

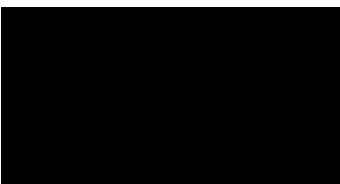
Hong Kong International Innovation and Technology Hub

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

Supporting Planning Statement

Issue 1 | May 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.



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EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted to the Town Planning Board (TPB) for the Proposed I&T Hub to the Approved Man Kam To Outline Zoning (OZP) Plan No. S/NE-MKT/7 under Section 12A of the Town Planning Ordinance (Cap. 131) in support of the rezoning from “Agriculture” (“AGR”), “Green Belt” (“GB”), and “Government, Institution or Community” (“G/IC”) zones to a tailor-made “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”) zone at various lots in D.D. 82 and D.D. 86, and adjoining Government Land, Man Kam To, New Territories (“the Application Site”) to facilitate the development of an international Innovation and Technology Hub (“the Proposed I&T Hub”).

Policy Support for the Development of Innovation & Technology Industry

According to the national *15th Five-year Plan*, the Central Government has devoted continuous support for Hong Kong “to develop into an international innovation and technology (I&T) hub” and proposed for the first time to “deepen innovation collaboration between industry, academic and research sectors with the Mainland”. It also highlights that Hong Kong can accelerate collaboration and transformation among the industry, academic and research sectors through the development of the Northern Metropolis (NM). At the regional level, *The Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area* (GBA) promulgated by the State Council in 2019 has set a strategic positioning for developing a globally influential international I&T in GBA based on the excellent foundation in scientific research and development (R&D) and commercial application in Guangdong, Hong Kong and Macao, strengthening cross-border collaboration and integration. At a local level, the Hong Kong Special Administrative Region (HKSAR) Government has articulated the vision of an international I&T centre in the *Hong Kong Innovation and Technology Development Blueprint* with dedicated policy support to strengthen infrastructure, enlarge I&T talent pool, and increase the land supply for related uses. In the *2025 Policy Address*, the HKSAR Government has further reaffirmed its commitment to promoting “new industrialisation driven” by I&T and fostering emerging industries such as Artificial Intelligence (AI) and data science.

Development Potential of Man Kam To Area in the Northern Metropolis

Since the phased reduction of the Frontier Closed Area (FCA) and accelerated development in the northern New Territories, the planning circumstances of the Application Site and its surroundings have changed remarkably. The *Northern Metropolis Development Strategy* in the Chief Executive’s 2021 Policy Address has set a new vision for developing the northern part of the New Territories into an International I&T Hub. Situated on the “Eastern Knowledge and Technology Corridor” in the territorial planning framework of the *Hong Kong 2030+: Towards a Planning Vision Strategy Transcending 2030*, Man Kam To area is well-positioned to capitalise its prime boundary location and thrive on the opportunities brought by the future New Territories North (NTN) New Town and closer collaboration between Hong Kong and Shenzhen. In the *Northern Metropolis Action Agenda* released in October 2023, the area around Man Kam To and Heung Yuen Wai is positioned as the “Boundary Commerce and Industry Zone”. In the *preliminary development proposals of NTN New Town* promulgated in 2025, the NTN New Town is positioned as a Border Control Points (BCPs) business district and a base for emerging industries. Given its proximity to the Luohu District in

Shenzhen and major BCPs, the Application Site is strategically located to leverage cross-boundary synergies and facilitate collaboration in commerce and innovation and technology with Shenzhen. In this context, the Proposed I&T Hub represents a timely initiative to unlock the development potential of underutilised land, supporting the “Boundary Commerce and Industry Zone” and the future NTN New Town. Together with the planned Sandy Ridge Data Centres on the same OZP, it will contribute to a critical mass of I&T-related land uses in the area.

The Indicative Scheme

The Applicants commenced preparation since 2022 and submitted a S12A Planning Application (No. Y/NE-MKT/1) in 2024. While not agreed by TPB on 28 March 2025, it provided valuable feedback, regarding implementation feasibility, residential component, and compatibility with the broader planning framework, particularly the ongoing NTN New Town development.

With earnest endeavour to spearhead a top-notch I&T Hub and accelerate the development of NM through private sector initiatives, the Applicants have undertaken a comprehensive review of the proposal. Substantial progress has been made in the land assembly process, enhancing the overall implementation potential of the development. Building on this progress, the Applicants now submit a fresh S12A Planning Application to enable timely delivery of the proposed development.

Essentially, the revised Indicative Scheme maintains the same development intensity for R&D centres, data centres and talent homes, which form the core economic drivers and primary uses of the proposed I&T Hub. This reflects the Applicants’ continued commitment to realising the intended strategic function of the development as a key I&T node within the NM. In parallel, the domestic gross floor area (GFA) for “Other Residential Uses” has been reduced by about 30%, together with a corresponding reduction in the number of residential units, in response to the TPB’s previous concerns. The revised scheme therefore achieves a more balanced development mix, with a clearer emphasis on I&T-related uses.

Under the revised Indicative Scheme, a maximum non-domestic GFA of 365,180m² is proposed for R&D centres, data centres, a commercial centre and a kindergarten, together with a maximum domestic GFA of 138,450m² (comprising 1,392 ancillary dormitory units and 1,618 private residential units), with an overall building height (BH) profile ranging from 80 to 120 meters above (mPD). The BH of “Other Residential Uses” has also been revised to a stepped BH profile with no change in maximum BH (i.e. 120mPD).

Planning Merits and Justifications

The following planning merits could be achieved with the Proposed I&T Hub:

- Capitalising on the Boundary Location in Northern Metropolis for I&T Development with National Policy Support;
- Facilitating I&T Development of Hong Kong and Creating R&D-related Job Opportunities in a Timely Manner
- Fostering a Vibrant Innovation and Technology Ecosystem;
- Attracting I&T Talents and Forging a Thriving Innovation Community through the Provision of Talent Homes and Diversification of Accommodation
- Achieving an Optimal Development Intensity for I&T Development and Compatible with Surrounding New Development Areas in NM;

- Enhancing Local Environment and Respecting Surrounding Village Setting;
- Contributing to Housing Supply in NM
- Aligning with the Preliminary Development Proposal for NTN New Town without Jeopardising Comprehensive Planning
- Expediting the Development of New Territories North New Town and Alleviating the Financial Burden of the Government
- Demonstrating Good Progress in Land Acquisition with Certainty in Implementation and Deliverability of the Proposed I&T Hub
- Maintaining On-going Engagement of Anchor Tenants
- Positively Responding to Town Planning Board's Concerns
- Having Been Proven to be Technically Feasible and Resulting in NO Adverse Impacts on the Surrounding Environment; and
- Setting a Desirable Precedent for Advancing the I&T Development of Hong Kong by Private Initiatives.

The Applicants are committed to advancing the development of I&T industry in Hong Kong and boosting its international competitiveness by seizing the collaboration opportunities brought by the GBA development to establish a world-class I&T Hub at Man Kam To, a prime location sitting on the Eastern Knowledge and Technology Corridor, the Boundary Commerce and Industry Zone in the NM in proximity to the Liantang/Heung Yuen Wai (LT/HYW) BCP, and the future NTN New Town. This Proposed I&T Hub has demonstrated the Applicants' genuine intention and commitment in taking forward the Proposed I&T Hub at the Application Site as a coordinated large-scale private initiative in a timely manner. Considering the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

根據《城市規劃條例》(第 131 章)第 12A 條，申請人現向城市規劃委員會(下稱「城規會」)就位於新界文錦渡丈量約份第 82 約及第 86 約多個地段及毗連政府土地(「申請地點」)，擬議修訂文錦渡分區計劃大綱圖核准圖編號 S/NE-MKT/7，將申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為特製的「其他指定用途」註明「創新科技產業園」地帶，以作發展國際創新科技產業園(「擬議創新科技產業園」)。

支援創新及科技業發展政策

根據國家「十五五」規劃綱要，中央政府持續對香港「發展成國際創新科技中心」和「深化內地與港澳創新科技的合作」給予大力支持，並首次提出「深化與內地產學研協同創新合作」。中央政府同時指出香港可透過推動北部都會區發展，加快促進產業、學術及科研之間的協同合作與成果轉化。而根據國家於 2019 公布「粵港澳大灣區發展規劃綱要」，基於粵港澳三地科技研發、轉化能力突出，大灣區的戰略定位為具有全球影響力的國際科技創新中心，並應強化跨境協作與融合發展。特區政府在《香港創新科技發展藍圖》中強調香港實現國際創新科技中心的願景，並提出多項政策加強基礎設施、壯大創科人才庫、推動創新及科技業發展，並提高相關用途的土地供應。在《2025 年施政報告》中，特區政府進一步重申將全力推動由創科帶動的「新型工業化」，培育人工智能、數據科學等新興產業。

北部都會區文錦渡地區的發展潛力

隨著特區政府分階段縮減邊境禁區，申請地點及其周邊環境的規劃環境經已顯著改變。在 2021 年施政報告中提出的《北部都會區發展策略》，為新界北部制定新願景，將其發展為國際創新科技中心。而根據《香港 2030+：跨越 2030 年的規劃遠景與策略》城市規劃框架，文錦渡地區位於東部知識及科技走廊之上，可利用其重要的邊境地點以發揮未來新界北新市鎮和深港區域合作的機遇。於 2023 年 10 月發佈的《北部都會區行動綱領》，將文錦渡至香園圍一帶地區定為「口岸商貿及產業區」。而 2025 年公布的新界北新市鎮初步發展建議，亦將新界北新市鎮定位為口岸商業區及新興產業基地。申請地點鄰近深圳羅湖區及主要口岸，其區位具策略優勢，可促進跨境協同發展，推動與深圳在跨境商貿和創科合作，發揮其強大的口岸商貿功能。擬議創新科技產業園將及時回應善用珍貴的土地資源，並支援「口岸商貿及產業區」及未來新界東北新市鎮的整體發展。連同同一分區計劃大綱圖下規劃中的沙嶺數據中心群，可在區內形成具規模的創新科技相關土地用途集群，發揮協同效應。

擬議方案

申請人自 2022 年開展前期籌備工作，並於 2024 年提交第 12A 條規劃申請(編號：Y/NE MKT/1)。該申請雖未獲城市規劃委員會於 2025 年 3 月 28 日通過，但委員會就項目實施的可行性、住宅與非住宅用地比例、以及與整體規劃框架(尤其是新界北新市鎮的持續發展)的相容性，提供寶貴意見。為積極建設頂級創新科技產業園、透過私營方式帶動北部都會區發展，申請人已全面檢討原有方案。土地整合工作取得重大進展，大幅提升項目的整體落實可行性。基於上述成果，申請人現重新提交第 12A 條規劃申請，以確保項目適時推展及落成。

在經修訂的擬議方案中，科研中心、數據中心及人才公寓的發展規模維持不變，以作為擬議創新科技產業園的核心經濟動力及主要用途。這充體現申請人貫徹項目作為北部都會區重點創科樞紐的戰

略定位。與此同時，因應城規會早前的考慮，現方案將「其他住宅用途」的住宅總樓面面積調減約30%，住宅單位數目亦相應下調，令整體發展配比更均衡，更聚焦創科相關用途。

修訂後的方案擬議最大非住用總樓面面積為 365,180 平方米，作容納科研中心、數據中心、商業中心及幼稚園，以及最大住用總樓面面積為 138,450 平方米，相等於 1,392 個附屬宿舍單位（人才公寓）和 1,618 個私營住宅單位，整體建築物高度由主水平基準 80 米伸延至主水平基準 120 米。此外，「其他住宅用途」的建築高度亦已調整為階梯式高度設計，最高樓高維持 120 米主水平基準。

規劃增益和理據

擬議發展將就規劃方面帶來以下規劃增益：

- 支持善用北部都會區邊境地點作創科發展，配合國家政策；
- 及時支持香港創科發展，和創造科研相關的工作機會；
- 推動活力創新科技生態圈；
- 吸引創科人才，透過提供人才公寓及不同住宿配套打造蓬勃發展的創科社區；
- 適合創科發展的發展密度和與周邊北部大都會的新發展區兼容；
- 為當地環境帶來整體改善和尊重周邊鄉村環境；
- 配合政府致力提升北部都會區的房屋供應；
- 在不影響全面規劃的前提下，與新界北新市鎮初步發展建議保持一致；
- 加速新界北新市鎮發展，並減輕政府財政負擔；
- 在土地收購方面已取得良好進展，確保具備明確的實施可行性及落地性；
- 持續與重點進駐機構及租戶保持緊密聯繫；
- 積極回應城市規劃委員會的關注事項
- 已證實擬議發展的技術可行性，並不會為周邊環境帶來負面影響；及
- 為以私營方式優化香港創科發展創立良好先例。

申請人致力推進香港創科發展，以及把握粵港澳大灣區發展帶來的合作機遇，提升香港國際競爭力，在位於北部都會區東部知識及科技走廊、口岸商貿及產業區毗鄰蓮塘／香園圍口岸的核心地段及未來新界北新市鎮的文錦渡，及時建設一個世界級的創新科技中心，申請人對推進此大型私營項目持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據，我們懇請城市規劃委員會支持是次規劃申請。

1. INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for the Amendment of Plan for the Proposed Innovation and Technology Hub (“the Proposed I&T Hub”) at various lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (“the Application Site”).
- 1.1.2 The Applicants propose amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 (“the OZP”) by rezoning the Application Site from “Agriculture” (“AGR”), “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) zones to a tailor-made “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”) zone, with a maximum non-domestic gross floor area (GFA) of 365,180m² and a maximum domestic GFA of 138,450m² and maximum building heights (BH) of 80, 90, 110 and 120 meters above Principal Datum (mPD) for four sub-areas respectively, to facilitate the development of the proposed Innovation and Technology (I&T) Hub.
- 1.1.3 The Application Site is situated in a strategic location within the New Territories North (NTN) New Town in the Northern Metropolis (NM), which is positioned as a Boundary Control Point (BCP) business district and a base for emerging industries. Currently, the Application Site is largely vacant with vegetation and inactive farmland and covers a portion of the access road from Lin Ma Hang Road leading to the existing River Ganges Pumping Station.
- 1.1.4 The Applicants submitted a S12A Planning Application (No. Y/NE-MKT/1) for the Proposed I&T Hub at the Application Site back in 2024, which was not agreed by TPB on 28 March 2025. The TPB noted that the Application Site falls within the ongoing NTN New Town Planning and Engineering Study, and raised considerations regarding implementation feasibility in light of the prevailing land ownership pattern, the scale of the residential component, and the need to ensure compatibility with the comprehensive planning of the New Development Area and the efficient use of surrounding land.
- 1.1.5 In alignment with prevailing policy directions to accelerate the development of NM through private sector initiatives, the Applicants have actively advanced the land acquisition process since the previous S12A planning application, with encouraging progress achieved to enhance implementation certainty. Building on this progress, a fresh S12A Planning Application is now submitted. A revised Indicative Scheme has also been formulated, under which the same development intensity for R&D centres, data centres, and talent homes have been proposed, while the proportion of “Other Residential Uses” within the domestic gross floor area (GFA) has been reduced by approximately 30%. In addition, a more refined stepped building height (BH) profile for the “Other Residential Uses” has been adopted, while maintaining the same maximum BH.
- 1.1.6 In response to the policy direction of promoting the I&T industry and the strategic planning framework in the cross-boundary locations as the future growth pole, the Proposed I&T Hub will complement the Government’s initiatives in developing a top-notch I&T Hub at the Application Site. The Site occupies a prime boundary location in NTN New Town of the NM, with convenient access to the Liantang/ Heung Yuen Wai

Boundary Control Point (LT/ HYW BCP). The Indicative Scheme is designed to foster a vibrant I&T community, comprising purpose-built infrastructure for research and development (R&D) uses, data centres, ancillary dormitories for talents working in the Proposed I&T Hub, complementary commercial uses, community facilities, and “Other Residential Uses”. The Indicative Scheme will create about 6,207 job opportunities, about 1,392 units of ancillary dormitories for the workers of the I&T Hub in the form of Talent Homes, and about 1,618 units of private residential units. Technical Assessments conducted for the previous S12A application, on which relevant B/Ds have no adverse comments, have already presented a worst-case scenario and confirmed the Proposed I&T Hub will not generate insurmountable impacts on the surrounding Man Kam To area. To create a balanced and inclusive community, supporting community facilities for an inter-generational community would be provided within the Application Site.

1.1.7 This Supporting Planning Statement is organised into the following sections in support of the suitability and feasibility of the Planning Application for the Proposed I&T Hub:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Application Site;
- **Section 4** provides the background of the Applicants;
- **Section 5** presents the Indicative Scheme at the Application Site;
- **Section 6** summarises the amendment proposal to be incorporated into the Plan and Notes of the OZP;
- **Section 7** highlights the planning justifications and planning merits in support of the rezoning request; and
- **Section 8** concludes the highlights and justifications of this Supporting Planning Statement.

2. SITE CONTEXT

2.1 Location

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

2.2 Land Status

- 2.2.1 The Application Site has a site area of about 125,863m². Within the Application Site, the Development Site (where the Proposed I&T Hub will be developed) has an area of about 102,461m². The Application Site comprises private lots of about 90,746m² (about 72%), and Government Land of about 35,117m² (about 28%). The concerned private lots are Lot Nos. 198 RP, 200, 201 RP, 201 S.A, 202, 203, 204, 205 RP, 206 RP, 207 RP, 209 RP (Part), 210 RP (Part), 211 (Part), 212 (Part), 213 RP, 213 S.A, 214 RP (Part), 214 S.A, 215, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226, 227 S.C (Part), 227 S.D (Part), 227 S.E (Part), 227 S.F (Part), 227 S.H (Part), 227 S.J (Part), 227 S.K (Part), 228 (Part), 229 S.A, 229 S.B, 230, 231 S.A, 231 S.B, 232, 233, 235, 236 RP, 236 S.A, 236 S.B, 236 S.C, 237, 238, 239 S.A, 239 S.B, 242, 243 S.A, 243 S.B, 244, 245 RP, 246D RP (Part), 247 RP (Part), 274 RP (Part), 274 S.A (Part), 274 S.C (Part), 275 RP, 275 S.A RP (Part), 275 S.A ss.1 (Part), 275 S.A ss.2 (Part), 275 S.A ss.3 (Part), 275 S.B, 276, 277, 279 (Part), 280, 282, 283, 284 RP, 284 S.A, 284 S.B, 284 S.C, 284 S.D, 284 S.E, 285 (Part), 286 S.A, 286 S.B, 287 (Part), 290, 291, 292, 293, 294 RP, 294 S.A, 295, 296, 297, 298 S.A, 298 S.B, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308 RP, 308 S.A, 309, 310, 311, 312, 316, 327 S.A (Part), and 1499 in D.D. 82, and Lot Nos. 213 (Part), 214, 216, 217 S.A, 217 S.B, 218 S.A, 218 S.B, 219, 220 S.A, 220 S.B, 222, 223, 224, and 227 S.A RP in D.D. 86.
- 2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Use

- 2.3.1 The Application Site is a piece of unused land awaiting development. Majority of the land is covered with unmanaged vegetation and fallow agricultural land. The current access roads leading to the River Ganges Pumping Station and connecting to Ta Ku Ling Ling Ying Public School are included as part of the Application Site. A section of abandoned meander resulted from the river training work of Ping Yuen River is also covered. There is no brownfield operation in the Application Site.
- 2.3.2 Please refer to **Figure 2.3** for the existing condition of the Application Site.

2.4 Surrounding Land Uses

- 2.4.1 The surrounding area is predominantly rural in character with establishment of village-type development to the southeast, fallow agricultural land in the east and south, and Ping Yuen River to the northeast. To the **immediate north** of the Application Site is the River Ganges Pumping Station which is zoned “Government, Institution or Community” (“G/IC”). To the **further north** across Lin Ma Hang Road and Shenzhen River is the city of Shenzhen. It is mainly characterised by urbanised areas with medium to high-rise commercial and residential development.
- 2.4.2 To the **northeast** of the Application Site across Ping Yuen River is the Ta Kwu Ling Village, which is zoned “Recreation” (“REC”) and mainly comprising small parcels of farmland, unmanaged overgrowth, and village type settlements. Ta Kwu Ling Police Station, which is at the junction between Ling Ha Hang Road and Ping Che Road, is a Grade 3 historic building. To the **further northeast** is the Liantang/ Heung Yuen Wai Boundary Control Point (LT/HYW BCP). It is the seventh land-based boundary control point located between Hong Kong and Shenzhen which provides direct access facilities for both passengers and vehicles for realising the transport planning principle of “East in-East Out”. The cargo clearance facilities at LT/HYW BCP were first opened in 2020 for use by cross-boundary goods vehicles to facilitate freight transport and passenger inspection was introduced in February 2023.
- 2.4.3 Please refer to **Figures 2.4a** for these land uses in the surrounding of the Application Site.
- 2.4.4 To the **east** of the Application Site is the indigenous villages – Chow Tin Tsuen, Fung Wong Wu and Lei Uk which are zoned as “Village Type Development” (“V”) and mainly occupied by village type settlements, vegetation and farmlands. A piece of mature tree groups zoned Green Belt (“GB”) with ancestral graves is found within the “V” zone of Chow Tin Tsuen. Moreover, there are three Grade 3 historic buildings located in Fung Wong Wu, including Ng Ancestral Hall, Village Houses, Nos. 35-37 Fung Wong Wu and Yeung Ancestral Hall (Ta Kwu Ling).
- 2.4.5 To the **immediate south** of the Application Site is fallow agricultural land and inactive farmlands zoned “GB” and “AGR”. To the **further south** is Hung Lung Hang zoned “GB” and “AGR”. Current uses in the area include hobby farms, active and fallow farmlands, vegetation, a venue for motocross courses, and various brownfield operations such as open storage for construction materials and containers.
- 2.4.6 To the **immediate west** of the Application Site is Ta Ku Ling Ling Ying Public School zoned “G/IC” and Lo Shue Ling zoned “GB”. The hilly ridge of Lo Shue Ling rises to about 85mPD. The MacIntosh Fort (Nga Yiu), which is a Grade 2 historic building, is zoned “G/IC” on the ridge of Lo Shue Ling and is currently occupied by radio and community equipment for the use of Hong Kong Police Force. Please refer to **Figures 2.4b** for these surrounding land uses.
- 2.4.7 To the **further northwest** is villages zoned as “V”, including Muk Wu Nga Yiu, Muk Wu, and San Uk Ling, surrounded by “AGR” and “GB” zones. To the **further west** is an area occupied by boundary crossing facilities, fresh food boundary-crossing and inspection facilities zoned as “OU” and “G/IC”. The area includes Man Kam To Boundary Control Point, Man Kam To Livestock Monitoring Station and Man Kam To Food Inspection

Facilities for monitoring the safety of imported food. The Man Kam To BCP will be transformed into a passenger only BCP, and the food control function will be relocated to the LT/HYW BCP as early as 2028/29¹.

2.5 Accessibility

- 2.5.1 Vehicular and pedestrian access to the Application Site can be made via a local road across Ping Yuen River which links to Lin Ma Hang Road. This western section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road has been widened to a single two-lane carriageway with a 2-metre-wide footpath on both sides to cope with the anticipated increase in traffic demand due to the opening of the FCA. The Project have been commissioned in November 2023.²
- 2.5.2 The Application Site is currently served by public transport services, including franchised bus and green minibus plying between the area and the nearest railway station – Sheung Shui Station of the East Rail Line which has been extended to provide cross-harbour services to Hong Kong Island in 2022.
- 2.5.3 The Application Site is about 2km away from the LT/HYW BCP and can be conveniently accessible by a 4-minute drive. The LT/HYW BCP provides direct access for passengers and vehicles since its full commission in early February 2023.

¹ TPB Paper No. 10993 - Development Proposals of New Territories North New Town and Ma Tso Lung - For Consideration by the Town Planning Board on 17 January 2025

² The proposed widening of the concerned road section was commissioned on 30 November 2023. (Source: https://www.hyd.gov.hk/en/our_projects/road_projects/6863th/index.html)

3. PLANNING CONTEXT

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within areas zoned “AGR”, “GB”, and “G/IC” on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 gazetted on 28 October 2025. Such zonings have been in place since the Draft Man Kam To Development Permission Area (DPA) Plan No. DPA/NE-MKT/1) gazetted on 30 July 2010 and no amendment has been made. According to the Notes and Explanatory Statement (ES) of the OZP, the planning intention for “AGR” zone is *“primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”* and that for “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*. As for “G/IC” zone, it is intended *“primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments”*.
- 3.1.2 Furthermore, it is also specified in the Notes of the “AGR” zone that “any diversion of streams or filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”.
- 3.1.3 Please refer to **Figures 3.1, 3.2a, 3.2b, and 3.3** for the extracted Notes and Explanatory Statement of the “AGR”, “GB” and “G/IC” zones.

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

- 3.2.1 The national *14th Five-Year Plan (2021-2025)* marks the first time that the Central Government expressed support for Hong Kong to develop into an international I&T Hub. Major emphasis was placed on the Hong Kong–Shenzhen Innovation and Technology Park (HSITP) at Lok Ma Chau Loop (the Loop) as a strategic collaboration platform for deepening Greater Bay Area (GBA) cooperation in I&T industry. The *14th Five-Year Plan* (Chapter 31) has also set out the “Two Corridors and Two Poles” framework – which comprises the Guangzhou-Shenzhen-Hong Kong and Guangzhou-Zhuhai-Macao Science and Technology Innovation Corridors, and the Shenzhen-Hong Kong Loop and Guangdong-Macao-Hengqin Science and Technology Innovation Poles – positions Hong Kong as a core node in the national science and technology innovation network.
- 3.2.2 The *15th Five-Year Plan*, approved recently in March 2026, has reinforced the Central Government’s continued support for consolidating and enhancing Hong Kong's competitive edge in I&T. It aligns Hong Kong’s I&T development with the broader

national objectives on scientific and technological self-reliance, high-quality development and the cultivation of new productive forces. Hong Kong is encouraged to leverage the country's rapid advancements in artificial intelligence, big data and other emerging industries to enhance its development potential, including participation in national initiatives such as the "Artificial Intelligence Plus (AI+) Initiative" for industrial upgrading. The *15th Five-Year Plan* also clearly proposed for the first time to deepen innovation collaboration between industry, academic and research sectors with the Mainland, through accelerating the development of the NM.

- 3.2.3 In the projection of demand and supply of land in the *Hong Kong 2030+: Towards a Planning Vision Strategy Transcending 2030* (Hong Kong 2030+) promulgated in 2021, in order to capture the economic opportunities arising from the national *14th Five-Year Plan* and the *Outline Development for the Guangdong-Hong Kong-Macao Greater Bay Area*, a demand for at least 340 hectares of land has been assumed promoting the development of science, innovation and technology-related industries. Driving forward the development vision set out under the *15th Five-Year Plan*, further supply of land for I&T uses, especially in the Northern Metropolis situating at the strategic boundary location between Hong Kong and Shenzhen, will help boosting the I&T ecosystem in the GBA and Hong Kong's participation in more national pioneering technology missions.

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

- 3.3.1 The Hong Kong Special Administrative Region (HKSAR) Government has been committed to promote the development of I&T which gives new impetus into the economy and creates promising job opportunities for young people. The HKSAR Government has promulgated the *Hong Kong Innovation and Technology Development Blueprint (the Blueprint)* in 2022 to chart Hong Kong in moving full steam towards the vision of an international I&T centre. In particular, the Blueprint has outlined four broad development directions, namely "to enhance the I&T ecosystem and promote 'new industrialisation' in Hong Kong"; "to enlarge the I&T talent pool to create strong impetus for growth"; "to promote digital economy development and develop Hong Kong into a smart city"; and "to proactively integrate into the overall development of the country and consolidate our role as a bridge connecting the Mainland and the world".
- 3.3.2 The importance of I&T as the key impetus for Hong Kong's high-quality economic development has been highlighted in recent Government initiatives. In the *2025 Policy Address* and *2026-27 Budget*, it is asserted that in response to an increasingly dynamic market environment and rapid technological change, the Government will pursue structural upgrades of our industries, by fostering high value-added advanced manufacturing through I&T to promote new industrialisation, and nurturing emerging industries such as AI and data science.
- 3.3.3 As the key driving force of a new wave of technological revolution and industrial transformation, the Government is committed to stepping up the promotion of AI as a core industry for Hong Kong's development, guided by the "strengthening infrastructure and promoting the application-oriented approach". Relevant measures include setting up the AIR@InnoHK research cluster that pooled over a thousand experts to enhance AI R&D capabilities and lay the foundations for wide-ranging AI applications. AI Subsidy Scheme will also be launched, including a \$3 billion Frontier Technology Research Support

Scheme to attract international top-notch scientific researchers in AI and other fields; and another \$1 billion for the establishment of the Hong Kong AI Research and Development Institute in 2026, facilitating upstream AI R&D, the midstream and downstream R&D outcome, and the expansion of use cases.

- 3.3.4 As highlighted in the *2025 Policy Address*, Hong Kong ranks third globally in "Technology", in the World Digital Competitiveness Ranking. The Shenzhen-Hong Kong-Guangzhou cluster ranks first in the 2025 Global Innovation Index Ranking of the World's Top 100 Innovation Clusters. With tremendous potential in technology development, the HKSAR Government has strived to identify and earmark suitable sites to increase land supply for I&T uses, including the Loop, the San Tin Technopole, reservation of land in Lau Fau Shan, Ma Liu Shui reclamation project, and the University of Hong Kong's Global Innovation Centre. With an emphasis on promoting the development of data and AI-related industries, Cyberport's AI Supercomputing Centre has been established and a site of about 10 hectares at Sandy Ridge has also been designated for development of a data facility cluster.
- 3.3.5 Designed to meet the growing demand for R&D space and data centres, the Proposed I&T Hub will contribute to quality working space for conducting R&D and high-tier data centres, supporting the establishment of a well-equipped international I&T Hub appealing to global talents. It will provide advanced computing power facilities, for scientific research purposes, supporting AI application testing and innovation that propels I&T development in Hong Kong.

3.4 Changing Planning Circumstances of Application Site and Surrounding Areas

Vision of an International I&T Hub in Northern Metropolis

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

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

- 3.4.4 Please refer to **Figure 3.4 and Figure 3.5** for the spatial relevancy of the Application Site for I&T development and closer collaboration with Shenzhen in the conceptual spatial framework of *Hong Kong 2030+* and the “Boundary Commerce and Industry Zone” in *Northern Metropolis Action Agenda*.

Planned and Committed I&T Development in Adjacent New Developments Areas in the Northern Metropolis

- 3.4.5 Supported by the clear policy positioning of the NM as Hong Kong’s primary spatial platform for I&T growth, under an “industry-driven, infrastructure-led” development approach, a number of committed I&T projects are already being taken forward in adjoining New Development Areas (NDAs). These include the HSITP at the Loop, where part of the Phase 1 development has commenced, serving as a cross-boundary I&T platform focusing on areas such as Life & Health Technology, AI & Data Science, New Energy, New Materials, Microelectronics and Robotics. The San Tin Technopole, which is being implemented in a phased manner, will be a large-scale land supply for R&D, smart production and commercialisation. In parallel, a pipeline of planned I&T developments is being advanced to support long-term innovation capacity, including the Lau Fau Shan Digital Technology Hub, planned as a niche node for digital technology and smart city applications; and Ngau Tam Mei area, linked to the proposed Northern Metropolis University Town to strengthen university–industry collaboration and applied research.
- 3.4.6 The committed and planned I&T initiatives in the surrounding NDAs demonstrate a coherent and progressive framework to accelerate innovation-driven economic development in the NM, spanning across the east – Lau Fau Shan connecting with Qianhai and Nanshan, to the centre – HSITP and San Tin Technopole connecting with Futian. The Proposed I&T Hub at the Application Site, situated in the NTN New Town, will reinforce synergy with the surrounding NDAs, while complementing cross boundary I&T coordination with the neighbouring Luohu areas at the Eastern part of the NM.
- 3.4.7 Please refer to **Figure 3.6** for the spatial framework of the committed and planned I&T development in the surrounding NDAs in NM.

Expediting the Development of the Northern Metropolis

- 3.4.8 With the overall planning framework of the NM, the Government has recognised that it is now the optimal juncture to expedite the development of the area, entering the next stage for actual construction, as well as promoting industry anchoring and operation. In the *2025*

Policy Address, the Government emphasised the need to accelerate development by raising the level of governance and decision-making. A Committee on Development of the NM was established to streamline administrative workflows and remove unnecessary barriers and restrictions, under which a Working Group on Planning and Development will be set up for managing the end-to-end process from planning to implementation. The Government also announced its intention to introduce dedicated legislation in NM. Discussed in the Legislative Council Panel on Development in March 2026, the dedicated legislation pinpoints the following three main objectives: 1) To further remove barriers in respect of planning and lands procedures for flexible and dynamic planning in respond to markets needs and changes; (2) To expedite construction works through facilitation measures; and (3) To facilitate industry operation by facilitating cross-boundary flow of elements, attracting enterprises to settle in the NM ³.

- 3.4.9 Collectively, these policy initiatives demonstrate a clear and evolving policy consensus, at both national and local levels, that accelerating the development of the NM is essential to addressing Hong Kong's land and housing needs, fostering high-value I&T and modern service industries, and strengthening Hong Kong's strategic role within the GBA and the overall national development frameworks.

Released from the former Frontier Closed Area

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

Positioning and Preliminary Development Proposals of NTN Study

- 3.4.12 Following the completed *Feasibility Study of Land Use Planning for the Closed Area*, development opportunities have been found along major cross-boundary transport corridors, including Man Kam To and LT/HYW BCPs. Together with the nearby areas in the northern New Territories, a comprehensive planning of developable areas released from FCA would harness the development potential of the areas more effectively. *The*

³ LC Paper No. CB(1)245/2026(03) Legislative Council Panel on Development Dedicated legislation to accelerate the development of the Northern Metropolis for discussion on 24 March 2026

Preliminary Feasibility Study on Developing the New Territories North (Preliminary NTN Study) was undertaken between 2014 and 2018 to formulate broad land use concept plans for the NTN which were then promulgated in the Public Engagement of *the Hong Kong 2030+* for developing a Northern Economic Belt in the border area for R&D, , modern logistics, warehousing and other emerging industries.

- 3.4.13 Based on the NM Action Agenda promulgated in 2023, NTN New Town, with a project area of about 1,420 ha, would take advantage of its proximity to the three BCPs at Lo Wu, Man Kam To and Heung Yuen Wai, and developed into a BCP business district and a base for emerging industries. In January 2025, the Government promulgated the *Preliminary Development proposals of NTN New Town*. Under the Broad Land Use Concept, it is proposed to reserve land for the development of diverse industries in the Heung Yuen Wai and Hung Lung Hang areas to leverage their proximity to Heung Yuen Wai Highway and connection to the future NM Highway, while BCP-related economic uses will cluster around Heung Yuen Wai BCP, Man Kam To BCP and Lo Wu South. The Application Site is partly reserved for emerging industries (e.g. modern logistics, food-related uses, green industry, advanced construction industry and advanced manufacturing industry) and partly reserved for Boundary Mixed Use Areas for gateway economy and provision of residential flats to serve the accommodation needs of frequent cross-boundary travellers.
- 3.4.14 Given that the NTN New Town is the largest NDA in NM accounting for over one-third of new land supply of the entire NM, a pragmatic approach will be adopted to implement the NTN New Town by phases. A Priority Development Area (PDA) is proposed to proceed first to priorities the development of the Heung Yuen Wai area (including the Boundary Mixed Use Area and Enterprise Park) and University Town to boost gateway economy, foster emerging industries and nurture high-calibre talents, and the Government-initiated works may commence as early as 2028/29. For the implementation of the remaining phase, which covers the Application Site, the Government will leverage the market forces to speed up the development pace and quantum, apart from the conventional government-funded and government-led site formation and infrastructure arrangements.
- 3.4.15 Please refer to **Figure 3.7** for the Broad Land Use Concept under the Preliminary Development Proposals of NTN New Town.

Approved OZP Amendments for Sandy Ridge Data Centers on the same OZP

- 3.4.16 In the 2023 *Policy Address*, the Government announced the proposed rezoning of a 2ha formed site at Sandy Ridge, originally earmarked for development of columbarium, crematorium and related uses, to I&T and related purposes, in view of the anticipated sufficient supply of public niches in the future. In June 2024, the Innovation, Technology and Industry Bureau (ITIB) and the Digital Policy Office (DPO) invited expressions of interest (EOI) for the development of data centres and related purposes at Sandy Ridge, which attracted positive responses from local, Mainland and overseas enterprises. Considering the site's location, infrastructure planning, the supply of digital infrastructure facilities, and the industry's demand, the Government was of the view that the site including the surrounding slope could be expanded to 10ha. The site has been subsequently rezoned from "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" to "OU(I&T)" on the draft Man Kam To OZP No. S/NE-MKT/5 gazetted on 13 December 2024 to facilitate the data facility cluster development.

- 3.4.17 To inform the optimal development approach and land disposal arrangements, a “Request for Information” (RFI) exercise was further conducted by ITIB and DPO. With a view to maximising the development potential of the site and achieving higher synergy and efficiency, it was considered appropriate to rationalise the site configuration to cater for various development scenarios by future developer(s), including the development of an AI supercomputing centre and numerous Graphics Processing Units in clusters for large-scale AI model training. Subsequently, the rezoning of three adjoining land parcels to “OU(I&T)” was approved by the Rural and New Town Planning Committee (RNTPC) on 23 May 2025, resulting in a further expansion of the overall site area (~9%). The amendments have since been incorporated into the prevailing OZP.
- 3.4.18 These all demonstrate the changing planning circumstances of the northern part of New Territories from being FCA with restricted access to an area with vast development potential in the future NTN New Town. From the *Northern Metropolis Development Strategy* to *Action Agenda*, coupled with the unwavering national policy support, it is anticipating an International I&T Hub in the northern part of the New Territories and further cross-boundary flow of innovation elements including talent and technologies within the GBA. As such, a review of the type of land uses and development potential with an appropriate scale should be made for better use of the land resources, particularly in areas like the Application Site which has already been designated the policy direction of developing an international I&T Hub.

3.5 Planning History of the Application Site

- 3.5.1 The Application Site was subject to one previous planning application (No. Y/NE-MKT/1) proposing to rezone from the Application Site from “AGR”, “GB” and “G/IC” zones to a tailor made “OU(I&T Hub)” zone, to facilitate the development of an international I&T Hub. The planning applications were rejected by TPB on 28 March 2025.
- 3.5.2 The Indicative Scheme of the previous planning application consists of 16 blocks with a total domestic GFA of not more than 170,400m² and non-domestic GFA of not more than 365,180m², and an overall BH profile ranging from 80mPD to 120mPD. Among them, there will be three 16-storey R&D Centres and one six-storey Commercial Centre in the northern portion, and three 12-storey Data Centres in the central portion. In addition, there will be three blocks of Ancillary Dormitories (each with 31 to 32 storeys) for workers and their families, and five private residential towers (each with 31 to 33 storeys) with a standalone 4-storey clubhouse over a 1 to 3-storey ancillary basement carpark in the southern portion. The Applicants also propose a transport interchange and a six-classroom kindergarten.
- 3.5.3 The rejection reasons are as follows: *“the application site (the Site) falls within the study of the ongoing “Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation. Considering that the prospect for comprehensive implementation of the Proposed I&T Hub at the Site is uncertain taking into account the current land ownership pattern, and that the current proposal is considered not acceptable given the disproportionate residential component for the Proposed I&T Hub, approval of the rezoning application will impose major constraints on the more comprehensive land use planning of the area as part of a New Development Area, and undermine the efficient use of the surrounding land.”*

4. Vision of the Applicants

4.1 The Nexus Project

THE NEXUS

- 4.1.1 The Nexus is envisioned as a strategic fintech and digital finance accelerator platform designed to advance the integration of the digital economy and the real economy across Hong Kong and Shenzhen. Built on an international industry and technology investment foundation, it aims to combine investment, industrial operations, and ecosystem development to support the growth of emerging industries in the GBA. Its long-term vision is to serve as a flagship demonstration project for Hong Kong–Shenzhen collaboration, while also contributing to broader international cooperation under the Digital Belt and Road Initiative.
- 4.1.2 Strategically, The Nexus is positioned as a high-value industry platform within the NM and NTN New Town, where Hong Kong–Shenzhen integration, innovation, and industry-education collaboration are expected to intensify. It is designed to act not only as an accelerator, but also as a global aggregation base for digital finance, digital economy, and digital culture enterprises. By combining headquarters functions, industrial services, investment attraction, computing power resources, and think tank support, The Nexus seeks to become a model demonstration park for AI innovation, digital twin city development, and digital asset operations.
- 4.1.3 Its industry focus is centered on strategic emerging sectors shaped by the AI, Web3.0, and Web4.0 eras. Core priorities include fintech, digital finance, digital assets, AI innovation and applications, and the broader digital economy. Around these core areas, The Nexus also supports adjacent high-growth sectors such as cross-border e-commerce, digital healthcare, digital education, digital fashion, cultural tourism metaverse applications, spatial intelligence, embodied intelligence, and next-generation intelligent hardware ecosystems. Through this positioning, The Nexus aims to establish a globally influential innovation and industrial ecosystem that connects technology, capital, policy, and talent, while strengthening the NM as a leading hub for next-generation economic growth.

4.2 Strategic Partnership with Signed "Memorandum of Understanding" (MOU)

- 4.2.1 With the participation of the anchor tenants, the Nexus is positioned as an international I&T Hub with associated upstream (R&D) and downstream (production/application of R&D outcomes) industries, with computing support for artificial intelligence and software development. The Nexus will form an agglomeration, stimulate production activities and serve as an enabler in the I&T industry.

罗湖深港现代商贸业升级发展区指挥部



An operational body responsible for representing and executing the comprehensive coordination and decision-making functions delegated by the Luohu District Party Committee and District Government regarding the development of the Luohu Shenzhen–Hong Kong Modern Commercial Services Industry Upgrading and Development Zone and the Shenzhen–Hong Kong Integrated Development Pilot Zone.

A Strategic cooperation agreement has been signed to facilitate coordinated planning, project formulation, and high-level design across the three BCPs areas in Luohu District. This collaboration aims to proactively promote the planning and construction of the Zone through major flagship initiatives.

中国土木工程集团有限公司 (China Civil Engineering Construction Corporation)



An international-facing company established by the China Railway Construction Corporation Limited (中国铁建股份有限公司).

Leveraging construction, and operational capabilities in traditional infrastructure development, comprehensive regional development, and industrial park development, the Company is committed to taking the lead in delivering the Nexus - a flagship demonstration project for an international headquarters base of an AI-driven, data–real integrated (“digital–physical integration”) for new-quality service industry in the NM and GBA.

中国移动国际有限公司 (China Mobile International Limited)



China Mobile’s Hong Kong–based ICT infrastructure development and operational services platform to support the Nexus vision in “Three-Digital Integration” (digital economy, digital technology, and digital services) by leveraging the company’s digital infrastructure development and operations strategies.

中电鹰硕（深圳）智慧互联有限公司



A company established by the China Electronics Corporation (中国电子信息产业集团有限公司) specializing in big data scenario-based security applications. The company focuses on integrated solutions encompassing investment and development of AI intelligent computing centres, operational services, computing power services, and AI applications. It is a comprehensive smart

city operation service provider integrating service capabilities across digital culture, smart healthcare, intelligent transport, and industrial finance.

深圳市鹰硕云科技有限公司

The major investor for the CEC EagleSoul Group (中电鹰硕) flagship project - CEC EagleSoul South China Data Valley Computing Center (中电鹰硕华南数谷智算中心), which involves a total investment of RMB 2.36 billion. The project comprises three data centre buildings and one big data R&D building, and is planned and constructed in accordance with international Tier III+ standards and National Class A data centre specifications.

京信科技股份有限公司



A mixed-ownership enterprise under CEC positioned around “data-driven AI applications.” The company has long been focused on R&D in city-level data networks and data circulation security, data processing support platforms, and the development of data networks and high-quality datasets. By integrating leading domestic AI large-model technologies, the company advances the development and deployment of data-driven intelligent agents across a wide range of application scenarios for government, industry, and enterprise clients.

Based in Shenzhen as its service hub, the company is positioned to participate deeply in the development of Hong Kong’s digital finance sector and is planning to be listed in the near future.

中电算力科技应用（北京）有限公司



A specialised intelligent computing platform established to support the national “East Data West Computing” strategy (「东数西算」), with a core focus on developing a secure, AI-driven computing ecosystem. Leveraging trusted computing

technologies, the Company has advanced industry ecosystem development, strengthened collaboration between Central and local Governments, and market expansion, while building a secure AI infrastructure platform characterised by closed-loop innovation, institutional advancement, and platform governance. By integrating flagship projects such as the CEC EagleSoul South China Data Valley Computing Center in the GBA, the Company is positioned to provide trusted, end-to-end computing power solutions, supporting cross-boundary digital economy development and enabling Luohu District to advance Shenzhen–Hong Kong integration in digital and financial services.

研祥高科技控股集团有限公司



A company under the EVOC Group (研祥集团) which ranks among China's top 100 in strategic emerging industries, and innovative large enterprises. It leads in

providing industrial AI solutions and on-site computing power in China. Its core businesses span industrial on-site equipment, central computing equipment, and platforms, including industrial AI

computers, edge computing centers, servers, gateways, large models, development platforms, code readers, AI detection terminals, wearables, cold plate/immersion liquid cooling servers, and AI smart park solutions.

The two parties have entered into a strategic cooperation agreement, under which the company will take the lead in integrating high-quality resources from listed companies and key backbone enterprises across China's industrial internet sector, together with AI industrial internet R&D teams. The collaboration aims to establish and scale an international business headquarters cluster based in Hong Kong and oriented towards global markets.

广东省工业边缘智能创新中心有限公司

A representative institution providing integrated solutions for next-generation AI-enabled industrial internet intelligent devices established by the companies under EVOC Group.

The two parties have entered into a strategic cooperation agreement to jointly develop a Hong Kong international business headquarters building in The Nexus, with the planned functions of innovation centre, research and development centres, core functional and technical briefing halls, new technology application experience centres and other supporting amenities.

北京御芯微科技有限公司 (UCCHIP)

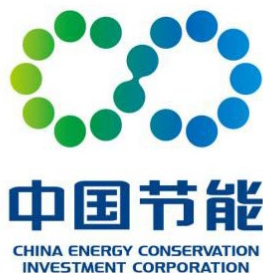


An IoT platform-based semiconductor enterprise dedicated to the development of proprietary IP core chips. The company has launched next-generation, chip-level IoT (Digital Networking) integrated solutions covering major application scenarios such as

digital twin cities, digital agriculture, distributed photovoltaic digital energy systems, and supply chain digitalisation.

The company planned to establish a Hong Kong-listed company headquarters, with Web 4.0-oriented next-generation intelligent hardware innovation hub (joint laboratory) in the Nexus.

中国节能环保集团下属研究院 (Research Institute under the China Energy Conservation and Environmental Protection Group (CECEP))



A state-owned enterprise whose business focuses on energy conservation, emissions reduction, and environmental protection. By leveraging a full-industry-chain service model encompassing technology R&D, equipment manufacturing, engineering construction, and operational management, the Group established major supporting platforms for core business areas in energy conservation and clean energy supply, ecological and environmental protection, and life and health services.

PowerBanc Group Limited



Experts in premium energy solutions to empower energy and battery industries. The Company has obtained official license agreement with Amionx (leading company in safe battery technology in California and Qualcomm is one of

the major shareholders) to integrate SafeCore technology (安全鋰離子電池技術) into consumer and industrial applications (e.g. SafeCore power bank hardware).

5. THE INDICATIVE SCHEME

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

- 5.1.1 The Application Site is strategically located at the branch-off of the Eastern Knowledge and Technology Corridor, with the benefit of its proximity to the LT/HYW BCP. The Proposed I&T Hub is aptly in line with the overall vision of NM and will facilitate I&T development in areas such as advanced construction, green environment industries, health care, and food technology in the Boundary and Commerce Industry Zone as recommended in the *Northern Metropolis Action Agenda*.
- 5.1.2 As a smart city inspired I&T hub, the Indicative Scheme is planned to be the place where cross-boundary, technology interactive activities happen. Hong Kong being a global financial centre and one of the freest economies in the world, with a common law legal system that protects intellectual property right and coupled with the unique opportunities arising from the development of the GBA, Hong Kong stands to be the best place for commercialisation of innovative ideas and technology discoveries.
- 5.1.3 As a private I&T development, the Indicative Scheme is well positioned to take advantage of the flexibility and agility in decision making and could be more responsive to market trends and opportunities than its government backed counterparts. The Proposed I&T Hub will be delivered by the China Civil Engineering Construction Corporation (CCECC) with strong capabilities in construction, and operation of industrial park development, with top-notch enterprises committed as the anchor tenants.

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

- 5.2.1 High-tech belt with state-of-the-art R&D Centres and Data Centres are provided for renowned multinational high-tech anchor companies' technological development. Ancillary dormitories and communal facilities are provided as well for office occupants' interaction and socialisation. Residential developments are also included to provide alternative options of accommodation for future talents.
- 5.2.2 Taken into account the comments from TPB members under the previous planning application (No. Y/NE-MKT/1), the Applicants critically reviewed Indicative Scheme. The proportion of "Other Residential Uses" within domestic GFA and the corresponding numbers of flat has been reduced by 30%, together with a corresponding reduction in the number of residential units. A more stepped BH profile of "Other Residential Uses" is also incorporated, while maintaining the same maximum BH (i.e. from 120mPD descending to 66.45mPD). Meanwhile, there will be no change to the GFA of other proposed uses related to the I&T industries, including R&D Centre, Data Centre, and Ancillary Dormitories, thereby reinforcing the I&T-led nature of the development.
- 5.2.3 The Indicative Scheme will create significant job opportunities, especially in the I&T sector. As a smart city with a cluster of high-tech occupants, the economic multiplier effect to be generated is enormous. A vibrant community will be created with diversified landscape and sufficient open space provision that promote sustainable lifestyle.

5.2.4 The general planning and design principles of the Indicative Scheme are described in **Section 5.3** below.

5.3 General Planning and Design Principles

5.3.1 The Indicative Scheme envisions the significant role of Man Kam To as a new development area in the northeastern New Territories neighbouring Shenzhen City and the convenient cross-boundary facility in LT/ HYW BCP, with high potential for developing the I&T industry. In the formulation of the Indicative Scheme at the Application Site, careful thoughts have been put into the building and layout design in order to develop the Application Site as a comprehensive development with four functional and interacting components – a high-tech belt of R&D Centres along the riverside promenade, purpose-built Data Centres to support I&T discovery, Ancillary Dormitories to promote the interaction and well-being of technology talents, and Residential Development to help accelerate the transformation of the NTN New Town. Key design elements are summarised as below.

5.3.2 **Catering for the Growing Demand for R&D Spaces to Support I&T Industry** – In view of the high occupancy rates of the existing technology infrastructure and the growing demand for R&D facilities, the Proposed I&T Hub can provide additional floorspace to steer the development of I&T industries and attract a wide range of technology enterprises. Their business includes but not limited to external technical cooperation, international market expansion, R&D and sales of technology products, such as edge intelligence for industrial internet, application development and professional platform construction. Becoming one of the drivers for I&T development, the Indicative Scheme with an aim to create world-class I&T Hub can complement and contribute to the existing technology infrastructure by building clustering effect and expanding the current technology community to boundary location to further leverage regional collaboration opportunities.

5.3.3 **Establishing Purpose-Built Data Centres with High Flexibility for Customisation** – To sustain the growth of digital economy in Hong Kong, data centres perform as essential information and communications technology infrastructure supporting different economic sectors and catalyst for development of new applications. The availability of sufficient data centres is important for developing Hong Kong into an international I&T Hub. There are technical specifications for data centre construction. Special headroom with high floor-to-floor height is required to accommodate data centre equipment such as cooling of special equipment and servers. Data centre development also requires high floor loading and flexible floor layouts to meet operational need. Therefore, the Proposed I&T Hub by private initiatives will provide an excellent location for setting up purpose-built high-tier data centre which can cater the needs of the potential I&T tenants.

5.3.4 **Attracting Top-notch Talents by Providing an All-round Environment with Ancillary Dormitories, Other Residential Uses and Other Supporting Facilities** – The Proposed I&T Hub not only is a workplace for I&T industries but also is an all-round vibrant community for people to “work, live, play”. The Indicative Scheme is equipped with on-site ancillary dormitories accommodating I&T talents who are working there. Situated close to the R&D Centre, the Ancillary Dormitories can foster collaboration of talents across fields which will be conducive to the advancement of I&T industry in Hong Kong. The provision of high-quality and convenient accommodation, including private housing, also provides an incentive to talents from mainland China and other countries to work there. Given the

diversified landscape, active and passive open space and supporting facilities in the Indicative Scheme, the Proposed I&T Hub is aspired to be a vibrant community with thriving I&T ecosystem.

- 5.3.5 **Providing Private Residential Flats to Serve Housing Demands** – In view of the prime location of the Application Site in proximity to the NTN New Town and in line with the Boundary Mixed Use Area proposed for this area in the NTN New Town, the Proposed I&T Hub will provide about 1,618 units of private residential development to offer alternative housing options in the area and can potentially serve the accommodation needs of frequent cross-boundary travellers in a well-designed hub.
- 5.3.6 **Respecting the Village Environment and Local Contexts** – Given its proximity to the indigenous village of Chow Tin Tsuen, the Indicative Scheme has carefully considered the local contexts and paid due respect to the village culture. The boundary of the Application Site has been adjusted to ensure no encroachment on the Village Environs Boundary of Chow Tin Tsuen & Fung Wong Fu & Lei Uk and the permitted burial ground. Due respect has been paid to the preservation of existing mature tree groups of Chow Tin Tsuen (an area of about 4,655m² according to the on-site tree survey). It has been excluded from the Application Site and Development Site. Careful and sensitive landscape treatment along the Development Site boundary near the mature tree groups will be introduced to minimise any potential impacts on trees and to soothe the interface between the new development and the natural resources and existing village. The Indicative Scheme has also been formulated to avoid the loss of woodland as far as possible, and two sites within the Development Site have been identified suitable for woodland compensation at a ratio of 1:1 in terms of area. To ensure uninterrupted teaching and learning at Ta Ku Ling Ling Ying Public School, a Right of Access will be reserved in the Indicative Scheme for teachers, students and parents' daily use. Also, the alignment of the proposed access road connecting to Lin Ma Hang Road will be optimised to avoid impacts on the operation of the River Ganges Pumping Station.
- 5.3.7 **Adopting Sensitive Design to Minimise Impacts on the Surroundings** – An overall interesting BH profile, building separation and wind corridors will be incorporated to increase physical and visual permeability of the Proposed I&T Hub. Taking into account the lower course of Ping Yuen River and the existing village type development to the southeast of the Application Site, the building layout has set back from the Development Site boundary and reserved a planting strip long the boundary to allow for dense, layered structure of planting and preservation of an existing tree cluster. A sensitive landscape design and tree preservation proposal for the working space and residential area shall be incorporated to enhance compatibility of the Proposed I&T Hub with the neighbouring environment. The Indicative Scheme will also assure that local open space provision will be adequately provided for the working population and tenants of ancillary dormitories, as well as residential development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) standard through a comprehensive design.
- 5.3.8 **Optimising the Overall Building Bulk and Wind Penetration by Accommodating Basement Car Park and Wind Corridors** – In order to reduce the overall building bulk of the Indicative Scheme while providing the required car parking spaces, carparks will be provided at basement levels. With the consideration of the prevailing annual and summer wind directions, four wind corridors of 30m and one wind corridor of 40m will

be introduced to enhance air ventilation and visual permeability. Building separations of at least 15m are also ensured.

- 5.3.9 **Providing Multi-Level Pedestrian Connectivity, Riverside Promenade and a Landscape Network** – Enhanced pedestrian mobility is one of the key aspects to improving the quality of the community and contributing to a healthy lifestyle and a safe walking environment. A comprehensive and user-friendly multi-level pedestrian network, both vertical and horizontal, connecting all facilities including the floors for R&D Centres, Data Centres, Commercial Centres with GIC facilities on the ground floor, will be provided to improve the pedestrian connectivity in the area. Uninterrupted access including age-friendly and barrier-free access among the proposed facilities and the surroundings will be provided wherever technically possible. Building separations and wind corridors will be utilised as scenic green connectors towards the riverside promenade. It will provide direct, unobstructed, and convenient social linkages for the pedestrians.
- 5.3.10 **Offering Supporting Facilities to Serve the Needs of the New Population and Users of the I&T Hub** – The Indicative Scheme has taken into account the need for educational and transport facilities arising from the anticipated population. A kindergarten has been proposed in a convenient location close to the Ancillary Dormitories and other residential development. The size and locational requirement of the educational facilities have strictly followed the requirements stated in the HKPSG and the Operational Manual for Pre-primary Institutions (Version 2.2) released by the Education Bureau. Besides, a Transport Interchange and bus stops have been incorporated in the Indicative Scheme to serve the tenants, residents, and visitors of the I&T Hub.

5.4 Key Development Parameters of the Indicative Scheme

- 5.4.1 Taking into account the above planning and design principles, an Indicative Scheme has been formulated to demonstrate the architectural feasibility of the Proposed I&T Hub at the Application Site.
- 5.4.2 The Indicative Scheme consists of three R&D Centres (16 storeys) providing GFA of 268,780m² and three Data Centres (12 storeys) providing GFA of 86,400m² to nurture the development of I&T industry. A Commercial Centre (6 storeys) with GFA of 9,276m² and a 6-classroom kindergarten with GFA of 724 m² will support the daily needs of the working and living population. There are three towers of Ancillary Dormitories (as talent homes) providing 1,392 units of various sizes for tech talents and their family members, accommodating about 3,758 people. The provision of dormitories within the I&T Hub as an integral part is essential to the operational needs and functioning of I&T Hub and considered as ancillary facilities.
- 5.4.3 For the remaining development, there are five towers of “Other Residential Uses” to house about an anticipated population of about 4,368. The provision of residential units in addition to the Ancillary Dormitories will provide more housing choices to attract and house top-notch I&T talents and their families. It will also contribute to the creation of an all-round, vibrant “work, live, play” community in the I&T Hub. A four-storey standalone clubhouse with an outdoor swimming pool is proposed to be situated close to the Ancillary Dormitories and Other Residential Use. Ancillary parking spaces are to be provided at the basement level. The target completion year of the Proposed I&T Hub is 2029-2032.

5.4.4 A comparison table of major development parameters between the Previous Scheme (No. Y/NE-MKT/1) and the Current Scheme are summarised in **Table 1** for information.

5.4.5 Please refer to **Appendix A** for the Indicative Architectural Drawings of the Indicative Scheme.

Table 1 Key Development Parameters of the Indicative Scheme

	Previous S12A (No. Y/NE-MKT/1)	Revised Development Scheme	Change	
Application Site Area ⁽¹⁾	About 125,863m ²	About 125,863m ²	No change	
Development Site Area	About 102,461m ²	About 102,461m ²	No change	
Total Plot Ratio (PR) (about) ⁽²⁾	5.23	4.92	- 0.31 / - 5.9%	
Non-Domestic PR (about) [#]	3.57	3.57	No change	
Domestic PR (about)	1.66	1.35	- 0.31 / - 18.7%	
Total Gross Floor Area (GFA)	535,580m² (100%)	503,630m² (100%)	-31,950m ² / - 5.9%	
Non-Domestic GFA [#]	365,180m² (68%)	365,180m² (73%)	No change	
<i>R&D Centres</i>	268,780m ²	268,780m ²	No change	
<i>Data Centres</i>	86,400m ²	86,400m ²	No change	
<i>Commercial Centre</i>	9,276m ²	9,276m ²	No change	
<i>Kindergarten</i> ⁽³⁾	724m ²	724m ²	No change	
Domestic GFA	170,400m² (32%)	138,450m² (27%)	- 31,950m ² / - 18.7%	
<i>Ancillary Dormitories</i>	63,900m ²	63,900m ²	No change	
<i>Other Residential Uses</i>	106,500m ²	74,550m ²	- 31,950m ² / - 30%	
Clubhouse GFA ⁽⁴⁾	3,500m ²	2,982m ²	- 518m ² / - 14.8%	
Building Height				
<i>R&D Centres</i>	Building Height	83m	83m	No change
	mPD	90mPD	90mPD	No change
	No. of Storeys ⁽⁵⁾	16	16	No change
<i>Data Centres</i>	Building Height	73m	73m	No change
	mPD	80mPD	80mPD	No change
	No. of Storeys ⁽⁵⁾	12	12	No change
<i>Commercial Centre</i>	Building Height	30m	30m	No change
	mPD	37mPD	37mPD	No change

		Previous S12A (No. Y/NE-MKT/1)	Revised Development Scheme	Change
	No. of Storeys ⁽⁵⁾	6	6	No change
<i>Ancillary Dormitories</i>	Building Height	99-102.15m	99-102.15m	No change
	mPD	110mPD	110mPD	No change
	No. of Storeys ⁽⁶⁾	30-31	30-31	No change
<i>Other Residential Uses</i>	Building Height	99-105.3m	51.75-99m	- 6.3m to 47.25m/ - 6% to 47.7%
	mPD	120mPD	66.45-120mPD	No change to maximum BH
	No. of Storeys ⁽⁶⁾	30-32	15-30	-2 to -15 storeys/ -6.25% to - 50%
Anticipated No. of Working Population		6,207	6,207	No change
	<i>R&D Centres</i> ⁽⁷⁾	5,375	5,375	No change
	<i>Data Centres</i> ⁽⁸⁾	432	432	No change
	<i>Commercial Centre</i> ⁽⁹⁾	400	400	No change
No. of Units		3,712	3,016	- 696 / - 18.7%
	<i>Ancillary Dormitories</i>	1,392	1,392	No change
	<i>Other Residential uses</i>	2,320	1,618	- 702 / - 30%
Average Flat Size ⁽¹⁰⁾		37.7 m ²	37.7 m ²	No change
Anticipated Population ⁽¹¹⁾		10,022	8,126	- 1,896 / - 18.9%
	<i>No. of Tenants of Ancillary Dormitories</i>	3,758	3,758	No change
	<i>No. of Population of Other Residential Uses</i>	6,264	4,368	- 1,896 / - 30%
Local Open Space		Not less than 13,126m²	Not less than 11,230m²	- 1,896 / - 14.4%
	For <i>Workers</i>	<i>Not less than 3,104m²</i>	<i>Not less than 3,104m²</i>	No change
	For <i>Residents</i>	<i>Not less than 10,022m²</i>	<i>Not less than 8,126m²</i>	- 1,896 / - 18.9%
Target Completion Year		2028	2029 – 2032	-

Remarks:

- (1) Application Site includes the Development Site and remaining land parcels adjoining the Development Site for better rationalisation of boundary and land use zoning.
- (2) PR and GFA calculations are based on Development Site Area. May not add up due to rounding.
- (3) The kindergarten with 6-classroom of about 724m² GFA fulfils the minimum floor space requirement specified in the EBD's *Operation Manual for Pre-primary Institute*. Indicative only, subject to detailed design.
- (4) According to APP-104, a maximum area of 4% of total domestic GFA can be applied for GFA concession of floor areas for recreational use for a development with domestic GFA of >50,000m² to 75,000m². The clubhouse GFA (intended for use by residents of Other Residential Uses) is proposed to be exempted from GFA calculation.

- (5) The no. of storeys excludes basement car parks.
- (6) The no. of storeys excludes 1-storey lobby and basement car parks.
- (7) An assumption of 50m² per worker is assumed for R&D Centre, with reference to Employment Density Guide (3rd Ed.) in the UK.
- (8) An assumption of 200m² per worker is assumed for Data Centre, with reference to Employment Density Guide (3rd Ed.) in the UK.
- (9) An assumption of 25m² per worker is assumed for commercial uses (retail, F&B), with reference to HKPSG Chapter 5.
- (10) Average flat size is assumed as 37.7m² which has excluded area required for corridor, lift shaft, lobby, staircase, etc.
- (11) A person per flat (PPF) ratio of 2.7 is assumed, according to the average household size of the Territory and North District in 2021 Census.
- # The clubhouse and on-site Sewage Treatment Plan (STP) are proposed to be exempted from GFA calculation.

5.5 Building Design Features of the Indicative Scheme

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

Building Layout of the Indicative Scheme

5.5.2 Situated in the boundary location abutting the city of Shenzhen, the Indicative Scheme of an I&T Hub will be a gateway landmark with visual prominence on both sides of Hong Kong and Shenzhen. The Indicative Scheme is designed with five major components consisting of three R&D Centres, three Data Centres, a Commercial Centre, three towers of Ancillary Dormitories to be resided by IT talents and their families, and five towers of Other Residential Uses. Footbridge connections are available to facilitate convenient movement of workers between buildings in the I&T Hub. The buildings are organised in relationship of the surrounding taking advantage of both mountain and river views. An Artist's Impression of the overall layout of the Indicative Scheme in **Figure 5.1** demonstrates the proposed landmark development of an International I&T with quality living and working environment in the strategic boundary location of Man Kam To.

5.5.3 Sitting by the Ping Yuen River, a 10m-wide riverside promenade will be provided between the river course and R&D Centres. The continuous riverside promenade will be utilised as leisure and social space for employees and residents of the I&T Hub, offering a pleasant view of the river and quality local open space for us as demonstrated in **Figure 5.2**.

Building Height Profile

5.5.4 The Indicative Scheme has taken into consideration the Application Site's natural contour, surrounding environment, and the close relationship with the adjacent natural resources, including Lo Shue Ling to the west and Ping Yuen River to the northeast. With a more than 10m difference in the existing site level, the suitable site formations have been carefully studied in order to minimise the extent excavation, and cut and fill on the Site. The BH profile of the Indicative Scheme will vary from 90mPD of the R&D Centres by the riverside to maximum 120mPD of the Other Residential Buildings towards the southwestern portion of the Application Site with Data Centres of 80mPD and Ancillary Dormitories of 110mPD in the middle creating an interesting townscape profile. To enhances visual harmony with the piece of "GB" situated at the South of the Application

Site, the BH of the adjoining “Other Residential Uses” will present a stepped building profile ranging from 66.45mPD to the maximum BH 120mPD.

Incorporation of Wind Corridors and Enhancement Features

- 5.5.5 With annual and summer prevailing winds coming from north-northeast (NNE), east (E), and east-southeast (ESE) directions, a total of four 30m-wide wind corridors and one 40m wind corridor have been introduced to facilitate air ventilation of the Application Site and its surroundings. With the 30m wide building separation between R&D2 and R&D3, between the DC1 and DC2, as well as between AD2 and AD3, annual wind entering the Application Site from the north-northeast direction can be penetrated through. Together with the three wind corridors aligning in east and east-southeast directions, the potential impacts on the nearby Chow Tin Tsuen and Ta Ku Ling Ling Ying Public School can be minimised. They also provide visual relief through which workers and residents can enjoy the greeneries provided in the Site and the natural resources, i.e. the views of Ping Yuen River and Lo Shue Ling, in the surrounding. The Artist’s Impression in **Figure 5.3** exhibits the incorporation of building separations (15m and 30m-wide respectively) between DC1, DC2, and DC3 for enhanced wind penetration and visual permeability.
- 5.5.6 Architectural and sustainability design strategies will be applied to the building façade to enhance the visual appearance and functionality of each building. Façade treatment and finishes will help achieve a better integration with surrounding environment and reduce the visual mass of the development.

Road Layout and Car Parking Provision

- 5.5.7 The internal road network will serve as a main spine of the I&T Hub providing adequate vehicular and pedestrian access. Upon entering the Application Site from Lin Ma Hang Road, a single 2-lane arrangement is proposed for traffic circulation within the Indicative Scheme and as emergency vehicular access (“EVA”) with a minimum road width of 7.9m. Adequate manoeuvring spaces for emergency vehicles are provided. The road layout is carefully formulated to provide easy and direct access to both the I&T facilities and housing sites. The run in/run outs for the basement carparks are planned in a way to discourage on ground vehicular parking. Right of Access is provided for the users of Ta Ku Ling Ling Ying Public School who can reach the school site across the Application Site.
- 5.5.8 All car parking (except loading/unloading facilities provided at G/F) are proposed at basement levels to avoid podium structure and to minimise the need for car parking structures above ground, while at the same time reducing vehicular emissions on the ground level, and to reserve more areas for provision of landscaping/greening. The proposed provision of internal transport facilities has fulfilled the latest requirement of HKSPG Chapter 8.

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

- 5.5.9 For the convenience of workers of the I&T Hub, the R&D Centres and Data Centres will be interconnected by skybridges for people to move between working spaces easily.

green pockets and outdoor atria serving as setbacks for users to enjoy. An Artist's Impression of showing these design features in the Indicative Scheme has been presented in **Figure 5.4**.

Consideration of the Location of Education and Transport Facilities

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

5.6 Landscape Design Framework

- 5.6.1 The Proposed I&T Hub strives to create a comfortable and relaxing environment for the future working talents and residents by providing a wide variety of landscaped and greenery components to promote the “work, live, and play” lifestyle, while at the same time respecting the local environment and ensuring a harmonious interface with the existing development.

Overall Landscape Framework and Design Concept

- 5.6.2 The focus of the landscape design is to provide a high quality and harmonious setting to the proposed mixed-use development through the incorporation of spatial functions and the implementation of quality natural materials. The design comprises attractive active and passive open spaces for the future users whilst maximising the available green coverage to soften the visibility of the built form at ground level as well as the elevated level of the buildings. Soft edges ranging from 3m to 9m have been set along the boundary of the Development Site boundary. Screening treatments, such as tree plantings/ green wall will be proposed between the Development Site and Ta Ku Ling Ling Ying Public School to minimise the sense of visual intrusion generated from the Indicative Scheme during the operational phase.

Thematic Landscape Features for the I&T Hub

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

decks are located on the rooftop of the R&D Centres, the future occupational users can gather and engage in sport activities during working days or their leisure time.

Landscape Features for Residential Neighbourhood

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

Tree Preservation Proposal

- 5.6.6 According to the Landscape and Tree Preservation Proposal, a total of 323 nos. of tree are found within the Development Site. 279 nos. of them will be in direct conflict with the development layout of the Indicative Scheme. Given their poor health condition and low survival rate after transplanting, they are proposed to be felled with compensation. To compensate the tree loss, a compensatory ratio of 1:1 will be adopted (except that 4 trees of undesirable species are excluded from the compensation requirement). Taking into account other landscape features, 275 nos. of new trees with a mix of native species and exotic species will be planted in the Development Site to maintain the landscape features and local biodiversity of the existing environment. An extra 292 nos. seedling trees are proposed to be planted in two on-site woodland compensation areas at a ratio of 1:1 (in terms of area) to maximise the planting opportunities.

Greenery Provision

- 5.6.7 The Indicative Scheme has maximised the greenery coverage of the Development Site with multi-level provisions. A minimum greenery coverage of 30% will be achieved.

5.7 Traffic and Transport Arrangement

- 5.7.1 In terms of traffic and transport arrangement, the Indicative Scheme will be supported with adequate vehicular and pedestrian access, transport feeder services, as well as provision of internal transport facilities in accordance with the latest standards of the Hong Kong Planning Standards and Guidelines (HKPSG) and Transport Department's Departmental Circular No. 6/2012 – Standards for Goods Vehicle Parking and Loading/Unloading for Data Centres (TD Circular No. 6/2012) to ensure the functioning of the I&T Hub and its associated facilities.

Proposed Vehicular and Pedestrian Access

- 5.7.2 The Application Site is located at the south of Lin Ma Hang Road near Ping Yuen River. Currently, there is no vehicular access and footpath connecting between the Application Site and external road network.

- 5.7.3 Upgrading works of a section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road from a single-track road with passing places to a single two-lane carriageway with footpath on both sides has been completed in November 20234.
- 5.7.4 In order to provide vehicular and pedestrian access to the Application Site, the existing access road of River Ganges Pumping Station is proposed to be widened and extended. A new standard single two-lane carriageway with footpath on both sides is proposed connecting the Application Site and Lin Ma Hang Road. The junction of Lin Ma Hang Road/ proposed access road will be in the form of signalized junction to cater for the anticipated trip generation/ attraction.

Provision of Right of Way for the Existing School

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

Internal Transport Facilities

R&D Centre

- 5.7.6 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG.
- Car Parking Space Provision: 1369 nos. car parking spaces (including 6 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
 - Motorcycle Parking Space Provision: 137 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
 - Goods Vehicle Loading/ Unloading Bay Provision: A total of 88 nos. LGV L/UL bay and 47 nos. HGV L/UL bay is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
 - Lay-by for Taxis and Private Cars Provision: 14 nos. lay-by for taxis and private cars is proposed to be provided on ground floor.

Data Centre

- 5.7.7 The internal transport facilities provision will be provided in accordance with the high-end requirements of HKPSG and TD Circular No. 6/2012.
- Car Parking Space Provision: 144 nos. car parking spaces (including 2 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.

⁴ Public Works Programme Item No. 863TH – Widening of Western Section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road
(Source: https://www.hyd.gov.hk/en/our_projects/road_projects/6863th/index.html)

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

Commercial Centre – Shops & Service

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

- Car Parking Space Provision: 62 nos. car parking spaces (including 2 nos. accessible car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Motorcycle Parking Space Provision: 7 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 8 nos. LGV L/UL bay and 4 nos. HGV L/UL bay is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.

Ancillary Dormitories

5.7.9 The internal transport facilities provision will be provided in accordance with the requirements of HKPSG with consideration of the self-containment arrangement.

- Car Parking Space Provision: 258 nos. car parking spaces (including 4 nos. accessible car parking spaces and 15 nos. visitor car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Motorcycle Parking Space Provision: 11 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via car-ramp system.
- Goods Vehicle Loading/ Unloading Bay Provision: A total of 3 nos. HGV L/UL bay beyond HKPSG requirements is proposed to be provided on ground floor.

Other Residential Uses

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

- Car Parking Space Provision: 383 nos. car parking spaces (including 5 nos. accessible car parking and 25 nos. visitor car parking spaces) is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.

- **Motorcycle Parking Space Provision:** 17 nos. motorcycle parking spaces is proposed to be provided on basement parking floors, which will be accessed via the car-ramp system.
- **Goods Vehicle Loading/ Unloading Bay Provision:** A total of 5 nos. HGV L/UL bay will be provided on ground floor.

Provision of Terminating Facilities

- 5.7.11 With the proposed extension of existing public transport services, the Indicative Scheme has demonstrated the feasibility of providing a Transport Interchange on the ground floor of R&D2 with sufficient capacity for 1 no. bus drop-off bay, 4 nos. bus pick-up bays and 12 nos. stacking bays, and a taxi stand accommodating 10 nos. of taxi in support of the Proposed I&T Hub of an I&T Hub. Detailed transport facilities provision and management plan shall be further developed at the later design stage.

Overall Traffic and Transport Arrangement

- 5.7.12 A Traffic Impact Assessment has been carried out to establish the technical feasibility of the Proposed I&T Hub of the I&T Hub from traffic and transport viewpoint. The assessment results revealed that the Indicative Scheme will not impose adverse traffic impact on the surrounding road network, with implementation of the junction improvement and/or modification schemes at four key junctions.
- 5.7.13 Please refer to the Traffic Impact Assessment in **Appendix B** for details of the traffic and transport arrangement for the Indicative Scheme.

6. AMENDMENT PROPOSAL

6.1 Considerations of an Appropriate Zoning

6.1.1 In view of the changing planning circumstances of the North East New Territories, in particular in the context of developing new development areas/ nodes and promoting closer integration of the Guangdong-Hong Kong-Greater Bay Area under the *Northern Metropolis Development Strategy*, as well as the policy aspiration for increasing land supply for I&T uses and housing supply, an appropriate zoning is considered necessary for the Application Site to put forward the Indicative Scheme for the proposed international Innovation and Technology Hub with ancillary facilities and a quality living environment to support the provision of over 6,200 job opportunities, 1,392 units of ancillary dormitories and 1,618 units of flat. The key factors contributing to an appropriate zoning are listed as below.

6.2 Clear Planning Intention

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

6.3 Appropriate Zoning Control

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

6.4 Appropriate Zoning Flexibility

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

6.5 The Proposed I&T Hub

6.5.1 With an aim to adhere to the changing planning circumstances and policy directions, to optimise development potential of scarce land resources, to make efficient use of

developable land, and to realise the designated planning intention for an Innovation and Technology Hub, it is proposed to rezone the Application Site from “AGR”, “GB” and “G/IC” zones to “Other Specified Uses” annotated with “Innovation and Technology Hub” (“OU(I&T Hub)”) zone for such purposes.

- 6.5.2 As illustrated in the Indicative Scheme, the proposed tailor-made “OU(I&T Hub)” zone will subject to a maximum non-domestic gross floor area of 365,180m², a maximum domestic gross floor area of 138,450m², and building height restrictions of 80mPD, 90mPD, 110mPD and 120mPD for four sub-areas respectively.
- 6.5.3 Amendments to the Plan, Notes and Explanatory Statement of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 are proposed as shown in **Figures 6.1, 6.2a, 6.2b, and 6.3a-6.3e.**

7. PLANNING JUSTIFICATIONS

7.1 Capitalising on the Boundary Location in Northern Metropolis for I&T Development with Regional and National Policy Support

- 7.1.1 With robust support from the Central Government for Hong Kong “to develop into an international innovation and technology hub” (Section 1, Chapter 61) and “deepen Mainland collaboration with Hong Kong and Macao in innovation and technology” (Section 2, Chapter 61 of the national *14th Five-Year Plan*), and further efforts aimed at accelerating industry-academia-research cooperation through development of the Northern Metropolis (outlined in the national *15th Five-Year Plan*), the Proposed I&T Hub is well aligned with the national policy objectives. It aims to complement Government initiatives in promoting the growth of the I&T sector within a strategic location in the NM, while leveraging opportunities arising from the rapid I&T advancement in the GBA.
- 7.1.2 Under the *Northern Metropolis Action Agenda*, the Application Site falls within the “Boundary Commerce and Industry Zone”, which is intended to facilitate the flow of people, goods, capital and technology. It is at a strategic boundary location close to the LT/HYW BCP, accessible by a 4-minute drive to Luohu District within visible distance. With its proximity to Shenzhen’s metropolitan core and established technology industry base, the Proposed I&T Hub is well positioned to serve as a platform for bridging technological cooperation with Shenzhen and the GBA. It will create synergy with regional development, strengthening emerging high-quality productive forces for the growth of the technological ecosystem, and reinforcing Hong Kong’s role as a “Super Connector” complementing national development.
- 7.1.3 In addition, the Proposed I&T Hub will further capitalise on the locational advantages and emerging policy initiatives for promoting “cross-boundary data flow” (跨境數據流動) within the GBA. Jointly announced by the ITIB and Cyberspace Administration of China (CAC) in 2023, the facilitation measure of “*Standard Contract for the Cross-boundary Flow of Personal Information within the GBA*” promotes safe and orderly cross-boundary flow of personal information within the GBA. The boundary location offers physical proximity to cross-boundary digital infrastructure, such as cross-boundary fibre-optic cables, data exchange points, and telecommunication gateways, and enables easier integration with Mainland backbone networks, data centres, and cloud infrastructure to support efficient data exchange. This locational advantage will also support real-time data exchange and align with the NM’s role as a strategic gateway for integration with the Mainland’s innovation and digital economy.
- 7.1.4 With major committed I&T developments in the NM, including the San Tin Technopole and Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at Lok Ma Chau Loop, primarily located in proximity to cross-boundary facilities, a comprehensive I&T ecosystem is gradually taking shape. In this context, the Proposed I&T Hu, with a focus on areas such as industrial digitalisation and artificial intelligence by developing digital finance, digital cultural tourism and digital economy, will complement existing and forthcoming developments in the city and create a greater synergy effect with local science parks and/or industrial estates in scientific research, and with our counterparts in the

Mainland for closer cross-boundary co-operation. Collectively, this will contribute to a more integrated and robust regional I&T ecosystem.

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

- 7.2.1 The *Hong Kong Innovation and Technology Development Blueprint* promulgated in December 2022 outlined four broad development directions: (i) to enhance the I&T ecosystem and promote “new industrialisation”; (ii) to enlarge the I&T talent pool; (iii) to promote digital economy; and (iv) to consolidate Hong Kong’s role as a bridge connecting the Mainland and the world. These directions proposed in the Blueprint aligned with the development strategies of the Proposed I&T Hub by promoting new industrialisation that moves beyond traditional sectors, facilitating the development of upstream, midstream and downstream businesses to promote a healthy I&T ecosystem, as well as building an international talent hub to accelerate digital economy and smart city development.
- 7.2.2 The *2025 Policy Address* and *2026-27 Financial Budget* also underscore the importance for Hong Kong to adapt to an increasingly dynamic market and rapid technological advancements, with Government initiatives to enable the structural transformation of local industries, foster high value-added advanced manufacturing use I&T, and promote new industrialisation. At the same time, initiatives have been introduced to nurture emerging industries, including advanced manufacturing, life and health technology, new energy, artificial intelligence (AI), and data science. These efforts aim to create high-quality employment opportunities, enhance productivity, and support sustainable economic growth.
- 7.2.3 Currently, the two flagships of technology infrastructure – Cyberport and Hong Kong Science Park, are operating at high utilisation levels, suggesting limited spare capacity to meet future demand. For the four original buildings in Cyberport, the capacity of these facilities is already saturated, with the occupancy rates of office and co-working space consistently maintaining at high levels of 90% and 95% respectively⁵. To meet the near-capacity, the expansion of Cyberport (Cyberport 5) with a ten-storey building was completed in late 2025, providing about 66,000m² GFA⁶. At the Science Park, the occupancy rate of the existing 23 buildings was about 93% as of March 2024⁷, with an on-going Stage 2 expansion programme expecting to provide additional wet laboratories, R&D offices and other facilities.
- 7.2.4 To sustain Hong Kong’s competitiveness and to attract more I&T corporations to set foot in the city, it is imperative to ensure an adequate and timely supply of land and floorspaces. According to the survey conducted by DPO of ITIB in 2023, the projected demand for additional data centre floor area was about 300,000m² in the short to medium term, even

⁵ South District Council. (May2021). Cyberport Expansion Project (ENPC Paper No. 7/2021).

⁶ Response from the Innovation, Technology and Industry Bureau and Cyberport Cyberport Expansion Project and Waterfront Park Enhancement Works. (March 2024) (Source: https://www.districtcouncils.gov.hk/south/doc/2024_2027/en/committee_meetings_doc/DPC/25657/DPC_2024_04_EN_Annex_3.pdf)

⁷ Legislative Council, Panel on Commerce and Industry. (16 July 2024). Latest Development of Hong Kong Science Park (LC Paper No. LC Paper No. CB(1)999/2024(03) (Source: <https://www.legco.gov.hk/yr2024/english/panels/ci/papers/ci20240716cb1-999-3-e.pdf>)

after considering the planned Sandy Ridge Data Centre (about 1960,000m²)⁸. In light of the national AI+ development strategy, such projections are expected to increase further, because of the rapid advancement of artificial intelligence and high-performance computing, which require significant computing power and data infrastructure. On the supply side, ITIB has paid attention to new data centres being planned, constructed and completed in Hong Kong. In terms of long-term development, ITIB will also earmark suitable land in other parts of Hong Kong for data centre development based on the market demand, in addition to the I&T site in STT (including the Loop) in NM.

7.2.5 Under the Indicative Scheme, the Proposed I&T Hub will provide a total GFA of about 268,780m² for the R&D Centre, which is approximately 1.5 times of the GFA provided in the existing four office buildings and the proposed new one in Cyberport⁹ and ten-fold the GFA of the Data Technology Hub (DT Hub)¹⁰ in the Tseung Kwan O Industrial Estate developed by HKSTPC. It is estimated to provide about 5,375 nos. of job in the three R&D Centres. In terms of Data Centre, the Indicative Scheme will provide a GFA of about 86,400m², creating about 432 nos. of job related to the operation of Data Centre. These provisions will complement existing and planned data centre developments in Hong Kong, including those at Sandy Ridge, and contribute to meeting the growing demand for high-tier data infrastructure.

7.2.6 During the previous Section 12A application, relevant Government bureaux and departments, including ITIB and the Office of the Government Chief Information Officer (OGCIO), indicated “no objection to the application for the Site for I&T Hub development”¹¹. The ITIB also commented that “the proposed application would make available more potential data centre floor space. Subject to the approval of the amendment of plan, if materialised, it would contribute to addressing the growing demand for high-tier data centres in Hong Kong and benefit the I&T sector development at large”. As for the provision of R&D Centres, it is advised that “the Government is committed to enhancing Hong Kong’s I&T ecosystem by consolidating Hong Kong’s R&D strengths. The proposed rezoning application would provide more space for R&D activities in Hong Kong.” The additional supply of floor spaces for R&D uses and high-tier, purpose-built data centres in the Proposed I&T Hub will therefore support the continued development of a comprehensive I&T ecosystem. It will also contribute to economic restructuring and align with Government policy objectives to strengthen I&T development in a timely manner.

7.3 Fostering a Vibrant Innovation and Technology Ecosystem

7.3.1 Under the *Northern Metropolis Action Agenda*, the Northern Metropolis is envisioned to become a “new international I&T city”, integrating quality life, industry development, culture and leisure, and promoting a better home-job balance. Situating in the central part of the NM with close proximity to BCPs and Shenzhen city, the Proposed I&T Hub for an international I&T Hub at the Application Site, together with the HSITP and San Tin

⁸ Minutes of 754th Meeting of the RNTPC Meeting on 22.11.2024 – Proposed I&T Hubs to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

⁹ The total GFA of the four existing office buildings in Cyberport is 119,000m². The new Cyberport 5 will provide a GFA of about 66,000m².

¹⁰ The GFA of DT Hub is about 27,015m².

¹¹ RNTPC Paper No. Y/NE-MKT/1B For Consideration by the Rural and New Town Planning Committee on 28 March 2025.

Technopole, will help establish a complete I&T industry ecosystem comprising a range of industries in I&T, scientific research, talent training and comprehensive support services to build up innovation capital and a favourable atmosphere for I&T development.

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

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

- 7.4.1 Human capital is fundamental to the I&T industry. Providing Talent Homes in a convenient location will facilitate the clustering of I&T talents, promoting collaboration and enabling round-the-clock research and development activities. Enhancing accommodation support is one of the key measures identified in both the *2022 Policy Address* and the *Hong Kong Innovation and Technology Development Blueprint* to enlarge the I&T talent pool. In this regard, the provision of Ancillary Dormitories in the form of Talent Homes is essential for enhancing the competitiveness of the Proposed I&T Hub against other emerging counterparts in East Asia and abroad. In the *2025 Policy Address*, the Government further emphasises the importance of attracting international and Mainland I&T professionals, including AI talent, to enhance Hong Kong's R&D capabilities and support wider application of innovation technologies. Through the provision of dedicated living space cum ancillary facilities, the Proposed I&T Hub will offer a comprehensive work-live environment, thereby attracting I&T talent from the Mainland and overseas to work and reside in Hong Kong on a longer-term basis.
- 7.4.2 The provision of the Talent Homes with common space/ facilities, such as reading room and common room, will bring tremendous convenience to the working talents, and can encourage social interaction and exchange of ideas across different I&T fields beyond office space. With local open space provision of not less than 0.5m² per worker and 1m² per resident, ample open space will be provided for communication, collaboration and leisure uses by future occupants, which is essential to foster a vibrant ambience conducive to I&T development.
- 7.4.3 The residential institution dedicated for tenants of the HKSIP – Innocell, has been well-received and recorded a high occupancy rate since its establishment. Also, in the Batch 1 of Phase 1 development of HSITP, Innocell-cum-ancillary facilities is proposed as one of the first three buildings to be developed, alongside two web laboratories, signifying the importance of timely provision of Talent Homes for the functioning of the I&T Hub, as well as for further enhancing the innovation and creativity ambient of the Proposed I&T

Hub. In terms of I&T development in NM, about 6,400 units of talents accommodation units will be provided within the I&T Park in San Tin¹², 10% of the total GFA (about 100,000m²) are reserved for talent accommodation and visitor lodges in the Loop, and 1,800 units of talents accommodation will be provided at Lau Fau Shan¹³

- 7.4.4 In addition, as recommended in the *Northern Metropolitan Development Strategy*, “flexibility should be introduced in statutory land use zonings of I&T development sites to allow enterprises to construct talent homes for self-use” (p.67). Also, the diversification of accommodation has been recommended in the *Hong Kong Innovation and Technology Development Blueprint* as one of the measures to attract Mainland and overseas I&T talent to Hong Kong and further retain them to support the long-term development of I&T industry. Besides, given the considerable number of job opportunities available in the Proposed I&T Hub, the incorporation of residential development in the Proposed I&T Hub will provide alternative quality housing options, thus making the Northern Metropolis more appealing to global I&T talents to come and bring with them their business or R&D outcomes to Hong Kong.
- 7.4.5 In the previous scheme, about 32% of total GFA was allocated for domestic use. To be specific, about 12% was designated for Ancillary Dormitories, in the form of Talent Homes for the I&T professionals who may work long hours or on a non-routine basis to support industry operations. The other 19% was for “Other Residential Uses” to provide a wider range of accommodation options, including for non-local professionals who may prefer to reside in Hong Kong. Having taken into account the comment from TPB members, the Applicants have refined the Indicative Scheme, by reducing the GFA allocated to “Other Residential Uses” from 106,500m² to 74,550m² (representing a reduction of approximately 30%). As a result, the overall proportion of domestic GFA has been reduced to about 27%, achieving a more balanced development mix within the Application Site.

7.5 Achieving an Optimal Development Intensity for I&T Development and Compatible with Surrounding New Development Areas in the Northern Metropolis

- 7.5.1 The Proposed I&T Hub intensity, i.e. a maximum non-domestic GFA of 365,180m² and a maximum domestic GFA of 138,450m² (equivalent to PR of 4.92 based on the Development Site) and a maximum BH ranging from 80mPD to 120mPD for four sub-areas from the riverside to the foot of Lo Shue Ling, at the Application Site is being compatible with existing and planned development of similar nature.
- 7.5.2 As the first tech park in Hong Kong, Cyberport with five sub-areas in the Approved Pok Fu Lam OZP No. S/H10/19, is subject to a maximum GFA equivalent to PR between 0.45 and 4.8 and a maximum BH ranging from 85mPD to 189mPD. For the recent Cyberport expansion development (Cyberport 5), the Proposed I&T Hub with a PR 4.159 has been approved with conditions in MPC meeting on 27.8.2021 (No. A/H10/95).

¹² TPB Paper No. 11017 Consideration of the Draft Planning and Design Brief for Sites Zones “Other Specified Uses” Annotated “Innovation and Technology” on San Tin Technopole Outline Zoning Plan (22.8.2025)

¹³ Legislative Council Panel on Development Development - Proposal of Lau Fau Shan/Tsim Bei Tsui/Pak Nai area LC Paper No. CB(1)228/2024(03) (2024)

- 7.5.3 Within the Northern Metropolis, the planned Enterprise and Technology Park in Hung Shui Kiu New Development Area is subject to a maximum non-domestic PR of 5 and a maximum BH of 90mPD according to the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. With reference to the Recommended Outline Development Plan of the San Tin Technopole, a vast area in the northeastern part is planned for the I&T Park is proposed with a PR of 6. With reference to the planning and design brief for sites zoned “OU(I&T)” on San Tin Technopole OZP, in order to maximum the flexibility to cope with future changes, no statutory restriction on PR/GFA is stipulated for the in the Notes, while it is specified in the ES of that the “OU(I&T)” zones will accommodate a total GFA of about 5.7 million m² subject to a BH restriction from 15mPD to 170mPD. In terms of the Loop Development, a maximum BH of 208mPD is proposed for Phase 1 of the Hong Kong Park ¹⁴.
- 7.5.4 While the NTN New are under planning study, the preliminary development proposals indicated that the proposed area of the PDA will subject to a proposed PR of 6.5-7, as well as sites in the remaining phase in the NTN New Town within 500m from railway station. The Proposed I&T Hub has taken into account the development intensity of existing and planned sites of similar nature. As the NM is anticipated with major transformation in the NDAs/ development nodes with medium to high density mixed development, the development intensity of the Proposed I&T Hub is compatible with the surroundings which development potential about to be unleashed. A stepped BH profile of 120mPD from the hillside in the southwest of the Development Site descending to 80mPD and 90mPD towards by the river is also adopted.

7.6 Enhancing Local Environment and Respecting Surrounding Village Setting

- 7.6.1 The Indicative Scheme, with the planning and design principles set out in **Section 4.3**, has incorporated and demonstrated the planning vision of Northern Metropolis – “*an International I&T Hub, with unique metropolitan landscape marked with “Urban-Rural Integration and Co-existence of Development and Conservation”*”. The Indicative Scheme also fully responds to the principle of urban-rural integration under the planning of the NTN New Town, with various urban design measures adopted to ensure that the new developments will blend in with the existing villages harmoniously.
- 7.6.2 The Indicative Scheme at the Application Site fully respects the village setting in the surrounding and will contribute to enhancement of the local environment. Having acknowledged the Village Environs (“VE”) Boundary of Chow Tin Tsuen & Fung Wong Fu & Lei Uk and the Permitted Burial Ground Site No. N/T/9 to the west of the Application Site, the Proposed I&T Hub has been carefully considered to ensure no impacts caused on the traditional rights of indigenous villagers. The mature woodland in the southeastern portion of the Application Site has been excluded from the Application Site. Careful and sensitive landscape treatment will be introduced along the Development Site boundary near the mature tree groups to soothe the interface between the new development and the natural resources and existing villages.
- 7.6.3 Four 30m-wide and one 40m-wide wind corridors following the annual and summer prevailing wind directions, namely north-northeast (NNE), east (E), and east-southeast

¹⁴ Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone dated November 2024.

(ESE), have been provided to allow wind penetration through the Application Site to the adjoining Ta Ku Ling Ling Ying Public School. Ample greenery is provided along the boundary of the Application Site to minimise the visual impacts on the surroundings and to soften the potential urban-rural interface issue.

- 7.6.4 Under the Indicative Scheme, the existing fallow and underutilised land will be greatly enhanced with quality landscape provision and be upgraded with well-designed comprehensive development of the Proposed I&T Hub with a range of facilities supporting the I&T industry. The Proposed I&T Hub will facilitate the transformation of the currently unproductive land with state-of-the-art facilities and bring benefits to the local communities by creating job opportunities, boosting local economy, and improving the overall environment.

7.7 Contributing to Housing Supply in Northern Metropolis

- 7.7.1 The Government has adopted a multi-pronged approach to address the problem of shortage of land for development and insufficient supply of housing units, with multiple “solution spaces” in the Northern Metropolis identified as the medium to long term land supply for residential and economic development. Among the vast tracts of land in the northern New Territories, the Application Site is abutting the NTN New Town, with great potential to be the future home and workplace of Hong Kong’s population.

- 7.7.2 The Proposed I&T Hub will not only contribute to meeting the demand for housing supply, but also speeding up the transformation of Northern Metropolis. The Indicative Scheme of the Proposed I&T Hub will provide a total of 1,618 units of flat upon completion, complementary to the proposed mixed-use development in the areas around Heung Yuen Wai and Man Kam To BCPs in the NTN New Town. It is also in line with the Government’s promise of a steady supply of private residential units and complement the Government’s effort in addressing the acute housing demand.

7.8 Aligning with the Preliminary Development Proposal for NTN New Town without Jeopardising Comprehensive Planning

- 7.8.1 Under the latest Development Proposal, NTN New Town is positioned as a BCP business district and a base for emerging industries, capitalising on the commercial opportunities arising from its proximity to three major BCPs. Leveraging the proposed Northern Link Eastern Extension (NOLE), BCPs, and “East in East out” arrangement, the Proposed I&T hub will further boost the gateway economy with its competitive edges in the commercialisation of I&T applications (e.g. information and network technology to support the digital economy) and the potential to support high-tech business service activities in both NTN New Town and Luohu in Shenzhen, thereby advancing the realisation of NTN New Town’s strategic positioning.

- 7.8.2 The Proposed I&T Hub is also in line with the recommended land use under the P&E study. Under the Broad Land Use Concept, the Site falls partly within areas reserved for emerging industries and partly within the Boundary Mixed Use Areas designated for gateway economy uses. The planning intention of the tailor-made “OU (I&T Hub)” zone under these proposed amendments is compatible with the land use for “industries”, which encompasses uses such as advanced manufacturing, by providing a spectrum of facilities and spaces spanning from R&D to production. The Proposed I&T Hub will also be

equipped with different accommodation options for workers and the incoming population, alongside with complementary commercial uses, as well as well-designed and adequate open spaces. These provisions are consistent with the overall planning framework for the Boundary Mixed Use Areas.

- 7.8.3 In addition, the Proposed I&T Hub will create synergy with the PDA in Heung Yuen Wai. Under the latest Development Proposal, the I&T Hub is located outside the Heung Yuen Wai PDA and will not compromise its comprehensive planning. Instead, the I&T Hub will complement the PDA by provided opportunities for the Enterprise Park and UniTown to tap into its resources, including R&D capabilities, participation of top-notch enterprises, and “research, academic and industry” collaboration.

7.9 Expediting the Development of New Territories North New Town in Northern Metropolis and Alleviating the Financial Burden of the Government

- 7.9.1 Given the extensive development area of about 1,175 ha for NTN New Town, a phased development approach has been adopted. The Heung Yuen Wai area has been designated as the PDA, with site formation and infrastructure works targeted to commence as early as 2028/29 for completion by 2035. The remaining areas of NTN New Town, accounting for about 960 ha (including the Site), are planned to be developed progressively in subsequent phases.
- 7.9.2 As there is currently no confirmed implementation programme for the Site within the remaining phases of NTN New Town, the proposed I&T Hub would not prejudice the overall development programme. Instead, it would help expedite the development process by bringing forward the planning and development of the Site. In this regard, the proposed I&T Hub can be regarded as a proactive advancement of the rezoning exercise to facilitate more efficient utilisation of land resources.
- 7.9.3 As a coordinated large-scale private initiative, the Proposed I&T Hub (the Nexus) and its associated site formation and infrastructural works will be constructed and developed by the project proponents. By amalgamating and rationalising the private lots under multiple ownerships, this private initiative would help streamline land assembly and expedite implementation, thereby avoiding the need for extensive land resumption by the Government. Compared with the conventional government-led development approach, the Proposed I&T Hub, targeted for completion from around 2029 onwards could be delivered ahead of the PDA programme (commencement scheduled for 2028/2029 and the first batch of operations scheduled for 2035).
- 7.9.4 This proposal is in line with the Government’s direction to explore large-scale land disposal approach in selected areas of the NM, with a view to expediting development through greater reliance on market forces. It also responds squarely to the Government initiatives to accelerate the delivery of the NM, including the consideration of dedicated legislative and implementation mechanisms, reflecting the transition of the NM into the stage of active construction and development, as well as the promotion of industry anchoring and operational readiness.

7.10 Demonstrating Good Progress in Land Acquisition with Certainty in Implementation and Deliverability of the Proposed I&T Hub

- 7.10.1 The Applicants have been proactive in land assembly and have made substantial progress in acquiring additional private land parcels within the Site since the previous planning application. As stated in the RNTPC Paper No. Y/NE-MKT/1B for consideration by the RNTPC Committee on 28 March 2025, the Applicants then fully/ partly owned about 38% of the Development Site (equivalent to about 46% of the private land in the Development Site).
- 7.10.2 According to Land Registry records as of May 2026, the Applicants currently fully or partially own approximately █% of the private land within the Development Site. The Applicants have also entered into sale and purchase agreements with a majority of the remaining private landowners, with letters of intent executed. Taking into account an additional approximately █% of private land currently under active negotiation, the Applicants have secured or are in the process of securing up to about █% of the private land within the Development Site. This includes key land parcels in the northern portion of the Site, which facilitate road access connections to Lin Ma Hang Road as the primary access point. It is anticipated that the remaining private land parcels could be assembled by 2027, demonstrating a clear prospect for implementation of the proposed I&T Hub.
- 7.10.3 With the substantial progress in land assembly, a high degree of certainty can be demonstrated regarding the timely implementation and deliverability of the proposed I&T Hub. The proposal is considered capable of being realised ahead of the Government-led planning and development programme for the broader NTN area, noting that the Planning and Engineering (P&E) Study for NTN New Town is still underway.

7.11 Maintaining On-going Engagement of Anchor Tenants

- 7.11.1 Given the rapidly evolving nature of the technology sector, there is a pressing need to secure anchor tenants at an early stage so as to outcompete neighbouring cities within the region. While land has been earmarked for I&T development in Hung Shui Kiu, Kwu Tung North and the San Tin Technopole, uncertainties regarding development timelines and delivery mechanisms may affect the timely availability of these sites. In this regard, there is an imperative to expedite I&T development to sustain Hong Kong's economic competitiveness.
- 7.11.2 To facilitate the effective delivery of the Proposed I&T Hub, the Applicants have secured support and established collaborative working relationships with a number of strategic partners and leading enterprises, including China Railway Construction Corporation (CRCC) and China Civil Engineering Construction Corporation (CCECC). These state-owned enterprises have extensive experience in delivering large-scale infrastructure projects, including high-speed railway systems, which will enhance confidence in the project's implementation and execution capabilities. Their participation is also expected to provide technical and operational support to emerging enterprises within the I&T ecosystem. Beyond infrastructure delivery, CRCC and CCECC possess advanced technological capabilities that could support initiatives such as digital twin development, thereby contributing to the advancement of digital applications in areas including smart city development, digital tourism, intelligent transportation and financial technology, reinforcing Hong Kong's position as an international I&T hub.

7.11.3 In addition, major I&T enterprises, as outlined in **Section 4**, have been engaged as anchor tenants to support key sectors such as big data, cybersecurity, information and communications technology (ICT), and the commercialisation of I&T. These anchor tenants intend to establish purpose-built facilities and headquarters that incorporate advanced technologies, including innovative application with AI. Leveraging Hong Kong's strategic position within the GBA, these enterprises could utilise the Proposed I&T Hub as a platform for translating research outcomes into commercial applications and expanding into regional and international markets.

7.11.4 With established partnerships and on-going engagement with prospective anchor tenants, the Proposed I&T Hub is expected to attract substantial investment, stimulate business growth, and draw talent from both Mainland China and overseas. It is envisaged that the development could attract no fewer than 100 I&T enterprises to establish or expand their presence within the Nexus over the next five years, including at least 20 leading I&T companies. This is anticipated to bring in investment exceeding HK\$10 billion and generate significant employment opportunities for the local workforce.

7.12 Positively Responding to Town Planning Board's Concerns

7.12.1 This Application represents the Applicants' strong commitment and sincerity to taking forward a high-quality development by making every improvement as far as possible. In respect to the TPB's concerns expressed at its meeting on 28 March 2025, efforts have been made to refine the scheme and address the key issues, as summarised below:

- (1) **Review of residential component** – The residential component of the proposed I&T Hub has been refined, with the GFA of “Other Residential Uses” reduced by approximately 30% (from 106,500 m² to 74,550 m²). As a result, the proportion of non-domestic to domestic uses has been adjusted from 68:32 to 73:27, reinforcing the predominantly I&T-led nature of the development.
- (2) **Building height profile improvement** – The building height of the residential component has been revised to achieve a more stepped and visually responsive height profile, enhancing compatibility with the surrounding context.
- (3) **Progress in land assembly** – Substantial progress has been made in land assembly since the previous planning application. About █% of the private land within the Development Site is now under the Applicants' ownership or under negotiation, demonstrating improved certainty in site consolidation.
- (4) **Implementation certainty and timely delivery** – With significant advancement in land assembly and on-going engagement with anchor tenants, the Proposed I&T Hub demonstrates a clear prospect for timely implementation. As the Site falls within the remaining phase of NTN New Town for which no confirmed implementation programme is currently in place, the proposal would not conflict with the overall development programme and can be taken forward proactively.

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

7.13.1 Under the previous application, relevant government bureaux and departments had no objection to the application. Given that the revised Indicative Scheme only involves reduction of domestic GFA and BH of Other Residential Uses with no change in the

overall building layout, the technical assessments conducted for the previous application have already presented a worst-case scenario.

- 7.13.2 Various technical assessments on aspects including landscape and tree preservation, traffic, sewerage, drainage, water supply, geotechnical, visual, environmental, air ventilation and ecology have been conducted under the previous application to ensure that no adverse impacts will be brought by the Proposed I&T Hub to the surrounding environment. Please refer to the **Appendices C** of this Supporting Planning Statement for details. Findings of the technical assessments have confirmed that the Indicative Scheme is technically feasible and will not generate adverse impact on the future users of the Proposed I&T Hub and the surrounding environment with appropriate mitigation measures and improvement works.
- 7.13.3 From the **traffic** perspective, a new impact assessment with a two-tier transport model has been conducted with new Base District Traffic Models (BDTM) obtained. The Assessment is conducted without considering the infrastructures planned under the P&E Study due to the uncertainty on the detailed alignment and the completion year of the future road network. The assessment results have revealed that, with the proposed junction improvement schemes, the identified key junctions and road links in the vicinity of the subject site would operate within capacity. Based on the preliminary alignment illustrated in the *Hong Kong Major Transport Infrastructure Development Blueprint*, the Northern Link Eastern Extension (NOLE) will run along the southern edge of the Site without any land use conflict. Therefore, no adverse interface issues are anticipated. Furthermore, sufficient land has been reserved within the proposed I&T Hub to accommodate potential future transport infrastructure, including access roads and/or junction improvements, thereby maintaining flexibility for integration with the wider transport network.
- 7.13.4 The departmental comments received during the pre-application stage (April–May 2026), as set out in **Appendix D**, indicate that relevant bureaux/departments generally have no adverse comments on the revised Indicative Scheme. Supplementary information has also been provided, including qualitative appraisals on the revised scheme in respect of drainage and air ventilation aspects. Please refer to **Appendix D** for details.

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

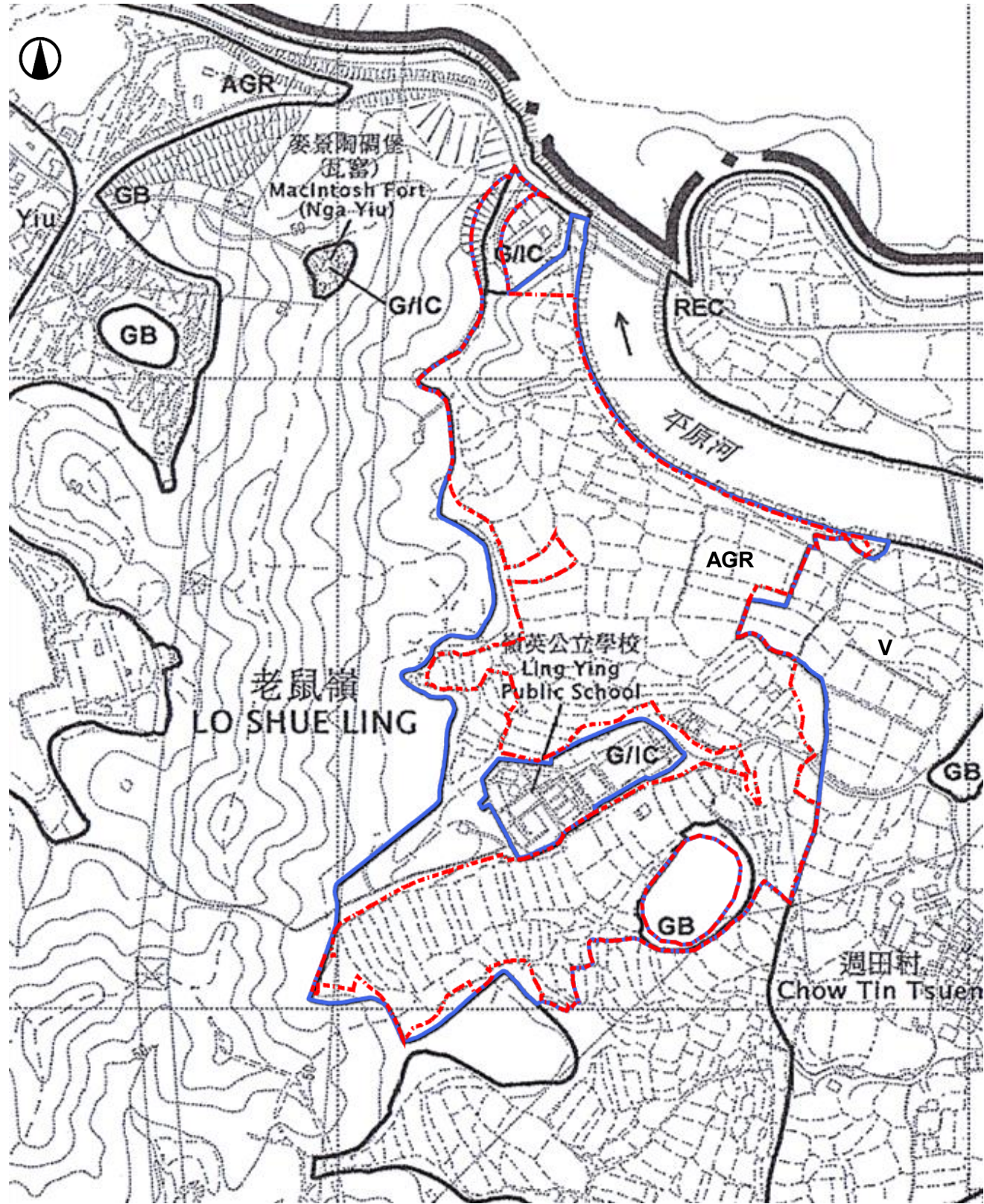
- 7.14.1 Situated in close distance to the LT/HYW BCP adjoining the future NTN New Town in the NM, the Proposed I&T Hub seeks to optimise the development potential of a readily available site for establishing a high quality, well-equipped international I&T Hub. It effectively responds to the latest planning context of the NM, and dovetail with the national *14th Five-year Plan*, the regional *Outline Development Plan for Guangdong-Hong Kong-Macao GBA* and the latest *Hong Kong Innovation and Technology Development Blueprint*. Under a private initiative, timely implementation of the Proposed I&T Hub with a highly level of flexibility and agility in decision-making, and responsiveness to market changes and opportunities can be assured. The international I&T Hub with ancillary Talent Homes is expected to be completed between 2029 and 2032 which will act as a catalyst to drive the transformation in the area. It will also provide the much-needed housing supply in a timely manner.

- 7.14.2 Given that NTN New Town will be implemented in phases and that no firm programme has yet been established for areas outside the PDA, the proposed I&T Hub is well positioned to act as a pilot development to help activate the remaining phases, without prejudicing the overall implementation programme. Taking into account time and cost considerations, the proposal demonstrates a pragmatic approach to advancing development. The proposed I&T Hub is closely aligned with the overall development positioning of NTN New Town and is designed to respond flexibly to future market trends, thereby optimising long-term development potential.
- 7.14.3 The Proposed I&T Hub will set a desirable precedent in unleashing the development potential of large tracts of underutilised land in NTN by amalgamating and rationalising fragmented private lots and Government Land for comprehensive development. In line with the city's, regional and national policy, the Proposed I&T Hub will facilitate the ongoing development of the NM into an International I&T Hub with unique metropolitan landscape marked with urban-rural integration.
- 7.14.4 In view of the above, agreement to the Proposed I&T Hub will be a desirable precedent for promoting the I&T industry in Hong Kong and realising the development opportunities for I&T-related development and housing supply in the transforming NTN, and will synergise with the fast-growing I&T sector in the GBA with staunch support from the National Government.

8. CONCLUSION

- 8.1.1 This S12A Planning Application is submitted for the Proposed I&T Hub to the Approved Man Kam To OZP No. S/NE-MKT/7 by rezoning the Application Site from “AGR”, “GB” and “G/IC” zones to a tailor-made “OU(I&T Hub)” zone to facilitate the implementation of a top-notch I&T Hub supported by ancillary facilities and other residential development in Man Kam To, immediately adjacent to the LT/HYW BCP and the future NTN New Town within the “Boundary Commerce and Industry Zone” in the central part of the NM. The Proposed I&T Hub is a timely response to the changing planning circumstances of the northern part of New Territories from being FCA with restricted access to an area with vast development potential as solution spaces to provide land supply for I&T industry and residential development. The Proposed I&T Hub will complement the Government’s policy to develop Hong Kong into an international I&T centre at full speed under the *Northern Metropolis Action Agenda* and the *Hong Kong Innovation and Technology Development Blueprint* with the support from the national 15th Five-Year Plan.
- 8.1.2 This Supporting Planning Statement demonstrates the exhaustive efforts by the Applicant to develop an I&T Hub with R&D Centres for anchor high-tech corporates, purpose-built Data Centres, Talent Homes for local and overseas professionals to encourage more intensive exchange of ideas and collaboration, complementary Commercial Centre for daily needs, and other residential development in a timely manner without the need to mobilise public resources. The technical feasibility and suitability of the Proposed I&T Hub for allowing a maximum non-domestic GFA of 365,180m², a maximum domestic GFA of 138,450m², and maximum BH of 80, 90, 110 and 120 mPD for four sub-areas respectively at the Application Site is also demonstrated. Through proper building design features, landscape provision and traffic and transport arrangement as illustrated in the Indicative Scheme, the development potential of the Application Site can be fully unleashed, supply more than 6,200 job opportunities, 1,392 units of ancillary dormitories, and 1,618 units of private housing, through more efficient use of fallow agricultural land for promoting I&T development, improving the environment, and fostering an inclusive community. The Proposed I&T Hub will be aligned with the Government’s policy direction to expedite Hong Kong’s I&T development and is strategically designed to seize the opportunities arising from the development of the GBA and the integration into the overall development of the country, contributing to the vision of making Hong Kong an international I&T hub.
- 8.1.3 In view of the justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from members of the Town Planning Board to support this S12A Planning Application.

Figures



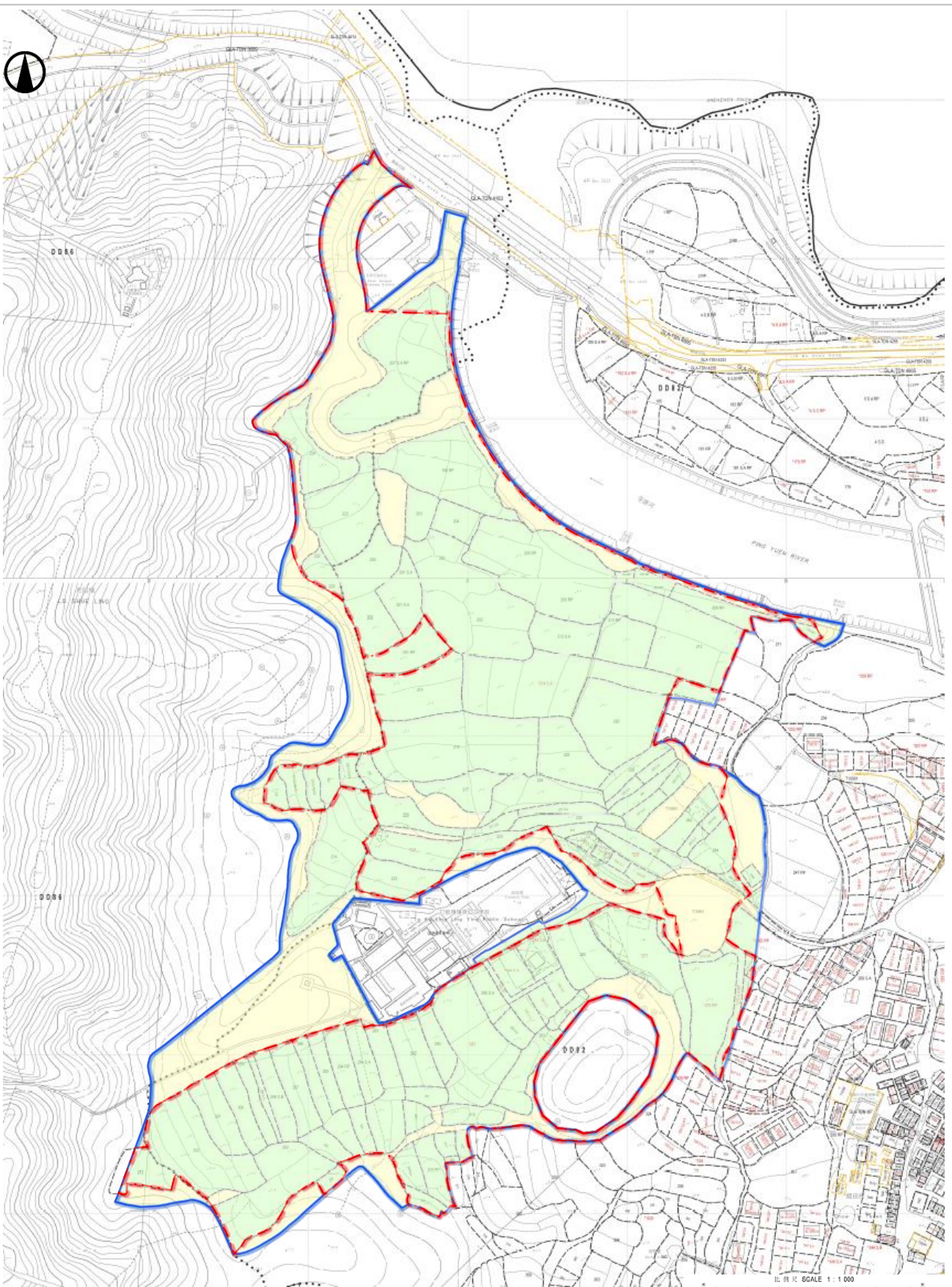
LEGEND

- Application Site
- Development Site

ZONES

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

Figure No. 2.1	Scale -	Figure Title Location Plan	
ARUP	Date May 2026	Source Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7	

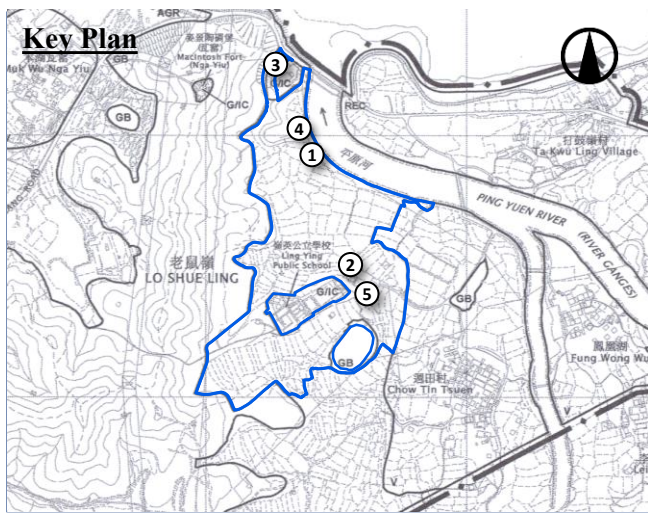


LEGEND

- Application Site
- Development Site

- Private Lot
- Government Land

Figure No. 2.2	Scale As shown	Figure Title Lot Index Plan
ARUP	Date Apr 2026	Source Extracted from Lot Index Plan No. ags_S00000156778_0001 and



① Fallow Agricultural Land



② Existing Unmanaged Vegetation



③ Current Access to River Ganges Pumping Station



④ Abandoned Meander

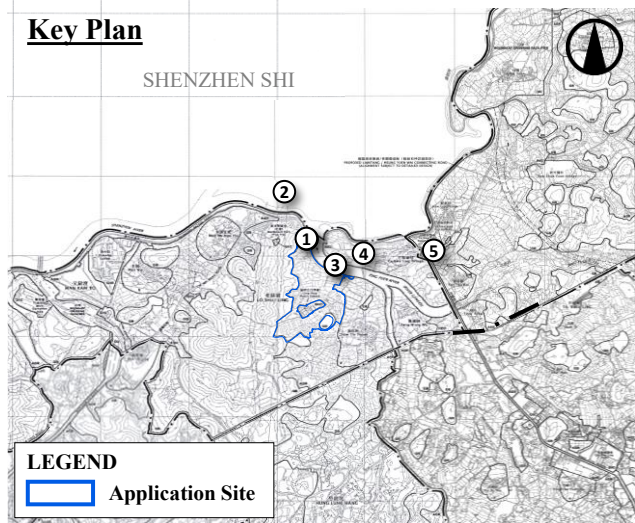


⑤ Current Access to Tak Ku Ling Ling Ying Public School

Figure No. 2.3	Scale -	Figure Title Existing Conditions of the Application Site
ARUP	Date May 2026	Source Photos Taken in April/June 2022 and May 2026

Key Plan

SHENZHEN SHI



LEGEND

 Application Site



① River Ganges Pumping Station



② City of Shenzhen



③ Ping Yuen River



④ Fallow Agricultural Land

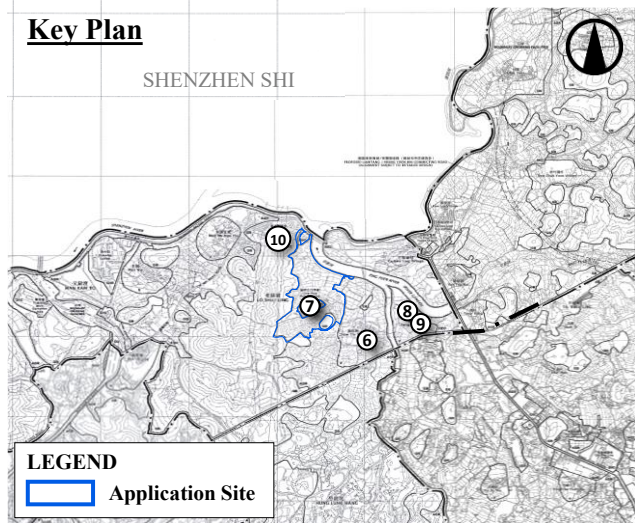


⑤ Ta Kwu Ling Police Station (Grade 3 Historic Building)

Figure No. 2.4a	Scale -	Figure Title Surrounding Context of the Application Site (Sheet 1 of 2)
ARUP	Date May 2026	Source Photos Taken in April 2022 and May 2026

Key Plan

SHENZHEN SHI



⑥ Village Settlements in Chow Tin Tsuen



⑦ Tak Ku Ling Ling Ying Public School



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



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



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

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

AGRICULTURE

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

Planning Intention

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

Remarks

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

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

<i>Figure No.</i> 3.1	<i>Scale</i> -	<i>Figure Title</i> Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – “Agriculture”
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from the Approved Man Kam To OZP No. S/NE-MKT/7

GREEN BELT

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

(Please see next page)

<i>Figure No.</i> 3.2a	<i>Scale</i> -	<i>Figure Title</i> Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – “Green Belt” (Sheet 1 of 2)
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from the Approved Man Kam To OZP No. S/NE-MKT/7

GREEN BELT (Cont'd)

Planning Intention

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

Remarks

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

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – “Green Belt” (Sheet 2 of 2)
3.2b	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Approved Man Kam To OZP No. S/NE-MKT/7
	May 2026		

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – “Government, Institution or Community”
3.3	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Approved Man Kam To OZP No. S/NE-MKT/7
	May 2026		

Four Major Zones in the Northern Metropolis



High-end Professional Services and Logistics Hub



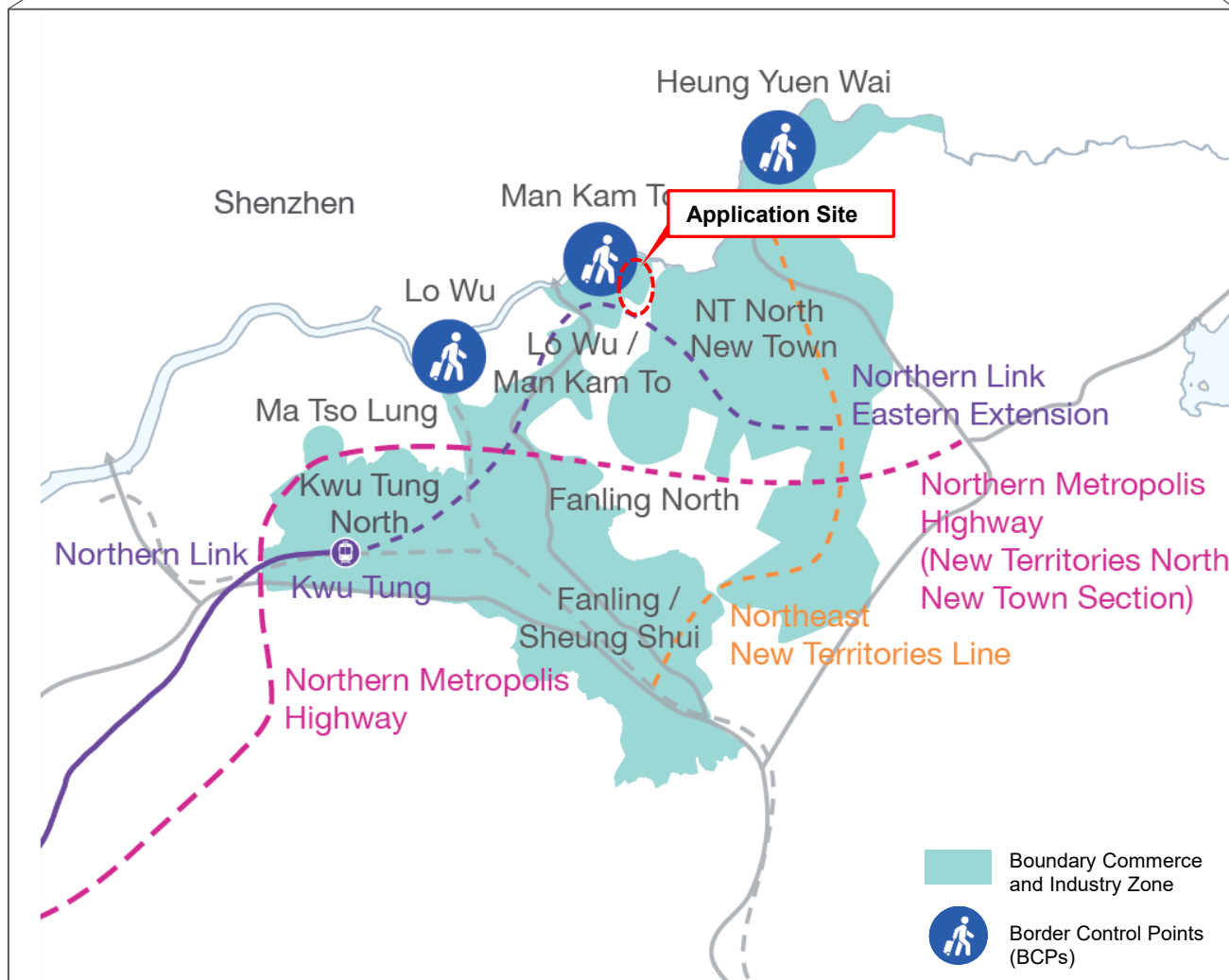
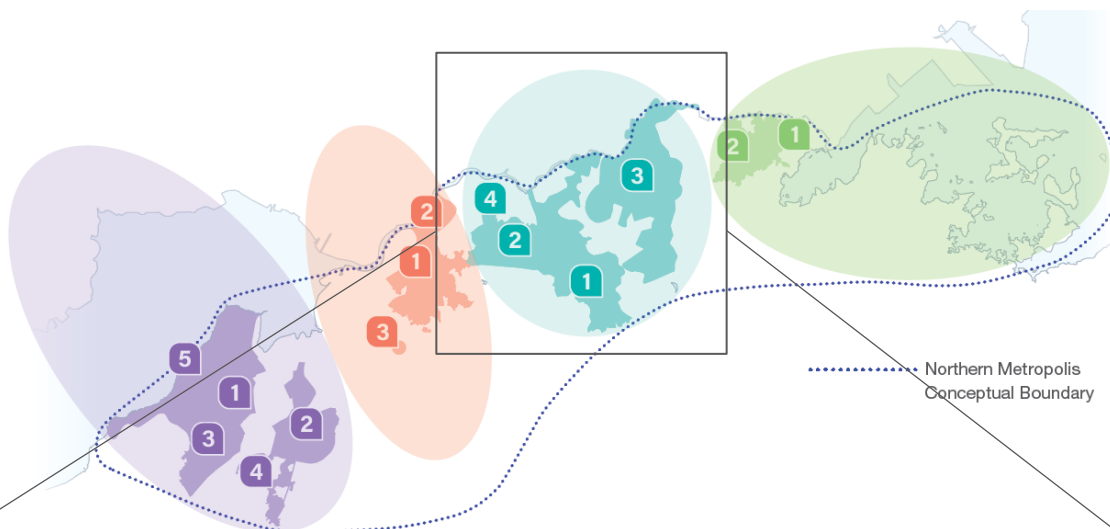
Innovation and Technology Zone



Boundary Commerce and Industry Zone

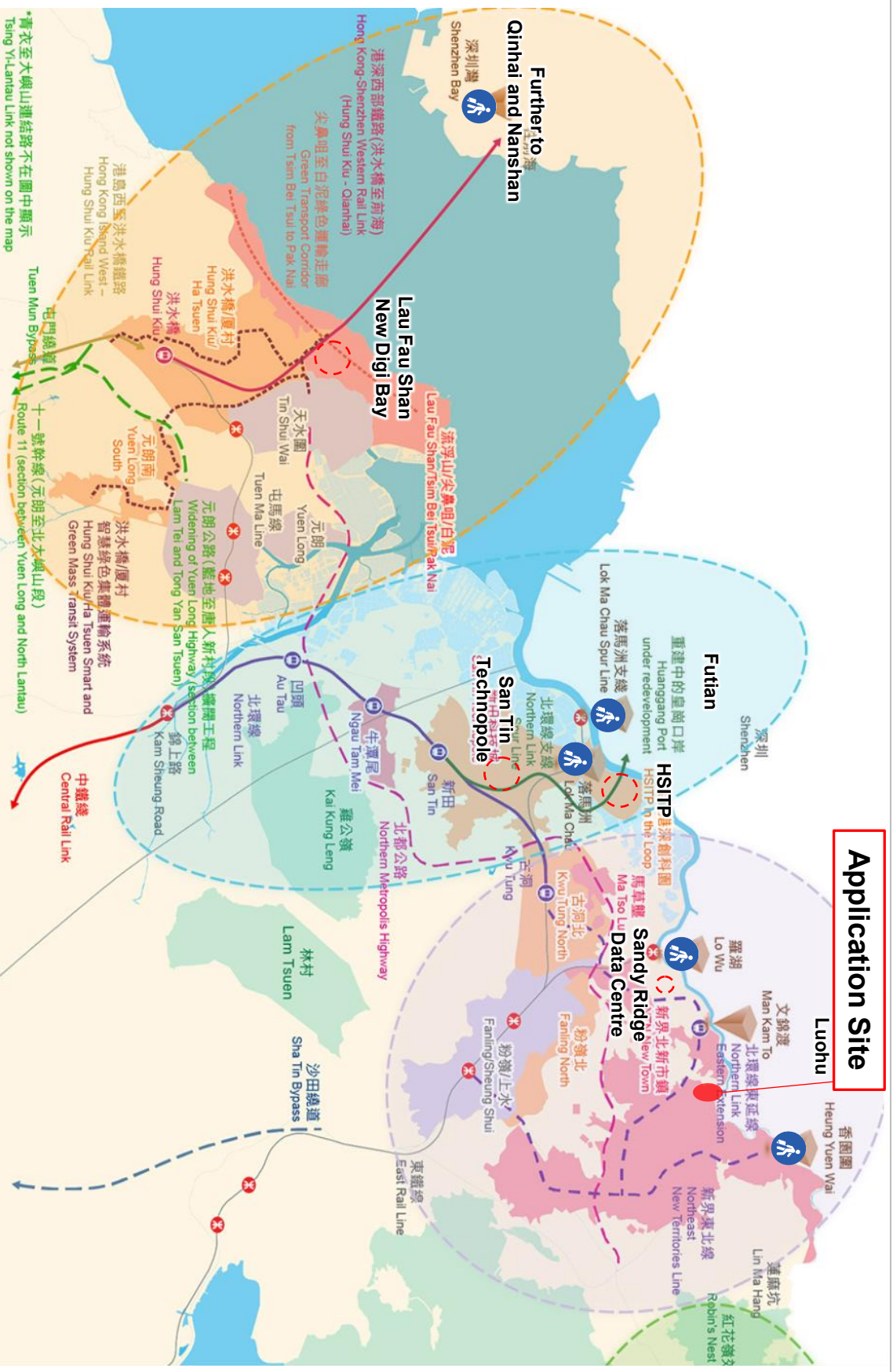


Blue and Green Recreation, Tourism and Conservation Circle







Source: Northern Metropolis Action Agenda (2023 Oct)

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



Application Site

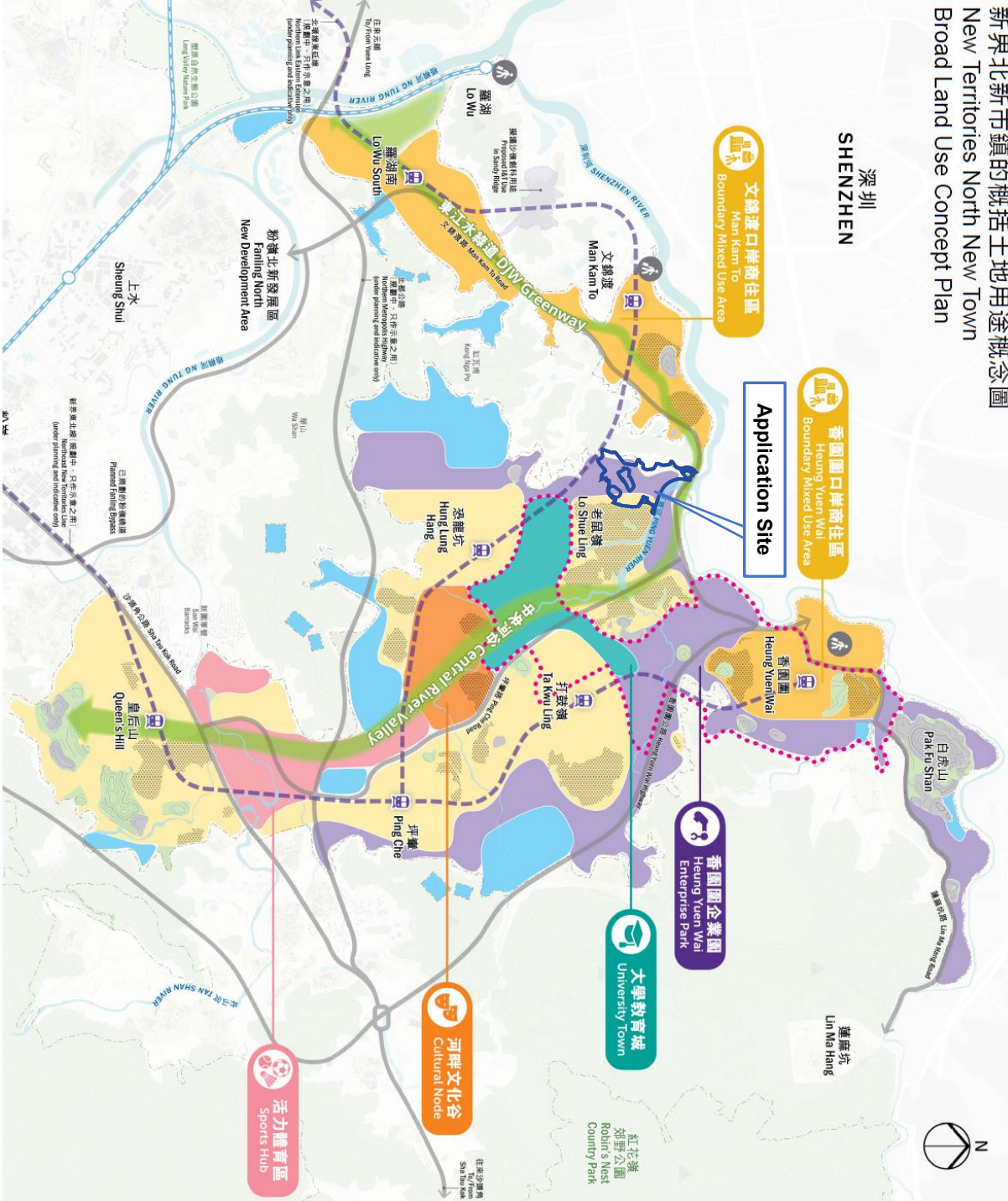
Legend

-  Boundary Commerce and Industry Zone
-  Proposed I&T Hub at Application Site
-  Border Control Points (BCPs)
-  Forthcoming I&T development in NM

Source: *Hong Kong 2030+: Final Recommendations – Conceptual Key Plan (2021)*, Northern Metropolis – Four Zones (nm.gov.hk/en/four-zones) (2025) & Annotated by Arup (2025)

Figure No. 3.6	Scale -	Figure Title Forthcoming I&T Development in the Northern Metropolis
ARUP	Date May 2026	Source Extracted from Northern Metropolis Action Agenda

新界北新市鎮的概括土地用途概念圖
New Territories North New Town
Broad Land Use Concept Plan



Source: Legislative Council paper CB(1)1741/2024(01) on Preliminary development proposals for New Territories North New Town and Ma Ts'o Lung; Panel on Development (2024) & Annotated by Arup (2024)

Figure No. 3.7	Scale -	Figure Title Broad Land Use Concept Plan of New Territories North New Town
ARUP	Date May 2026	Source Extracted from Preliminary Development proposals of New Territories North New Town



Note: This artist's impression was based on the proposed development intensity of the previous S12A Application No. Y/NE-MKT/1. Under the revised Indicative Scheme of this Application, "Other Residential Uses" is proposed with a stepped building height. For details, please refer to Appendix A for the Indicative Architectural Drawings.

Indicative Only. Subject to Detailed Design.

Figure No. 5.1	Scale -	Figure Title Artist's Impression of the Overall Layout of the Indicative Scheme
Deloitte.	Date Mar 2023	Source -



Indicative Only. Subject to Detailed Design.

<p><i>Figure No.</i> 5.2</p>	<p><i>Scale</i> -</p>	<p><i>Figure Title</i> Artist's Impression of Urban Design Features of the Proposed Development on the Riverfront</p>
<p>Deloitte.</p>	<p><i>Date</i> Sep 2024</p>	<p><i>Source</i> -</p>



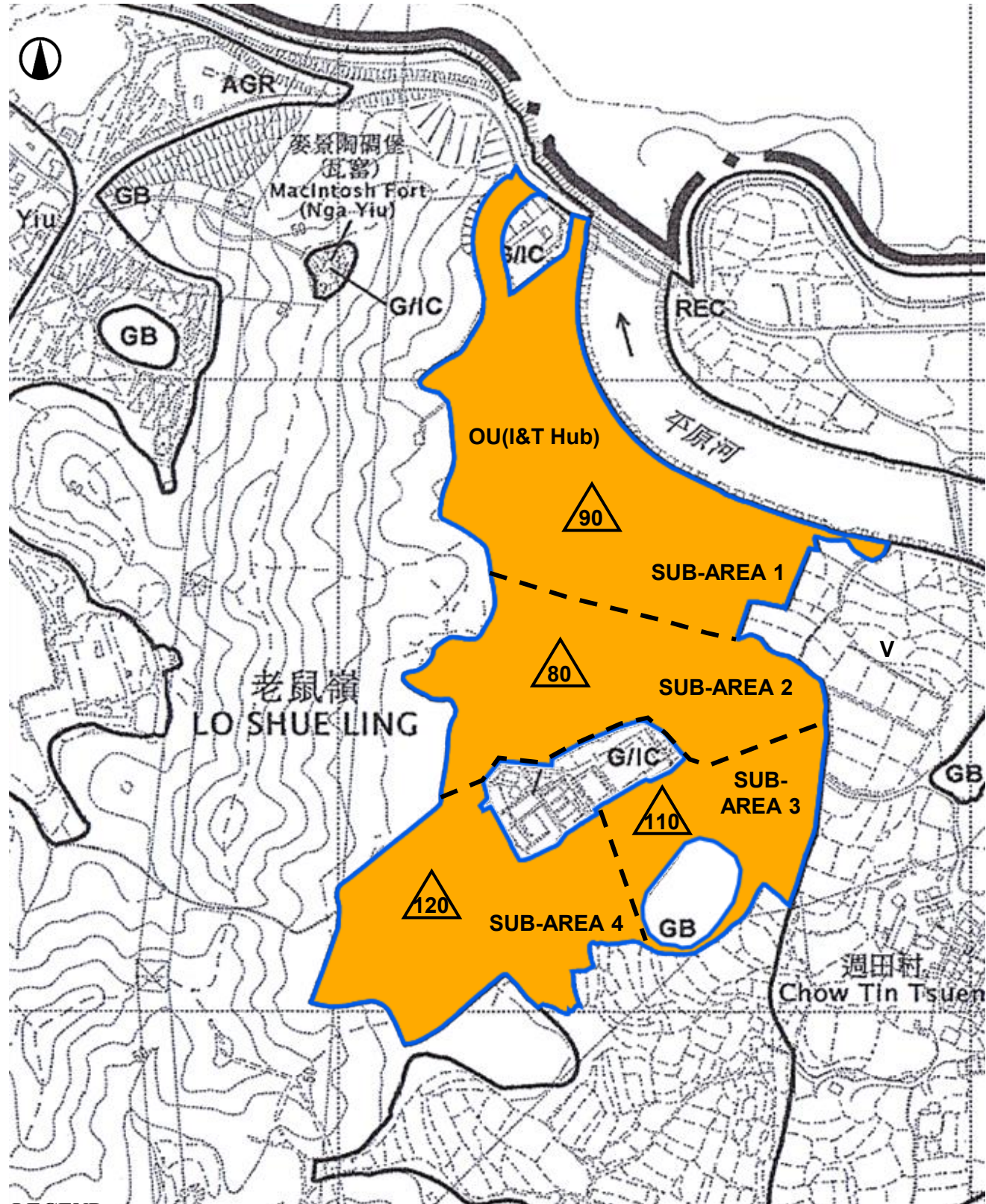
Indicative Only. Subject to Detailed Design.

Figure No. 5.3	Scale -	Figure Title Artist's Impression of Incorporation of Wind Corridors and Enhancement Features
Deloitte.	Date Mar 2023	Source -



Indicative Only. Subject to Detailed Design.

<p><i>Figure No.</i> 5.4</p>	<p><i>Scale</i> -</p>	<p><i>Figure Title</i> Artist's Impression of Provision of Landscape Pedestrian Sidewalks and Weather-Proof Footbridges</p>
<p>Deloitte.</p>	<p><i>Date</i> Mar 2023</p>	<p><i>Source</i> -</p>



LEGEND

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

ZONES

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

<i>Figure No.</i> 6.1	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

OTHER SPECIFIED USES

<i>Column 1 Uses always permitted</i>	<i>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
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For “Innovation and Technology Hub” Only

<i>Eating Place</i>	<i>Broadcasting, Television and/or Film Studio</i>
<i>Educational Institution</i>	<i>Government Refuse Collection Point</i>
<i>Exhibition or Convention Hall</i>	<i>Hotel</i>
<i>Flat</i>	<i>Mass Transit Railway Vent Shaft and/or</i>
<i>Government Use (not elsewhere specified)</i>	<i>Other Structure above Ground Level other</i>
<i>Information Technology and</i>	<i>than Entrances</i>
<i>Telecommunications Industries</i>	
<i>Institutional Use (not elsewhere specified)</i>	
<i>Office</i>	
<i>Place of Entertainment</i>	
<i>Place of Recreation, Sports or Culture</i>	
<i>Private Club</i>	
<i>Public Transport Terminus or Station</i>	
<i>Public Utility Installation</i>	
<i>Public Vehicle Park (excluding container</i>	
<i>vehicle)</i>	
<i>Radar, Telecommunications Electronic</i>	
<i>Microwave Repeater, Television and/or</i>	
<i>Radio Transmitter Installation</i>	
<i>Research, Design and Development Centre</i>	
<i>Residential Institution</i>	
<i>School</i>	
<i>Shop and Services</i>	
<i>Social Welfare Facility</i>	
<i>Training Centre</i>	
<i>Utility Installation for Private Project</i>	

(Please see next page)

<i>Figure No.</i> 6.2a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 1 of 2)
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

OTHER SPECIFIED USES (Con'd)

Planning Intention

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

Remarks

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area of 365,180m², a maximum domestic gross floor area of 138,450m² and maximum building heights specified below:*

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

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

Figure No. 6.2b	Scale -	Figure Title Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 2 of 2)
ARUP	Date May 2026	Source Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.1.6 Part of the area under this zoning falls on Muk Wu Nga Yiu Kilns Site of Archaeological Interest. Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and their immediate environs.

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

- 9.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Major existing facilities under this zoning include Ling Ying Public School, two Water Supplies Department’s pumping stations at Muk Wu and River Ganges, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To BCP. Two disused schools, i.e. ex-Sam Wo Public School at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School, are also zoned “G/IC”, which can be put to adaptive re-use for other government, institution and community uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
- 9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipment for the use of HKPF. The “G/IC” zone is to reflect their current use. Given their historic building status, they are worthy of preservation. According to the Northern

<i>Figure No.</i> 6.3a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “ Government, Institution or Community” Zone
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

9.4 “Other Specified Uses” (“OU”) : *Total Area 121.54 ha*

The planning intention of this zone is to provide land for specific uses in the Area. This zone covers land annotated for the following specific uses:

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

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

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)”: Total Area 80.49 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related uses. The existing Sandy Ridge Cemetery is included under this zone.

“OU (Innovation and Technology)” (“OU(I&T)”) : Total Area 11.59 ha

9.4.3 This zone is primarily intended to provide development space for data centres and related purposes. A site, situated to the north of Man Kam To Road and southeast of Yuen Leng Chai and MacIntosh Fort (Nam Hang), at Sandy Ridge within the Northern Metropolis, near Lo Wu is zoned “OU(I&T)”. It is intended to be developed as a data facility cluster for data centres and related uses.

9.4.4 An Engineering Feasibility Study has been conducted and demonstrated that the proposed data centres and related uses with a maximum Gross Floor Area (GFA) of 250,000m² and a maximum building height of 115mPD is technically feasible. Further increase in GFA would be subject to confirmation of the technical feasibility at the detailed design stage.

9.4.5 The development parameters and layout for individual land parcel(s) will be subject to detailed design by the future project proponent(s). Necessary restrictions may be imposed through relevant statutory and/or administrative control in order to ensure the development is under proper control.

“OU (Railway)” : Total Area 6.73 ha

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

“OU (Innovative & Technology Hub)”: *Total Area 12.58 ha*

9.4.7 *About 12.58 ha of land in the area to the northwest of Chow Tin Tsuen at the foot of the Lo Shue Ling by the lower course of Ping Yuen River are zoned “OU” annotated “Innovation and Technology Hub” (“OU(I&T)*

<i>Figure No.</i> 6.3b	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

Hub)”). This zoning is intended primarily to provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries. The Innovation and Technology Hub aims to establish a base for the clustering of innovation and technology industry-related business, by providing floor space for research and development uses, offices, and data services platforms, and other related business and complementary facilities, in an extensively landscaped high-quality living and working environment so as to attract technology companies and talents to set up their offices and work here. Ancillary/ supporting facilities such as retail, restaurants, and residential institution would also be provided within the zone.

- 9.4.8 *Development within this zone is subject to a maximum non-domestic gross floor area of 365,180m² and a maximum domestic gross floor area of 138,450m². To ensure the compatibility with the existing built and natural environment, development restrictions on the building height are stipulated in the Notes for each of the four sub-areas.*
- 9.4.9 *In order to facilitate the provision of GIC facilities, in determining the maximum gross floor area of the development and/or redevelopment, any floor space that is constructed or intended for use solely as Government, institution or community facilities will be disregarded.*
- 9.4.10 *To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the gross floor area and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.*

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

- 9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.5.2 Majority of the agricultural land of good quality are found in lowland areas in the west and central parts of the Area. Also, parcels of agriculture land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.
- 9.5.3 The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these areas are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses.

Figure No.	Scale	Figure Title	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone and “Agriculture” Zones
6.3c	-		
ARUP	Date	Source	Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7
	May 2026		

- 9.5.4 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land for genuine
- 9.5.5 agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.
- 9.5.6 Part of the area under this zone falls on Muk Wu Nga Yiu Kilns Site of Archaeological Interest. Prior consultation with the AMO of DEVB should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

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

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

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

- 9.7.1 The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

<i>Figure No.</i> 6.3d	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Green Belt” Zone
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7