



High-end Professional Services and Logistics Hub

- Tin Shui Wai
- 2 Yuen Long
- 3 Hung Shui Kiu / Ha Tsuen New Development Area
- 4 Yuen Long South New Development Area
- 5 Lau Fau Shan / Tsim Bei Tsui / Pak Nai



Innovation and **Technology Zone**

- 1 San Tin Technopole
- 2 Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 3 Ngau Tam Mei



Boundary Commerce and Industry Zone

- 1 Fanling / Sheung Shui
- 2 Kwu Tung North / Fanling North New Development Area
- 3 New Territories North New Town and Lo Wu / Man Kam To
- 4 Ma Tso Lung



Blue and Green Recreation, Tourism and **Conservation Circle**

- 1 Sha Tau Kok
- Robin's Nest

Four Major Functional Zones in the Northern Metropolis

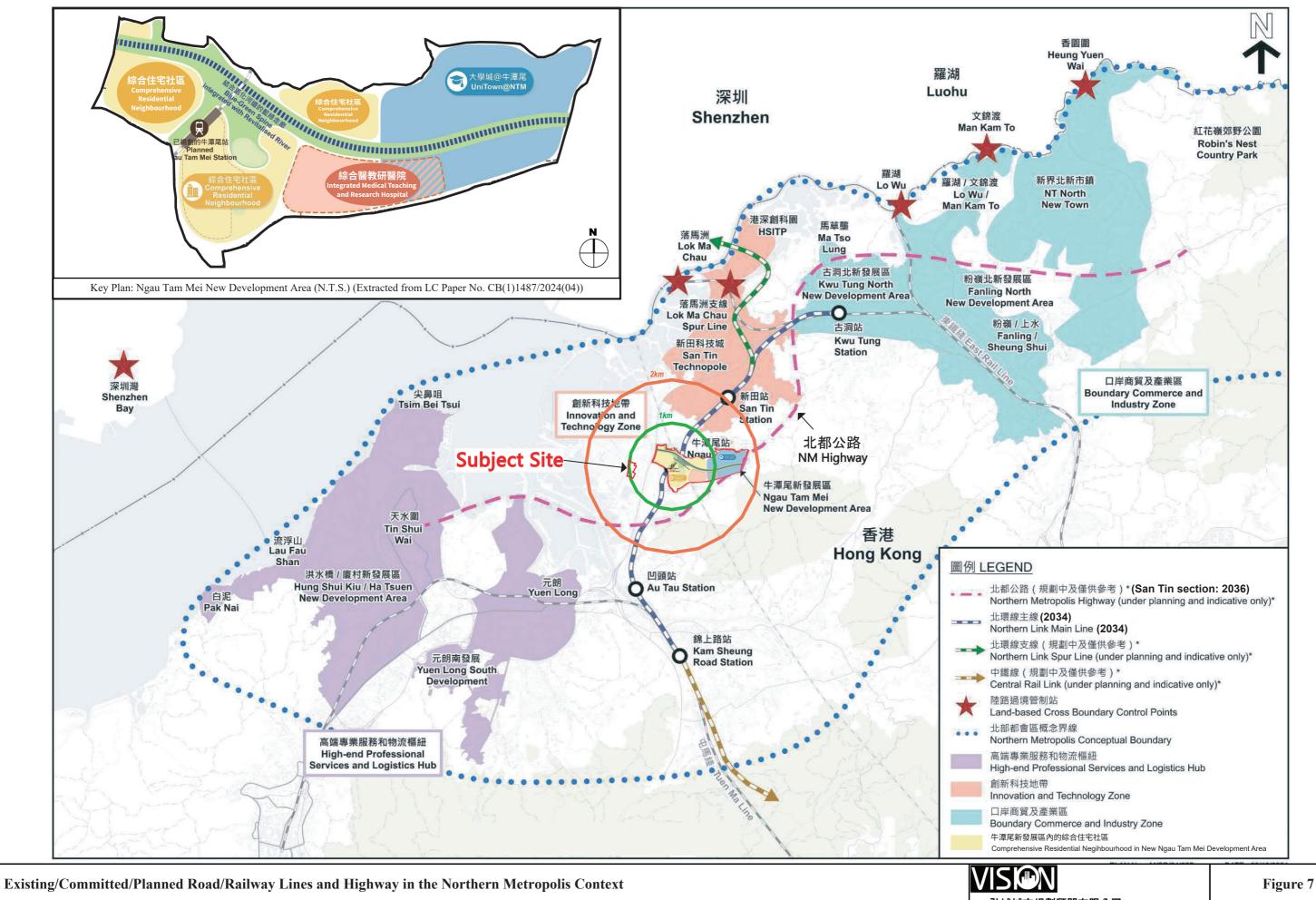
(Extracted from the Northern Metropolis Action Agenda 2023)



Figure 6

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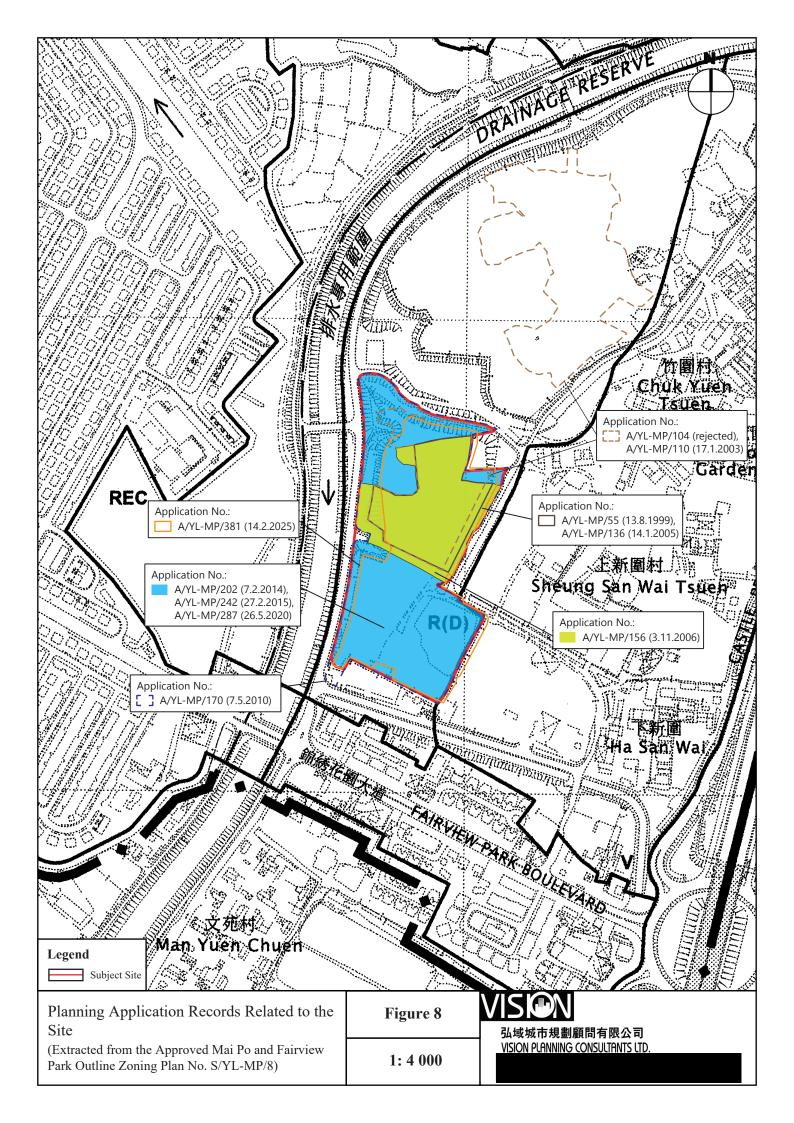
N.T.S.

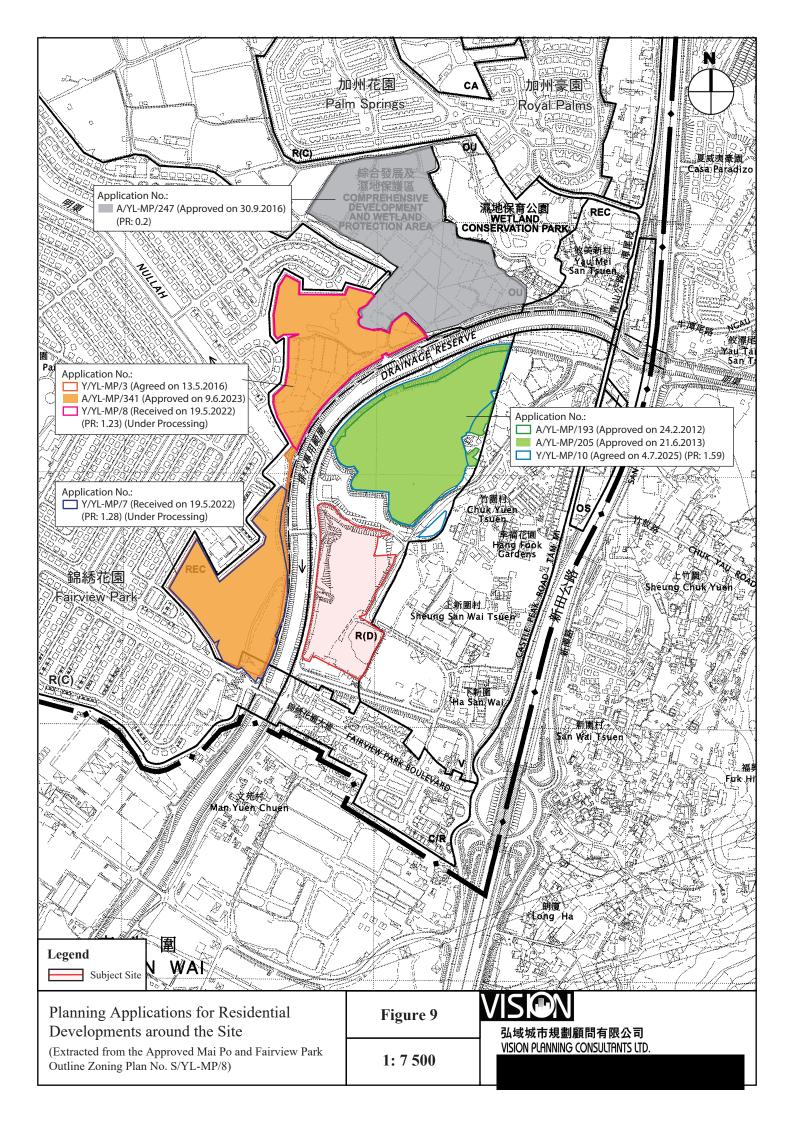


(Extracted from the LC Paper No. CB(1)1487/2024(04))

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N.T.S.







Artist Impression of Residential Developments around Ngau Tam Mei Station

(Extracted from Development Proposal of Ngau Tam Mei - LC Paper No. CB(1)1487/2024(04))



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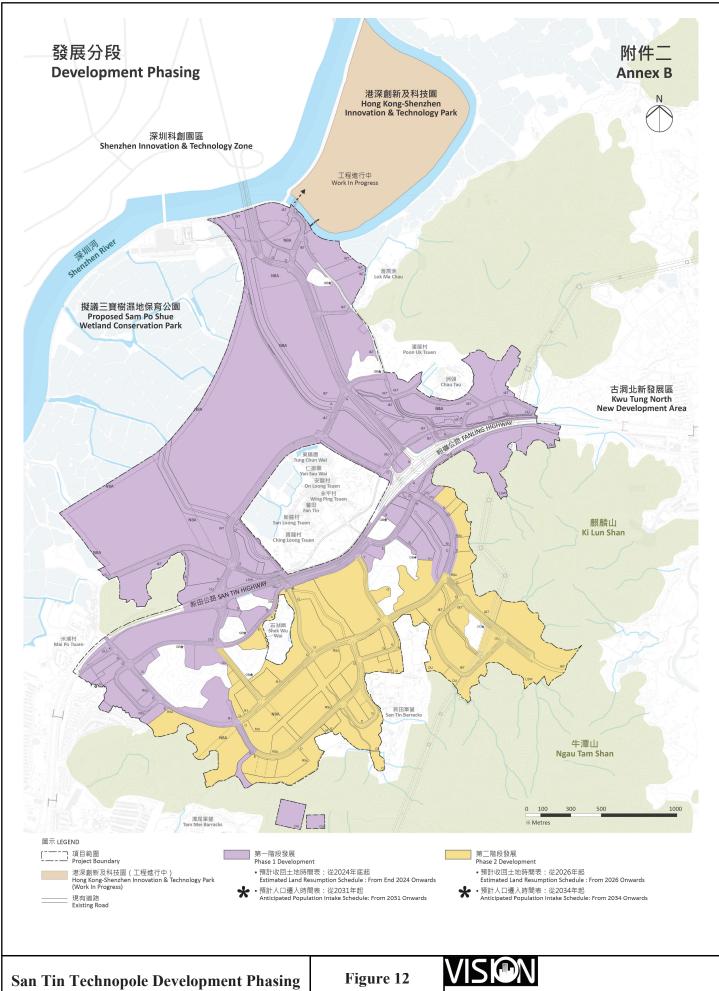


Overall View of Ngau Tam Mei NDA and San Tin Technopole

(Extracted from Development Proposal of Ngau Tam Mei - LC Paper No. CB(1)1487/2024(04))



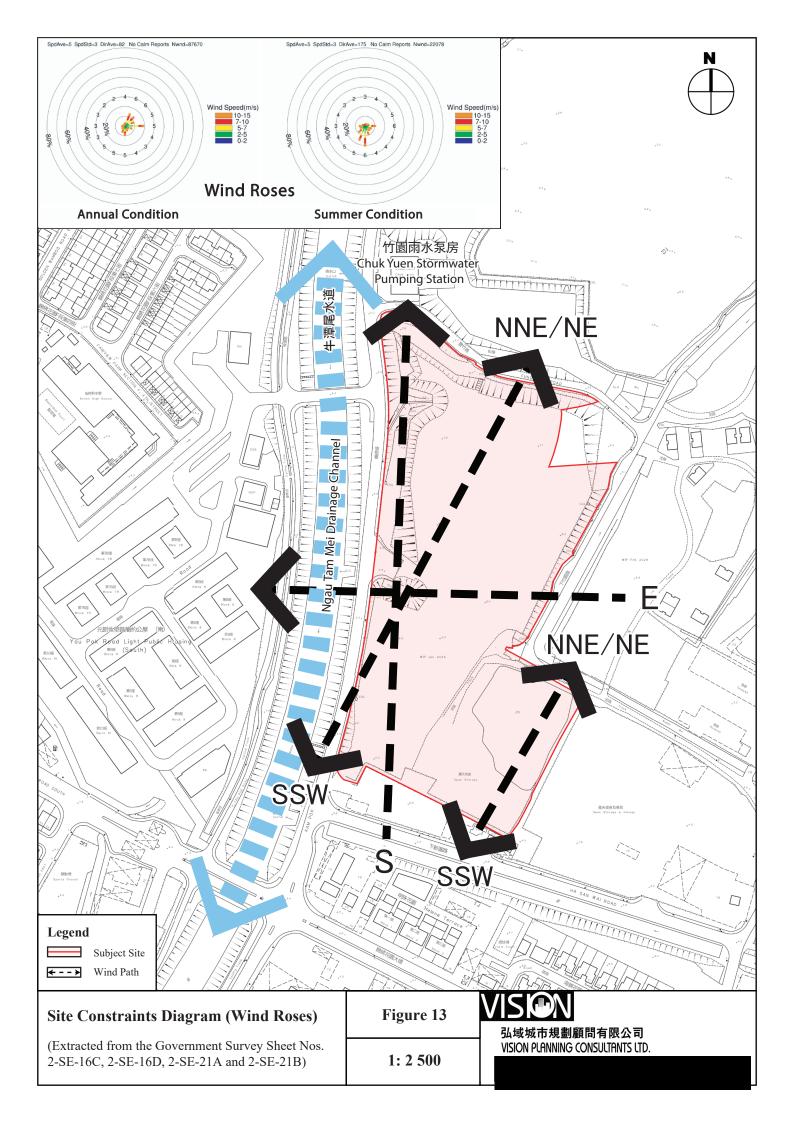
弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. Figure 11

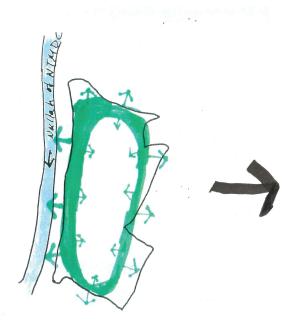


(Extracted from Land Use Proposal of San Tin Technopole - LC Paper No. CB(1)506/2023(03))

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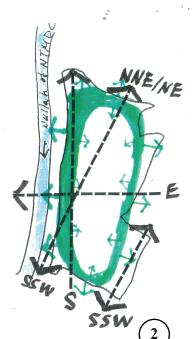






2-Tier Buffer Ring Concept

- Creates meaningful functional/ecosystem effect
- Enriches local biodiversity
- Improves visual screening effect
- In harmony with local setting and character
- 'Park-like' living quality





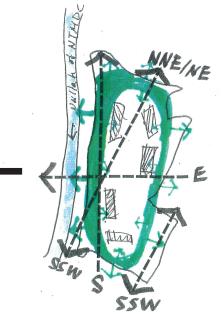
Major Direction of Local Winds

- In harmony with local wind flows
- Maintains optimal wind permeability





Indicative Development Scheme



(3)

Positioning of Towers

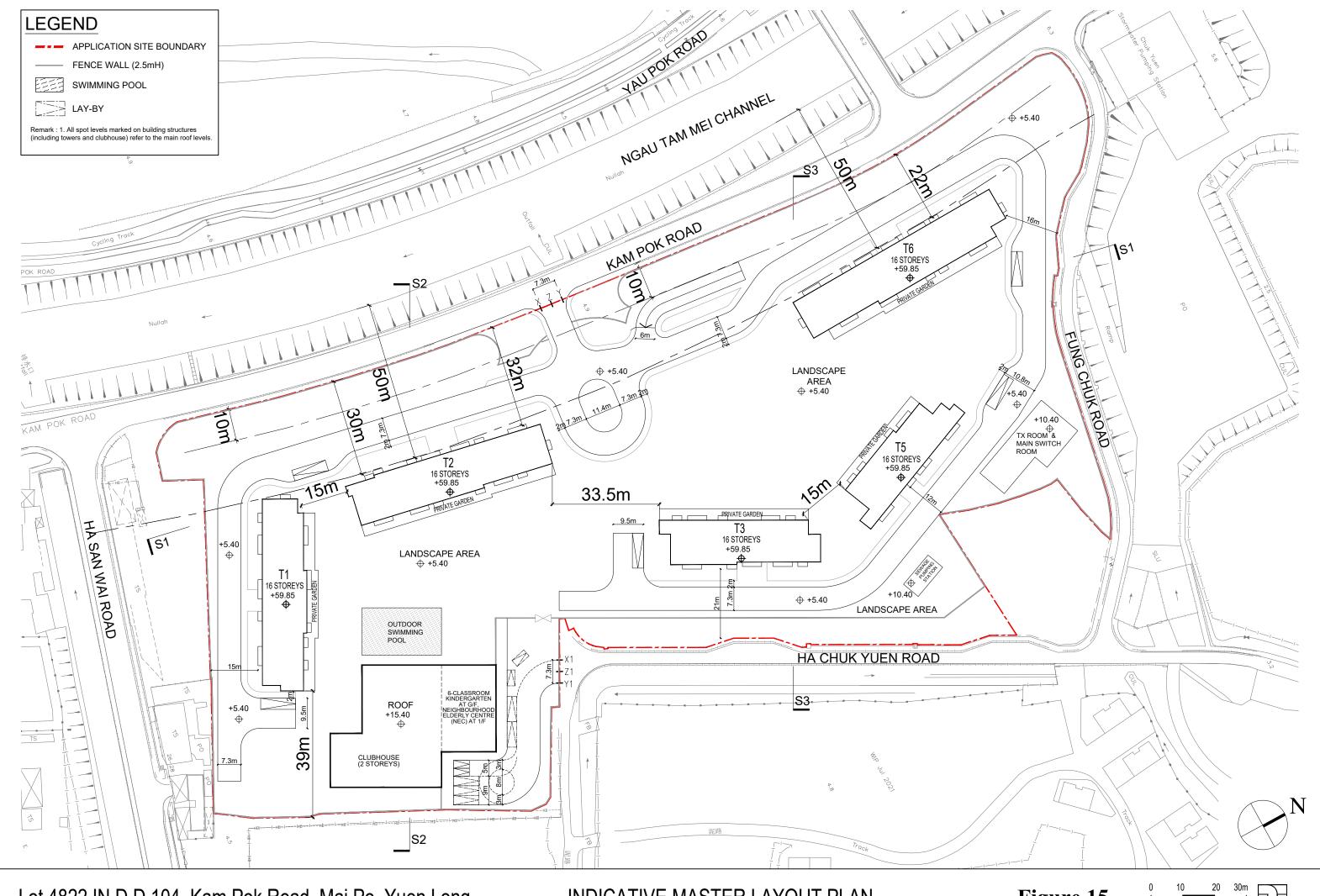
- Maintains minimum 15m building separation
- Facilitates optimal visual and natural wind permeability
- Creates optimal internal spatial arrangements
- Enhancing internal living quality
- Maintains high degree of privacy

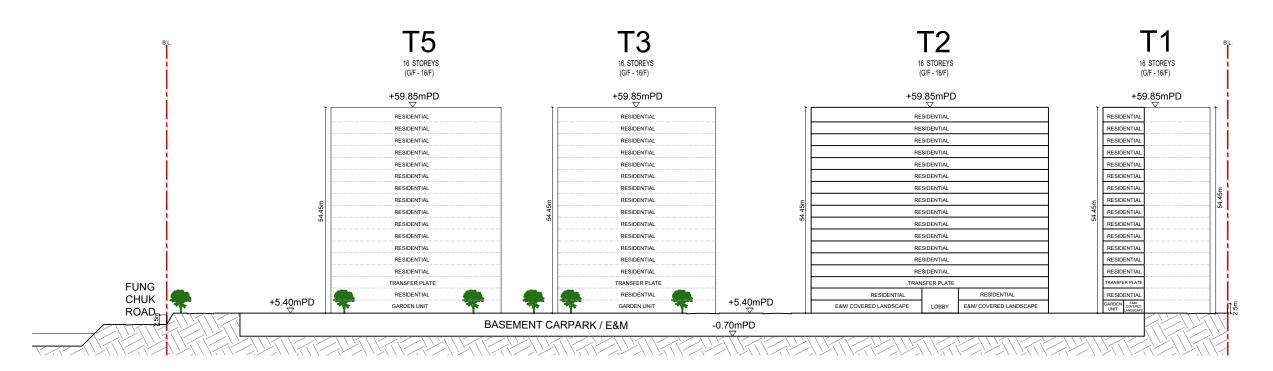
Scheme Formation Diagram

Figure 14

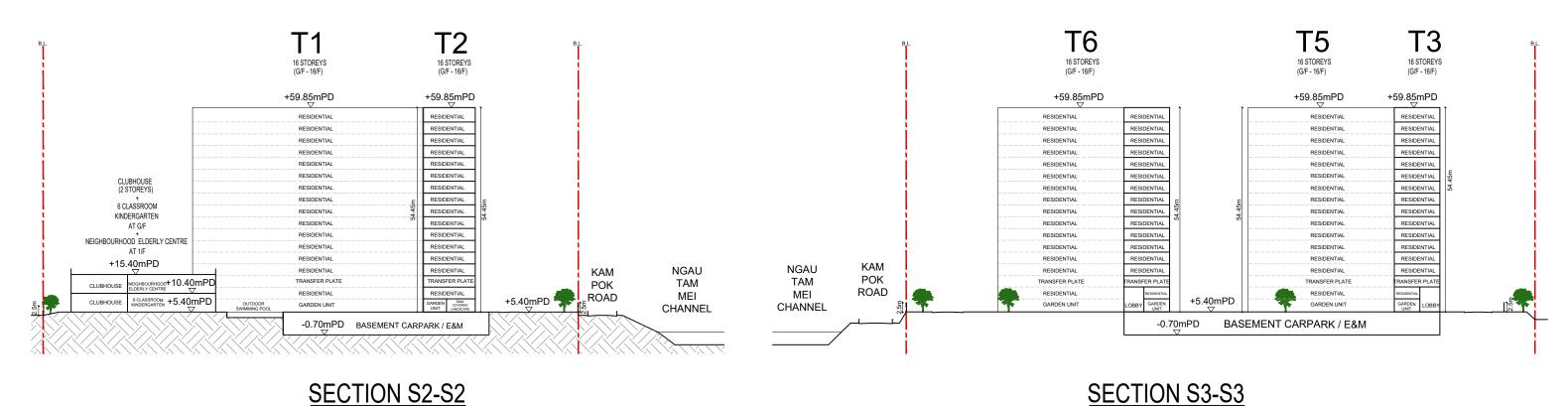
VISION

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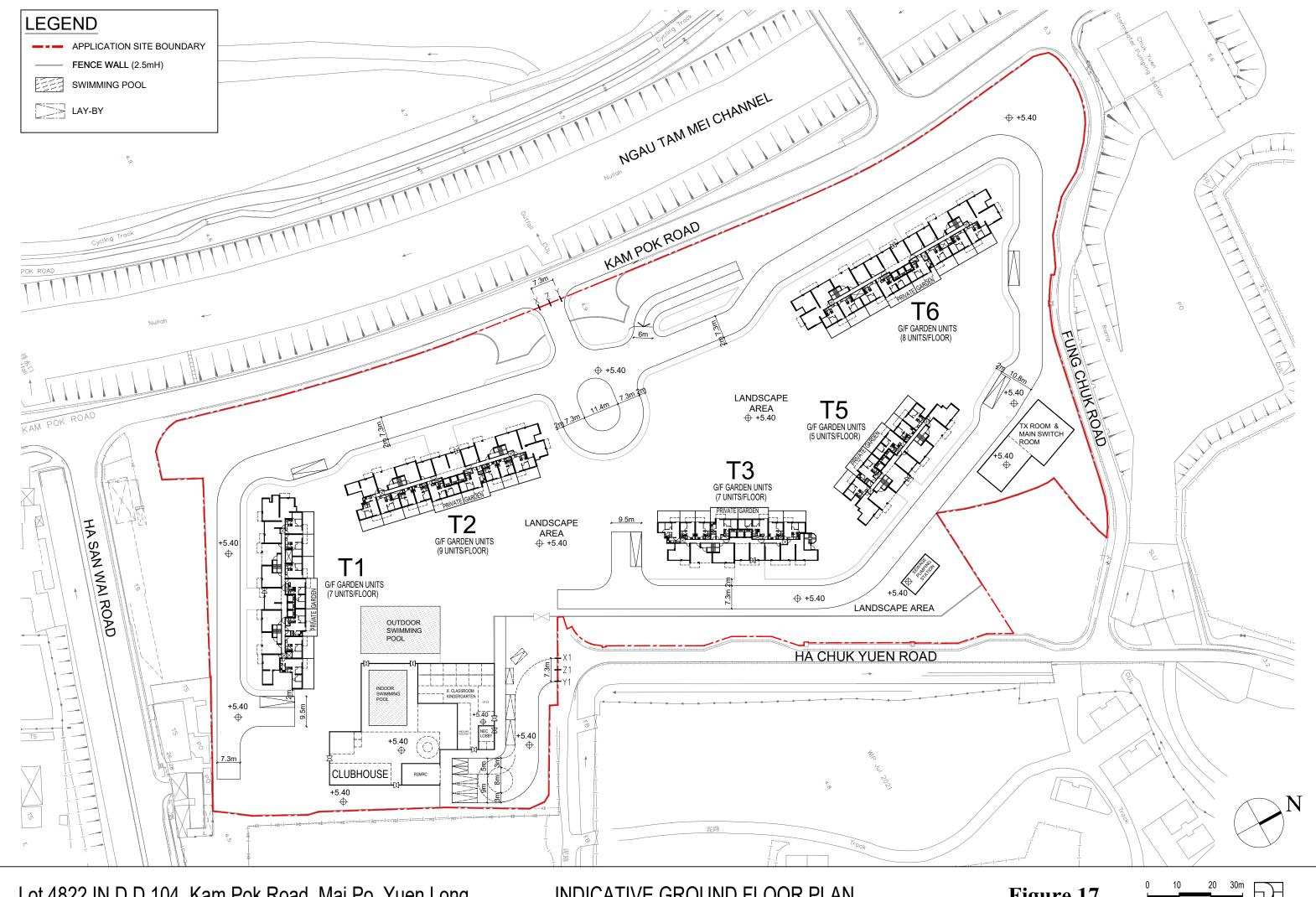


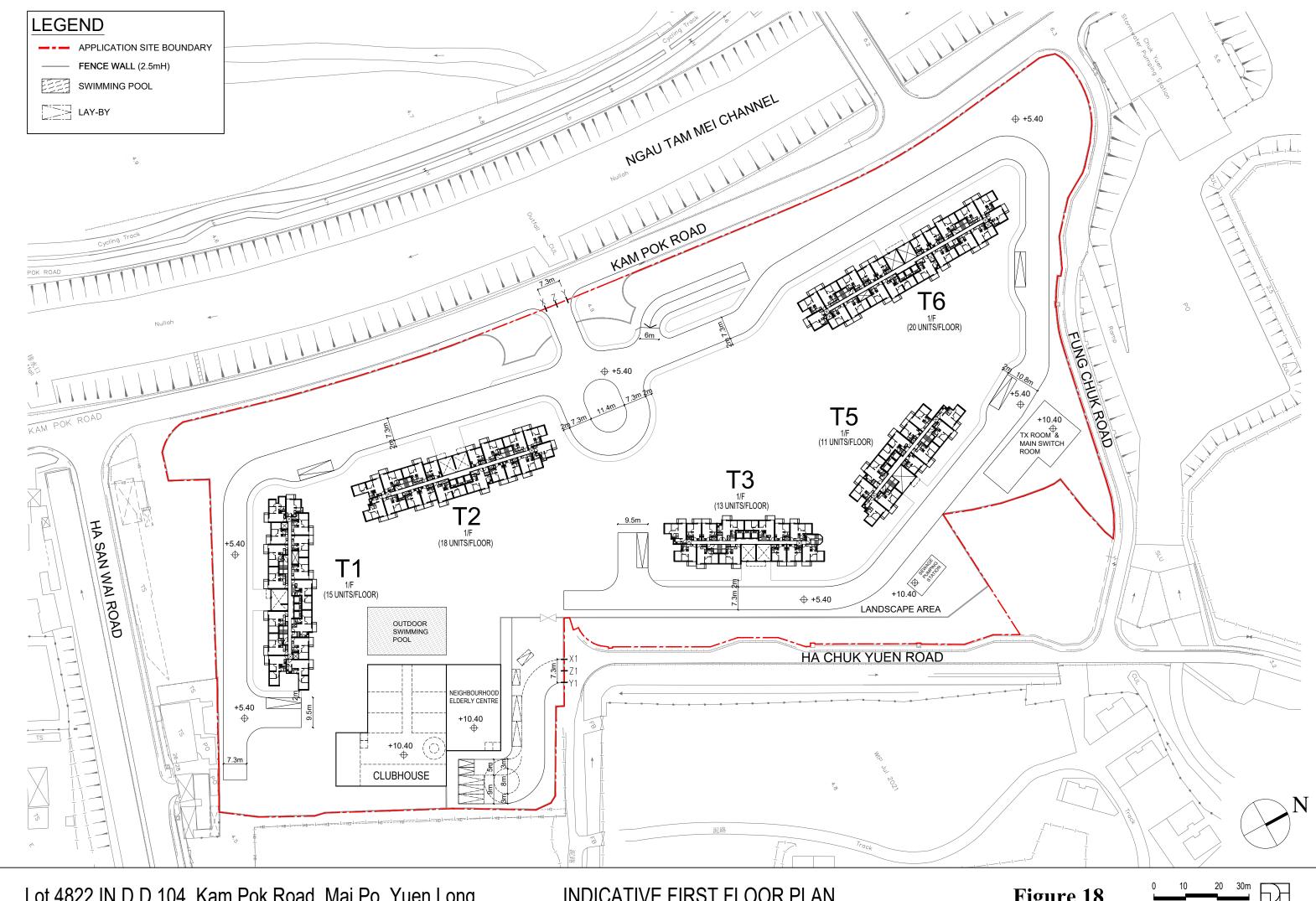


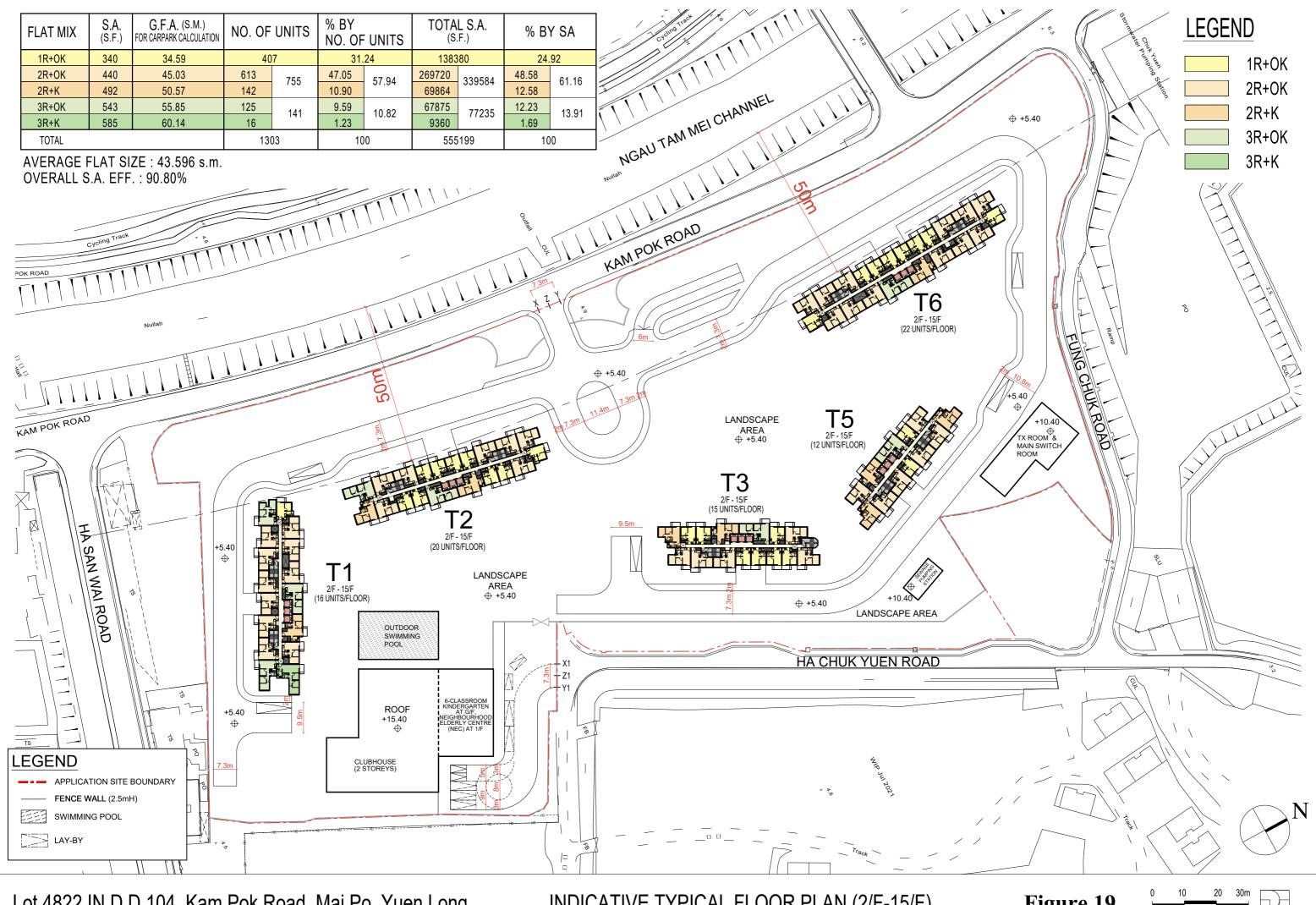
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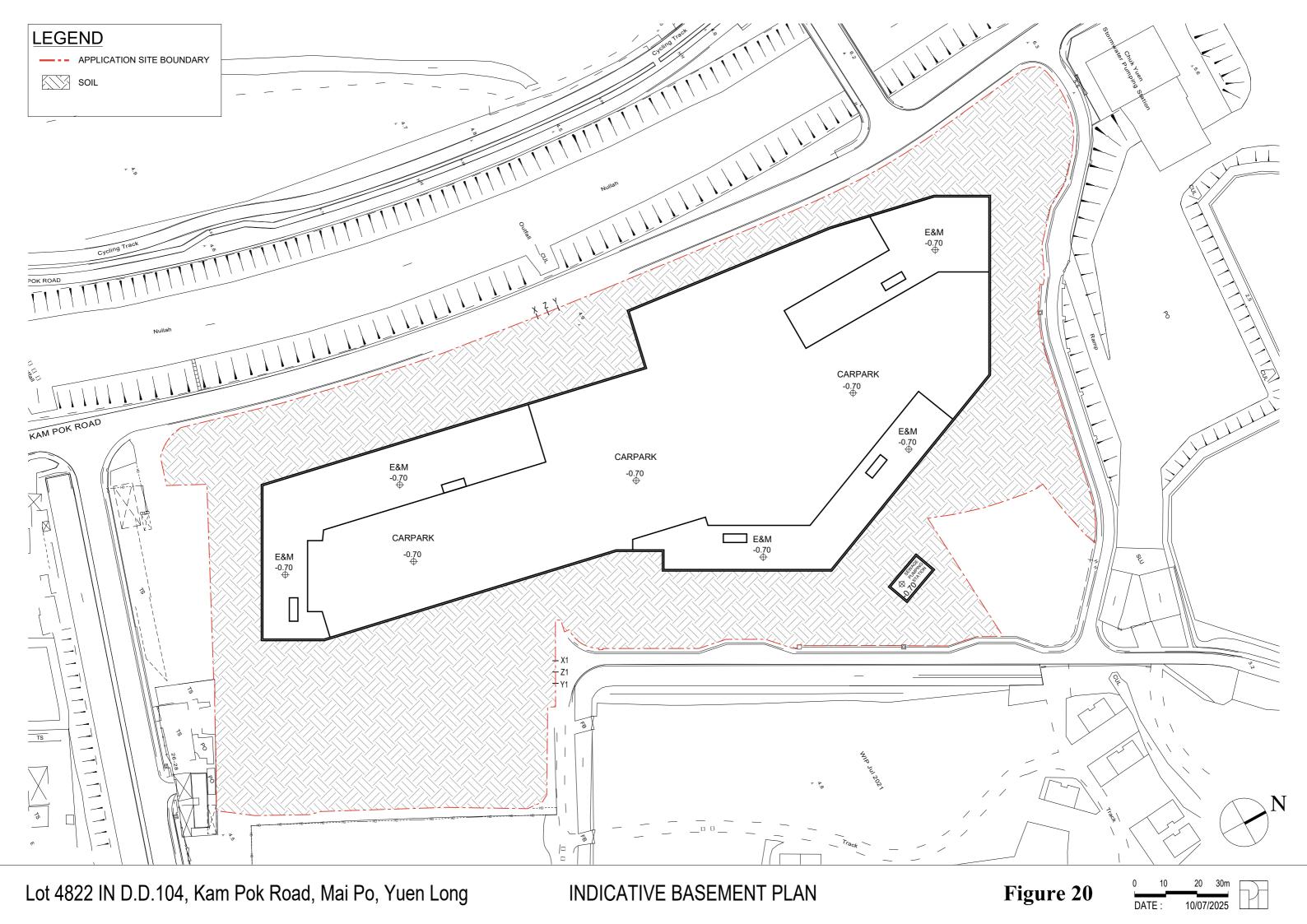


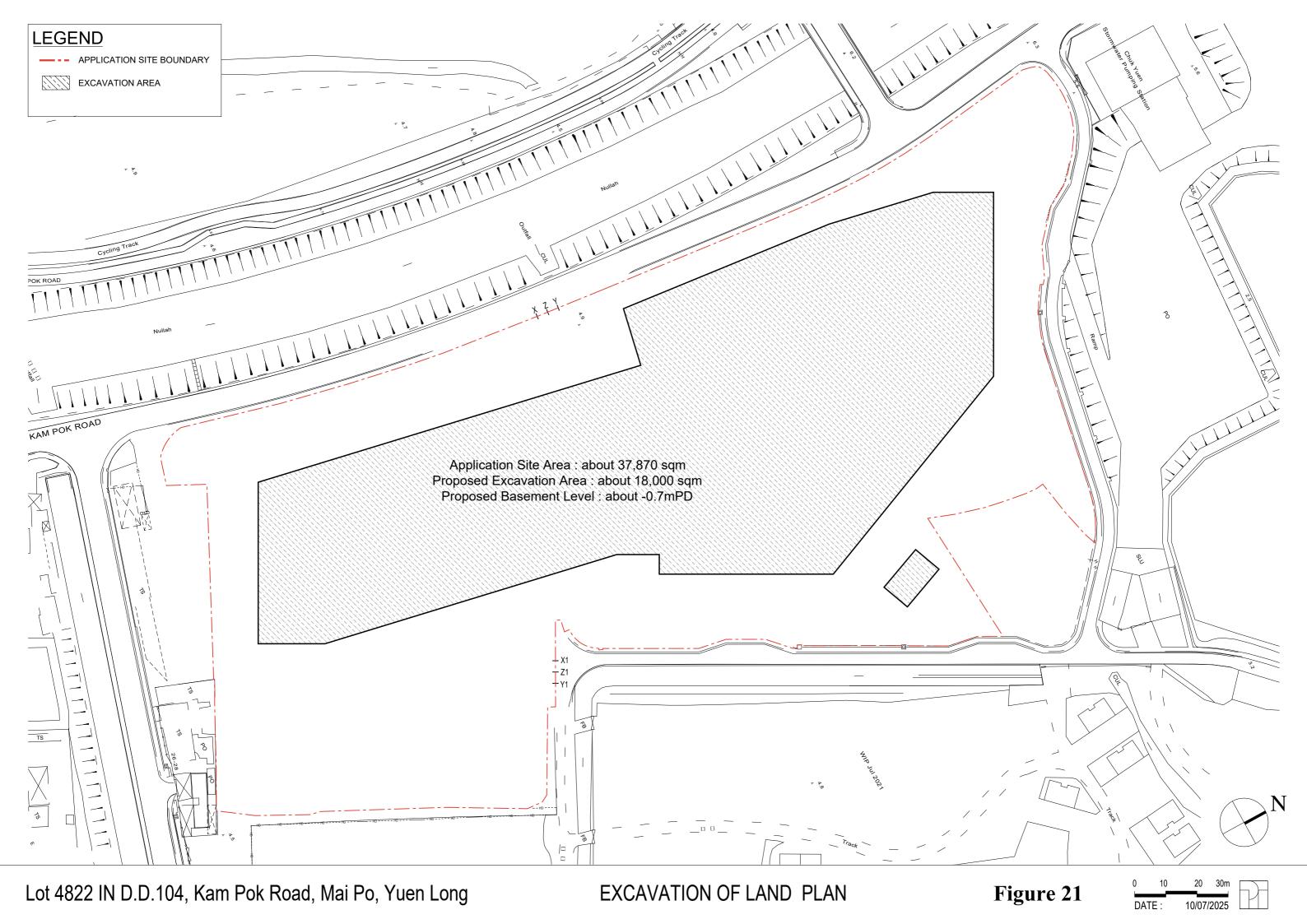
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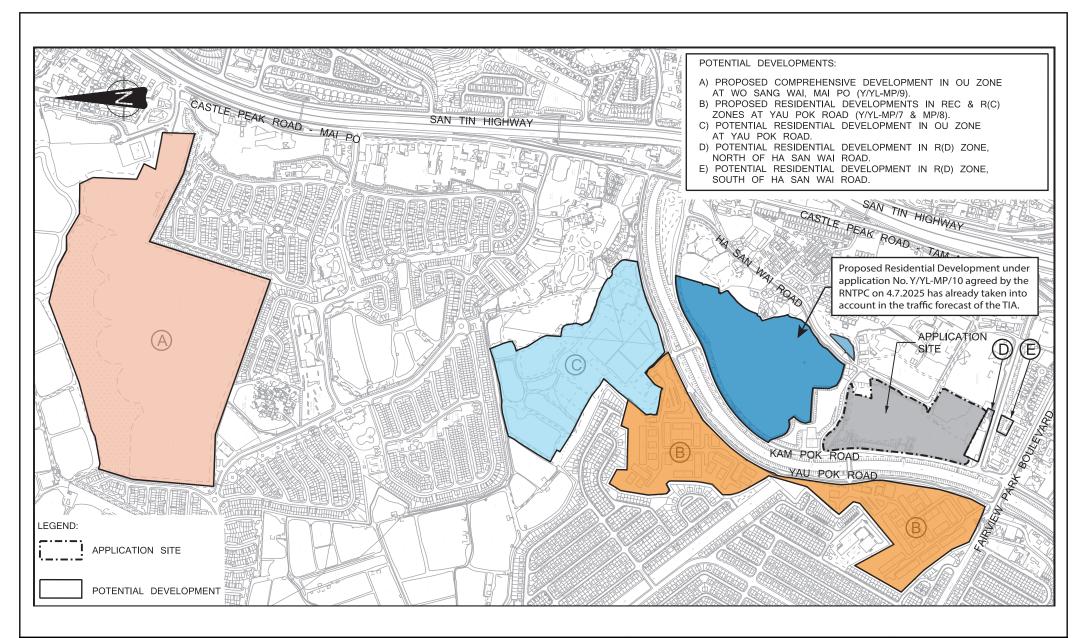












Locations of Potential Developments Related to the Application

(Extracted from Drawing No. 5.5 in Traffic Impact Assessment (Appendix 7))



Figure 23



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