

Annex H

Additional Information in Response to the Comments from
the Planning Department

Annex H1 - CALCULATION FOR WORKER DENSITY

Table 2 : Guidelines for Worker Densities

Land Use		Worker Density
Business Use		20m ² - 25m ² /worker
General Industrial Use (GIU)	Industrial Use (I)	Existing Industrial Areas: 25m ² /worker New Industrial Areas: 35m ² /worker Warehouse: 700m ² /worker
	Industrial/Office Use (I/O)	20m ² /worker (all areas)
Special Industrial Use (SIU)	Industrial Estate (IE)	75m ² /worker
	Science Park (SP)	15m ² /worker
	Rural-Based Industrial Use (RI)	300 workers/ha
	Other Industrial Uses with Special Requirements (SI)	Vary as per functional needs

NAME		NO. OF Blocks	NO. OF Storeys	GFA
W1-W7	WAREHOUSE	7	1	56,198
I1-I7	INDUSTRIAL	7	2	107,890

WAREHOUSE:

No. of working population = $56198/700 = 81$

INDUSTRIAL:

No. of working population = $107890/35 = 3083$

Table 2 : Guidelines for Worker Densities

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NAME		NO. OF Blocks	NO. OF Storeys	GFA
L1-L7	R&D LAB	7	4	200,068
O1-O7	R&D OFFICE	7	5	219,240

R&D LAB:

No. of working population= 200068/20 = 10004

R&D OFFICE:

No. of working population= 219240/20 = 10962

WAREHOUSE:

No. of working population= $56198/700 = 81$

INDUSTRIAL:

No. of working population= $107890/35 = 3083$

R&D LAB:

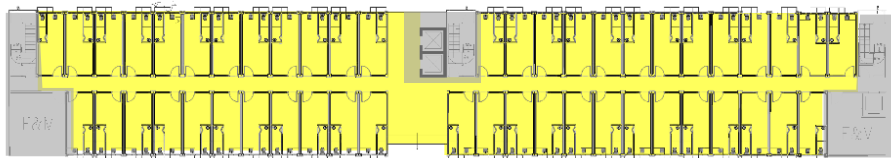
No. of working population= $200068/20 = 10004$

R&D OFFICE:

No. of working population= $219240/20 = 10962$

Total of working population= $81+3083+10004+10962= 24130$

STAFF QUARTER



TYPICAL PLAN OF STAFF QUARTER

NAME		NO. OF Blocks	NO. OF Storeys	GFA
S1 S2 S3	STAFF QUARTER	3	17	59,544

Blocks = 3

Units each floor = 40

1-2 units at each floor = 25

3-4 units at each floor = 25

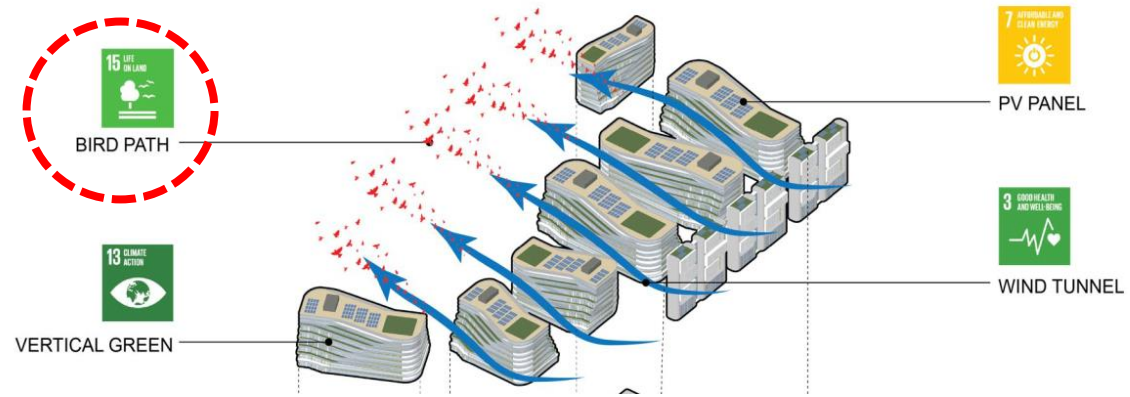
Population each floor = 25 x 2 + 25 x 4 = 150

Storeys = 17

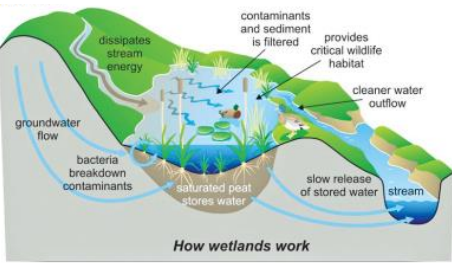
No. of residential population= 3 x 150 x 17 = 7650

No. of Units = 3 x 40 x 14 = 1680

Annex H2 - BIRD PATH



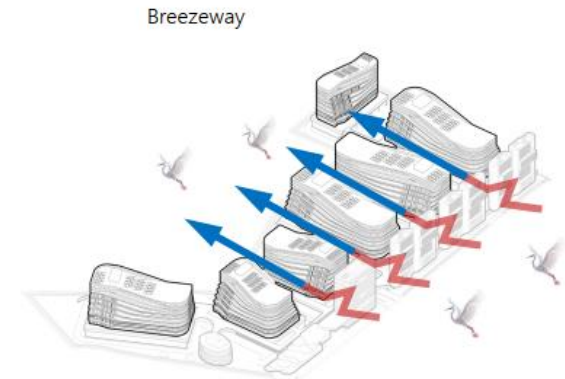
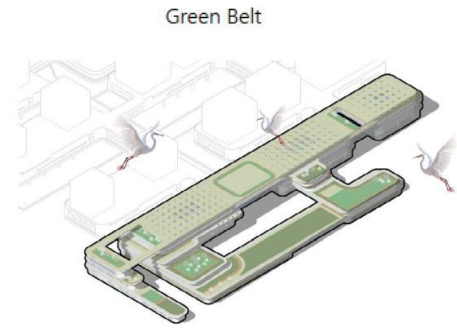
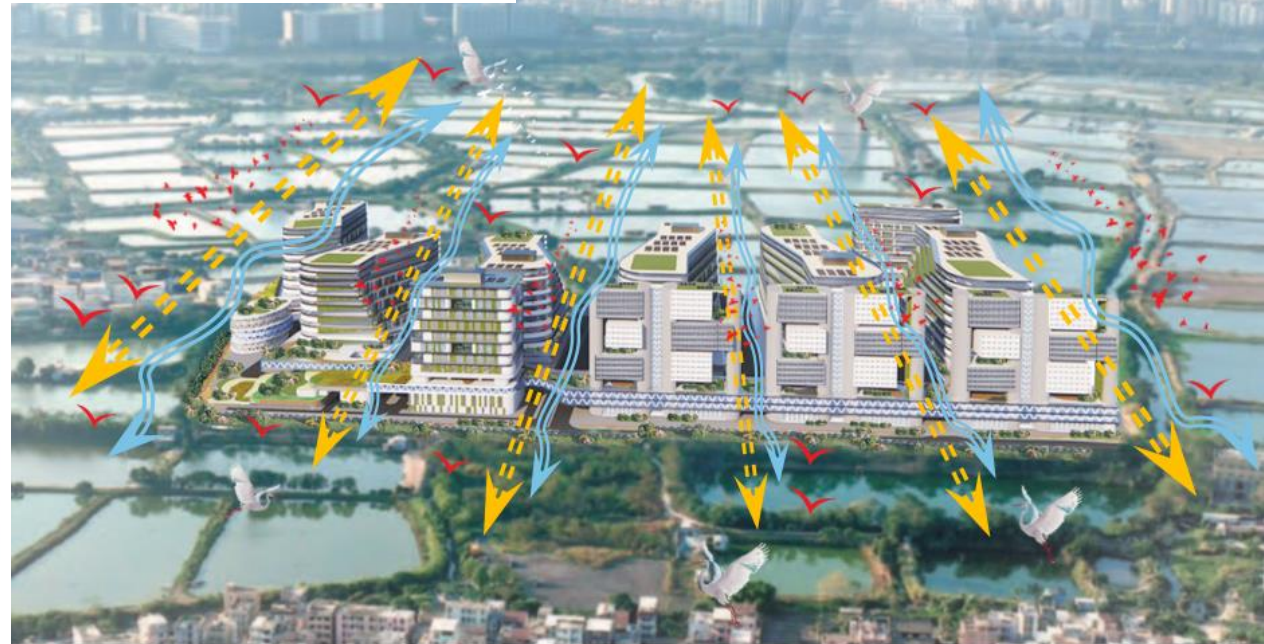
SUSTAINABILITY DESIGN DIAGRAM



Educational path – show high / tide



Tide In or flooding



Annex H3 - MINIMUM SITE COVERAGE OF GREENERY


ARCHITECT

**Ilewelyn
davies**

ARCHITECTS PLANNERS DESIGNER
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

3. DO NOT SCALE OFF THIS DRAWING.
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3. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS AND OTHER RELATED DRAWINGS.
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 G/F Landscape
33,632 sq.m

 Podium Landscape
17,620 sq.m

Roof Landscape
56,349 sq.m

Total Landscape Area/Site Area
107,601sq.m/ 163,181sq.m*100%
=65.9%

REV.	DATE	DESCRIPTION
PROJECT		

PROJECT

PROPOSED LOGISTIC DEVELOPMENT IN SAN T
TECHNOPOLE, LOT 764RP (PART) IN D.D. 95
SAN TIN, YUEN LONG, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN

Annex H4 - Eco-R&D



Ecological
Floating
Island
生態浮島



Lush and tranquil setting of San Tin polder
新田蓄洪池環境恬靜，綠意盎然



Ecological floating island at the polder, with flowering plants to attract butterflies, birds and other wildlife
蓄洪池上的生態浮島種植了開花植物，吸引蝴蝶、雀鳥及其他野生動物



Annex H5 - LAYOUT

Kenwell Limited

ARCHITECT

**llewelyn
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Llewelyn-Davies Hong Kong Ltd

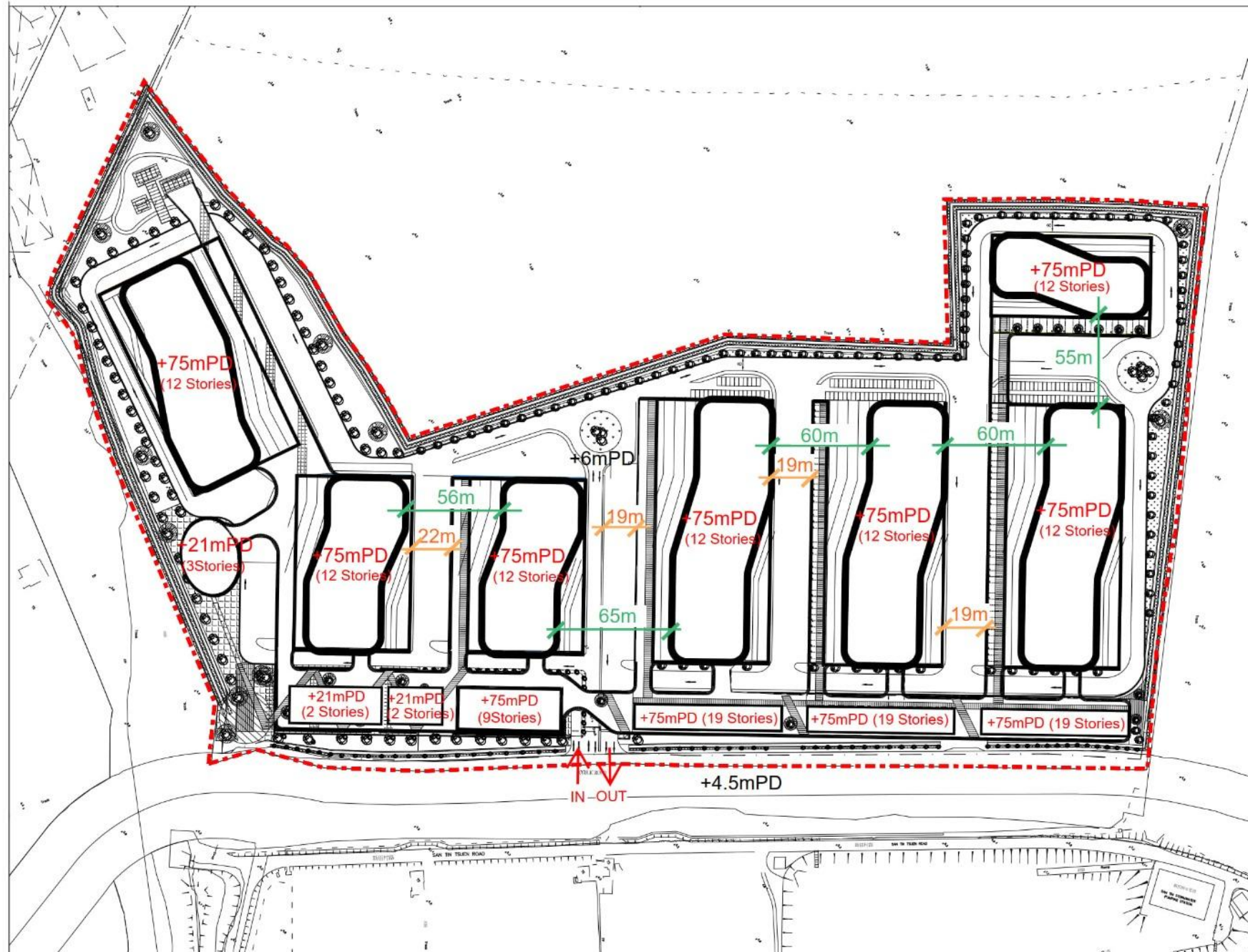
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Separation at Street Level



Separation at Roof Level



REV. DATE DESCRIPTION

PROJECT

PROPOSED LOGISTIC DEVELOPMENT IN SAN TIN
TECHNOPOLE, LOT 764RP (PART) IN D.D. 95
SAN TIN, YUEN LONG, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN

ARCHITECT

**Ilewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewellyn-Davies Hong Kong Ltd

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 Parking Space
 Container
 Parking Space
 Automatic
 Parking

REV.	DATE	DESCRIPTION
PROJECT		

PROJECT	
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PROPOSED LOGISTIC DEVELOPMENT IN SAN T
TECHNOPOLE, LOT 764RP (PART) IN D.D. 95
SAN TIN, YUEN LONG, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN
1ST TO 2ND FLOOR PLAN



Ilewelyn
davies

GENERAL NOTE:

- I** Industrial Floors
- E** Visitor and Education Centre
- D** Data Centre
- S** Staff Quarters

REV.	DATE	DESCRIPTION
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DRAWING TITLE
MASTER LAYOUT PLAN
Podium Floor Plan

ARCHITECT

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ARCHITECTS PLANNERS DESIGNERS
Llewellyn-Davies Hong Kong Ltd

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 R&D Labs

D Data Centre

(S) Staff Quarters

REV.	DATE	DESCRIPTION
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PROJECT	
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PROPOSED LOGISTIC DEVELOPMENT IN SAN T
TECHNOPOLE, LOT 764RP (PART) IN D.D. 99
SAN TIN, YUEN LONG, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN
3/F-6/F Plan

Kenwell Limitec

ARCHITECT

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

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- R&D Offices
□ Data Centre
□ Staff Quarters

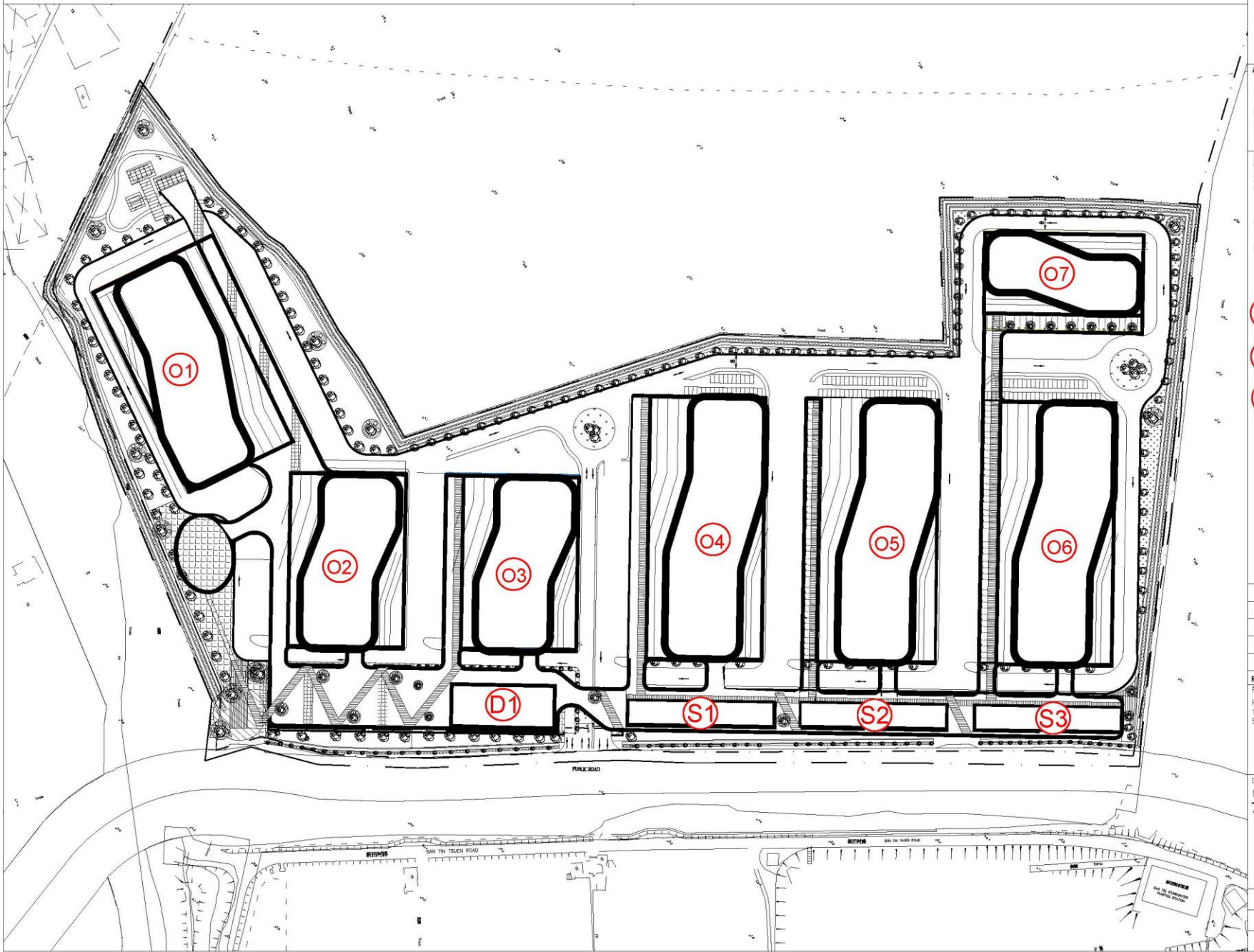
REV. DATE DESCRIPTION

PROJECT

PROPOSED LOGISTIC DEVELOPMENT IN SAN T
TECHNOPOLE, LOT 764PP (PART) IN D.D. 95
SAN TIN, YUEN LONG, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN
7/F-11/F Plan



Annex H6 - BREEZEWAYS/AIR PATHS

