

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
Special Industrial Use (SIU)	Industrial/Office Use (I/O)	20m ² /worker (all areas)
	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
I1-I7	INDUSTRIAL	7	2
			56,198
			107,890

WAREHOUSE:

No. of working population = 56198/700 = 81

INDUSTRIAL:

No. of working population = 107890/35 = 3083

R&D LAB & OFFICE

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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

R&D LAB:

No. of working population= 200068/20 = 10004

INDUSTRIAL:

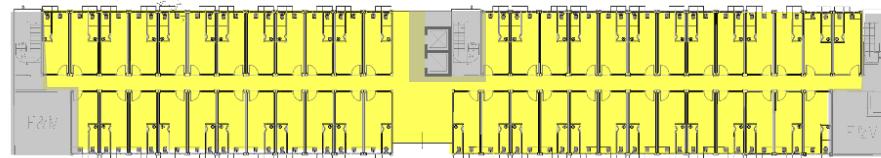
No. of working population= 107890/35 = 3083

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	STAFF QUARTER	3	17
S2			59,544
S3			

Blocks = 3

Units each floor = 40

1-2 units at each floor = 25

3-4 units at each floor = 25

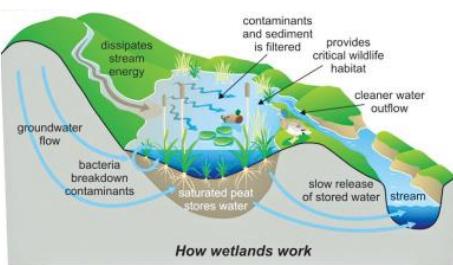
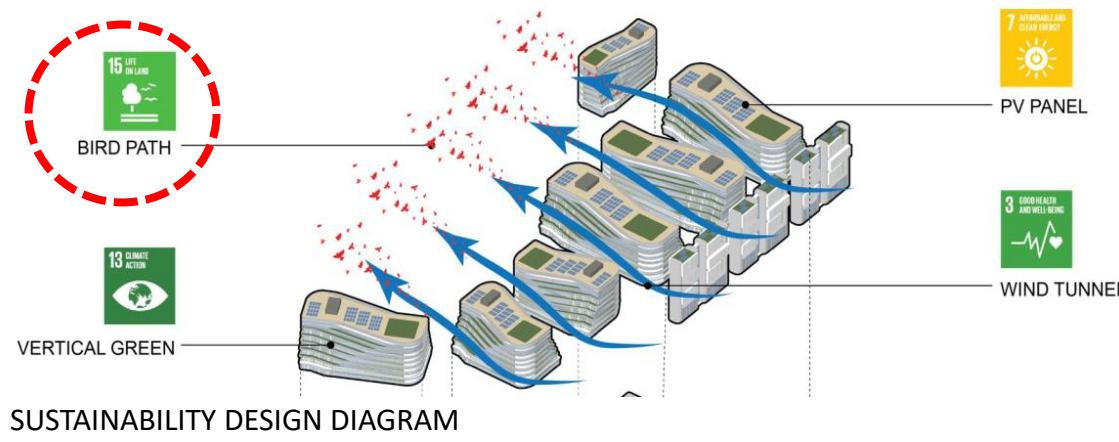
Population each floor = $25 \times 2 + 25 \times 4 = 150$

Storeys = 17

No. of residential population = $3 \times 150 \times 17 = 7650$

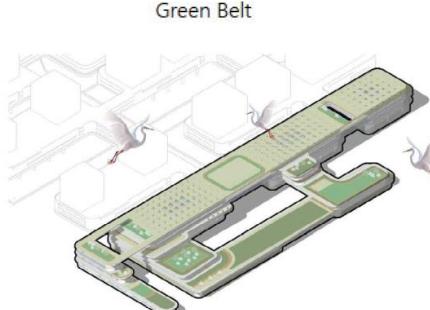
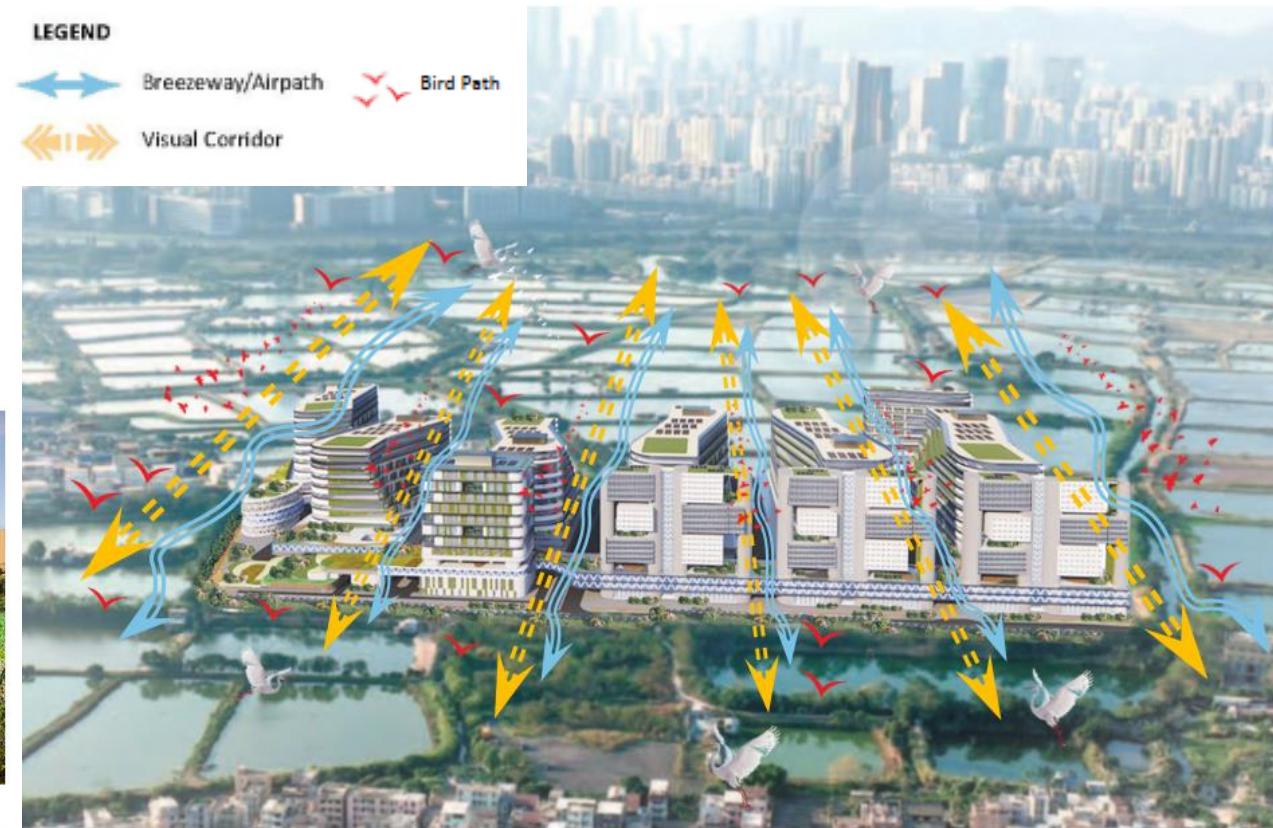
No. of Units = $3 \times 40 \times 14 = 1680$

Annex H2 - BIRD PATH

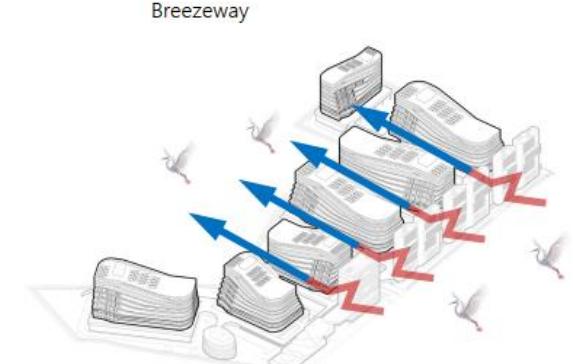


LEGEND

- Breezeway/Airpath** (Blue double-headed arrow)
- Bird Path** (Red dashed arrow)
- Visual Corridor** (Yellow double-headed arrow)

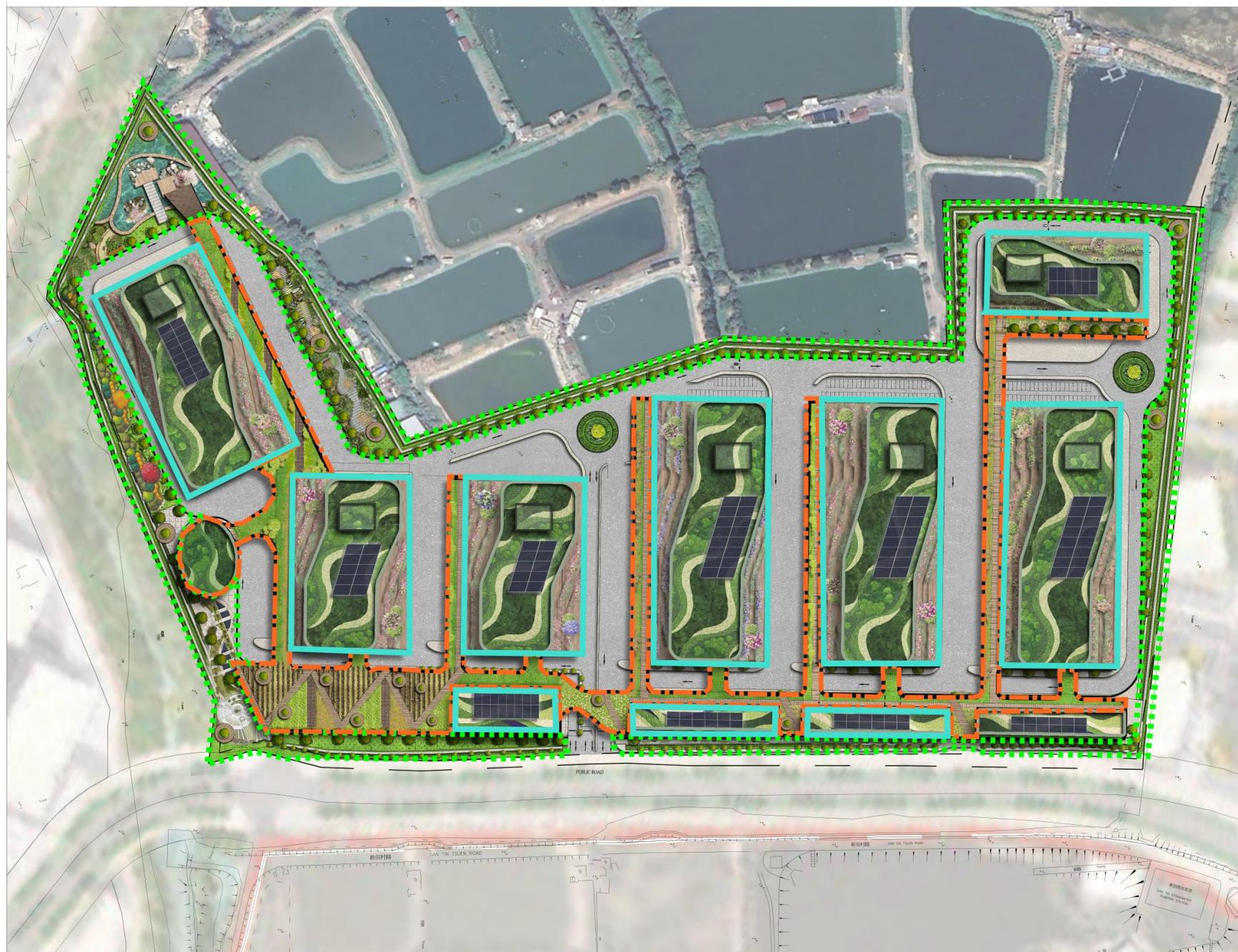


Eco Enhance



Annex H3 - MINIMUM SITE COVERAGE OF GREENERY

Kenwell Limitec



ARCHITECT

**llewelyn
davies**
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

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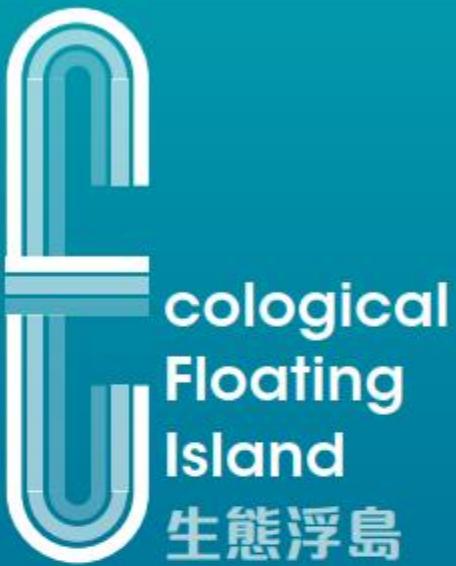
G/F Landscape
33,632 sq.m

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%

Annex H4 - Eco-R&D

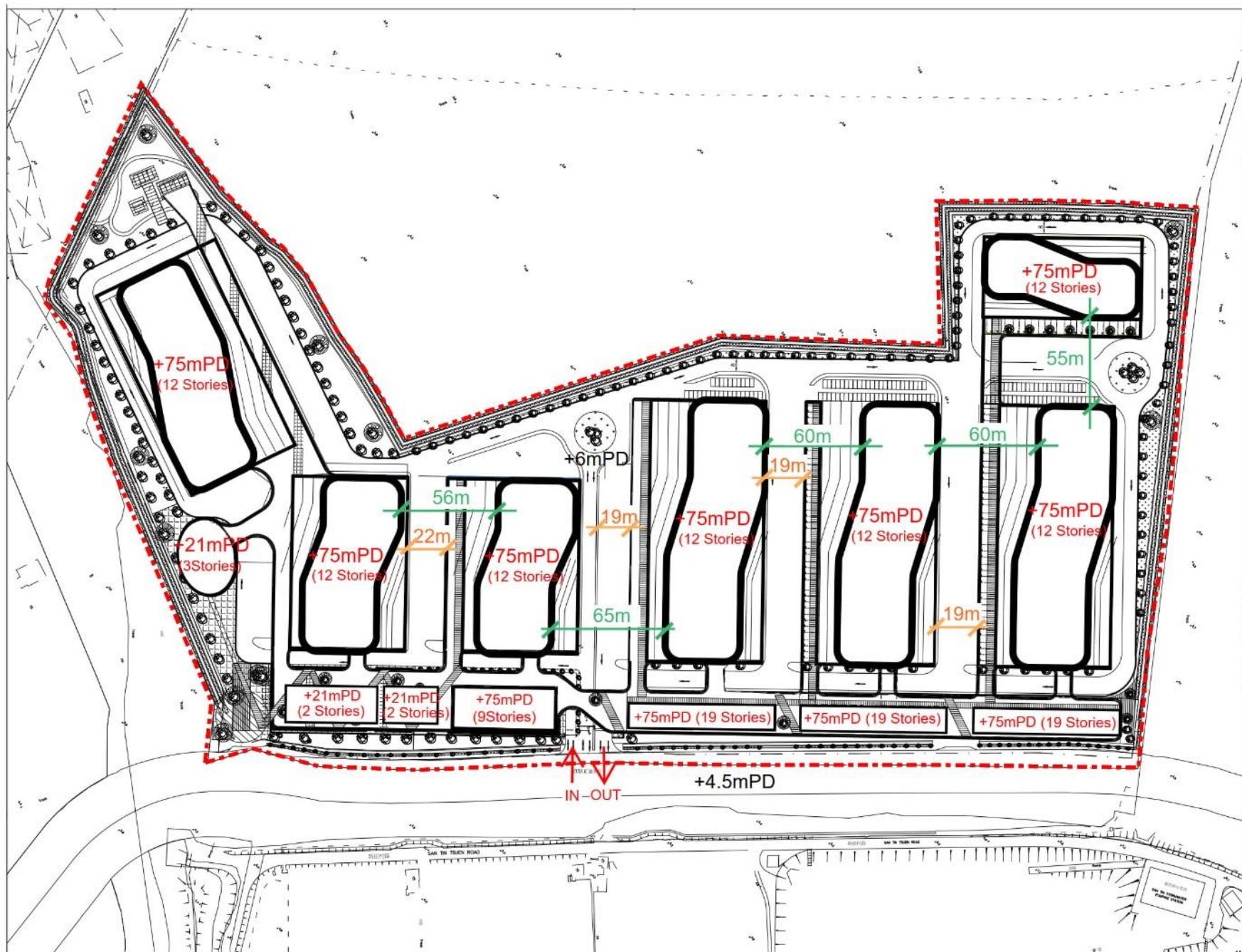


Lush and tranquil setting of San Tin polder
新田蓄洪池環境恬靜，綠意盎然



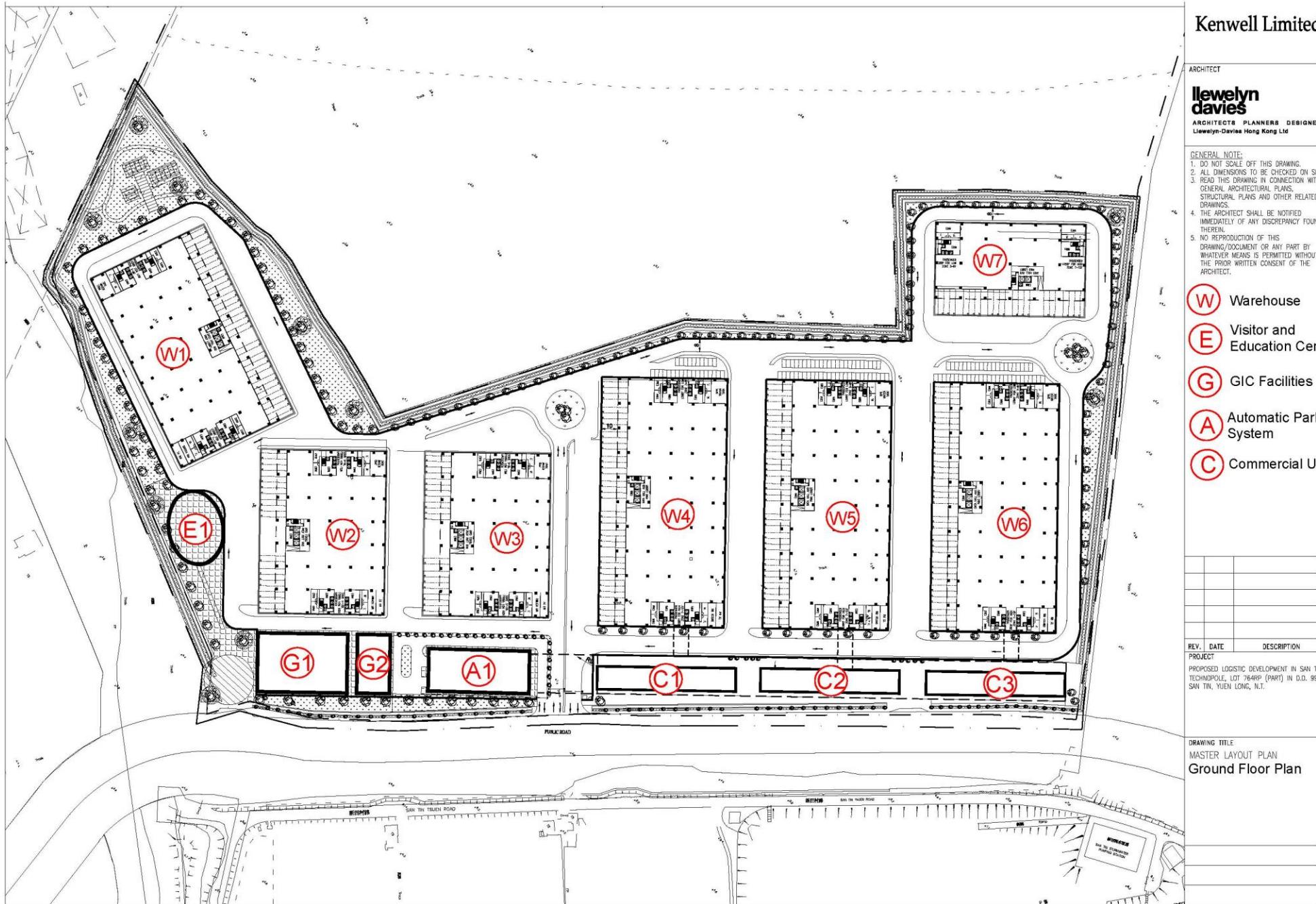
Ecological floating island at the polder, with flowering plants to attract butterflies, birds and other wildlife
蓄洪池上的生態浮島種植了開花植物，吸引蝴蝶、雀鳥及其他野生動物

Annex H5 - LAYOUT

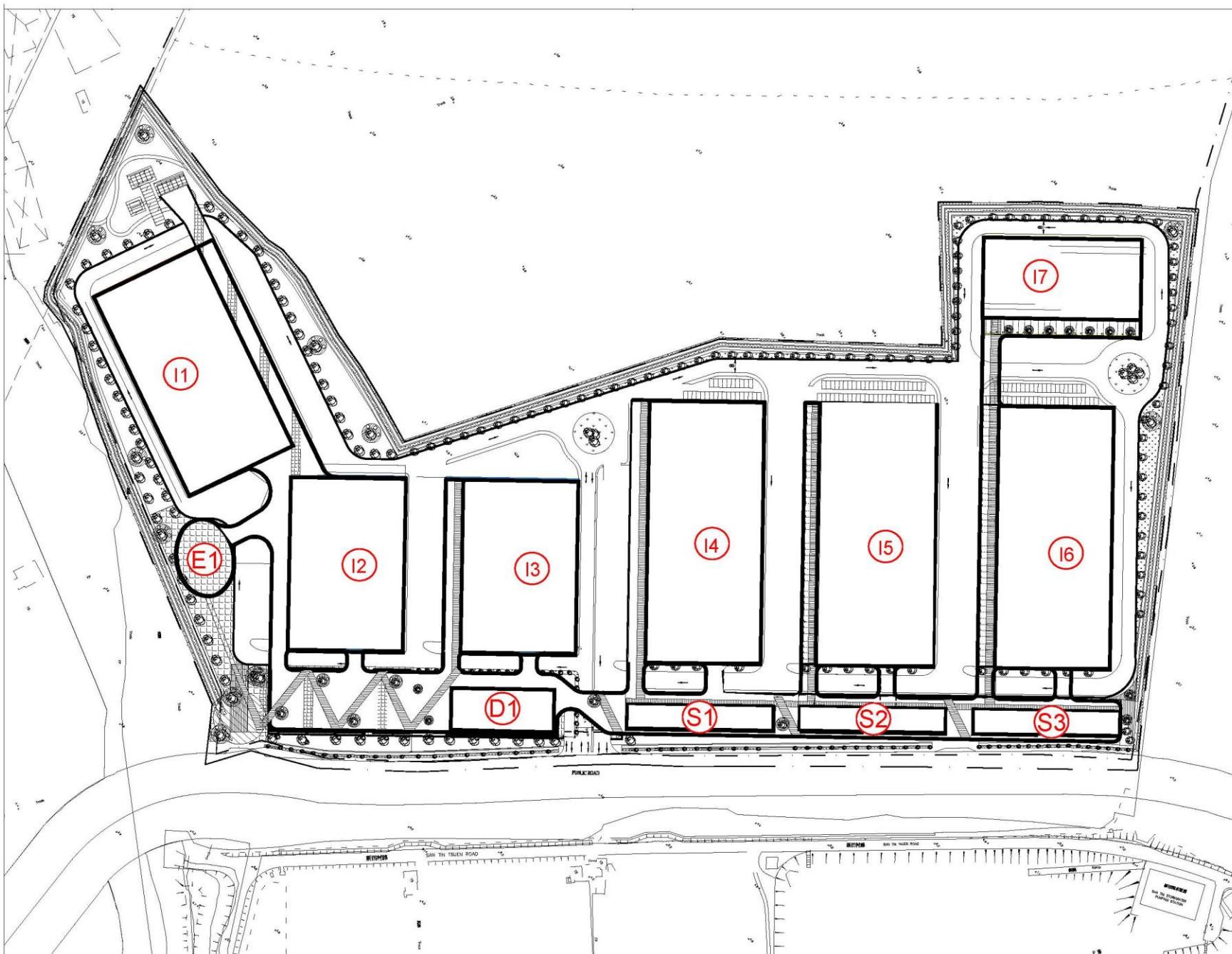


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L R&D Labs

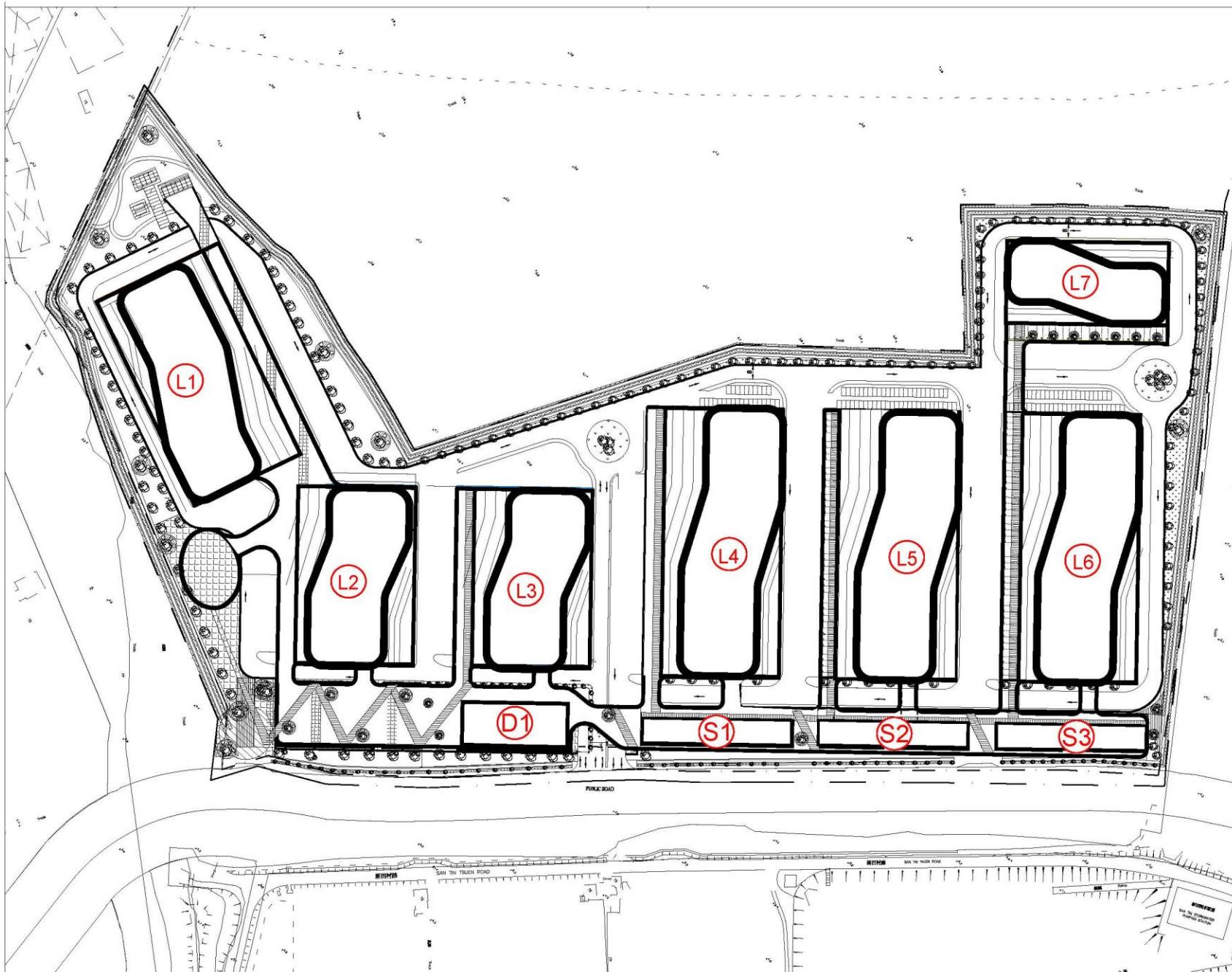
D Data Centre

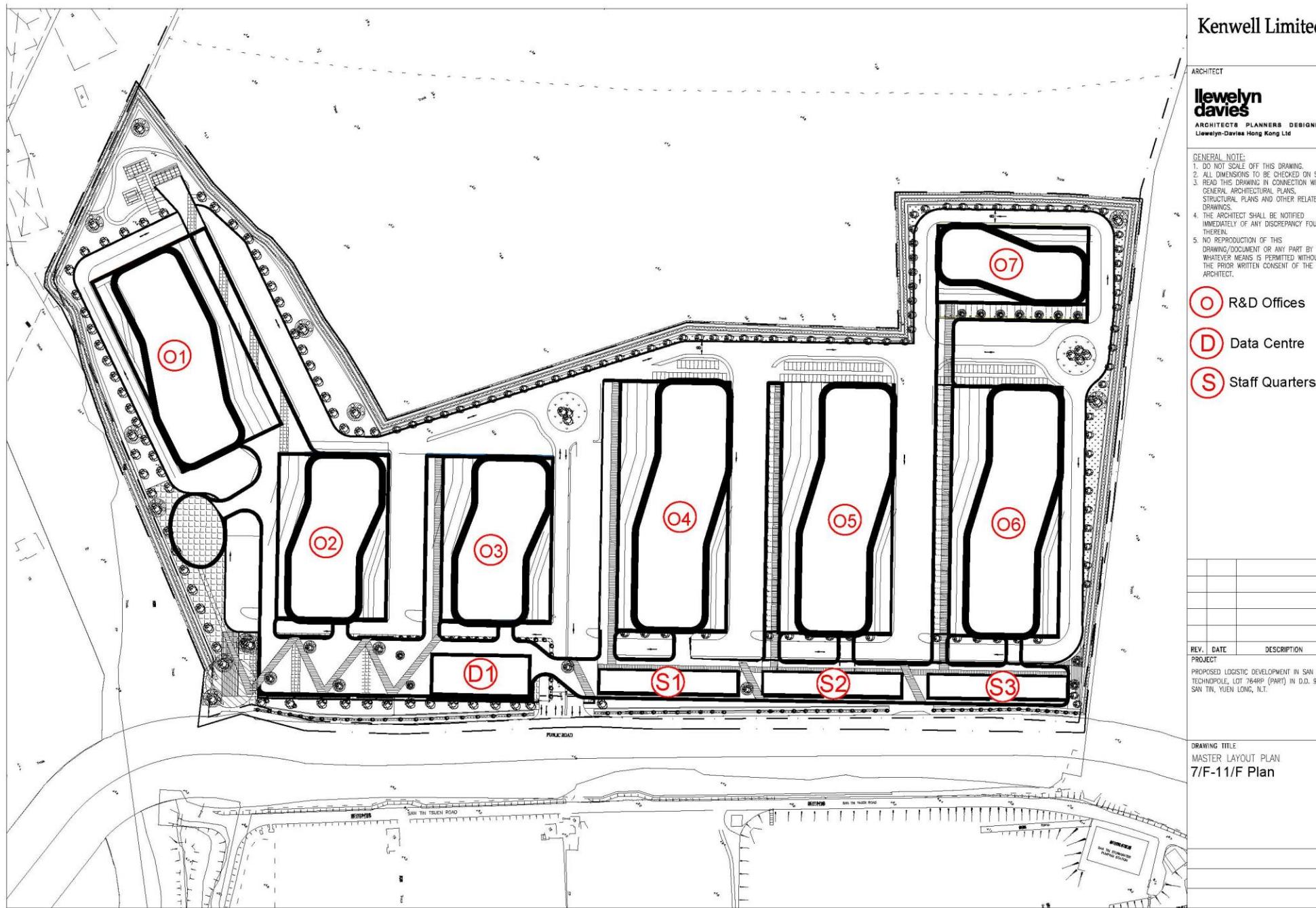
S Staff Quarters

REV.	DATE	DESCRIPTION
PROJECT		

PROPOSED LOGISTIC DEVELOPMENT IN SAN TIN TECHNOPOLE, LOT 764RP (PART) IN D.D. 96
SAN TIN, YUEN LONG, N.T.

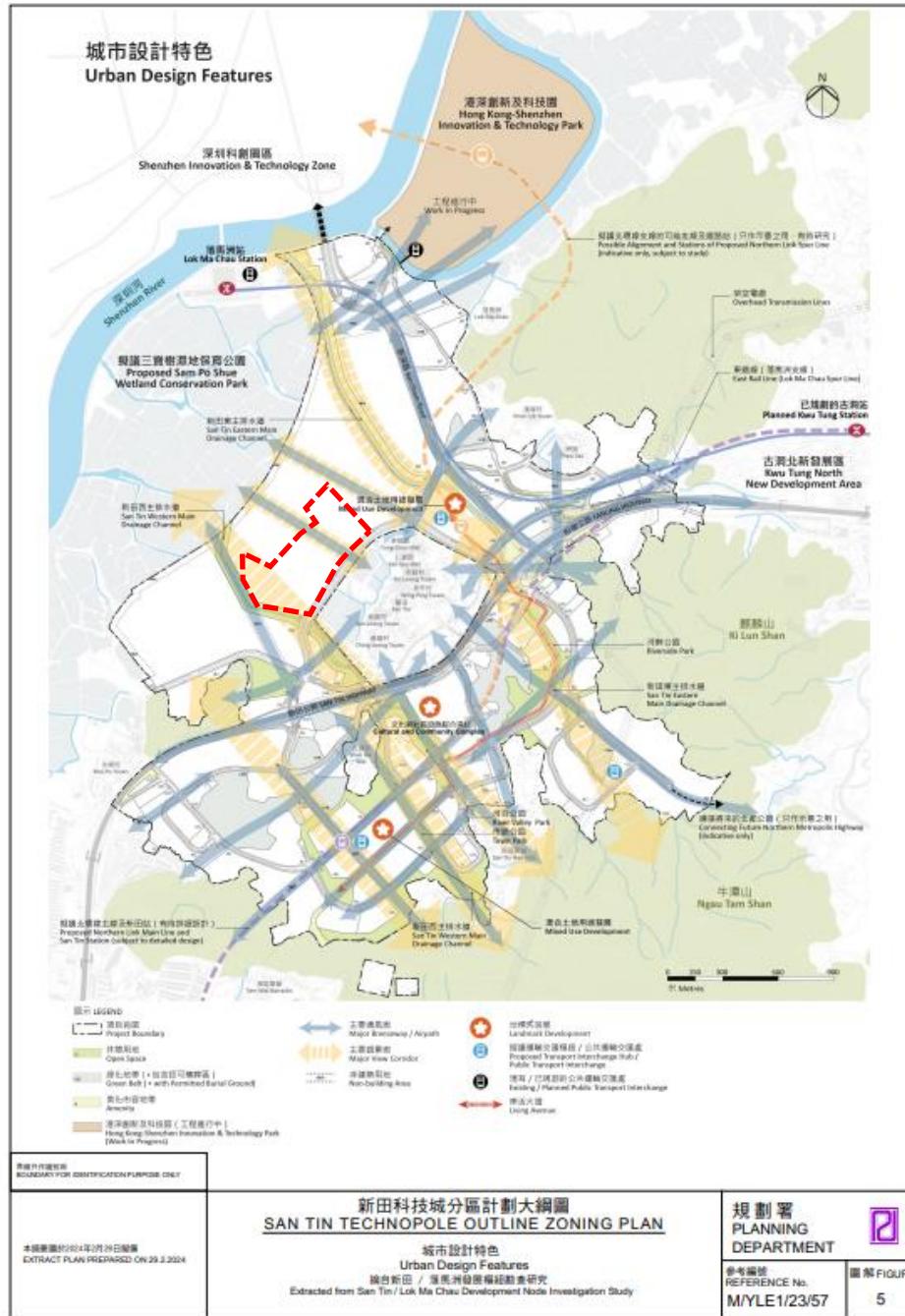
DRAWING TITLE:
MASTER LAYOUT PLAN
3/F-6/F Plan





Annex H6 - BREEZEWAYS/AIR PATHS

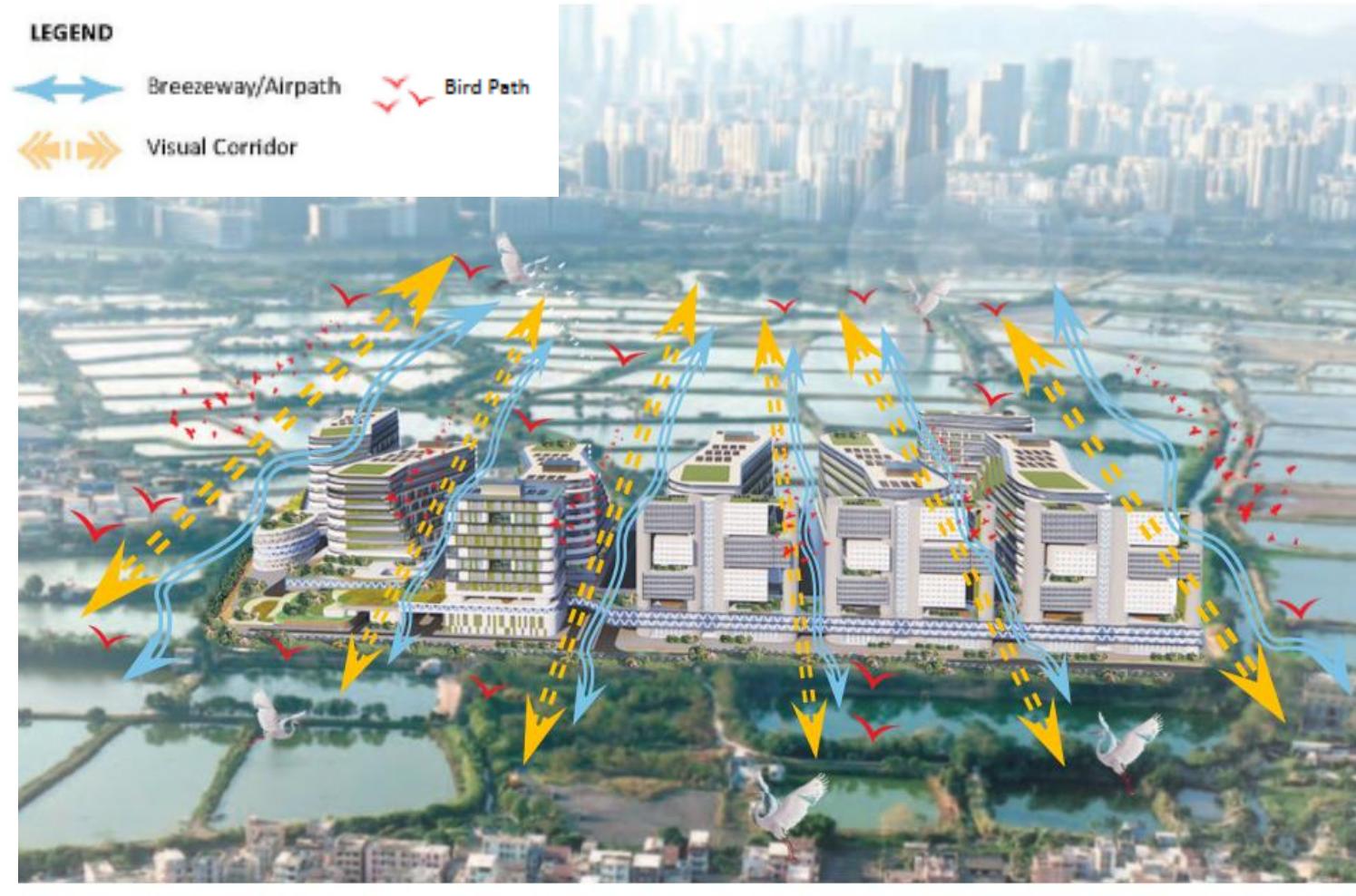
城市設計特色 Urban Design Features



LEGEND

 **Breezeway/Airpath**

Visual Corrido



Green Belt

Breezeway