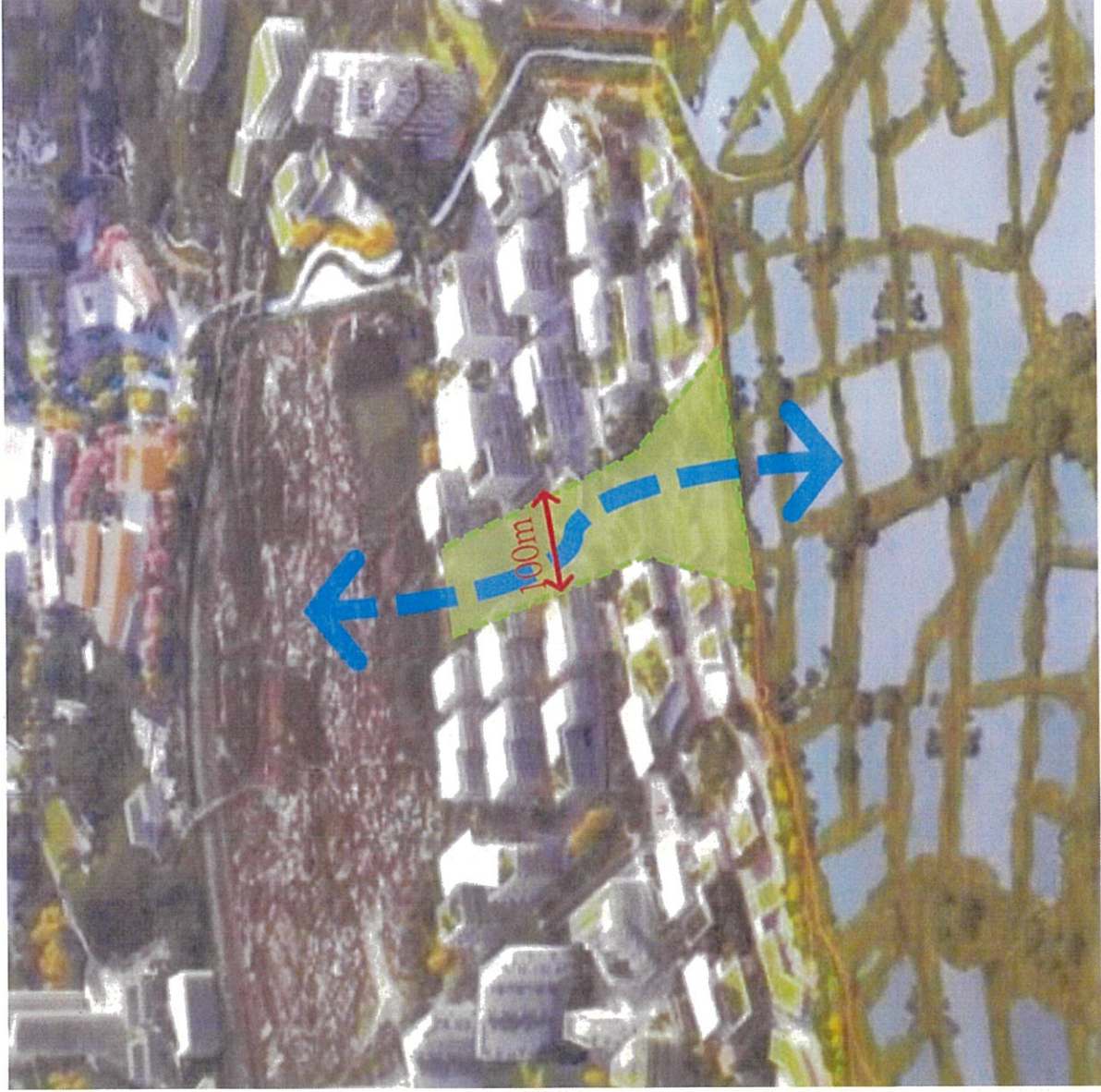
- There can be a smoother transitioning between the IT parks and their adjacent wetlands, e.g. High Tech Campus Eindhoven, Nottingham Science Park and Qianhai
- The government to consider adding to the Remarks of OU(I&T) zone that a set of urban design guidelines including the concept of urban and wetlands / water works integration shall proposed for the future I&T Park development proposal.



Qianhai

5.0 | BETTER INTEGRATION  
WITH ADJACENT  
WETLANDS

- A green / wetland connector from wetland park to village of 100m wide shall be considered
- This connector can be with low rise buildings (i.e. need not to be a NBA zone)
- It also coincide with the prevailing summer wind (SE to NW).
- N.B. San Tin Park, which is the fung shui forest of the village, is approximately 100m in width



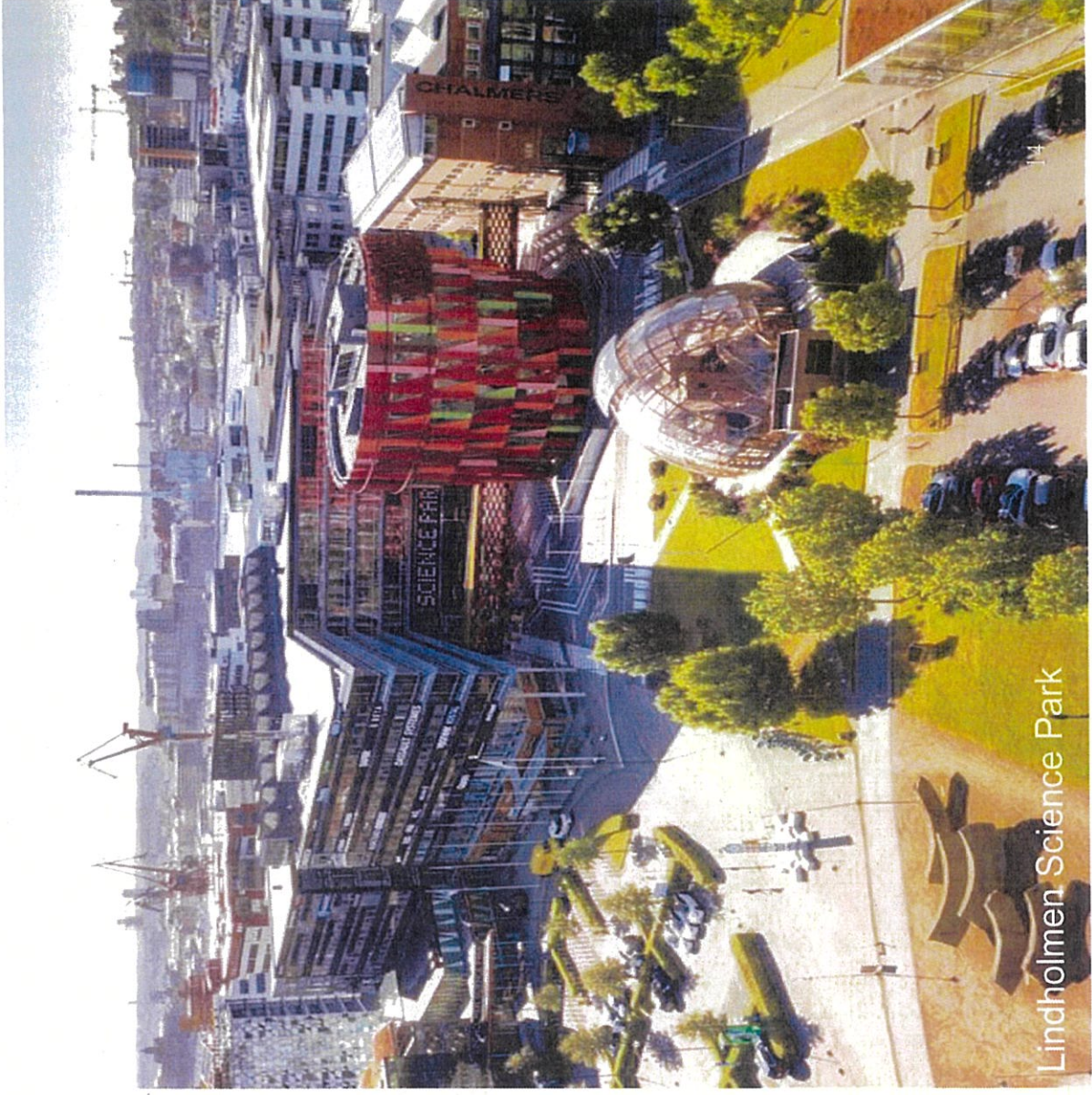
## 6.0 | AN URBAN DESIGN GUIDELINES FOR FUTURE I&T PARK

- There is no guiding urban design principle for the I&T Park which is of half the size of Tin Shui Wai.
- For within the IT Park, there should be a framework for pedestrian connection, open spaces and blue and green network, interfacing with the other planned urban areas and village
- We suggest to include in the Remarks to OU(I&T) zone that a set of urban design guidelines shall be established before site formation for the I&T Park to begin



## 6.0 | AN URBAN DESIGN GUIDELINES FOR FUTURE I&T PARK

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- For within the IT Park, there should be a framework for pedestrian connection, open spaces and blue and green network, interfacing with the other planned urban areas and village
- We suggest to include in the Remarks to OU(I&T) zone that a set of urban design guidelines shall be established before site formation for the I&T Park to begin







THANK YOU



香港城市設計學會  
Hong Kong Institute of Urban Design

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/STT/1-S976

From:

Sent:

To:

Subject:

Attachment:

2024-05-08 星期三 12:05:00

tpbpd/PLAND <tpbpd@pland.gov.hk>

REDA Representation on San Tin Technopole on San Tin OZP

Letter to Secretary to Town Planning Board re. San Tin

Technopole OZP (08-05-2024).pdf; REDA Representation on

San Tin Technopole OZP - Form No. S6 (08-05-2024).pdf; REDA

Representation on San Tin Technopole OZP (08-05-2024).pdf

Representation Number:  
TPB/R/S/STT/1-R091

To: **Secretary, Town Planning Board** (Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Date: 8 May 2024

Dear Sir / Madam,

Please find attached the representation of The Real Estate Developers Association of Hong Kong on San Tin Technopole OZP.

Thank you and with best regards,

Maggie Lau  
REDA Secretariat

Tel: [REDACTED]



# 香港地產建設商會

## THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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1403 World-Wide House, 19 Des Voeux Road Central, Hong Kong  
Tel 2826 0111 Fax 2845 2521 www.reda.hk

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8 May 2024

By Email and By Post

The Secretary  
Town Planning Board  
15<sup>th</sup> Floor North Point Government Offices  
333 Java Road  
North Point Hong Kong

Dear Sir / Madam

### Representation in Relation to the San Tin Technopole Outline Zoning Plan No. STT/1

We refer to the new Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1" (the "OZP") gazetted on the 8 March 2024.

"The Real Estate Developers Association of Hong Kong" hereby submit a representation to the Amendments under Section 6(1) of the Town Planning Ordinance with regards to the OZP. The reasons for the Representations are included in the paper attached to this letter.

This submission is made in relation to matters of principle as they apply to the OZP. It is generally in support of the OZP. A number of comments are made which are intended to improve the content of the OZP, ease the implementation of the proposals and to improve the quality of the area when developed and occupied. They are not intended to be used as a basis for the deferment of planning applications for development which comply with the restrictions on the OZP.

Yours faithfully

For and on behalf of  
The Real Estate Developers Association of Hong Kong

Encl

REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第 131 章)  
第 6(1) 條就圖則作出申述

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)**  
**提出此宗申述的人士 (下稱「申述人」)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)  
The Real Estate Developers Association of Hong Kong

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要,請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)	New Draft San Tin Technopole Outline Zoning Plan No. STT/1	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
New Draft San Tin Technopole Outline Zoning Plan No. STT/1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Generally supportive with some comments. Please refer to the accompanying Representation Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。 Please refer to the accompanying Representation Statement.		

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



# 香港地產建設商會

## THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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1403 World-Wide House, 19 Des Voeux Road Central, Hong Kong  
Tel 2826 0111 Fax 2845 2521 www.reda.hk

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**Representation in Relation to the  
San Tin Technopole Outline Zoning Plan No. STT/1  
Representor : The Real Estate Developers Association of Hong Kong**

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### **1. Introduction**

- 1.1 On the 8 March 2024 the Town Planning Board (TPB) gazetted a new Outline Zoning Plan (OZP) called the San Tin Technopole Outline Zoning (OZP), Plan No. S/ST/1, under Section 5 of the Town Planning Ordinance (TPO). This new OZP completely replaced the previous San Tin OZP and established new relationships with the existing adjoining OZPs for Ngau Tam Mei (No. S/YL-NTM/13) and for Mai Po and Fairview Park (No. S/YL-MP/7). These latter OZPs have both been amended, including changes to the boundaries between the OZPs.
- 1.2 The content and scope of the San Tin Technopole OZP (STT OZP) is a significant change from the previous San Tin OZP, which was primarily for Rural Type Development and various types of conservation. The new OZP has taken into account the National Context provided by the “14<sup>th</sup> Five Year Plan for Economic and Social Development”, The Greater Bay Area (GBA) Regional Strategy and the Northern Metropolis Development Strategy (NMDS). Collectively these provide a new cross-boundary development context based on closer integration with the Mainland and Shenzhen in particular. In this context the STT OZP is primarily a plan for development, with a focus on innovation and technology.
- 1.3 The change in the boundaries of the three OZPs has primarily separated the development area from the conservation areas. The main area of the San Tin man-made fish ponds has been included in the Mai Po & Fairview Park OZP (MP OZP) and is zoned as “Other Specified Uses” annotated “Wetland Conservation Park”. The amended Ngau Tam Mei OZP (NTM OZP) is a mix of low-rise residential development, military land and Green Belt.



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1403 World-Wide House, 19 Des Voeux Road Central, Hong Kong  
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- 1.4 This Representation is lodged by The Real Estate Developers Association of Hong Kong (REDA). It addresses the principles which have been applied in the new STT OZP and other associated matters used as the basis for the OZP. This Representation relates to general matters applicable to a wide range of issues. This submission is made in the broad interests of Hong Kong as a whole and in the interests of maintaining an efficient, fair and sustainable development system.
- 1.5 This Representation is generally in support of the STT OZP. A number of comments are made which are intended to improve the content of the OZP, ease the implementation of the proposals and improve the quality of the area when developed and occupied.
2. **The Particular Matters in the Draft Outline Zoning Plan to which the Representation relates**

### *General Support for the Proposal*

- 2.1 The OZP has been developed in accordance with the National 14th Five-Year Plan and is based on improving general integration of Hong Kong with the GBA; creating synergy with the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) and with technology in Shenzhen generally. Recognition that the areas along the boundary are not remote from economic activities in Hong Kong, but are close and convenient to economic activities in Shenzhen, is long overdue. The forward-looking vision that is reflected in this OZP, and in the concept of the Northern Metropolis, will provide the basis for modernizing this area. It is largely underutilized and poorly developed and not well managed. The proposal also includes significant areas of nature conservation which will hopefully be better conserved in an innovative way and integrated with the proposed urban development. For these reasons the OZP is seen as being a big step forward.





# 香港地產建設商會

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### *Achieving Better forms of Development and Implementation*

- 2.2. Concerns over the impact of Climate Change and a broad acceptance of the need to integrate sustainability components into modern urban development are being demanded by the community to a greater extent than ever before. This creates a need to use better forms of implementation than in the past, and to have urban development which is not just a repetition of the way things have been done in the past. We need to move on from the way that things have been done in developing the New Towns and NDAs. This needs to be explored.
- 2.3 The Northern Metropolis Action Agenda and the Explanatory Statement (ES) of the STT OZP contain many references to including these sorts of things in the planning and implementation of the OZP. These include things like the “Blue-Green infrastructure”, “improving aesthetics and ecological values”, “providing a “pleasant water-friendly experience”, “vibrant and liveable communities”, “design harmony between the I&T development and the proposed Sam Po Shue Wetland Conservation Park”, and a design which mitigate the impacts of the “climate change effect”. The inclusion of these concepts in the documents is significant in itself but proactive action must be taken to fully integrate these concepts in the course of the implementation of the STT. The actual implementation of sustainable approaches to nature and development is necessary to meet the society’s expectations and concerns.

### *Achieving a World Class I&T Hub*

- 2.4 The stated objective is to establish the STT as a “World Class I&T Hub” (ES para 10.1.1. to 10.1.3). The Hong Kong-Shenzhen Innovation and Technology Park (HKSTP) at the Loop, plus the STT will provide about 300ha. The STT in conjunction with these activities, can successfully create a hub of this type and of this importance. The setting of clear objectives, goals and processes can help to focus the joint efforts of the private sector, the government and academic organizations for effective implementation.



# 香港地產建設商會

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- 2.5 Members of REDA would like to take an active role in helping to achieve this objective by contributing their expertise and by investing in the development of the STT. It is understood that the government is undertaking a consultancy study to help define the development content of the various parcels. This clarity may be significant when identifying the competing uses and activities which should be permitted within the relatively limited land area of the STT. The stated objective of the plan seems to be to provide total flexibility within the I&T land, whereas a more focused approach may eventually become necessary. The ES is very general when it states:-

*“10.1.3 Planning areas of various sizes are planned to provide flexibility in allocation of land for I&T facilities of different scales (start-ups and leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc), and different stages of the I&T value chain (research and development (R&D), prototype, test production, mass production, etc.). In order to nurture a more complete I&T ecosystem, a wide range of permitted uses is formulated under the zoning for I&T land.”*

### *A New Housing Mix*

- 2.6 In the STT OZP ES there is a new mix of uses proposed within the I&T zones, including some “6.400 talent accommodation units”.

*“12.5.2 To promote the concept of ‘work-live-learn-play’ and to nurture I&T development, a range of complementary uses which could provide business support (e.g. office, convention facilities, hotel, etc.), living support (e.g. talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. school, educational institution, etc.) are allowed in the “OU(I&T)” zone.”*



# 香港地產建設商會

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And paragraph 12.5.4:-

*"12.5.3 The exact location and number of talent accommodation units to be provided will be contingent on the nature and scale of I&T industries to be developed, as well as the operational and business needs of the prospective I&T enterprises. Also, provision of talent accommodation should duly observe the possible constraints posed by the nearby less environmentally friendly manufacturing processes, if any."*

2.7 In the San Tin Technopole Action Agenda page 25 a statement is made regarding residential accommodation and creating a "liveable town":-

*"In addition to providing land for I&T and other industries, San Tin Technopole will be developed into a liveable town with comprehensive community facilities, spacious public and green spaces, advanced and resilient infrastructure and smart designs. It will provide about 50 000 to 54 000 housing units, and about 6 400 units of talent accommodation to support the operation of I&T enterprises."*

2.8 This is a very important new concept to attract talents to work in the STT and maximum flexibility should be provided to suit the needs of these talents as the concept is further developed.

2.9 The housing mix in the STT OZP should be able to accommodate the various types of people who need to be attracted to live and work in the STT. This suggests a wide range of housing types will be needed to make the I&T hub a success. The general urban environment, the mix of uses and people should encourage interaction and exchange of ideas and knowledge. If this is the desired outcome, the provision of different housing types should be wide and innovative. It also needs to take account of the competition from Shenzhen of different housing types, and the high quality of urban environment provided there which is attractive to Hong Kong people.



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- 2.10 The ES (paragraph 7) states that the standard public to private housing ratio of 70:30 would apply to the STT, and would be subject to review to take account of possible changing planning circumstances and development needs. The STT OZP should enable the production of a substantial number of public housing flats, but the allocation process for public housing limits eligible people by strict income limits. It also applies other criteria, such as length of time on waiting lists, length of residence in Hong Kong, etc, which automatically exclude large numbers of people. Allowing only 30% of units for private housing, the scope and mix is being quite constrained. The opportunity is very low for the private sector to be able to contribute and innovate by providing a range of housing types with different forms of ownership and types of tenure with no restriction on eligibility.
- 2.11 Given the specific planning objectives established for the STT it would seem desirable for a greater variety in private housing to be provided. A ratio of 50:50 may be appropriate as a starting point, and subject to periodical review. It has been proposed by government that innovative ways of providing sites for development will be considered. This provides opportunities for requiring a suitable mix of private housing types through a tender process which requires an indicative mix of housing types as part of the tender, or by using some of the existing procedures such as the "Land Sharing Scheme" with a requirement for a mix of private and public housing. Members of REDA are open to innovation in this respect and looking forward to helping to implement the STT.

### *Enable the Private Sector to help Innovate*

- 2.12 The government should play an active role as a facilitator by providing a policy framework which enables the private sector to be innovative and adjust quickly to society's changing requirements. It would be helpful to identify clearly how this will be achieved in the STT and to establish specific roles for government and business. Procedural barriers should be removed and restrictions and controls minimised. Recent changes by government, to streamline procedures by removing duplicated controls, is an example of how this can be achieved.



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- 2.13 However the ES and Action Agenda indicate that there is likely to be a strong reliance on controlling development through the non-statutory ODP and through lease conditions requiring the submission of master layout plans under the lease. Technology changes fast and innovation needs to be provided by the private sector identifying and implementing opportunities for growth and change.
- 2.14 Government should provide maximum flexibility through both the planning system and lease controls. More general conditions under the lease which permit a broad range of uses can be complemented by the TPO controls and procedures, which are quite flexible and subject to statutory time limits, whereas leases are not. Approval of master Layout plans and subsequent changes can be more quickly handled through the TPO than through the leases. Also, the leases do not provide opportunities for applications, reviews and appeals as under the TPO. The system should provide more opportunities by greater flexibility through planning application system within a legal framework, rather than through a totally closed and rigid administrative one with lengthy procedures.
- 2.15 How land is allocated, and to whom it is allocated, will help determine the success or otherwise of the project. The wide range of uses possible within the I&T zone allows great flexibility. The private sector is well placed to help determine the best types of uses and best forms of development which may be appropriate. There should not be too much focus on government determining use and development without private sector input, especially to enable flexibility to respond to quickly changing demands.

### **3 The Nature of and Reasons for the Representation**

- 3.1 Many of the reasons for this representation are included in the paragraph above. However, some specific points which may help the way forward are included below, specifically those relating to provision of connectivity, planning of community support facilities and statements on implementation.



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### Transport and Connectivity

3.2 The ODP and the ES of the STT OZP indicate the need for various components of transportation and connectivity, In summary:-

(a) Roads

The future Northern Metropolis Highway is an important link which should be shown on the OZP and should be a priority for linking the STT to the rest of Hong Kong. The roads on the OZP indicating to connect the Northern Metropolis Highway to San Tin (Roads D1 and D5) appear under-designed and do not connect well with San Tin development areas. This connection should be reviewed and additional land included if required. The Highway should be implemented as soon as possible.

(b) Rail

Railways are fundamental to the accessibility of the STT. In Hong Kong there is a history of railway links being provided too late, well after significant development has taken place, such as in Tseung Kwan O and Tuen Mun. The proposed Northern Link Main Line and San Tin station must be in place before the first phase of the proposed development is occupied in 2031.

The ODP and non-statutory documents show a tentative alignment for the proposed Northern Link Spur Line which links the San Tin Station to the main Mixed Use development in Area 23 and through the HSITP to the Shenzhen Innovation and Technology Zone. This is the fundamental connector between these important I&T areas, but it is not shown on the OZP and there is no apparent implementation date. It should be implemented together with Phase 1 and before 2034.



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### Community Support Facilities

- 3.3 In the TPB Paper it indicated that the OZP did not contain sufficient facilities to meet the HKPSG requirements for provision of community facilities. TPB Members commented on this and asked for explanations. These inadequacies include a shortage of Community Care Spaces (-788), Residential Care for the Elderly (-737 spaces), Pre-school Rehabilitation Service (-63 places), Child Care Centre (- 62 places). This is not acceptable in a new development area where there is likely to be a strong demand for child care facilities for working families involved in the I&T activities. In addition, facilities and services for the elderly and rehabilitation services should be properly planned now. This situation should not be accepted by the TPB.

### Implementation

- 3.4 The government has made various statements about how the STT will be implemented. The government has initiated resumption of large areas of private land before the STT OZP has even been fully considered by the TPB and before the STT OZP is approved by the Chief-Executive in Council.
- 3.5 REDA members are concerned about how the implementation process is to be carried out and the role of the private sector. It is a general issue for all affected landowners within the STT OZP and their private property right should be duly respected. The most relevant statement on the implementation process is included in paragraph 17.2 of the ES:-

*"The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by CEDD".*



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The TPBs statement has no role for existing landowners in the implementation of the STTP, other than through buying resumed land that the government decides to dispose of in the open market.

- 3.6 But this statement is different to others recently made by government officials and also currently available on the San Tin Technopole website at <https://nm-santintech.hk/en/implementation-arrangement/dmldtmf/>. In that it states importantly, that government will also consider in-situ land exchanges:-

*“The 2023 Policy Address has announced that the “Enhanced Conventional New Town Approach” will be extended to development sites specified by the Government in all New Development Areas (NDAs) in the Northern Metropolis, including San Tin Technopole. Under this development approach, the Government will in principle resume all private land planned for development, before allocation for various purposes including disposal of land for private development. However, for sites planned for private development, the Government allows in-situ land exchange applications from land owners subject to certain conditions”.*

- 3.7 It also includes the reasons why government should consider in-situ land exchanges, and these reinforce the proposals discussed in the paragraphs above, and are appropriate for the STT:-

*“On the premise of maintaining government-led development and safeguarding the interests of affected households, the revised arrangements could expedite the implementation of the Northern Metropolis and facilitate better development layouts by leveraging market forces. Apart from allowing land owners’ in-depth participation in development in a manner that complies with the Government’s planning, enhances the speed of implementing the Northern Metropolis and facilitates better development layouts, the revised arrangements will also reduce the Government’s upfront spending on land resumption and public works while allowing the Government to receive premium revenue earlier.*





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*The early provision of housing, industries and other development as well as public facilities will also benefit the public.”*

- 3.8 REDA supports the principles enunciated and looks forward to discussing with the government how this process can be structured and used effectively. The TPB could assist in this process by amending paragraph 17.2 of the ES to encourage the use of effective measures to enhance the speed of implementation and to reduce the Governments upfront spending. The ES should be consistent with government policy that enables existing land owners to contribute towards implementation through land exchanges, and under reasonable conditions that promote good development.

#### 4 The Amendments Proposed to the Draft Plan

In summary the following amendments are proposed to the STT OZP, based on the information provided in Sections 2 and 3 above.

##### 4.1 Proposed Amendments to the draft STT OZP

- 4.1.1 To include the proposed alignment of the Northern Metropolis Highway on the STT OZP.
- 4.1.2 To include the alignment of the Northern Link Spur Line on the STT OZP as a preliminary alignment to assist in public understanding and to ensure that it is implemented as an integral part of the Phase 1 development;
- 4.1.3 To include a use of “Talent Accommodation” in the Notes for the OU(I&T) zone and the R(A) zone and to provide a definition.
- 4.1.4 To amend paragraph 7 of the ES on Housing so that the housing mix is 50:50 public housing and private housing. This will facilitate provision of a suitable range of housing types to meet the changing needs of the STT.



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- 4.1.5 To amend the ES paragraph 17 on Implementation, and in particular paragraph 17.2 to more closely reflect the flexibility that Governments policy now includes. In particular it should include the following, or similar:-

*“Under this development approach, the Government will in principle resume all private land planned for development, before allocation for various purposes including disposal of land for private development. However, for sites planned for private development, the Government allows in-situ land exchange applications from land owners subject to certain conditions”.*

### 5. Conclusion

- 5.1 The proposals included on the STT OZP provide a firm basis for taking the San Tin area forward into a new and exciting direction. The implementation process will provide a new planning context which can be innovative in how Hong Kong can undertake a new urban development. It will accommodate changing technological, environmental and social factors, and overall will be a process which will completely transform the area within the OZP boundaries. REDA supports the proposed OZP and has suggested some minor changes which are intended to introduce improvements. The gazetting of this OZP is the start of a formal process which can be accompanied by more informal discussions on how to move this project forward quickly, and how to meet Governments objectives.

The Real Estate Developers Association of Hong Kong

May 2024

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:  
TPB/R/S/STT/1-S923

Representation Number:  
TPB/R/S/STT/1-R092

- The representation should be made to the Town Planning Board (the Board) before the expiry completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Department, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士 (下稱「申述人」)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

Llewelyn-Davies Hong Kong Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)



**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要,請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		Draft San Tin Technopole OZP (Plan No. S/STT/1)
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
Draft San Tin Technopole OZP (Plan No. S/STT/1)	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 (and providing comments)	(see attached supplementary documents)
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號

**Representation on Draft San Tin Technopole Outline Zoning Plan  
(OZP No. S/STT/1)**

(May 2024)

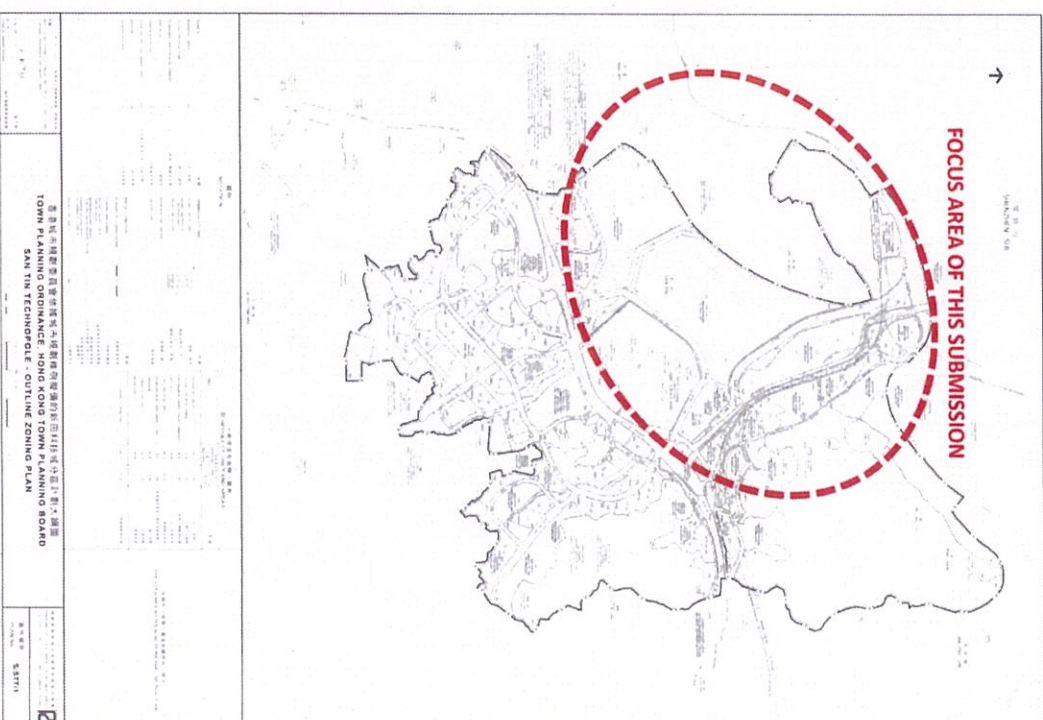
# Preface

## Background

- On 8 March 2024, the Town Planning Board (the Board) announced the publication of a new draft San Tin Technopole Outline Zoning Plan (OZP) for the development of the San Tin / Lok Ma Chau area (the STLMC area) of the San Tin Technopole. The new Draft San Tin Technopole OZP No. S/ST/1 is currently available for public inspection and inviting representations.

## Observations and Proposed Enhancements

- We fully appreciate that the detailed planning of San Tin Technopole is underway. We **support** the gazettal of the Draft San Tin Technopole OZP, which provides an overall land-use framework to guide future developments in San Tin Technopole.
- Given the opportunity of this public engagement exercise, we also see opportunities to enhance the planning framework so as to contribute to successful and timely implementation of the San Tin Technopole. **We hereby offer our observations and provide some corresponding enhancements focusing on the northern portion of the planning area under the Draft San Tin Technopole OZP, which is where the future I&T Park will be located.**



\* Extracted from TPB Paper No. 10954 (2024)

## **Observations and Possible Enhancement (1)**

**Speed up implementation of the mixed-use development as the catalyst of San Tin Technopole by reviewing the railway alignment and location of Chau Tau Station**

# Timely implementation of mixed-use site as catalyst of San Tin Technopole

## Key Issue

The “OU(MU)” site is part of Phase 1 development of San Tin Technopole, it will serve as the transport and commercial hub for the future I&T Park and may function as the catalyst for development in the area.

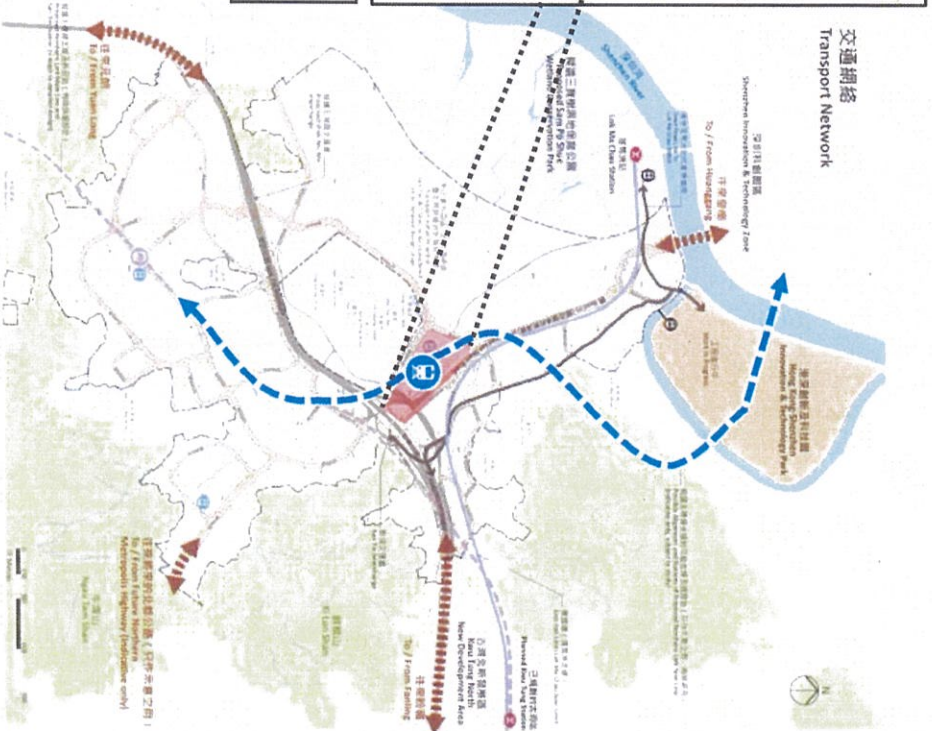
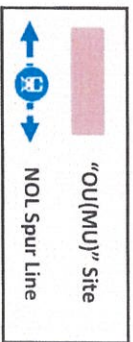
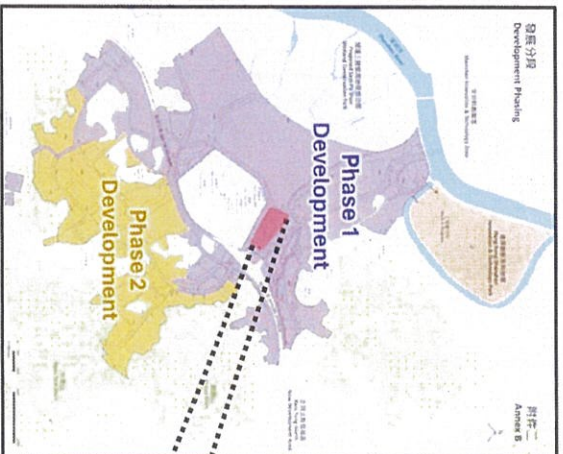
According to the Revised RODP, the proposed NOL Spur Line and associated Chau Tau Station bisects the OU(MU) site. Topside development at the “OU(MU)” site will inevitably be highly constrained/dependent on implementation of NOL Spur Line.

However, there is currently no construction programme nor target commissioning date for the NOL Spur Line. Without a concrete programme for the development the NOL Spur Line, the development of the “OU(MU)” site is unclear for such an important catalytic site. Therefore, the planned intention of the site to serve the future I&T Park would be difficult to realize in a timely manner.

## Suggestion

Therefore, we urge the review of the Spur Line alignment and station. The Government may consider co-locating the NOL Spur Line, Chau Tau Station, other related railway facilities and the future public road to expedite the development of the “OU(MU)” site and minimize the land resumption requirements and relieve fiscal financial burden.

Government's Implementation Programme	
2024 - 2028	Land resumption & clearance for Phase 1 San Tin Technopole (1) Detailed planning & design stage of NOL Spur Line (2)
2026 / 2027	First batch of formed sites (incl. lands for I&T) (3)
2031	Target first population intake of Phase 1 of San Tin Technopole (3)
2032	Anticipated site formation for land disposal of the “OU(MU)” site (4)
2034	Envisaged completion of NOL Main Line (San Tin Station) (3)



Source: "Illustrative Figure (7) – Transport Network" of the ES of the Draft San Tin Technopole OZP No. S/ST/1/1

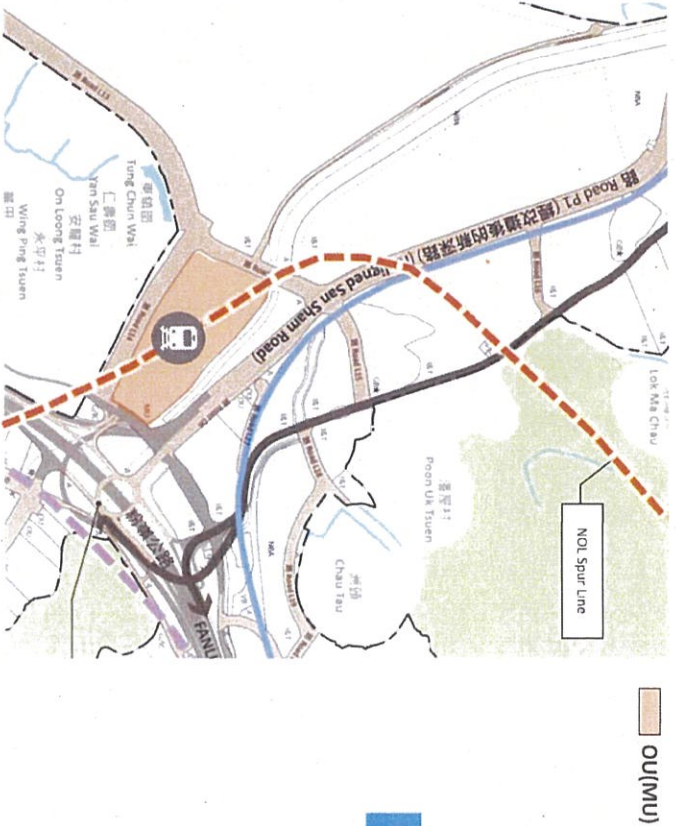
Sources:  
 (1) Notice of Proposed Resumption and Resumption Plan and Departure Phasing Plan of San Tin Technopole  
 (2) Northern Metropolis Action Agenda 2023  
 (3) TRB Paper No. 10954  
 (4) EA of San Tin Technopole – Appendix A.3 Construction Programme

Source: "Illustrative Figure (7) – Transport Network" of the ES of the Draft San Tin Technopole OZP No. S/ST/1/1



# Review the location of railway station to ensure timely implementation of the OU(MU) site

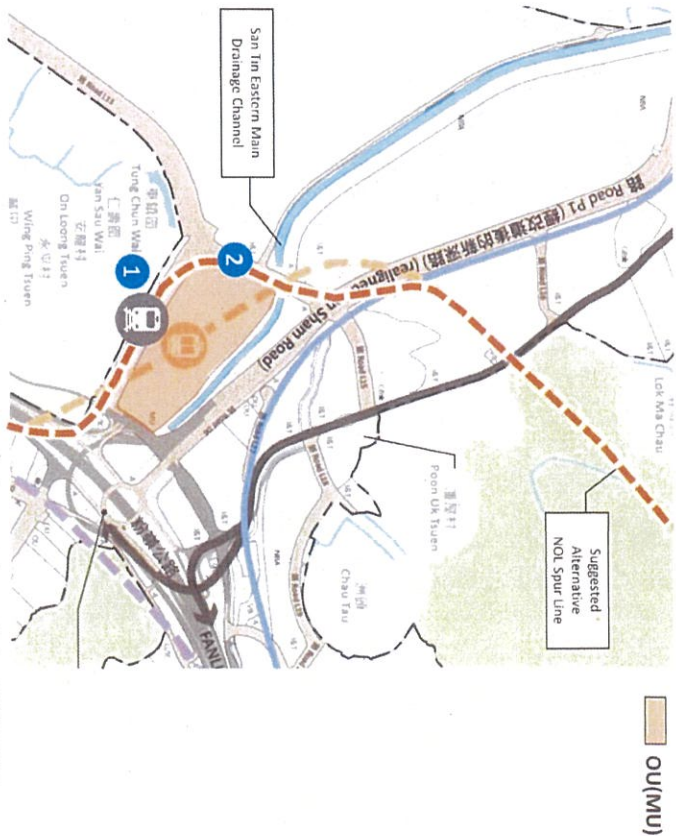
**KEY ISSUES OF THE CURRENT PROPOSED LOCATION OF RAILWAY CHAU TAU STATION AND NOL SPUR LINE ALIGNMENT**



**1** Pose significant design constraints to the topside development and affect the timely implementation of this catalytic development

**2** Likely to incur more upfront fiscal funds for land resumption of the railway as well as the public roads

**PROPOSED REVISIONS**



**1** To shift the location of the railway station to the periphery of the "OU(MU)" zone and at the intersection of the different land uses to better serve the surrounding land uses

**2** To shift the alignment of the railway to future public road to avoid the existing structures (e.g. drainage channel and road network etc.), as well as to minimize interface issues with the planned mixed-use development and land resumption

## **Observations and Possible Enhancement (2)**

**To allow developments of compatible non-I&T uses to enhance vibrancy and sustainability**

## A. Optimize development flexibility for the land parcel designated for mixed-used development(s)

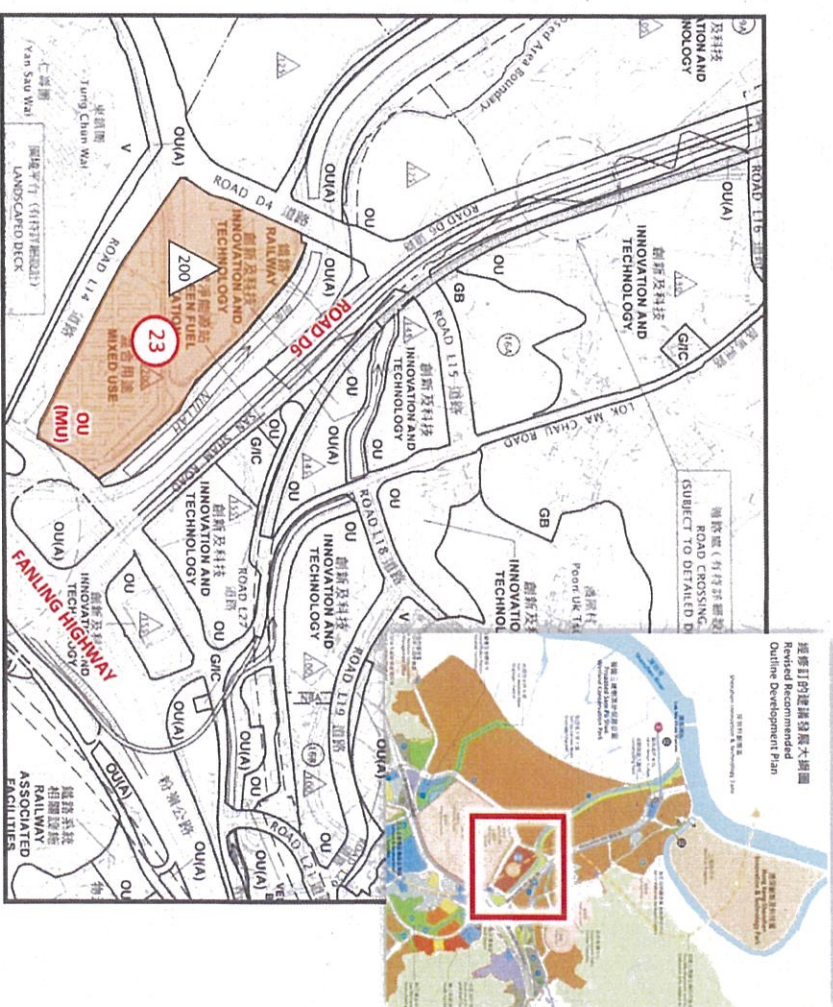
The future Chau Tau Station area (i.e. Area 23) is the only piece of land zoned “OU(MU)” that is situated to the north of Fanling Highway and in close proximity to the future I&T park.

Planning Area	Area (about m <sup>2</sup> )	PR
Area 23	75,600	7

In particular, an explicit max domestic PR (i.e. 3) & non-domestic PR (i.e. 4) are specified in the Explanatory Statement (ES) of the OZP.

In order to optimize land-use flexibility, we suggest to remove the PR split (i.e. Domestic PR as 3 and Non-domestic PR as 4) in the ES for the “OU(MU)” site. The merits are:-

1. Future implementation agent will have the flexibility to the development mix in accordance to the Notes of the OZP.
2. This market-driven development approach will assure fast-tracked deliveries by attracting participation from the private sector enabling the successful delivery of San Tin Technopole.
3. This will allow the Government to tap into the wider market and resources, encouraging the private sector to participate towards the successful development of San Tin Technopole.



Extract of Draft San Tin Technopole OZP (No. S/STT/1)

## B. Encourage a range of different land-uses to ensure a vibrant and synergistic development mix in the I&T Park

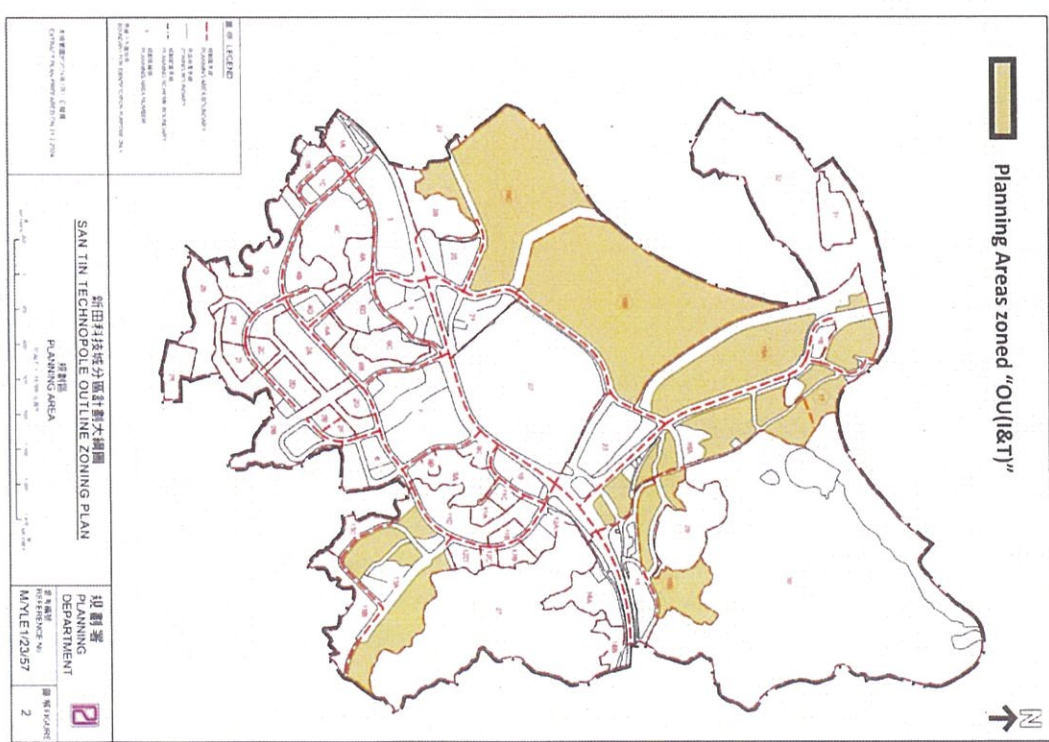
### Flexibility allowed for development of non-I&T uses

With reference to the Hong Kong Innovation and Technology (I&T) Development Blueprint dated December 2022, the broad development direction is to “*enhance the I&T ecosystem and promote new industrialization in Hong Kong*”. To this end, the Government has planned to provide more efficient and versatile spaces to cater for the growth of the I&T industry. To align with this broad development direction, the Notes of “OU(I&T)” zone under the OZP have been tailor-made.

We welcome that the draft Notes have already provided flexibility to utilize the land in an efficient way, where different types of complementary non-I&T uses are permissible.

### Suggestion (1) – Flexibility to encourage a variety of land-uses for a sustainable I&T community

1. For all planning areas designated as “OU(I&T)” uses, to ensure a vibrant, sustainable and synergistic development mix of the future I&T Park, we suggest further flexibility could be allowed for development by encouraging development/conversion of various compatible uses, either vertically within a building or horizontally over a spatial area, to meet the changing global economy and the rapidly evolving I&T market. For example, existing land owner(s)/ future implementation agent(s) could be allowed to develop I&T uses and complementary non-I&T uses at the same development site to cater for diverse market needs/ circumstances.



## B. Encourage a range of different land-uses to ensure a vibrant and synergistic development mix in the I&T Park

### Issue – Irregular site configuration poses challenges for future I&T developments

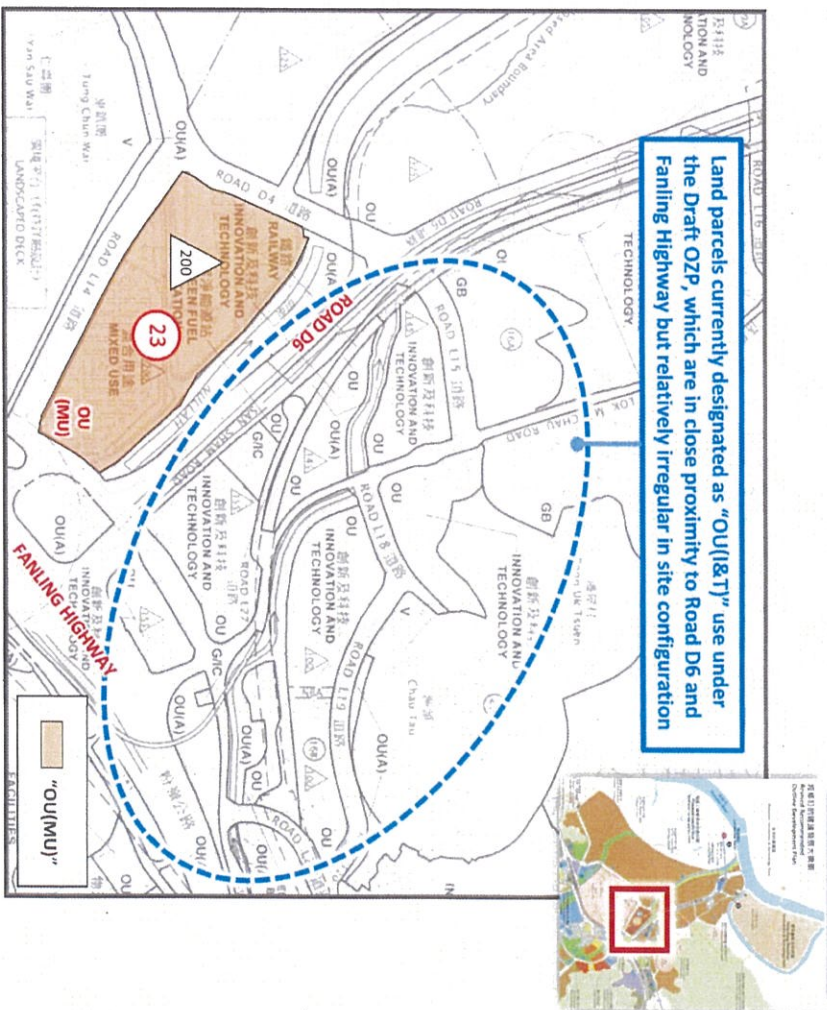
There are a number of land parcels designated as “OU(I&T)” in the core area in close proximity to existing/ planned road infrastructures (e.g. Road D6 and Fanning Highway).

These irregular land parcels are bisected by local roads and existing drainage channels posing potential challenges and constraints for future I&T developments. These irregular land parcels may be more suitable for uses that complement I&T development.

### Suggestion (2) – To Ensure a Critical Mass of Mixed Use Developments at a Core Area

2. For sites situated in planned railway station’s catchment, these will form into the future core area, therefore higher density developments should be encouraged.

This is to ensure that a sufficient critical mass can be achieved leading to the successful delivery of the San Tin Technopole development.



Extract of Draft San Tin Technopole OZP (No. S/STT/1)

## C. Suggested planning principles for non-I&T uses in “OU(I&T)” zones

To facilitate the successful development of San Tin Technopole with comprehensive provision of I&T development and their supporting uses, it is essential that a set of planning principles shall be formulated to guide its development.

For example, some planning principles may include:-

- Complementary non-I&T uses should be **encouraged around major transport hubs** so as to optimize the development potential of those sites to achieve a **balanced land use-mix while promoting a sustainable walkable and diverse urban environment (i.e. a 15-minute city concept)**;
- Complementary non-I&T uses could serve as an **effective buffer / transitional area between the sensitive uses** (e.g. the industrial uses and the village settlements) to minimise possible interfacing issues;
- Developments that could **enhance the accessibility and connectivity** of the future I&T Park should be promoted; and
- Developments that can act as **catalyst for the timely development** of San Tin Technopole should be encouraged.



## **Observations and Possible Enhancement (3)**

**To refine threshold for lease modification / land exchange application to facilitate early implementation**

## To facilitate implementation of the I&T Cluster under such an enormous scale

The Lands Department (LandsD) announced the proposal for land resumption at San Tin, Yuen Long, for the development of the San Tin Technopole (Phase 1) under the Lands Resumption Ordinance (Cap. 124) on 8 March 2024. **For Phase 1 development, the resumption involves 1,776 private lots with an area of about 171 hectares in total.**

Under the Enhanced Conventional New Town (CNT) approach, as a general rule, the Government will resume and clear all the private land planned for developments, and dispose these land parcels to the market for private development. Prior to the resumption and clearance of the private land, the Government may allow in-situ land exchange applications from private landowners for sites planned for private development to facilitate early development of the NDA.

**For an I&T park under such an enormous development scale, we believe that the Government would announce guideline to allow in-situ land exchange application as soon as practicable.**

**Taking this opportunity, we would like to offer some suggestions to relax the threshold for lease modification / land exchange applications to encourage more contribution from the private sector.**

Resumption Plan for the Development of San Tin Technopole (Mar 2024)



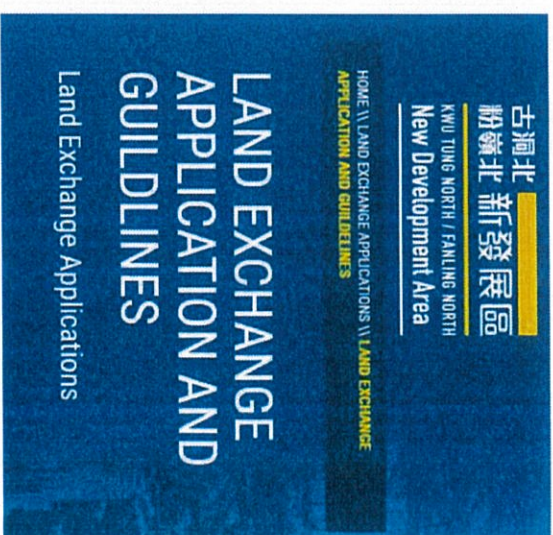


## To relax the threshold for lease modification / land exchange applications

Learning from the experiences in implementation of other New Development Areas in Hong Kong, we **suggest the Government to publish similar guidelines like the “Enhanced Conventional New Town (CNT) Approach” as soon as practicable**, which sets out the threshold for lease modification / land exchange application to ensure timely development of San Tin Technopole. Since disposal of large-scale development sites requires massive financial resources, we suggest the Government to **consider a less stringent criteria to encourage participation of private initiative**. For example:-

1. We agree with the Government’s current intended approach that the private sector can be allowed to participate in land-uses zoning including “Other Specified Uses (Innovation & Technology)”; and
2. With reference to the special criteria for consideration of applications for lease modification including land exchange for development of land in Hung Shui Kiu / Ha Tsuen New Development Area (Practice Note No. 1/2024), it is not a pre-requisite for the applicant of land exchange / lease modification to have a 100% unified ownership within a development site. Instead, if the applicant owns **not less than 90% of the total area of the private land within the designated development sites, the applicant would be eligible for the lease modification / land exchange applications**. The intention is to better leverage market forces to enhance the speed of developing the Northern Metropolis and bring about a better development layout. We suggest the same principle of threshold should be applied in the future development of San Tin Technopole.

The **early release of a comprehensive and well-coordinated implementation guideline can allow private participants to advance the preparation for the joint implementation of San Tin Technopole**. It can also assure successful deliveries with more time for negotiation and coordination between the public and private sectors during the land exchange stage.



Lands Administration Office  
Lands Department  
Practice Note

Issue No. 1/2024

Applications for Lease Modification  
including Land Exchange for Development of Land  
in Hung Shui Kiu/Ha Tsuen New Development Area

## Summary

## Summary

We **support** the gazettal of the Draft San Tin Technopole OZP, which provides an overall land-use framework to guide future developments in San Tin Technopole.

To contribute to a successful implementation of the San Tin Technopole, our **observations and corresponding suggestions** focusing on the future I&T Park are summarized below.

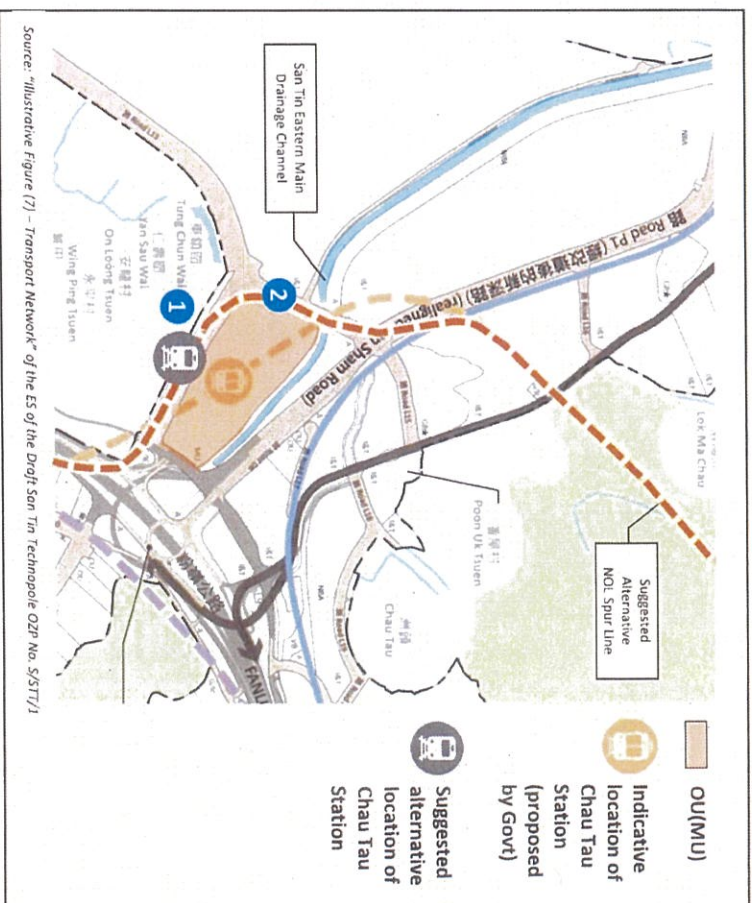
### 1) Speed up implementation of the mixed-use development as the catalyst of San Tin Technopole by reviewing the railway alignment and location of Chau Tau Station

#### Observations

Since the construction programme of the NOL Spur Line and its station at Chau Tau is unknown, **we suggest that the location of the railway station should be carefully considered** as having the railway alignment and station bisect the “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) site will inevitably affect the timely implementation of this catalytic development.

#### Suggestions

**1. Urge the review of the Spur Line alignment and station** by considering the co-location of the NOL Spur Line, Chau Tau Station, other related railway facilities and future public road to expedite the development of the “OU(MU)” site as well as to minimize the land resumption requirements to relieve fiscal financial burden.



## Summary

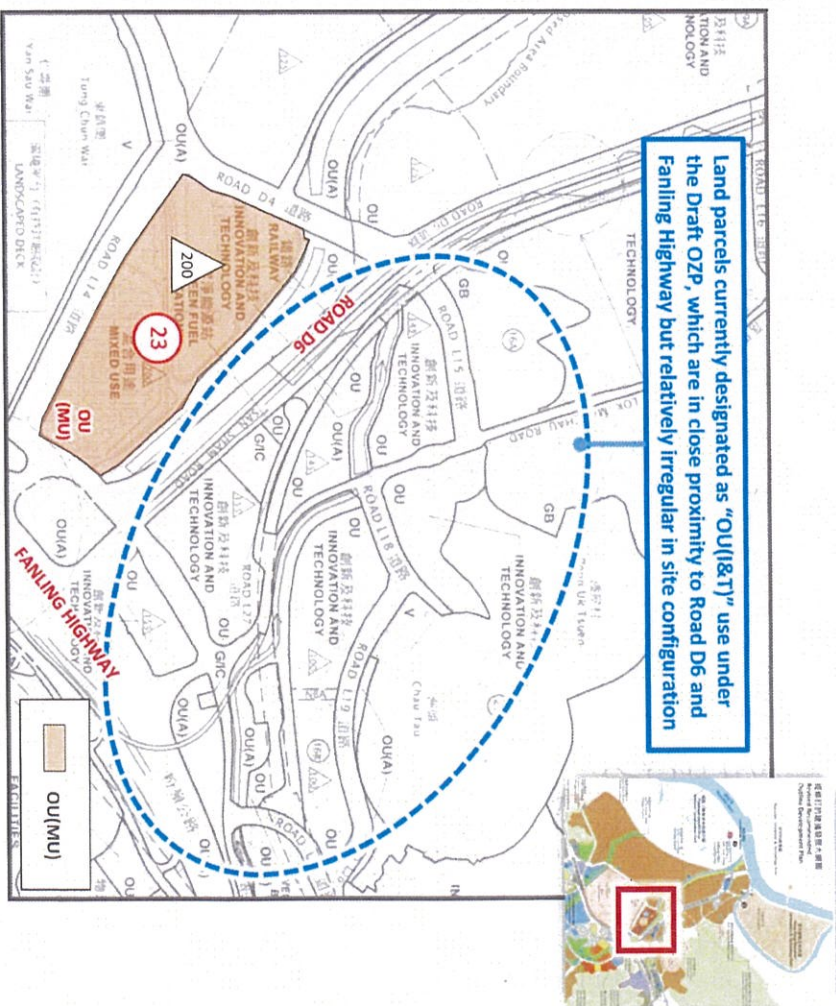
### 2) To allow developments of compatible non-I&T uses to enhance urban vibrancy

#### Observations

A vibrant and synergistic development mix within the I&T Park is essential to enhancing the I&T Park's sustainability. We suggest that more developments of other compatible non-I&T use should be promoted in "OU(I&T)" sites to better assure development flexibility.

#### Suggestions

1. For all land designated as "OU(I&T)" zone, we suggest that further flexibility could be allowed for development by encouraging development/ conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area to meet the changing global economy and the rapidly evolving I&T market;
2. For sites situated in planned railway station's catchment, these will form into the future core area, therefore higher density developments should be encouraged. This is to ensure that a sufficient critical mass can be achieved leading to the successful delivery of the San Tin Technopole development; and
3. Planning principles for non-I&T uses should be formulated to facilitate the successful development of San Tin Technopole.



## Summary

- 3) To refine the threshold for lease modification / land exchange application to facilitate early implementation

### Observations

Since land sale of large-scale development sites requiring parties with massive financial resources, we suggest the Government to consider a less stringent criteria for lease modification / land exchange applications (similar guidelines like the “Enhanced Conventional New Town (CNT) Approach”) to encourage participation of private initiative during the development process.

### Suggestions

1. Agree with the Government that the private sector can be allowed to participate in land-uses zoning including “Other Specified Uses (Innovation & Technology)”;
2. Not less than 90% threshold of private land within the development site should be considered sufficient for application of lease modification or land exchange; and
3. Early release of a comprehensive and well-coordinated implementation guideline can allow private participants to advance the preparation for the joint implementation of San Tin Technopole. It can also assure successful deliveries with more time for negotiation and coordination between the public and private sectors during the land exchange stage.



Lands Administration Office  
Lands Department

Practice Note

Issue No. 1/2024

Applications for Lease Modification  
including Land Exchange for Development of Land  
in Hung Shui Kiu/Ha Tsuen New Development Area

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/STT/1-S721
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出,填妥的表格及支持有關申述的資料須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取,亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英文兼備。倘若未能提供所需資料,則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

### 1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

Birkenhead Properties & Investments Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

### 2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

KTA Planning Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要, 請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft San Tin Technopole Outline Zoning Plan No. S/STT/1
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
Schedule of Use for "OU(I&T)" Zone	<input checked="" type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對 (Providing Comments)	Please refer to the attached Supplementary Attachment.
Building height restriction for "OU(I&T)" Zone	<input checked="" type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對 (Providing Comments)	Please refer to the attached Supplementary Attachment.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
Suggestion on broadening the Schedule of Use for "OU(I&T)" zone to include 'Flat' and 'House' under Column 1 and 'Electric Power Station', 'Chemical and Biochemical Plant' and 'Service Industries' under Column 2 for flexi zoning (Specific uses be specified in Layout Plan submissions and land grant conditions if needed and once determined). Please refer to the attached Supplementary Attachment.		

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A) 條訂明, 如委員會認為根據第 6(1) 條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號

## Supplementary Attachment

### 1. Background

- 1.1 We refer to the area located to the north of Castle Peak Road - San Tin in Area 19C (thereafter referred to as "**the subject area**") – see **Figure 1**. The subject area is zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") on the Draft San Tin Technopole ("STT") Outline Zoning Plan No. S/STT/1 gazetted on 8 March 2024.
- 1.2 While we are generally in support of planning of the area to become a competitive Technopole, we herewith provide comments in relation to the planning requirements on the "OU(I&T)" zoning as follows.

### 2. Details of Representation

#### (A) *Potential for Early Implementation of the I&T Zone at Area 19C*

- 2.1 The subject area is endowed with various enabling attributes for early implementation of I&T uses:
  - **Infrastructure largely in place:** By abutting Castle Peak Road – San Tin which connects onward to San Tin Highway, the subject area is well-served by existing road network. Being in the westernmost portion of STT, the subject area is only a 15-minute direct drive from Yuen Long Town Centre via New Territories Circular Road. Lok Ma Chau Control Point, which is in close proximity to Shenzhen's I&T zone in Futian, is also only 1.5km from the subject area, thereby offering great potential for synergistic developments attractive to cross-boundary enterprises and institutions. Moreover, the subject area is largely occupied by brownfield operations, meaning that it has already been significantly formed with some supporting infrastructure available for immediate development.
  - **Technical feasibility of development ensured:** A S12A Planning Application No. Y/YL-ST/1 relevant to the subject area has been processed by the Town Planning Board since September 2021. Development feasibility in terms of various aspects (including environmental, traffic, sewerage, drainage, water supply, etc.) has been *verified* vide the technical assessments of the planning application. In essence, a full-year Ecological Impact Assessment covering both wet and dry seasons has been conducted, with mitigation measures identified to the satisfaction of relevant Government Departments. Concerns on the impacts to migratory birds in the ecosystem could somehow be addressed riding on the ecological efforts already made.
  - **Consolidated land ownership pattern:** In lieu of the very fragmented land ownership in most other parts of STT, the inherent simple and scalable lot pattern in Area 19C (>25 hectares for a lot) streamlines development of I&T parks with critical mass, be it through Government land resumption or "area model" alike.



- 2.2 Given the above underlying features and readiness for development, the subject area could be **given the priority in the STT development** and pilot the I&T development with a view to timely unlock the spade-ready potential, eventually turning into a catalyst for other I&T developments and hence for a thriving I&T hub to encompass.

**(B) More Flexibility for Land Uses in the “OU(I&T)” Zone**

Housing Options to I&T Professionals

- 2.3 We note that the total planning population of about 165,600 persons in the entire STT is proposed to be accommodated via: (a) around 50,000 to 54,000 new flats in a 70:30 public-private mix, mostly situated in San Tin Town Centre; (b) 6,400 talent accommodation units provided within the “OU(I&T)” zones to the north of San Tin Highway and Fanling Highway. It is in great doubt that such level of housing provision would be adequate to cater for the needs of 120,000 nos. of employment within STT I&T sites, not to say their families and the non-I&T employment.
- 2.4 While such potential inadequacy in accommodation may be supplemented by the residential developments in other New Development Areas e.g. Kwu Tung North, the importance of “proximity to work” in the residential choice of creative class - inclusive of I&T high-end professionals - is inevitable as seen from various examples in Mainland China and overseas<sup>1</sup>, or else STT’s attractiveness to expatriate talents would be seriously impaired. Unnecessary traffic burden on the carriageways could also be avoided by proper *on-site* residence provision. Indeed, quality residential developments with sufficient supporting facilities/amenities should also complement talent accommodation to offer a real “home” or a means to “take root” in the knowledge economy on par with talents’ aspiration.
- 2.5 To this end, we note that only ‘Flat (Staff Quarters only)’ is always permitted under the “OU(I&T)” zone with the intention to avoid dilution of the I&T focus. Such specification pinpointing “staff quarters” under a statutory vehicle is not necessary, considering the possible flexibility that may need in the long term for spectrums of *on-site housing provision* whilst aligning with the market/industry climate and talent cohorts’ aspirations. Relevant considerations on the suitable types of housing on I&T sites can **instead be reflected appropriately through the Layout Plan submission or necessary clauses of Land Grant (e.g. alienation) depending on the prevailing context and specific industry nature for flexibility**, avoiding any over-rigidity in the statutory form (see *Figure 2*). Such approach will also echo with Government’s intention on “flexi-zoning” in which “*necessary restrictions if any...may be imposed through administrative means (e.g. land grant conditions)...*”<sup>2</sup>
- 2.6 On a side note, with ‘Flat’ included in the Schedule of Uses of “OU(I&T)”, ‘House’ should also be considered to be incorporated for future flexibility given that some building height restrictions as low as 15mPD have been imposed in the area.

<sup>1</sup> Lawton P, Murphy E, Redmond D (2013) Residential preferences of the ‘creative class’? *Cities* 31(2): 47–56. Crossref. ISI.

<sup>2</sup> Legislative Council Paper No. CB(1)506/2023(03). “Land Use Proposal of San Tin Technopole”: <https://www.legco.gov.hk/yr2023/english/panels/dev/papers/dev20230523cb1-506-3-e.pdf>

### Possible I&T Uses

2.7 It is observed that a few uses have been included in the "Other Specified Use" zonings relevant to Yuen Long / Tseung Kwan O / Tai Po InnoParks while not in the "OU(I&T)" zoning, e.g. 'Electric Power Station', 'Chemical and Biochemical Plant', 'Service Industries', etc. Particular considerations of the flexibility on the uses in "OU(I&T)" zone - even those may appear nowadays to be remotely related to the strategic I&T industries (particularly advanced manufacturing) - should be made to avoid unnecessary statutory plan amendment processes in future. Any polluting uses may be put in Column 2 subject to Town Planning Board's scrutiny, concurrently not defeating the future flexibility amidst technological advancement (*Figure 2*).

### **(C) More Flexibility for Building Height Restrictions to Enhance Competitiveness of the I&T Ecosystem**

2.8 Four bands of building height restrictions (BHR) are now applied to a single "OU(I&T)" zone at Area 19C, viz. 15mPD, 35 mPD, 75 mPD and 105 mPD (towards Castle Peak Road – San Tin), constraining the design flexibility of I&T parks (*Figure 3*). On this, Town Planning Board's attention is respectfully drawn to the followings.

- **Need for creation of prominent landmarks:** For a vision to become the flagship innovation hub in the territory, bold architecture and intelligent space being able to embrace futuristic needs should be envisioned in STT, particularly to maintain competitive with the impressive skyline in the neighbouring I&T development zones of Shenzhen (*Figures 4 and 5*). More flexible approach on building heights would enable more iconic, world-class developments with a broad range of I&T facilities, especially attractive to prominent tech giants.
- **More scope for modular integrated construction (MiC):** Adoption of the MiC modules should be encouraged in the subject area which can shorten construction period and reduce any disturbance/nuisance to the habitat. The BHRs should properly factor in the additional requirements needed by the technique (e.g. greater storey height of MiC floors).
- **More flexibility for wider birds' flight paths & air/view corridors:** More flexibility on building height can avoid shoe-box building designs, in turn leaving more space for possible birds' flight paths and air/view corridors leading to the adjacent wetland, smoothing interfaces and befitting the habitat and the overall environment.

2.9 It is notable that a minor relaxation clause on the BHRs is included in the "OU(I&T)" zoning. Nonetheless, with the consideration of the above, we hope **the Board could be prepared to favourably consider such applications on minor relaxation of BHRs in future without over-stringent requirements** – with a view to enable a fertile supporting ground for I&T hub to grow.

### 3. Concluding Remarks

- 3.1 The Board is earnestly requested to take into account the above on the "OU(I&T)" zone to facilitate **timely and flexible** I&T developments in the subject area, thereby catalyzing the Technopole to become vibrant and competitive in a sustainable manner.

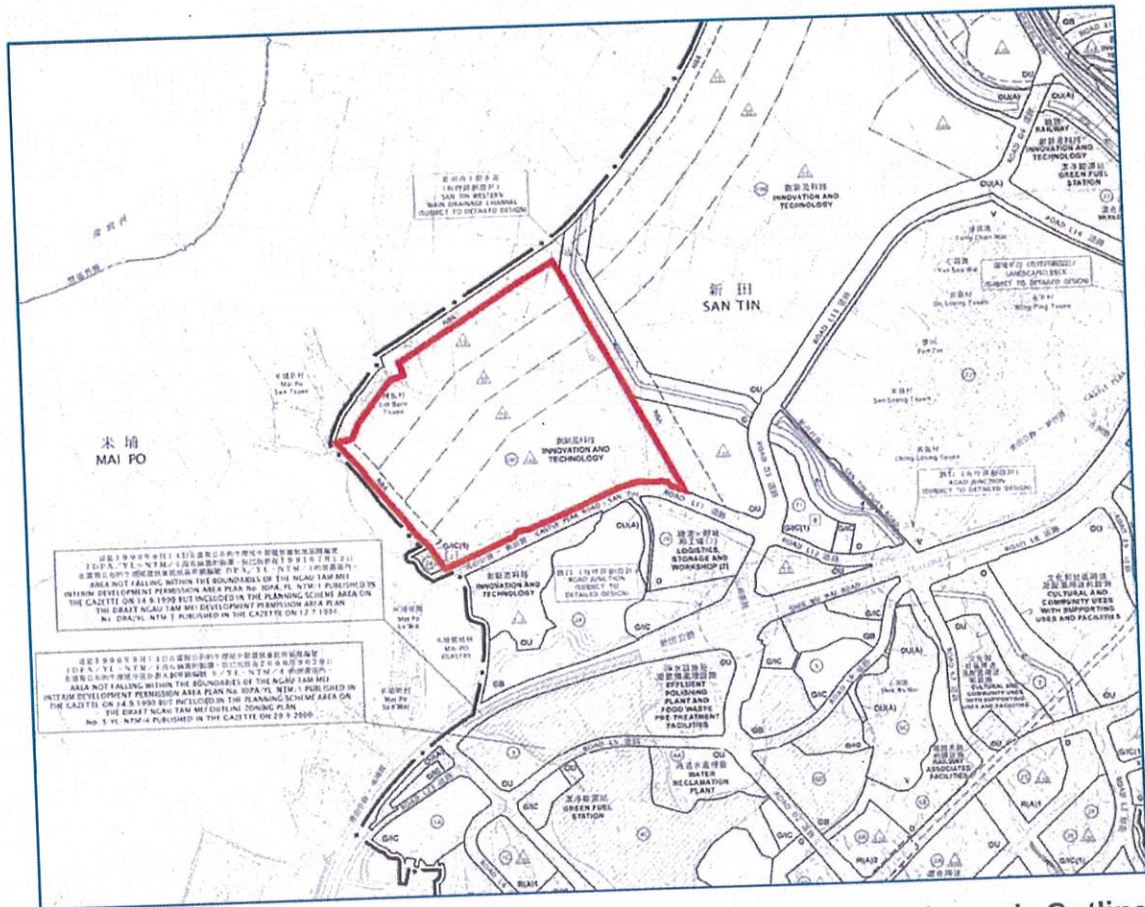


Figure 1 – The Subject Area at Area 19C on the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1

<u>OTHER SPECIFIED USES (Cont'd)</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Innovation and Technology" Only</u>	
<ul style="list-style-type: none"> <li>Ambulance Depot</li> <li>Animal Quarantine Centre (in Government building only)</li> <li>Broadcasting, Television and/or Film Studio</li> <li>Cargo Handling and Forwarding Facilities</li> <li>Creative Industries</li> <li>Eating Place</li> <li>Educational Institution</li> <li>Exhibition or Convention Hall</li> <li>Field Study/Education/Visitor Centre</li> <li>Flat <del>(Staff Quarters only)</del></li> <li>Government Refuse Collection Point</li> <li>Government Use</li> <li>Hotel ← House?</li> <li>Industrial Use</li> <li>Information Technology and Telecommunications Industries</li> <li>Institutional Use (not elsewhere specified)</li> <li>Library</li> <li>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</li> <li>Off-course Betting Centre</li> <li>Office</li> <li>Petrol Filling Station</li> <li>Place of Entertainment</li> <li>Place of Recreation, Sports or Culture</li> <li>Private Club</li> <li>Public Clinic</li> <li>Public Convenience</li> <li>Public Transport Terminus or Station</li> <li>Public Utility Installation</li> <li>Public Vehicle Park</li> <li>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</li> <li>Recyclable Collection Centre</li> <li>Refuse Disposal Installation</li> <li>Religious Institution</li> <li>Research, Design and Development Centre</li> <li>Residential Institution</li> </ul>	<ul style="list-style-type: none"> <li>Animal Quarantine Centre (not elsewhere specified)</li> <li>Dangerous Goods Godown</li> <li><del>Flat (not elsewhere specified)</del></li> <li>Gas Works</li> <li>Helicopter Landing Pad</li> <li>Sewage Treatment/Screening Plant</li> <li>Electric Power Station</li> <li>Chemical and Biochemical Plant</li> <li>Service Industries</li> </ul>

**Flexi-Zoning for future flexibility of necessary uses;**  
**More specific uses should be considered through subsequent Layout Plan submissions or necessary clauses of Land Grant Conditions to avoid rigidity in the statutory zoning.**

Figure 2 - Proposed Schedule of Uses for "OU(I&T)" zone

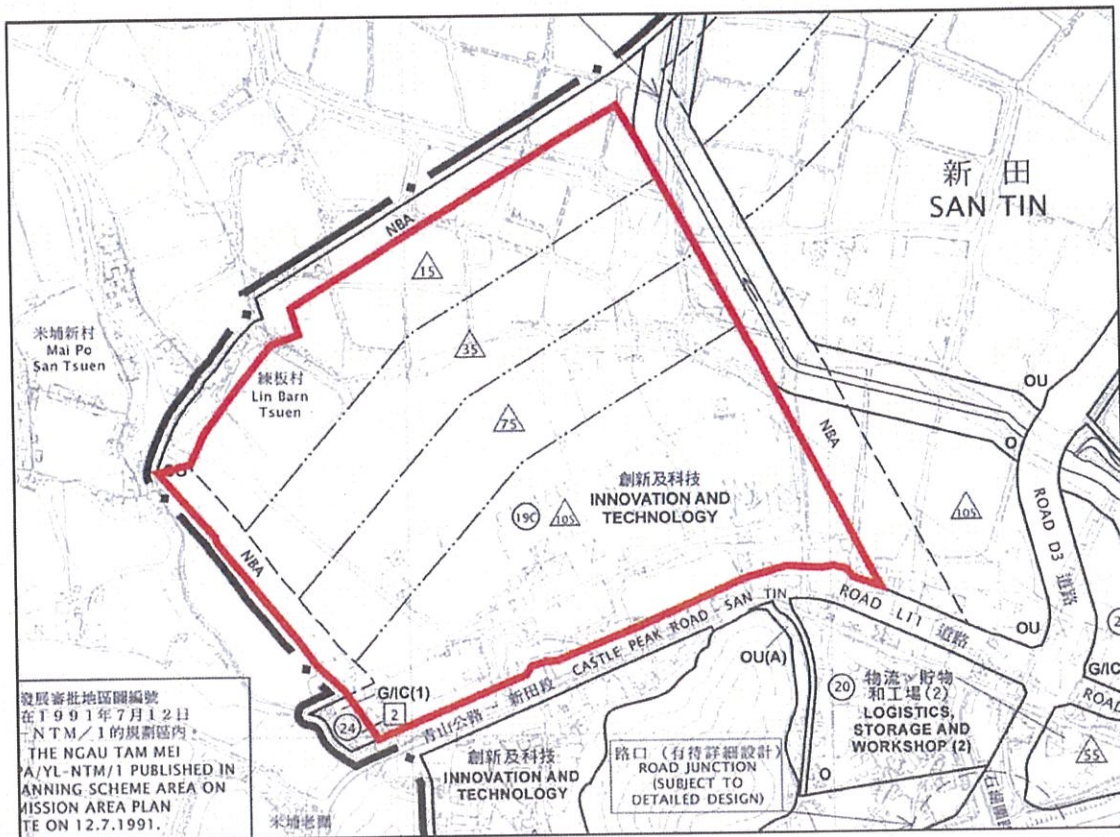


Figure 3 - Building Height Restrictions at Area 19C on the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1

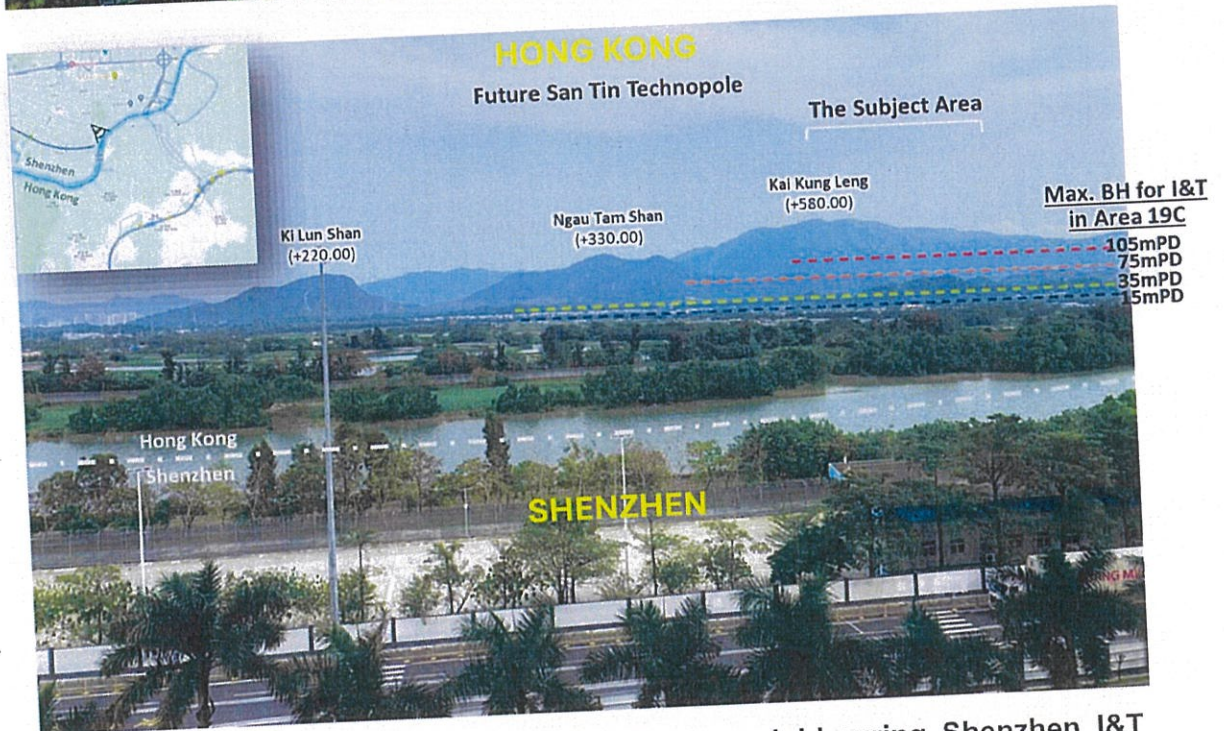
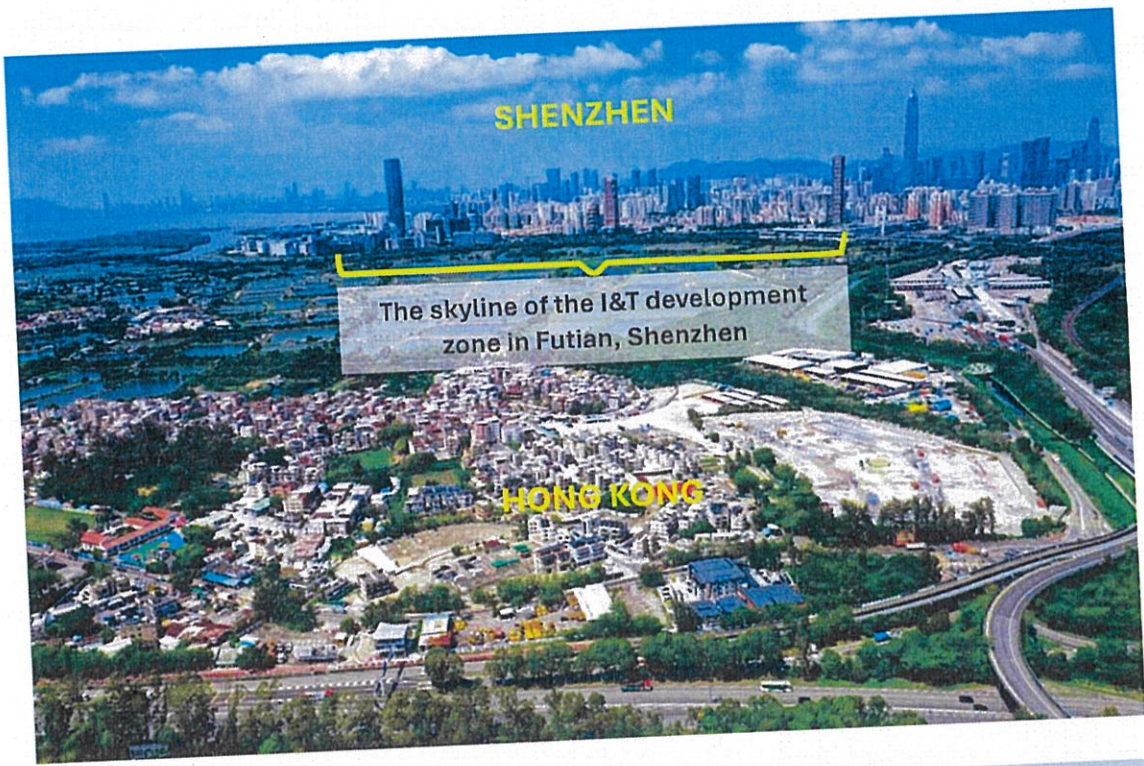


Figure 4 (above) – View of the skyline in the neighbouring Shenzhen I&T development zones from Hong Kong (in San Tin Technopole)  
 vs.  
 Figure 5 (below) – View of San Tin Technopole from Futian, Shenzhen

By Email and by Hand

Our Ref: S3013b/LBT/24/001Lg

7 May 2024

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong



PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬光豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Submission of Representation  
in Respect of Draft San Tin Technopole Outline Zoning Plan No. S/STT/1**

Reference is made to the gazettal of Draft San Tin Technopole Outline Zoning Plan ("Draft OZP") No. S/STT/1 on 8 March 2024.


On behalf of the Representer, Birkenhead Properties & Investments Limited, we submit herewith representation containing comments in relation to the planning requirements of the "Other Specified Uses" annotated "Innovation and Technology" of the Draft OZP. The completed Form No. S6 and the original authorization letter signed by the Representer are also attached with this letter for the consideration of the Town Planning Board.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED



  
Kitty Wong

Encl.: Supplementary Attachment (1 hardcopy)

cc. Applicant & Team

PL/KW/vy



FS 579819



## Birkenhead Properties & Investments Limited

29 April 2024

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Dear Sir/Madam,

### Authorisation Letter

#### Representation

**Under Section 6(1) of the Town Planning Ordinance (Cap.131) for  
Draft San Tin Technopole Outline Zoning Plan No. S/STT/1**

---


We hereby authorise KTA Planning Limited to act as our Authorised Agent on the Submission of Representation Under Section 6(1) of the Town Planning Ordinance (Cap.131) for the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 for dealing with the related matters.

Yours faithfully

For and on behalf of

Birkenhead Properties & Investments Limited

For and on behalf of  
BIRKENHEAD PROPERTIES & INVESTMENTS LTD

  
Authorised Signatures

---

(Authorised Signature with Company Chop)

Urgent Return receipt Expand Group Restricted Prevent Copy

---

**From:** Kitty Wong [REDACTED]  
**Sent:** 2024-05-07 星期二 14:44:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Submission of Representation in respect of Draft San Tin Technopole OZP No. S/STT/1  
**Attachment:** 20240507\_S\_STT\_1\_Representation (Birkenhead).pdf

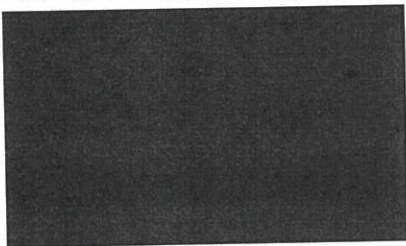
**Dear Sir/Madam,**

On behalf of the Representer, we submit herewith the Representation in respect of Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 together with the completed Form No. S6 and authorization letter for the consideration of the Town Planning Board.

A hardcopy of the submission will be sent to the TPB later this afternoon.

Thank you for your kind attention.

Regards,  
Kitty



By Email and by Hand

Our Ref: S3013b/LBT/24/001Lg

7 May 2024

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong



PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, NG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG  
九龍觀塘海濱道133號  
萬光豐中心16樓K室  
電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Submission of Representation**  
**in Respect of Draft San Tin Technopole Outline Zoning Plan No. S/STT/1**

Reference is made to the gazettal of Draft San Tin Technopole Outline Zoning Plan ("Draft OZP") No. S/STT/1 on 8 March 2024.

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Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

Encl.: Supplementary Attachment (1 hardcopy)

cc. Applicant & Team

PL/KW/vy



FS 579819

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出,填妥的表格及支持有關申述的文件(倘有),必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輿路 1 號沙田政府合署 14 樓)索取,亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英文兼備。倘若未能提供所需資料,則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

<b>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)</b>
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)  Birkenhead Properties & Investments Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意:若個人提交,須填上與香港身份證/護照所載的全名)

<b>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)  KTA Planning Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft San Tin Technopole Outline Zoning Plan No. S/STT/1
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>ⓐ</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
Schedule of Use for "OU(I&T)" Zone	<input checked="" type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對 (Providing Comments)	Please refer to the attached Supplementary Attachment.
Building height restriction for "OU(I&T)" Zone	<input checked="" type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對 (Providing Comments)	Please refer to the attached Supplementary Attachment.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
Suggestion on broadening the Schedule of Use for "OU(I&T)" zone to include 'Flat' and 'House' under Column 1 and 'Electric Power Station', 'Chemical and Biochemical Plant' and 'Service Industries' under Column 2 for flexi zoning (Specific uses be specified in Layout Plan submissions and land grant conditions if needed and once determined). Please refer to the attached Supplementary Attachment.		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

ⓐ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號

## Supplementary Attachment

### 1. Background

- 1.1 We refer to the area located to the north of Castle Peak Road - San Tin in Area 19C (thereafter referred to as “**the subject area**”) – see **Figure 1**. The subject area is zoned “Other Specified Uses” annotated “Innovation and Technology” (“**OU(I&T)**”) on the Draft San Tin Technopole (“**STT**”) Outline Zoning Plan No. S/STT/1 gazetted on 8 March 2024.
- 1.2 While we are generally in support of planning of the area to become a competitive Technopole, we herewith provide comments in relation to the planning requirements on the “OU(I&T)” zoning as follows.

### 2. Details of Representation

#### (A) *Potential for Early Implementation of the I&T Zone at Area 19C*

- 2.1 The subject area is endowed with various enabling attributes for early implementation of I&T uses:
- **Infrastructure largely in place:** By abutting Castle Peak Road – San Tin which connects onward to San Tin Highway, the subject area is well-served by existing road network. Being in the westernmost portion of STT, the subject area is only a 15-minute direct drive from Yuen Long Town Centre via New Territories Circular Road. Lok Ma Chau Control Point, which is in close proximity to Shenzhen’s I&T zone in Futian, is also only 1.5km from the subject area, thereby offering great potential for synergistic developments attractive to cross-boundary enterprises and institutions. Moreover, the subject area is largely occupied by brownfield operations, meaning that it has already been significantly formed with some supporting infrastructure available for immediate development.
  - **Technical feasibility of development ensured:** A S12A Planning Application No. Y/YL-ST/1 relevant to the subject area has been processed by the Town Planning Board since September 2021. Development feasibility in terms of various aspects (including environmental, traffic, sewerage, drainage, water supply, etc.) has been *verified* vide the technical assessments of the planning application. In essence, a full-year Ecological Impact Assessment covering both wet and dry seasons has been conducted, with mitigation measures identified to the satisfaction of relevant Government Departments. Concerns on the impacts to migratory birds in the ecosystem could somehow be addressed riding on the ecological efforts already made.
  - **Consolidated land ownership pattern:** In lieu of the very fragmented land ownership in most other parts of STT, the inherent simple and scalable lot pattern in Area 19C (>25 hectares for a lot) streamlines development of I&T parks with critical mass, be it through Government land resumption or “area model” alike.

- 2.2 Given the above underlying features and readiness for development, the subject area could be **given the priority in the STT development** and pilot the I&T development with a view to timely unlock the spade-ready potential, eventually turning into a catalyst for other I&T developments and hence for a thriving I&T hub to encompass.

**(B) More Flexibility for Land Uses in the “OU(I&T)” Zone**

Housing Options to I&T Professionals

- 2.3 We note that the total planning population of about 165,600 persons in the entire STT is proposed to be accommodated via: (a) around 50,000 to 54,000 new flats in a 70:30 public-private mix, mostly situated in San Tin Town Centre; (b) 6,400 talent accommodation units provided within the “OU(I&T)” zones to the north of San Tin Highway and Fanling Highway. It is in great doubt that such level of housing provision would be adequate to cater for the needs of 120,000 nos. of employment within STT I&T sites, not to say their families and the non-I&T employment.
- 2.4 While such potential inadequacy in accommodation may be supplemented by the residential developments in other New Development Areas e.g. Kwu Tung North, the importance of “proximity to work” in the residential choice of creative class - inclusive of I&T high-end professionals - is inevitable as seen from various examples in Mainland China and overseas<sup>1</sup>, or else STT’s attractiveness to expatriate talents would be seriously impaired. Unnecessary traffic burden on the carriageways could also be avoided by proper *on-site* residence provision. Indeed, quality residential developments with sufficient supporting facilities/amenities should also complement talent accommodation to offer a real “home” or a means to “take root” in the knowledge economy on par with talents’ aspiration.
- 2.5 To this end, we note that only ‘Flat (*Staff Quarters only*)’ is always permitted under the “OU(I&T)” zone with the intention to avoid dilution of the I&T focus. Such specification pinpointing “*staff quarters*” under a statutory vehicle is not necessary, considering the possible flexibility that may need in the long term for spectrums of *on-site housing provision* whilst aligning with the market/industry climate and talent cohorts’ aspirations. Relevant considerations on the suitable types of housing on I&T sites can **instead be reflected appropriately through the Layout Plan submission or necessary clauses of Land Grant (e.g. alienation) depending on the prevailing context and specific industry nature for flexibility**, avoiding any over-rigidity in the statutory form (see **Figure 2**). Such approach will also echo with Government’s intention on “flexi-zoning” in which “*necessary restrictions if any...may be imposed through administrative means (e.g. land grant conditions)...*”<sup>2</sup>
- 2.6 On a side note, with ‘Flat’ included in the Schedule of Uses of “OU(I&T)”, ‘House’ should also be considered to be incorporated for future flexibility given that some building height restrictions as low as 15mPD have been imposed in the area.

<sup>1</sup> Lawton P, Murphy E, Redmond D (2013) Residential preferences of the ‘creative class’? *Cities* 31(2): 47–56. Crossref. ISI.

<sup>2</sup> Legislative Council Paper No. CB(1)506/2023(03). “Land Use Proposal of San Tin Technopole”: <https://www.leqco.gov.hk/yr2023/english/panels/dev/papers/dev20230523cb1-506-3-e.pdf>

### Possible I&T Uses

- 2.7 It is observed that a few uses have been included in the “Other Specified Use” zonings relevant to Yuen Long / Tseung Kwan O / Tai Po InnoParks while not in the “OU(I&T)” zoning, e.g. ‘*Electric Power Station*’, ‘*Chemical and Biochemical Plant*’, ‘*Service Industries*’, etc. Particular considerations of the flexibility on the uses in “OU(I&T)” zone - even those may appear nowadays to be remotely related to the strategic I&T industries (particularly advanced manufacturing) - should be made to avoid unnecessary statutory plan amendment processes in future. Any polluting uses may be put in Column 2 subject to Town Planning Board’s scrutiny, concurrently not defeating the future flexibility amidst technological advancement (**Figure 2**).

### **(C) More Flexibility for Building Height Restrictions to Enhance Competitiveness of the I&T Ecosystem**

- 2.8 Four bands of building height restrictions (BHR) are now applied to a single “OU(I&T)” zone at Area 19C, viz. 15mPD, 35 mPD, 75 mPD and 105 mPD (towards Castle Peak Road – San Tin), constraining the design flexibility of I&T parks (**Figure 3**). On this, Town Planning Board’s attention is respectfully drawn to the followings.

- **Need for creation of prominent landmarks:** For a vision to become the flagship innovation hub in the territory, bold architecture and intelligent space being able to embrace futuristic needs should be envisioned in STT, particularly to maintain competitive with the impressive skyline in the neighbouring I&T development zones of Shenzhen (**Figures 4 and 5**). More flexible approach on building heights would enable more iconic, world-class developments with a broad range of I&T facilities, especially attractive to prominent tech giants.
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### 3. Concluding Remarks

- 3.1 The Board is earnestly requested to take into account the above on the "OU(I&T)" zone to facilitate **timely and flexible** I&T developments in the subject area, thereby catalyzing the Technopole to become vibrant and competitive in a sustainable manner.

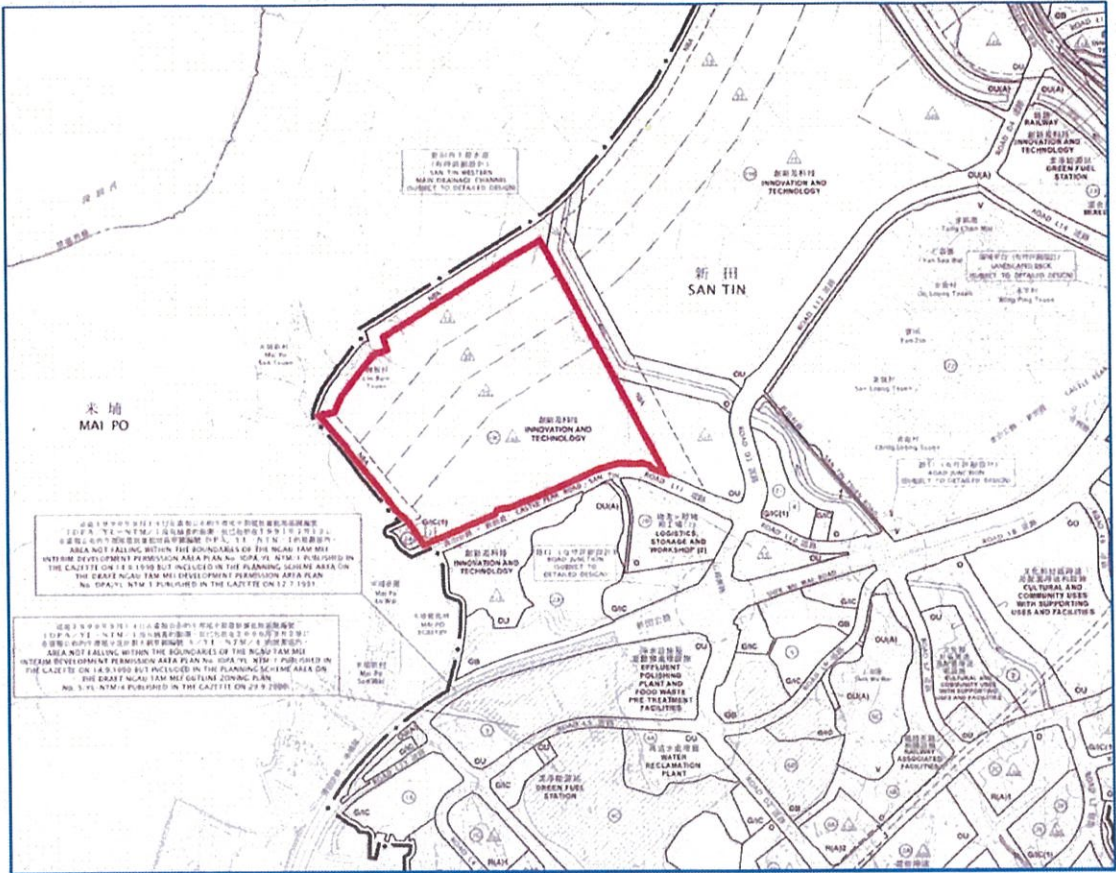


Figure 1 – The Subject Area at Area 19C on the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1

<u>OTHER SPECIFIED USES (Cont'd)</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Innovation and Technology" Only</u>	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facilities Creative Industries Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre <del>Flat (Staff Quarters only)</del> Government Refuse Collection Point Government Use Hotel ← House? Industrial Use Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Refuse Disposal Installation Religious Institution Research, Design and Development Centre Residential Institution	Animal Quarantine Centre (not elsewhere specified) Dangerous Goods Godown <del>Flat (not elsewhere specified)</del> Gas Works Helicopter Landing Pad Sewage Treatment/Screening Plant Electric Power Station Chemical and Biochemical Plant Service Industries

Flexi-Zoning for future flexibility of necessary uses;

More specific uses should be considered through subsequent Layout Plan submissions or necessary clauses of Land Grant Conditions to avoid rigidity in the statutory zoning.

Figure 2 - Proposed Schedule of Uses for "OU(I&T)" zone

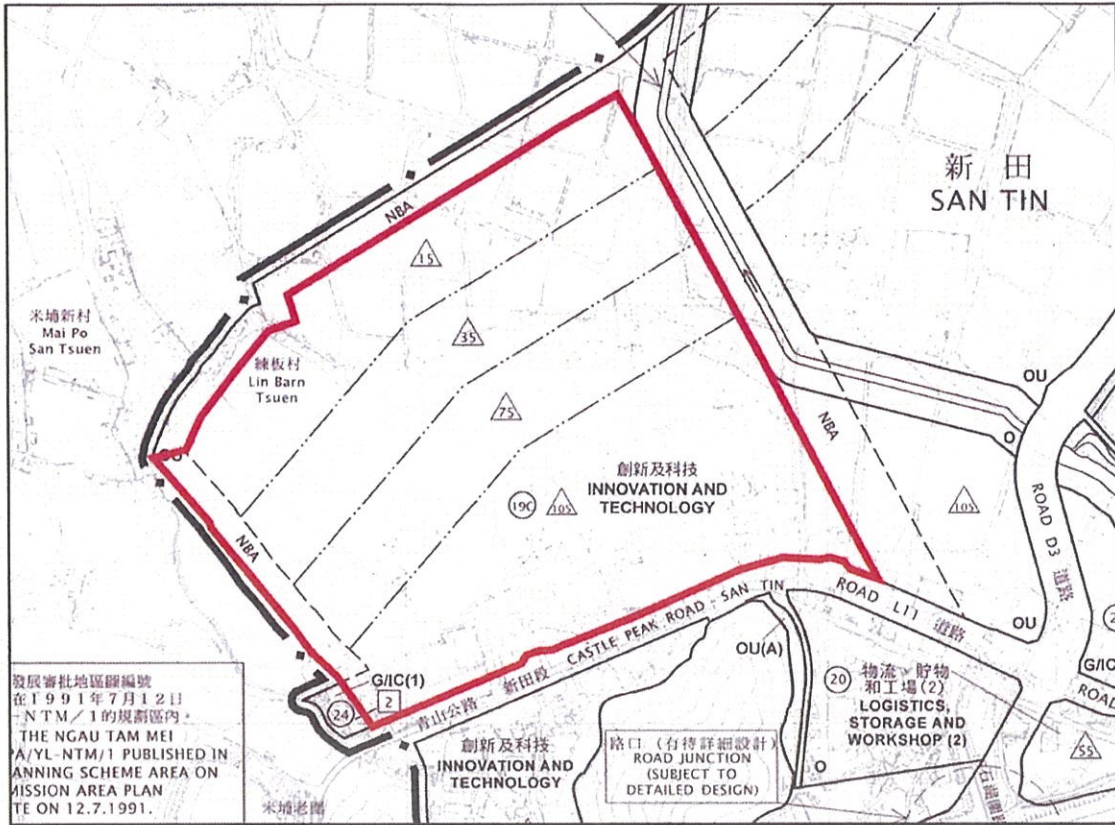


Figure 3 - Building Height Restrictions at Area 19C on the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1

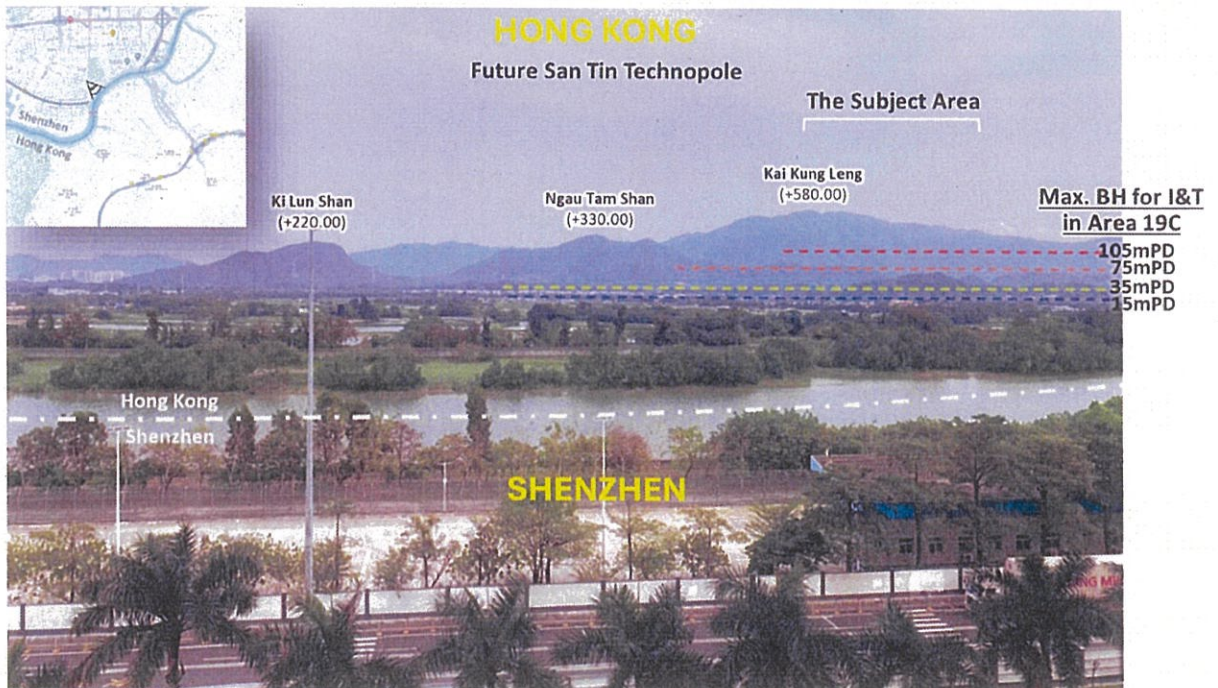
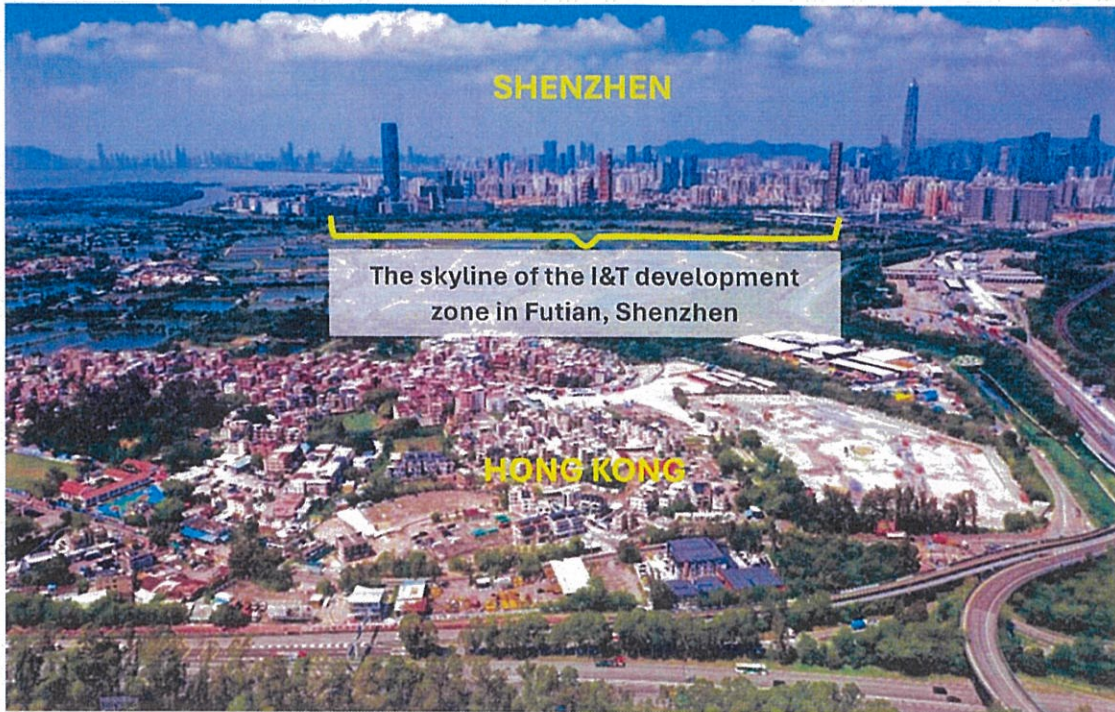


Figure 4 (above) – View of the skyline in the neighbouring Shenzhen I&T development zones from Hong Kong (in San Tin Technopole)

vs.

Figure 5 (below) – View of San Tin Technopole from Futian, Shenzhen

## **Birkenhead Properties & Investments Limited**

29 April 2024

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Dear Sir/Madam,

### **Authorisation Letter**

#### **Representation**


#### **Under Section 6(1) of the Town Planning Ordinance (Cap.131) for Draft San Tin Technopole Outline Zoning Plan No. S/STT/1**

---

We hereby authorise KTA Planning Limited to act as our Authorised Agent on the Submission of Representation Under Section 6(1) of the Town Planning Ordinance (Cap.131) for the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 for dealing with the related matters.

Yours faithfully  
For and on behalf of  
Birkenhead Properties & Investments Limited

For and on behalf of  
**BIRKENHEAD PROPERTIES & INVESTMENTS LTD**

  
.....  
*Authorised Signature*

(Authorised Signature with Company Chop)

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:  
TPB/R/S/STT/1-S810

Representation Number:  
TPB/R/S/STT/1-R094

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Department, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的申述須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)**  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)  
Topcycle Development Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)  
Masterplan Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	New Draft San Tin Technopole Outline Zoning Plan No. STT/1 and Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
New Draft San Tin Technopole Outline Zoning Plan No. STT/1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Generally supportive with some comments. Please refer to the accompanying Representation Statement.
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Generally supportive with some comments. Please refer to the accompanying Representation Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 Please refer to the accompanying Representation Statement.		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



# MASTERPLAN LIMITED

Planning and Development Advisors

領賢規畫顧問有限公司

8 May 2024  
By Email and By Hand

The Secretary  
Town Planning Board  
15 Floor, North Point Government  
Offices, 333 Java Road  
North Point, Hong Kong

Dear Sir/ Madam,

**Representation in Relation to the Draft San Tin Technopole  
Outline Zoning Plan No. STT/1 and the Proposed Amendments shown on the  
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

We are authorized by "Topcycle Development Limited", the Representer, to lodge a representation to the Town Planning Board in relation to both the new Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 and the proposed amendments shown on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 gazetted on the 8 March 2024.

This submission is made under Section 6(1) of the Town Planning Ordinance (the Ordinance) with regards to both OZPs mentioned. A Representation Statement and an authorization letter from the Representer are attached to this letter.

Under Section 6B of the Ordinance, a representer is entitled to attend and to be heard either in person or by an authorized representative at a meeting. Given this is a representation to both OZPs No. S/STT/1 and S/YL-MP/7, we intend to present in the hearing of each mentioned OZP in support of this representation.

Yours faithfully,



I.T. Brownlee  
For and On Behalf of  
Masterplan Limited

Encl.  
cc. Clients (By Email)



**Representation in Relation to the San Tin Technopole Outline Zoning Plan  
Plan No. STT/1 and the Amendments to the  
Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

**Representor : Topcycle Development Limited**

**1. Introduction**

- 1.1 On the 8 March 2024 the Town Planning Board (TPB) gazetted under Section 5 of the Town Planning Ordinance (TPO) a new Outline Zoning Plan (OZP) entitled the San Tin Technopole OZP No. S/ST/1. This OZP replaces the original San Tin OZP and has new relationships with the existing adjoining OZPs for Ngau Tam Mei (No. S/YL-NTM/13) and for Mai Po and Fairview Park (No. S/YL-MP/7) which have also been amended.
- 1.2 The content and scope of the San Tin Technopole OZP (STT OZP) is a significant change from the previous San Tin OZP, which was primarily for Rural Type Development and various types of conservation. The new OZP has taken into account the National Context provided by the 14<sup>th</sup> Five Year Plan for Economic and Social Development, The Greater Bay Area Regional Strategy and the Northern Metropolis Development Strategy (NMDS) which collectively provide a new cross-boundary development context based on closer integration with the Mainland, and in particular Shenzhen. The STT OZP is primarily a plan for development with a focus on innovation and technology.
- 1.3 The change in the boundaries of the three OZP's has primarily delineated the development area from the conservation areas. The main area of the San Tin man-made fish ponds has been included in the Mai Po & Fairview Park (MP OZP) and is zoned as "Other Specified Uses" annotated "Wetland Conservation Park".
- 1.4 This representation relates to only the STT OZP and the MP OZP.

**2. The Particular Matters in the Draft Outline Zoning Plans to which the Representation Relates**

- 2.1 The STT OZP and the MP OZP are closely related, not only in physical terms but also in relation to the cross-boundary planning and development functions. When the TPB considered these two plans on the 23.2.2024, it noted that the issues concerning the whole area were interrelated, and both OZP's were presented and discussed together. For similar reasons, this Representation is related to both the STT OZP and the MP OZP.

**A The San Tin Technopole OZP**

- 2.2 This representation is generally supportive of the new STT OZP. Where appropriate some minor suggestions and refinements are proposed to facilitate the implementation process. The focus in both plans is on implementing innovation and technology (I&T) and it is important that this be utilized for the full benefit of the cross-boundary community that will live and work here. The "innovation" is therefore encouraged to be applied to the new urban and conservation landscapes which is to be built within the boundaries of the STT OZP, and not just in relation to "technology". The following points are highlighted.

### *Strategic Location and Linkages*

- 2.3 San Tin is an important cross-boundary city to Futien/Shenzhen and is strategically located so as to be capable of significant integration in cross-boundary socio-economic activities. To achieve this the transport linkages should be significantly improved in advance of the development taking place for the I&T uses and future residents. Some suggestions are made as to how this could be achieved.

### *Achieving a World Class I&T Hub*

- 2.4 The stated objective is to establish the STT as a "World Class I&T Hub" (ES para 10.1.1. to 10.1.3). The Hong Kong-Shenzhen Innovation and Technology Park (HKSTP) at the Loop, plus the STT will provide about 300ha. The STT in conjunction with these activities, can successfully create a hub of this type and of this importance. Clear objectives, goals and processes can draw the private sector, the government and academic organisations to collaboratively work together.
- 2.5 It is understood that the government is undertaking a consultancy study to help define the development content of the various parcels. This clarity may be significant when identifying the competing uses and activities which should be permitted within the relatively limited land area of the STT. The stated objective of the plan seems to be to provide total flexibility within the I&T land, whereas a more focused approach may eventually become necessary. The ES states:

*"10.1.3 Planning areas of various sizes are planned to **provide flexibility in allocation of land for I&T facilities of different scales (start-ups and leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc), and different stages of the I&T value chain (research and development (R&D), prototype, test production, mass production, etc).** In order to nurture a more complete I&T ecosystem, a wide range of permitted uses is formulated under the zoning for I&T land."*

### *Housing Mix*

- 2.6 In view of the cross-boundary relationships and interaction capabilities, there is a new mix of uses proposed within the new I&T zones, including some "6.400 talent accommodation units".

*"12.5.2 To promote the concept of 'work-live-learn-play' and to nurture I&T development, a range of complementary uses which could provide business support (e.g. office, convention facilities, hotel, etc.), living support (e.g. talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. school, educational institution, etc.) are allowed in the "OU(I&T)" zone."*

And paragraph 12.5.3:-

*"12.5.3 The exact location and number of talent accommodation units to be provided will be contingent on the nature and scale of I&T industries to be developed, as well as the operational and business needs of the prospective I&T enterprises. Also, provision of talent accommodation should duly observe the possible constraints*

*posed by the nearby less environmentally friendly manufacturing processes, if any.”*

- 2.7 In the San Tin Technopole Action Agenda page 25 a statement is made regarding residential accommodation and creating a “liveable town”:-

*“In addition to providing land for I&T and other industries, San Tin Technopole will be developed into a liveable town with comprehensive community facilities, spacious public and green spaces, advanced and resilient infrastructure and smart designs. It will provide about 50 000 to 54 000 housing units, and about 6 400 units of talent accommodation to support the operation of I&T enterprises.”*

- 2.8 When housing mix in the STT OZP is considered (ES para 7) a rather limited approach may have been taken. The various descriptions of the types of people to be attracted to live and work in the STT indicate the need for a wide range of housing types to accommodate the full range of local and global talents, entrepreneurs, investors, professionals, executives and business people etc. to make the I&T hub a success. This does not only relate to young single people, but also to those with young families and those of an older age. The general urban environment, the mix of uses and multicultural people should encourage interaction and exchange of ideas and flow of knowledge. If this is the desired outcome for this specific area, the provision of different housing types should be wide and innovative.
- 2.9 The ES (paragraph 7) states that the standard public to private housing ratio of 70:30 would apply, but be subject to review to take account of possible changing planning circumstances and development needs. The STT OZP should enable the production of a substantial number of housing units, but the local allocation process limits eligible people to strict income limits and other criteria, such as length of time on waiting lists, length of residence in Hong Kong, etc. By having only 30% of units for private housing, the scope and mix is not only severely constrained, the learning opportunities, competitiveness, innovativeness, flows of knowledge, labour mobility, exploration and exploitation of creative ideas at STT, will be rigorously curtailed.

*Nature, Ecology and Landscape: Scope for Innovation*

- 2.10 The boundary of the STT OZP includes a significant area of existing man-made fish ponds, areas of wooded hillsides and green knolls. The plan recognizes that these features provide a unique setting with opportunities for integrating the urban components. The OZP has taken account of this and the ES in paragraphs 9 and 10 recognizes the various constraints and opportunities. In particular the following are addressed and incorporated into the development of the planning for the OZP Area:-

- Plentiful Natural and Landscape Features;
- Ecological Resources, Biodiversity and Conservation;
- Balanced, Vibrant and Liveable Community;
- Urban-Rural Integration;
- Integrated Landscape Network Optimizing Existing Ecological Capital;
- Comprehensive Open Space Network;
- Smart, Green and Resilient;
- Climate Change and Flooding Risk;

- Blue Green Network; and
- Breezeways.

2.11 Comments on the conservation of the man-made fish ponds will be addressed below in Part B, the Mai Po and Fairview Park OZP. However, the STT OZP includes many aspects which relate to the man-made fish ponds, and indicate how they will be taken into account. Example of these are:-

- A description of the conservation measures to be included in the San Po Shue Wetland Conservation Park (SPS WCP) which is to be adjacent to the STT OZP (paras ES 10.1.4 to 10.1.8);
- The use of NBA's and BHR to protect bird flight corridors through the OZP area (ES 10.1.8) design harmony between the I&T development and the proposed SPS WCP through sensible built form, reduced density and ecologically-sensitive landscape (ES 10.1.11)
- The blue-green network creating ecological diversity and linking to the wetland (ES para 10.2.1);
- Details of protection of ecologically important areas and flight paths through use of NBA and BHR (ES para 11.9);
- Reservation of a Fisheries Research Centre for AFCD in Area 17 (ES 12.5.8).

2.12 The proposed Fisheries Research Centre indicates the possibility of incorporating innovation and research into the future development and management of modern aquaculture production on food sustainability.

## **B The Mai Po and Fairview Park OZP**

2.13 In conjunction with the preparation of the STT OZP the remaining areas of man-made fish ponds in the vicinity of San Tin have been included in the adjacent amended Mai Po and Fairview Park OZP (MP OZP). The man-made fish ponds closest to San Tin have been zoned "Other Specified Uses" annotated "Wetland Conservation Park" (OU(WCP)) and identified as becoming the "Sam Po Shue Wetland Conservation Park" (SPS WCP).

### *Wetland Conservation Park Zone*

2.14 The SPS WCP was proposed by AFCD in their 2023 study of the "Strategic Feasibility Study on the Development of the WCPs System under the Northern Metropolis Development Strategy". That study was a timely re-assessment of the current and future means for enhancing the man-made fish ponds in the context of the Northern Metropolis. It proposed that four WCP's be established throughout the Northern Metropolis area, each with a specific positioning and function. This study has for the first time identified a strategy for addressing the future conservation function of the area of Deep Bay Wetlands and provides a revised context for the whole area.

2.15 One objective which is more clearly spelt out, is the need to retain fisheries and aquaculture as an important economic component of the wetland park system. The different functions of the WCP's are shown in **Figure 1** taken from the study summary:-

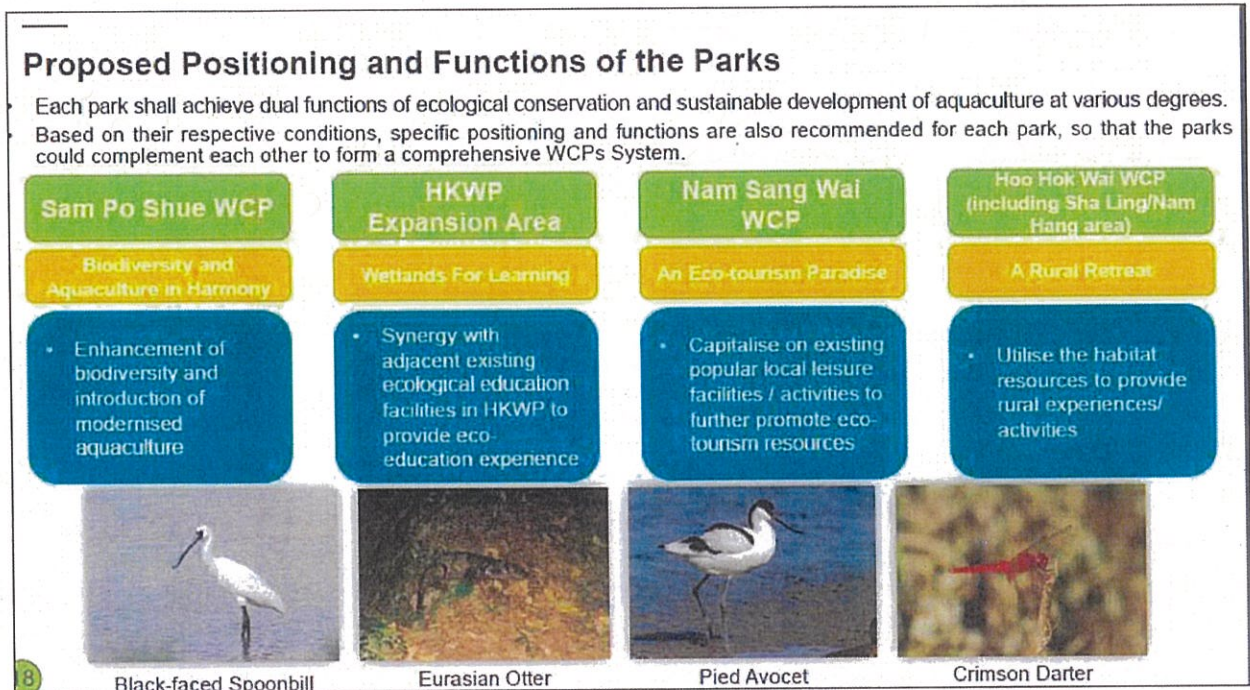


Figure 1  
Proposed Functions of 4 Wetland Conservation Parks

2.16 In the ES of the MP OZP paragraphs 7.1.3 to 7.1.7 it is explained how the SPS WCP is to be developed in phases with the first phase being the fishponds in the northern part. One of the main objectives of the SPS WCP is *“to compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the Technopol”*. This is strongly supported as an objective and the ES gives a broad outline of how it could be achieved. More details on how it will be implemented are subject to further study. In the Consultation Brochure this context for the SPS WCP was summarized in the following image **Figure 2**.

**Functions:**

- Enhance the ecological quality and biodiversity of the Northern Metropolis
- Compensate for ecological and fisheries impacts arising from development of San Tin Technopole, to achieve no-net-loss in ecological function
- Provide quality outdoor eco-education and recreation facilities for public enjoyment
- Introduce ecologically friendly and modernised aquaculture operations in the park

**Ecological Enhancement Measures to be Implemented:**

- Promote the establishment of ecologically friendly fishponds that serve dual ecological conservation and pond fish culture functions
- Increase the number and diversity of wildlife fishponds are able to support by incorporating various ecological features
- Establish enhanced freshwater wetland habitats to provide a mosaic of microhabitats for wildlife

**Fisheries Enhancement Measures to be Implemented:**

- Promote the establishment of ecologically friendly fishponds that serve dual ecological conservation and pond fish culture functions
- Develop modernised and high production aquaculture techniques
- Other supporting measures: establish a fisheries research centre in San Tin Technopole to promote aquaculture research; and brand-building for aquaculture products




Figure 2  
Implementation and Management of Wetland Conservation Parks

2.17 In AFCD's Stage 2 consultation on the Strategic Study of the Wetland Conservation Parks, a specific question was raised regarding the preferred method of implementation and management. Three options were proposed and were summarized in the following table in the consultation document.




Potential Management Options to be Considered under the WCPs System		
 <b>Direct Management by Government Department(s)</b>	 <b>Collaboration with NGOs, Local Communities, and Agriculture and Fisheries Associations</b>	 <b>Public-Private Partnership</b>
<ul style="list-style-type: none"> <li>• Government Department(s) could manage the parks directly.</li> <li>• Employ contractor(s) to carry out management and/or maintenance works.</li> <li>➢ Existing management practices adopted in the HKWP.</li> </ul>	<ul style="list-style-type: none"> <li>• The Government could formulate relevant park regulatory framework and collaborate with NGOs, local communities, and agriculture and fisheries associations under the framework for the management of the parks.</li> <li>➢ Existing management practices adopted in the Mal Po Nature Reserve.</li> </ul>	<ul style="list-style-type: none"> <li>• The Government could explore the public-private partnership option for collaboration with land owners in managing the parks.</li> <li>• Private landowners can propose land use recommendations to the Government, on conditions that the land use recommendations must support the functions of the WCPs System and can bring positive impacts to the long-term operation and management of the parks.</li> <li>➢ Wetland conservation easement adopted overseas (such as the USA and Canada).</li> </ul>

Figure 3  
Potential Management Options Proposed by AFCD

- 2.18 One concern arising from this approach to the SPS WCP, and also to the other WCP's, is the dependence on government funding to implement the WCP in a timely manner. The development of the PPP system arose because it was unlikely that government would be able to fund the long-term wetland conservation implementation and management process. The Representor has experience in implementing wetland conservation cum residential development projects under the existing system. The system has been effective in achieving multiple objectives, balancing urban growth and conservation objectives. This could also be achieved in the SPS WCP if the PPP approach was to be adopted. In the table in **Figure 3** above, the PPP approach proposes collaboration with land owners and provides for landowners to submit proposals for the long-term operation and management of the parks. The ES also mentions achieving 'co-existence of development and conservation' (para 9.9.15).
- 2.19 However, when looking at the Notes for the "Wetland Conservation Park" zone the Planning Intention states that the "zone is primarily for the development of a Wetland Conservation Park by the Government". There is also no provision in the Notes of this zone for the landowner to propose a land use which may support the function of the WCP system, as proposed in the Consultation process and mentioned in **Figure 3** above. The private sector should be encouraged to make financially-viable, nature-positive applications, especially if there is expertise available to help achieve the planning objectives, and even more so if government funding for wetland conservation is insufficient to achieve the objectives. It is therefore proposed to widen the range of uses in Column 2, to identify new opportunities, and to generate innovative insights on nature-positive developments.

### 3 The Nature of and Reasons for the Representation

#### *Supporting the Cross-Boundary Identity of the Proposals*

- 3.1 The reasons provided for this representation are largely developed in the paragraphs above. The two OZP's are part of the same comprehensive scheme which forms part of a wider strategic context, which brings forward a new growth future for the area. This recognizes the development of an I&T focus in an area which is strategically located near Shenzhen. Within this general framework there is scope for minor improvements and these are specifically mentioned in paragraph 4 below.

#### *Involving the Private Sector in Implementation*

- 3.2 For the innovation economy, both IT and aquaculture productions are primarily privately-driven and market-oriented. The existing land owners can collaborate more efficiently and dynamically with the stakeholders across the boundary in achieving the planning objectives, by partnering or developing their land in accordance with the strategic objectives. However, the STT ES indicates that the process will only be by resumption:

"17.2 The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of



infrastructure will be implemented in accordance with the development programme prepared by CEDD”.

Recently the Government has announced (see the San Tin Technopole website at: <https://nm-santintech.hk/en/implementation-arrangement/dmldtmf/>) that the detailed revised land exchange arrangements for the Enhanced Conventional New Town Approach ECNT would be extended to all NDA's :

*“The 2023 Policy Address has announced that the “Enhanced Conventional New Town Approach” will be extended to development sites specified by the Government in all New Development Areas (NDAs) in the Northern Metropolis, including San Tin Technopole. Under this development approach, the Government will in principle resume all private land planned for development, before allocation for various purposes including disposal of land for private development. However, for sites planned for private development, the Government allows in-situ land exchange applications from land owners subject to certain conditions”.*

The ES should be up-dated to reflect the latest position so that the existing land owners can contribute towards implementation through land exchanges and under reasonable conditions.

#### *Transportation and Connectivity*

- 3.3 The future Northern Metropolis Highway is an important link which should be shown on the STT OZP and should be a priority for cross-boundary linkage and connection to the rest of Hong Kong. The Northern Metropolis Highway is about 18 kilometres in length. It will start from Tin Shui Wai in the west, link up Ngau Tam Mei, San Tin Technopole and Kwu Tung North, and stretch to Lo Wu South in the east serving the Northern Metropolis east to west. The roads connecting the Northern Metropolis Highway to San Tin (Roads D1 and D5) appear under-designed and do not connect well to the San Tin development areas. This should be reviewed so as to ensure adequate land is provided for this vital connection.
- 3.4 Railways are fundamental to the accessibility of the STT. History has shown they are often provided too late in Hong Kong. The Northern Link Main Line and San Tin station should be in place before the first phase of the proposed development is occupied in 2031. The ODP and non-statutory documents show a tentative alignment for the proposed Northern Link Spur Line which connects the San Tin Station to the station in the mixed-use development in Area 23, and through the HSITP to the Shenzhen Innovation and Technology Zone. This railway is an important connector between these important I&T areas, but it is not shown on the OZP and there is no apparent implementation date. It should be included on the STT OZP and implemented together with Phase 1 before 2034.

#### **4 The Amendments Proposed to the Draft Plans.**

In summary the following amendments are proposed, based on the information provided in Sections 2 and 3 above

##### **4.1 Proposed Amendments to the STT OZP**

- 4.1.1 To include the proposed alignment of the Northern Metropolis Highway on the STT OZP.
- 4.1.2 To include the alignment of the Northern Link Spur Line on the STT OZP as a preliminary alignment;

##### **4.2 Proposed Amendments to the MP OZP**

- 4.2.1 To widen the range of uses included in Column 2 of the Notes to the OU(WCP) zone to identify new opportunities, and to generate innovative insights on nature-positive developments from the private sector.

#### **5. Conclusion**

- 5.1 The proposals included on these two OZP's provide a firm basis for taking the San Tin area forward into a new and exciting direction. The implementation process will provide a new planning context which can be innovative in how Hong Kong can undertake a new urban development while being sensitive to the natural context within which it is located. It would be a progressive example of how integrated planning can be undertaken to accommodate changing technological, environmental and social factors.

Masterplan Limited  
May 2024

**TOPCYCLE Development Limited**

**旋高發展有限公司**

72-76/F., Two International Finance Centre, 8 Finance Street, Central, HK

6 May 2024

Masterplan Limited  
3516B China Merchants Tower  
Shun Tak Centre  
200 Connaught Road Central  
Hong Kong

Attn.: Mr. Ian Brownlee (Managing Director)

Dear Sir,

**Letter of Authorisation  
Representation in Relation to the San Tin Technopole Outline Zoning Plan  
No. STT/1 and the Amendments to the  
Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

---

We hereby confirm that we, *Topcycle Development Limited*, the Representer has authorized Masterplan Limited to act on our behalf, in submitting this representation and making presentations to the Town Planning Board under Section 6(1) of the Town Planning Ordinance, and to conduct any other planning-related matters.

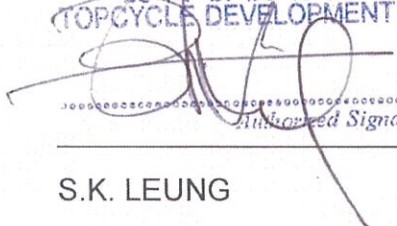
Yours faithfully,

For and on behalf of

*Topcycle Development Limited*

*For and on behalf of*

旋高發展有限公司  
TOPCYCLE DEVELOPMENT LIMITED

  
.....  
Authorized Signature(s)

S.K. LEUNG

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:  
TPB/R/S/STT1-S429

Representation Number:  
TPB/R/S/STT1-R095

**From:** 劉國勳議員立法會辦事處 [REDACTED]  
**Sent:** 2024-05-02 星期四 11:12:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 就新田科技城(圖則編號 S/STT/1) 提交的申述意見  
**Attachment:** 附件一：就新田科技城圖則提交的申述意見.pdf; 附件二：申述人個人資料.pdf

敬啟者，

你好，本人就新田科技城(圖則編號 S/STT/1) 提交的申述意見，詳情請看附件（附件一、二），麻煩查收！

如有問題，請聯繫議員助理羅小姐，電話：[REDACTED]

敬祝  
台安

羅小姐  
議員助理

---

立法會議員劉國勳辦事處

Office of Legislative Councillor Hon. LAU Kwok Fan

電話/Tel : [REDACTED]

傳真/Fax : [REDACTED]

電郵/Email : [REDACTED]

地址 : [REDACTED]

Address : [REDACTED]

## 就新田科技城(圖則編號 S/STT/1) 提交的申述意見

立法會議員 劉國勳

香港特區政府積極發展「北部都會區」，並計劃在區內建設新田科技城，期望成為創科發展集群的樞紐，推動新界北建設香港新中心。2021年公佈的「新田／落馬洲發展樞紐」初步發展大綱中總面積約340公頃，而用地規劃作「企業及科技園」用途的僅有57公頃，連同河套合作區香港園區的87公頃，所預留的總創科用地面積還不及深圳河對岸約300公頃的深圳創新科技區一半。新田科技城位於「北部都會區」的核心地帶，是「創新科技地帶」的發展重點，亦是整個「北部都會區」產業發展的重心，與河套合作區的發展相輔相成，是未來香港經濟的新引擎。因此，本人支持現時擴大新田科技城的規劃範圍，包括規劃約210公頃，總樓面面積則約為570萬平方米，以推動創新及科技發展。而就新田科技城，圖則編號S/STT/1，本人有以下的意見：

1. 支持現時擴大新田科技城的規劃範圍，並相信210公頃用地，連帶河套區港深創科園合共300公頃組成的創科土地，能發揮產業羣聚效應，令新田科技城成為整個北部都會區產業發展重心及創科發展集群的樞紐，並與深圳科創園區產生協同效應。

2. 過去濕地界線單純把土地劃為濕地保育區及緩衝區的劃分並不科學，為紙上式保育。雖然在政府1997年完成的《后海灣地區魚塘生態價值研究》（《魚塘研究》）中，明確了區內魚塘系統對各類水鳥覓食和棲息的獨特重要性，並於1999年經修訂的規劃指引將區內用地重新劃定為「濕地保育區」和「濕地緩衝

區」，但事實上現時保育區內至少 200 公頃魚塘荒廢，緩衝區內僅得 10%左右分散分布的魚塘，濕地環境並沒有得到真正的改善。濕地的保育應重功能和質量而不是字面上規劃的面積，應引入積極的保育模式，包括主動投入資源做保育，透過保育轉移的方法，將濕地規劃集中，使其成為聚集各種生物的重點棲息地，有效提升濕地的生態功能和生物多樣性，真正做到保育與發展並存。在計劃建設的三寶樹濕地公園中，會做優化措施以補償新田科技城項目直接或間接造成的生態影響，可達成濕地保育和作出濕地補償的兩重目標。因此，本人促請城規會聯同環境及生態局檢討濕地的規劃指引，即 2014 年城市規劃委員會規劃指引編號 12C，修訂指引拆牆鬆綁，重劃濕地保育區/緩衝區界限，釋放部分魚塘及濕地以供適當的住宅或康樂發展，籍以鼓勵遷離與規劃不符的棕地作業或有助恢復部分濕地功能的經濟活動，並將荒廢或被破壞的土地資源，轉作符合社會需要及有助生態保育的土地資源，集中資源提升濕地和魚塘的生態質量，更好運用濕地價值。

3. 支持「其他指定用途(創新及科技)」用地的規劃意向，以容納各式各樣的創新及科技用途，包括研究與發展、生產活動、數據中心，並混合住宅(只限員工宿舍)、商業及零售等配套設施。不過，為進一步增高規劃的零活性，以配合創科發展、企業需要及營造多元有活力的社區，本人建議委員會考慮為「分層住宅」由「第二欄」即須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途，改為「第一欄」經常准許的用途。而為避免日後的住宅發展偏離規劃旨意，當局可透過批地條款等行政方式作規限。

4. 支持「城鄉共融」作為北部都會區發展的規劃原則，要真正落實城鄉共融，

在發展上可作更好的調整，例如可放寬俗稱 V-zone 的鄉村式發展地帶，以提供更大彈性、考慮將「丁屋」改造成「丁廈」等，讓祖堂及原居民能受惠於區內發展，同時亦能地盡其用，本人建議委員會考慮把「第一欄」經常准許的用途中的屋宇（只限新界豁免管制屋宇）中的備註（a）中對建築物的相關規定作出修改。

5. 位於擬議北環線主線/支線鐵路站附近兩幅總面積約 14.77 公頃的土地(即第 2A 和 23 區)，劃為「其他指定用途」註明「混合用途」地帶。由於該地帶位於交匯樞紐，並將作「地標式」發展，本人認為委員會應考慮進一步提高兩區的地積比，而參考洪水橋/廈村的規劃，位於洪水橋站的商業(1)用地最高地積比上限為 9.5 倍，第 2A 和 23 區的地積比或可再提高。

綜上所述，本人全力支持新田科技城的發展規劃，期望工程能儘快落成，並加速發展「北部都會區」的各個項目，包括爭取北環線及其支線的早日完工，以配合港深創科園區的協同發展，讓深港河套在基建上更緊密聯繫，形成更大的創科產業發展格局，為香港帶來新經濟增長。

個人資料：

申述人全名：劉國勳

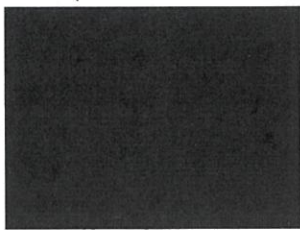
香港身份證首四個字母數字字符：[REDACTED]

通訊地址：[REDACTED]

電郵地址：[REDACTED]

電話號碼：[REDACTED]





Submission Number:  
TPB/R/S/STT/1-S003

Representation Number:  
TPB/R/S/STT/1-R096

2024-03-20

Re: SANTINTECH Project (Petition)

To whom it may concern (fax: 28770245/25228426)

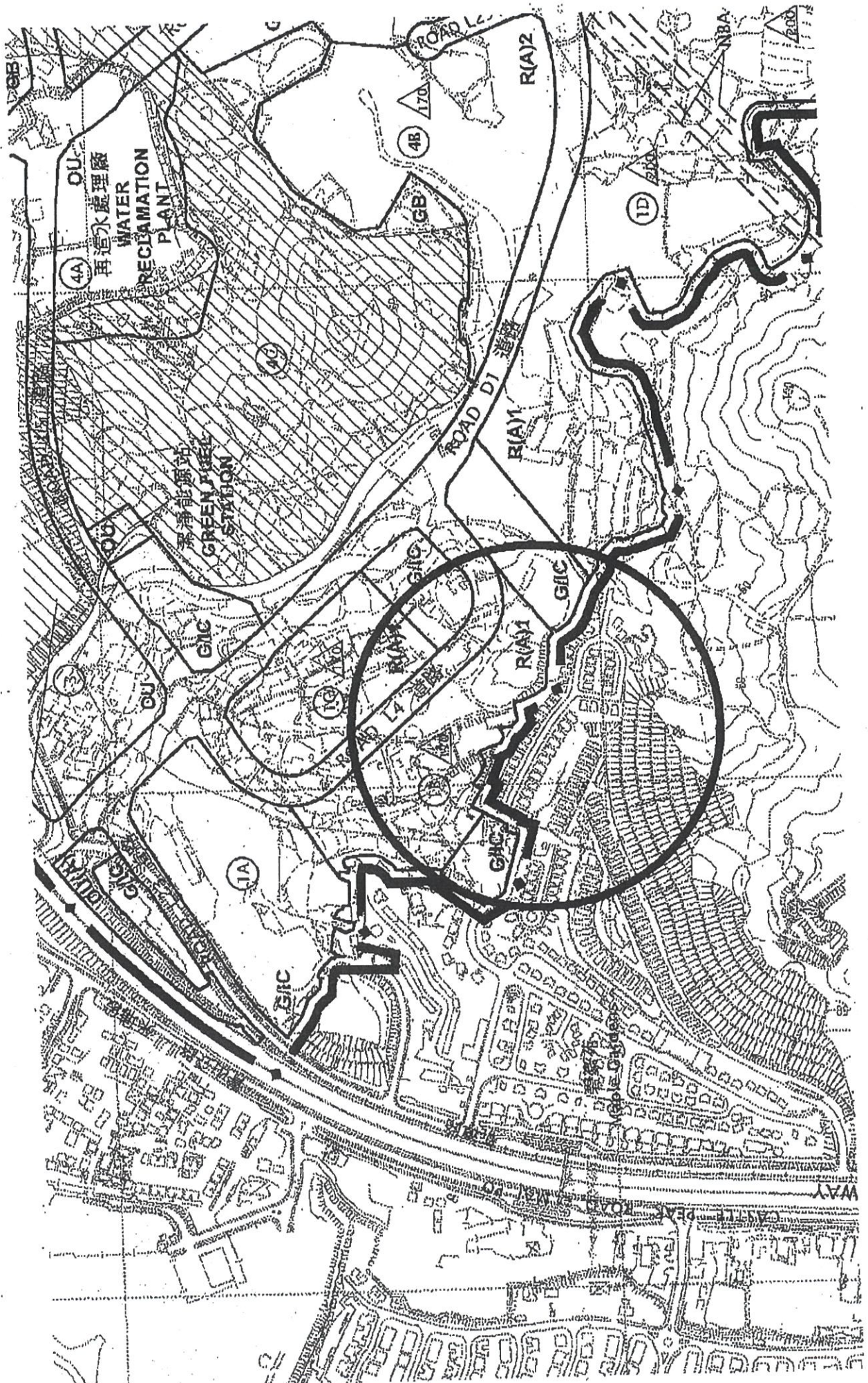
I refer to the Santin Development.

I am in support of this program but could you consider the following suggestions:

- (1) Due to increased population, please improve/widen roads, increase number of footbridges/tunnels, public transportation and provision of public facilities, e.g. public library, swimming pools, sports centres, shopping facilities, medical facilities, wet market, etc.
- (2) My residence is close to the development, please ensure **sufficient distance** between the newly developed developments (up to 40-storey?) to avoid deterioration of air quality, lightning and even crime situation. I'd suggest a distance of at least 60 meters between the new buildings from my residential complex to ensure privacy to both sides of residence.
- (3) Building/erection of partition walls of the new developments from my residential complex to protect both sides from crimes and provision of sufficient surveillance, sensor-lights and drainage, etc.
- (4) My family have a distant view with green vegetation and long range view to the Mainland China, please assess the density impact to minimize negative externalities to the neighbors and consider subsidies to those affected.

Mr. HO Chi-keung Frankie





就圖則作出申述

Representation Relating to Plan

參考編號  
Reference Number: 240503-223133-52477

Submission Number:  
TPB/R/S/STT/1-S560

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R097

提交日期及時間  
Date and time of submission: 03/05/2024 22:31:33

「申述人」全名  
Full Name of "Representer": 先生 Mr. CHUNG Chit Chun Thomas

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Other Specified Uses (Innovation and Technology)	支持 Support	Supported but I have the following comments:  Other Specified Uses (Innovation and Technology) A substantial area zoned as Other Specified Uses (Innovation and Technology) accounts for 210 ha which reflects its planning intention to provide development space for accommodating a variety of innovation and technology uses, including research and development, production activities, data centre... and other complementary infrastructure. However, the term 'Innovation' does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the TPB). It could have been subsumed in the Uses of:  - Creative Industries; - Education Institution; - Information Technology and Telecommunications Industries; and - etc.  Nonetheless, I consider the term 'Innovation' should appear in the Schedule of Use Column to reflect its importance as well as its planning intention for 'Other Specified Uses (Innovation and Technology)'.
Village Type Development	支持 Support	Village Type Development  To meet the demand, a total area of about 78.48 ha is designated for Village Type Development (V zone). The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for the

development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Currently, only simple fire safety requirements are imposed for village type development due to many inherited reasons. As such, I would like to propose the V zone should be so developed to improve the fire safety of the zone such as the provision of EVA of the required standards at the virgin sites; subsequently guided by detailed layout plans. Likewise, EVA should be reintroduced to existing clusters of NTEHs of the zone. The move could avoid the sprawl out of village type development and maintain an orderly spread of such, and most importantly enhance fire safety in the zone. The anticipated side effect of illegal parking along EVA should be able to resolve by the concerted effort of Government departments.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2024年05月08日星期三 23:59  
收件者: tpbpd/PLAND  
主旨: Representation to San Tin OZP Plan No. S/STT/1  
類別: Internet Email

Submission Number:  
TPB/R/S/STT/1-S1352

Representation Number:  
TPB/R/S/STT/1-R098

Name: LAU, Man Kwan Julia  
HKID: [REDACTED]

Support in principle for innovation and technology development, however, uses can be more flexible in V zone to enable mor vibrancy.  
Julia

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**Submission Number:**  
**TPB/R/S/STT/1-S727**

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**From:** Ping Man [REDACTED]  
**Sent:** 2024-05-07 星期二 00:44:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** S/STT/1 申述  
**Attachment:** MAN PING KUEN San Tin Technopole.docx

**Representation Number:**  
**TPB/R/S/STT/1-R099**

## 就新田科技城分區計劃大綱圖則(編號 S/STT/1)提交的申述意見

### 關注新界新田科技城的發展

根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。香港城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號 S/STT/1)，以推動發展新田／落馬洲地區。本人文炳權會就上述發展提交申述，並表示有限度支持。

本人姓名文炳權，身份證號碼 

新田科技城、北部都會區發展必定會增加香港創新科技發展、促進與內地技術文化交流、參加就職機會以及房屋供應。這些好處因素我不多解釋。本人想在有限度支持下，希望政府、規劃署等部門考慮以下問題。

其一，新田三圍六村作為最鄰近新田科技城，但是鄉村內的基礎設施例如消防系統、街燈、電線、水渠、甚至上網問題也是甚差的，近年水浸問題更嚴重，本人當然明白這也是各條村落甚至全港地區也會面對的問題，但鄰近為科技城的地區，是否應該一同進步一同發展。

上網問題，有些村落甚至只是收個位數字- 八 MBPS 的上網速度，現今科技發達，5G 都出現了，新田亦發展科技城，鄰近的地區是否應該同時進步？

其二，近年收到環保署、自然護理署的拜訪和諮詢。因為配合科技城的發展及拉姆薩爾公約，所以要增加濕地保育的位置。當中涉及打算作為濕地保護的位置一些是村民居住的地方，亦有一些是現時正在使用的行業用地。土地如果變了濕地保護地的話，市民就不可以再做任何商業工作，這是剝削了他們的權利，又或者如果他們要重建房屋或者申請丁屋，但因為這個條約這些損失誰來擔當呢。

其三，作為新田一帶已被收地作為新市鎮用途，收的地方是私人土地，有一些是祖堂地，意味着新田鄉被收地後下一代或者下下一代就會面臨挑戰，對於原居民、對於年輕新一代是沒有持續性發展甚至滅村嘅情況出現。這些土地都是維持每一家人或者每一族人的維繫及生計，政府在收地的期間應否妥善及處理，各種事前和後的問題。其次，祖堂地收地後怎樣安排分配，政府亦應該作協調和解決的角色，讓各持份者都可以享用補償的金額。其次，收地賠償價越來越低，嚴重影響業主的損失。

不久的將來新田是一個新市鎮亦是一個創科園，土地利用規劃、增加就業機會、增加房屋居住、吸引人才等等的好處嘅情況下，政府更應該盡快改善新田鄰近鄉村本身存在的問題，這樣城鄉才能共融、共同進步、共同富裕，達致雙贏的局面。



故此本人文炳權有限度支持，北部都會區 San Tin Technopole 計劃。

順祝 貴處各職員，身體健康、福壽安康。

文炳權 Man Ping

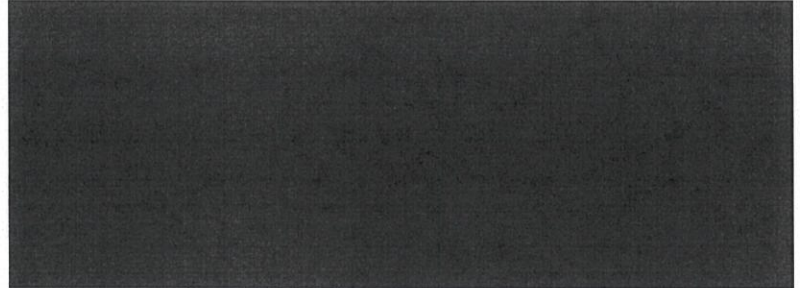
Kuen

新界鄉議局特別議員

新田鄉永平村原居民代表

2024 年 5 月 7 日

聯絡資料



Urgent   Return receipt   Expand Group   Restricted   Prevent Copy

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**From:** Ping Man [REDACTED]  
**Sent:** 2024-05-07 星期二 00:48:28  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** S/STT/1 申述 更新版 文炳權  
**Attachment:** MAN PING KUEN San Tin Technopole.docx

## 就新田科技城分區計劃大綱圖則(編號 S/STT/1)提交的申述意見

### 關注新界新田科技城的發展

根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。香港城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號 S/STT/1)，以推動發展新田／落馬洲地區。本人文炳權會就上述發展提交申述，並表示有限度支持。

本人姓名文炳權，身份證號碼 [REDACTED]

新田科技城、北部都會區發展必定會增加香港創新科技發展、促進與內地技術文化交流、參加就職機會以及房屋供應。這些好處因素我不多解釋。本人想在有限度支持下，希望政府、規劃署等部門考慮以下問題。

其一，新田三圍六村作為最鄰近新田科技城，但是鄉村內的基礎設施例如消防系統、街燈、電線、水渠、甚至上網問題也是甚差的，近年的水浸問題更嚴重，本人當然明白這也是各條村落甚至全港地區也會面對的問題，但鄰為科技城的地區，是否應該一同進步一同發展。

上網問題，有些村落甚至只是收個位數字- 八 MBPS 的上網速度，現今科技發達，5G 都出現了，新田亦發展科技城，鄰近的地區是否應該同時進步？

其二，近年收到環保署、自然護理署的拜訪和諮詢。因為配合科技城的發展及拉姆薩爾公約，所以要增加濕地保育的位置。當中涉及打算作為濕地保護的位置一些是村民居住的地方，亦有一些是現時正在使用的行業用地。土地如果變了濕地保護地的話，市民就不可以再做任何商業工作，這是剝削了他們的權利，又或者如果他們要重建房屋或者申請丁屋，但因為這個條約這些損失誰來擔當呢。

其三，作為新田一帶已被收地作為新市鎮用途，收的地方是私人土地，有一些是祖堂地，意味着新田鄉被收地後下一代或者下下一代就會面臨挑戰，對於原居民、對於年輕新一代是沒有持續性發展甚至滅村嘅情況出現。這些土地都是維持每一家人或者每一族人的維繫及生計，政府在收地的期間應否妥善及處理，各種事前和後的問題。其次，祖堂地收地後怎樣安排分配，政府亦應該作協調和解決的角色，讓各持份者都可以享用補償的金額。再者，收地賠償價越來越低，嚴重影響業主的損失。

不久的將來新田是一個新市鎮亦是一個創科園，土地利用規劃、增加就業機會、增加房屋居住、吸引人才等等的好處嘅情況下，政府更應該盡快改善新田鄰近鄉村本身存在的問題，這樣城鄉才能共融、共同進步、共同富裕，達致雙贏的局面。

故此本人文炳權有限度支持，北部都會區 San Tin Technopole 計劃。

順祝 貴處各職員，身體健康、福壽安康。

文炳權 Man Ping

Kuen

新界鄉議局特別議員

新田鄉永平村原居民代表

2024 月 5 月 7 日

聯絡資料



就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-181758-79143

Submission Number:  
TPB/R/S/STT/1-S1414

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 08/05/2024 18:17:58

「申述人」全名  
Full Name of "Representer": 先生 Mr. 文炳權

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
就新田科技城分區計劃大綱草圖(編號S/STT/1)提交的申述意見 關注新界新田科技城的發展	支持 Support	<p>根據發展局最新公布的發展計劃，政府計劃發展新田科技城，以推動北部都會區的發展。城市規劃委員會早前公布的新田科技城分區計劃大綱草圖(編號S/STT/1)，以推動發展新田／落馬洲地區。本會就上述發展提交申述，並表示支持。</p> <p>善用區內藍綠資源提供公共空間 新田區內天然資源豐富，當中新田的濕地、河流及附近山脈構成了新田獨有的景觀，但部份的自然資源未能被居民直接使用。現時科技城計劃透過開闢公共空間以貫通這些天然資源，為新田居民提供更多休憩及活動空間，並有利保護新田的生態環境，做到保育及發展平衡。</p> <p>總體而言，新田科技城的發展是香港策略性發展項目，將為我們的城市帶來持續的利益。我們支持新田科技城分區計劃大綱草圖(編號S/STT/1)，規劃新田地區作科創和居住用途，加強香港未來競爭力。</p> <p>永平村村長 文炳權 永平村村長 文志全 大生圍副主席 黎志超</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

**就圖則作出申述**  
**Representation Relating to Plan**

參考編號  
Reference Number: 240507-160412-95645

Submission Number:  
TPB/R/S/STT/1-S940

提交限期  
Deadline for submission: 08/05/2024

Representation Number:  
TPB/R/S/STT/1-R100

提交日期及時間  
Date and time of submission: 07/05/2024 16:04:12

「申述人」全名  
Full Name of "Representer": 女士 Ms. Hui Man Ning

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/STT/1

申述的性質及理由  
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
關於第19C區的規劃	反對 Oppose	<p>1) 區內漁塘是候鳥重要的棲息地，具有極高的生態價值，不應作任何發展</p> <p>2) 位置非常接近米埔自然保護區，發展過程及往後經濟活動會對米埔濕地造成無可逆轉且持續的破壞及污染，嚴重影響生態，危害包括黑臉琵鷺、青頭潛鴨、黃胸鵪等瀕危及極度瀕危物種的生存，這些物種已被觀察到在新田出現</p> <p>3) 此區彼鄰雀鳥喜愛的漁塘濕地生境，計劃容許105米高建築物會嚴重阻礙雀鳥飛行路線，令雀鳥受傷，高樓大廈亦破壞景觀及空氣流通</p> <p>4) 於青山公路以南的規劃地更是接壤重要的米埔鷺鳥林，鷺鳥在此棲息及養育下一代，需頻繁飛行往返覓食及餵哺，容許此處興建115米高大樓實在不能接受</p> <p>5) 西北面的定界奇怪，胡亂切割漁塘</p>
關於第19B區的規劃	反對 Oppose	<p>1) 區內擁有大量珍貴的漁塘資源，長期的漁塘作業構建出穩定豐富的生態環境，並與相鄰濕地產巨大的協同效應，很多自然生物以此為家、安居樂業，一旦被發展，非人為短時間內可以補償</p> <p>2) 如同第19C區，此處非常接近米埔自然保護區，發展過程及往後經濟活動會對米埔濕地造成無可逆轉且持續的破壞及污染，嚴重影響生態</p>

		<p>3) 建議的非建築用地過於狹窄，連一個漁塘都比它寬，令人嚴重懷疑其效用</p> <p>4) 計劃大面積容許75米高建築物會嚴重阻礙雀鳥的飛行廊道和飛行路線，令雀鳥受傷，高樓大廈亦破壞景觀及空氣流通</p> <p>5) 西北面的定界非常奇怪，胡亂切割漁塘，破壞生境</p>
關於第32區的規劃	支持 Support	此區是落馬洲站的補償濕地，故從來就應只作保育用途，先不論為何將一片已定為保育的地方納入發展區域再撥作保育用途，至少重申保育方針未變都是值得贊成的

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

- 1) 最理想是將第19B及19C區內所有漁塘地改為自然保育區，與第32區一同納入三寶樹濕地保育公園，讓漁塘生境連貫相連，保存濕地及魚塘的生態價值
- 2) 多考慮地下建設，避免影響現有濕地生境，落馬洲支線的成功可見絕非不可能。地面建築亦應以盡量多綠化及保護雀鳥安全為首要考慮。
- 3) 沿第19B和19C區的北面界線劃定的35米闊非建築用地過於狹窄，建議將現時最高建築物高度限為15米的用地也納入為非建築用地。
- 4) 說明書12.3.8章節曾指出因「考慮到有關位置鄰近落馬洲河曲與三寶樹之間的東西向雀鳥飛行廊道」，而將位於第21區的分區警署暨行動基地的最高建築物高度限為八層。所以比第21區更接近濕地、更接近東西向雀鳥飛行廊道的第19B和19C區，其最高建築物高度限為應看齊為八層。而高度限起始水平本人建議與丁屋高度限看齊，即由15米調低至8.23米。
- 5) 非常同意說明書12.7.1至12.7.4的部份，尤其所述「這些濕地和魚塘是后海灣地區濕地生態系統不可或缺的部分，為雀鳥提供主要的食物來源，而且是水禽棲息和覓食的重要生境。」。懇請當局堅守「不會有濕地淨減少」的原則，讓現有魚塘所發揮的生態功不會受到任何影響。
- 6) 鑑於現時河套區的港深創科園已在大興土木，其對岸第30區北面劃為自然保育區的生態價值難免有所減少，反觀第19B及19C區與米埔濕地緊密相連，多年來已發展成候鳥的重要遷徙中途站及其他自然生物的重要棲息地，若要權衡輕重，本人寧發展第30區保育範圍換取第19B及19C區的漁塘，既令漁塘生境完整，也讓科技城建築群靠攏一起，兩者都各得更佳的協同效應。
- 7) 關於區內的生態價值尤其候鳥方面的資訊，請多諮詢香港觀鳥會，他們有多年詳盡的數據，能給予很好的意見，將來自然保育區的營運及管理，也請多多諮詢他們。
- 8) 保育自然環境除生物能受惠，市民多些接觸大自然也能放鬆舒壓，提升精神健康，間接的經濟效益不少，請增加綠化地方及提高建築物的綠化要求。