

**Legend:**

-  Application Boundary (about 163,181m<sup>2</sup>)
-  Lot Boundary

 **Proposed Pond Filling**  
 Existing Site Level: +0.1mPD - + 3.19mPD  
 Proposed Site Level: +6mPD  
 Area: about 117,445m<sup>2</sup>  
 Depth of Filling: Not exceeding 5.9m  
 Filling Material: Soil with Concrete on top

 **Proposed Land Filling**  
 Existing Site Level: +0.82mPD - + 5.36mPD  
 Proposed Site Level: +6mPD  
 Area: about 45,736m<sup>2</sup>  
 Depth of Filling: Not exceeding 5.18m  
 Filling Material: Soil with Concrete on top

<b>Proposed Pond/Land Filling Plan</b>	<b>Figure 4</b>	 <b>羅迅測計師行</b> <b>Lawson David &amp; Sung</b> <small>SURVEYORS LIMITED</small> <small>Property Consultants • Planning • Valuers • Auctioneers</small> <small>Estate Agency Licence No. C-006328</small>
	Not to Scale	

(摘錄自申請人於3. 6. 2025呈交的申請書)  
 (Extract from Applicant's  
 Submission of 3.6.2025)

參考編號 <b>REFERENCE No.</b> <b>A/STT/26</b>	繪圖 <b>DRAWING</b> <b>A - 1</b>
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ARCHITECT

**llewelyn  
davis**

ARCHITECTS PLANNERS DESIGN  
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

1. DO NOT SCALE OFF THIS DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE.
3. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS AND OTHER RELATED DRAWINGS.
4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
5. NO REPRODUCTION OR ANY PART BY WHATEVER MEANS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

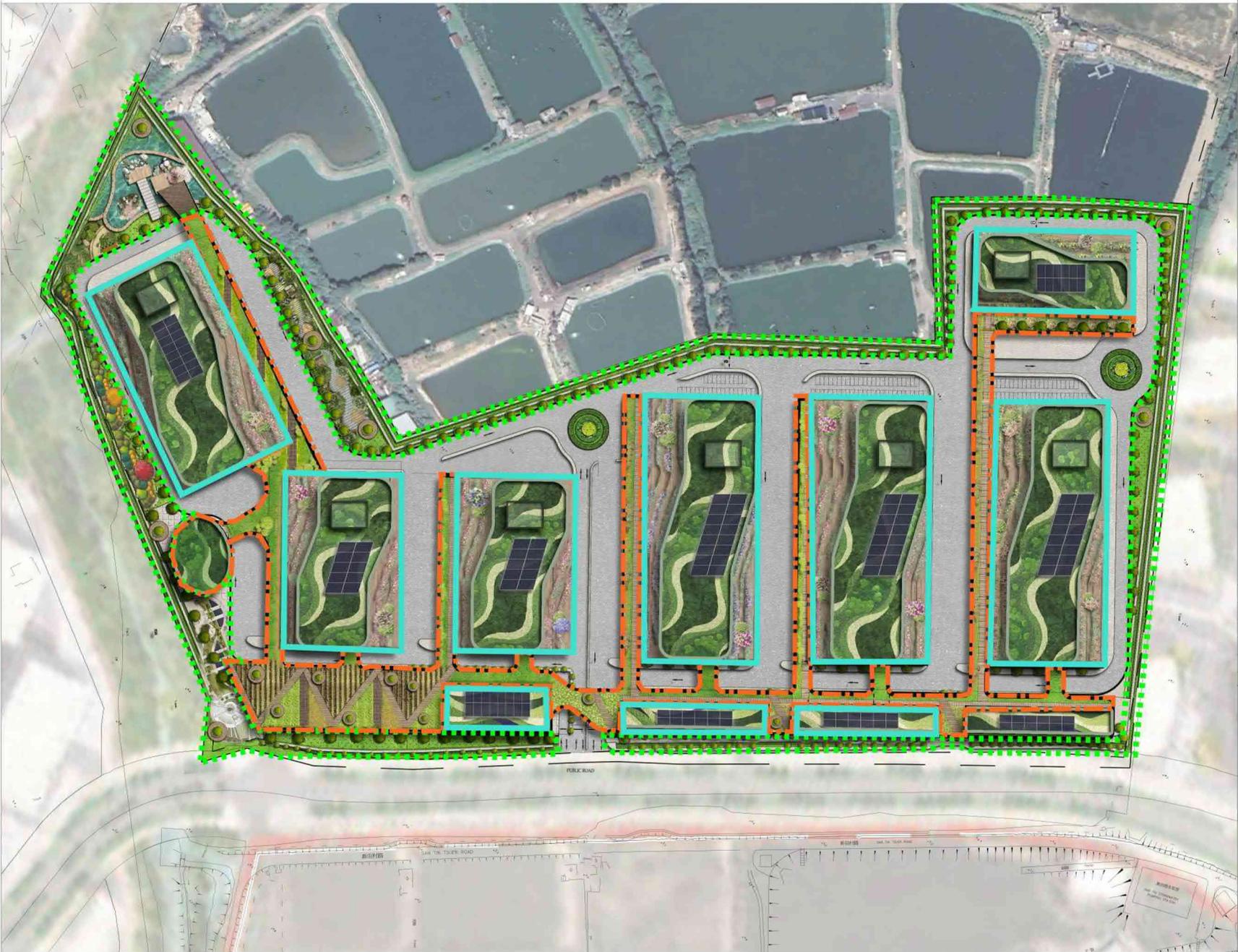
- G/F Landscape 33,632 sq.m
- Podium Landscape 17,620 sq.m
- Roof Landscape 56,349 sq.m

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

REV.	DATE	DESCRIPTION

PROJECT  
 PROPOSED LOGISTIC DEVELOPMENT IN SAN T  
 TECHNOPOLE, LOT 7648P (PART) IN D.D. 95  
 SAN TIN, YUEN LONG, N.T.

DRAWING TITLE  
 MASTER LAYOUT PLAN



(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 21.1.2026)

參考編號 REFERENCE No. A/STT/26	繪圖 DRAWING A - 2b
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ARCHITECT

**Ilewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Ilewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

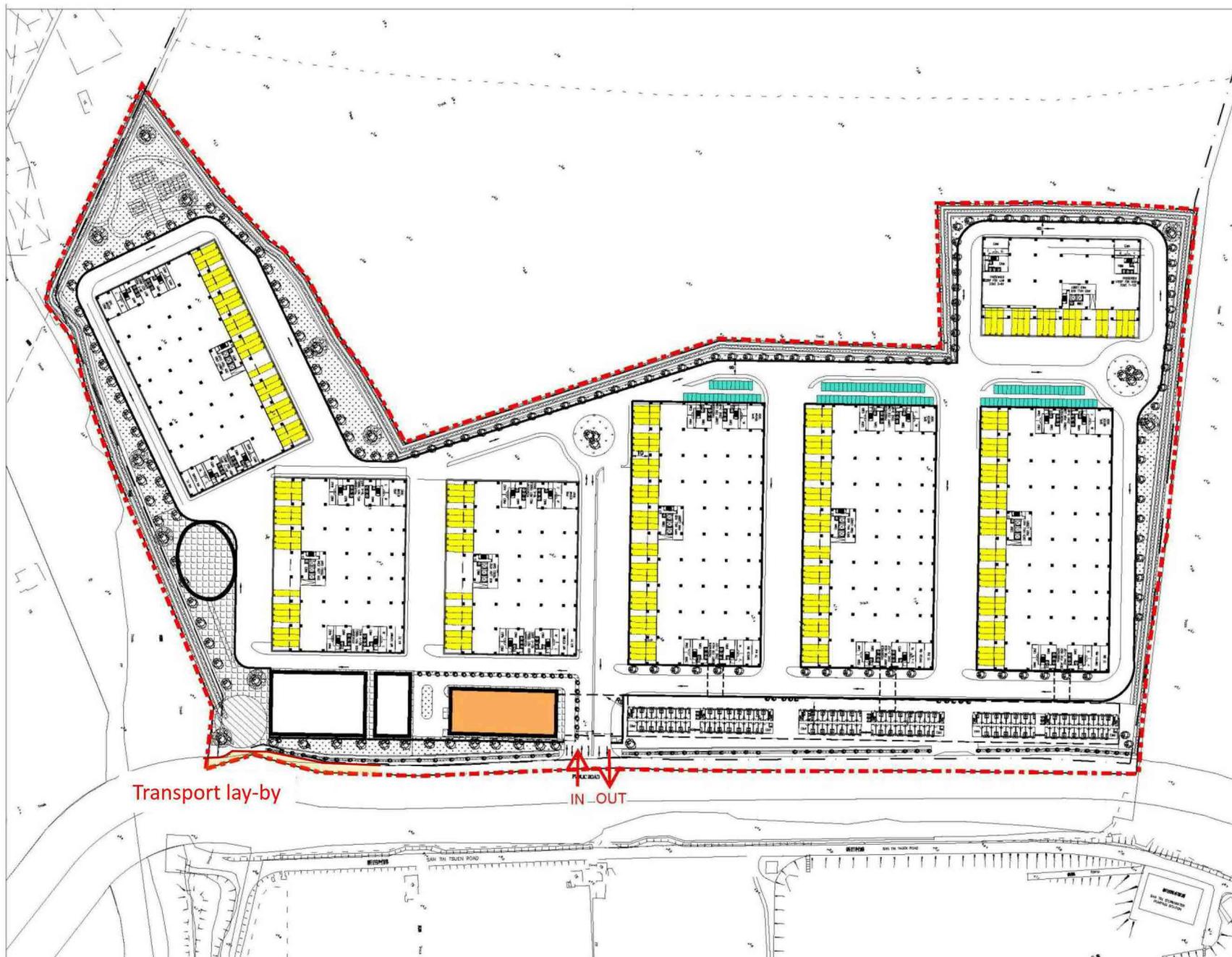
1. DO NOT SCALE OFF THIS DRAWING.
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3. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS AND OTHER RELATED DRAWINGS.
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- Parking Space
- Container Parking Space
- Automatic Parking

REV.	DATE	DESCRIPTION

PROJECT  
PROPOSED LOGISTIC DEVELOPMENT IN SAN T TECHNOPOLE, LOT 764RP (PART) IN D.D. 98 SAN TIN, YUEN LONG, N.T.

DRAWING TITLE  
MASTER LAYOUT PLAN  
1ST TO 2ND FLOOR PLAN



(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 21.1.2026)

參考編號  
REFERENCE No.  
A/STT/26

繪圖  
DRAWING  
A - 2c



ARCHITECT

**lewelyn  
davis**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

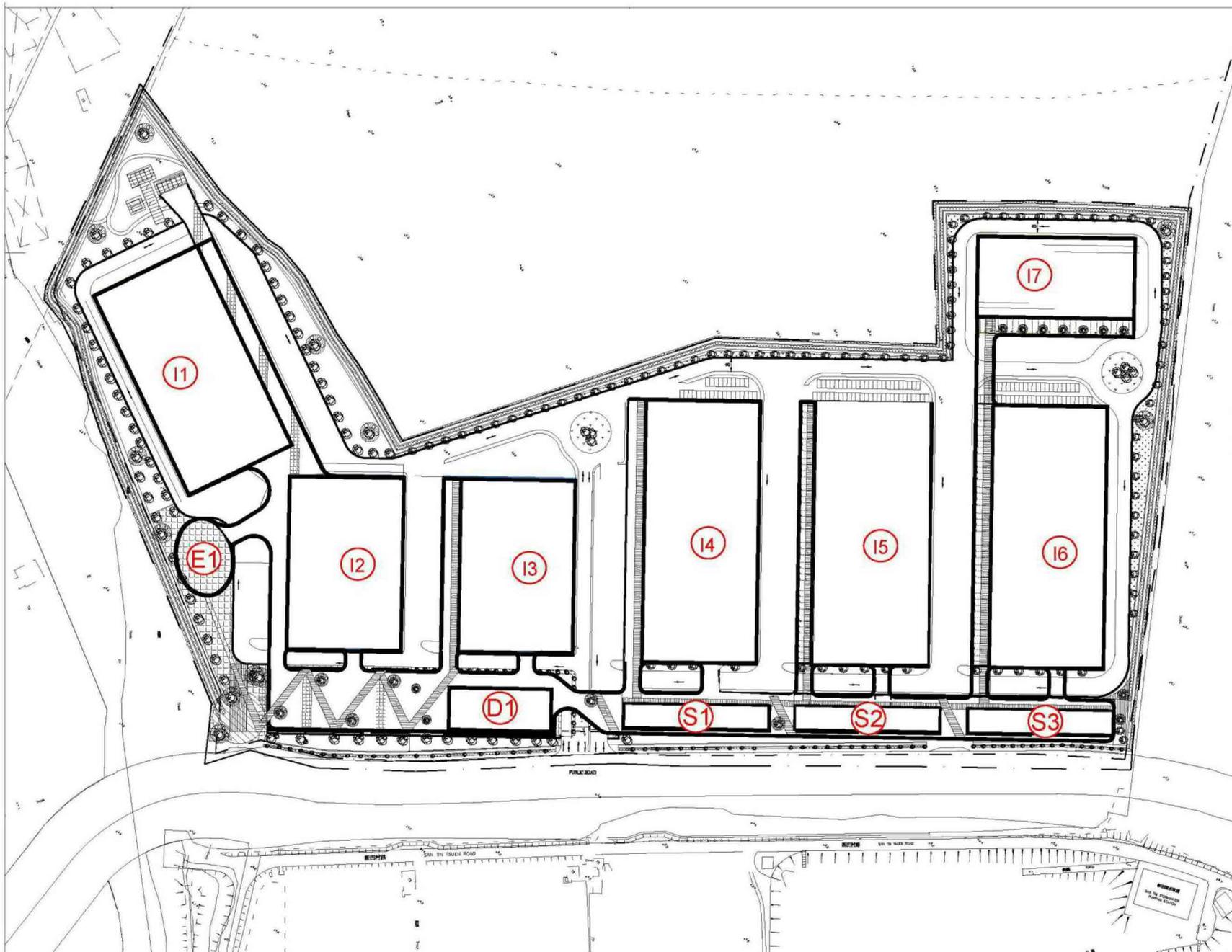
1. DO NOT SCALE OFF THIS DRAWING.
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- I** Industrial Floors
- E** Visitor and Education Centre
- D** Data Centre
- S** Staff Quarters

REV.	DATE	DESCRIPTION

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

DRAWING TITLE  
MASTER LAYOUT PLAN  
Podium Floor Plan



(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 21.1.2026)

參考編號 REFERENCE No. A/STT/26	繪圖 DRAWING A - 2e
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ARCHITECT

**lewelyn  
davis**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

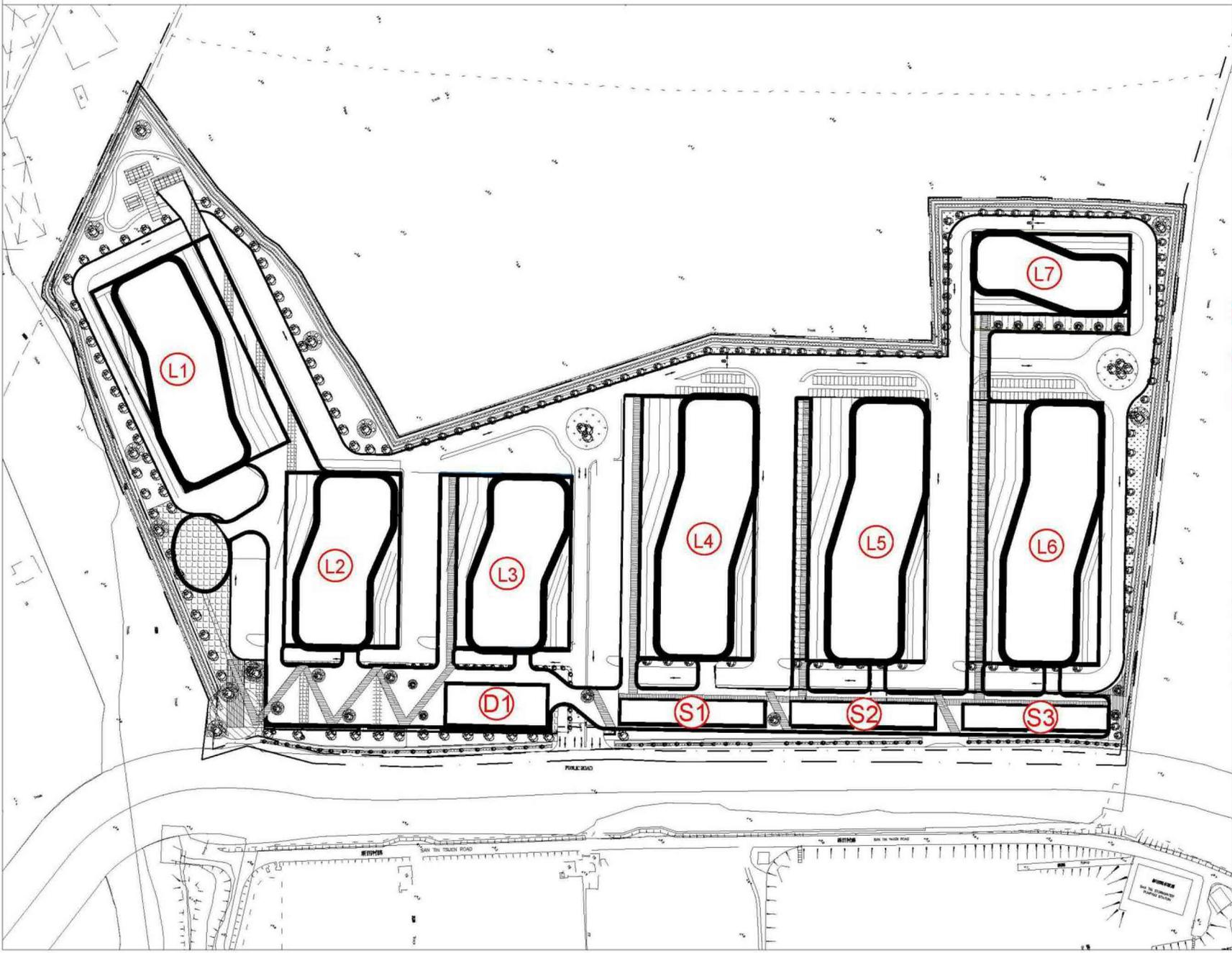
1. DO NOT SCALE OFF THIS DRAWING.
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3. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS AND OTHER RELATED DRAWINGS.
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- L R&D Labs
- D Data Centre
- S Staff Quarters


REV.	DATE	DESCRIPTION

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

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



(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 21.1.2026)

參考編號 REFERENCE No. A/STT/26	繪圖 DRAWING A - 2f
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ARCHITECT

**lewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

GENERAL NOTE:

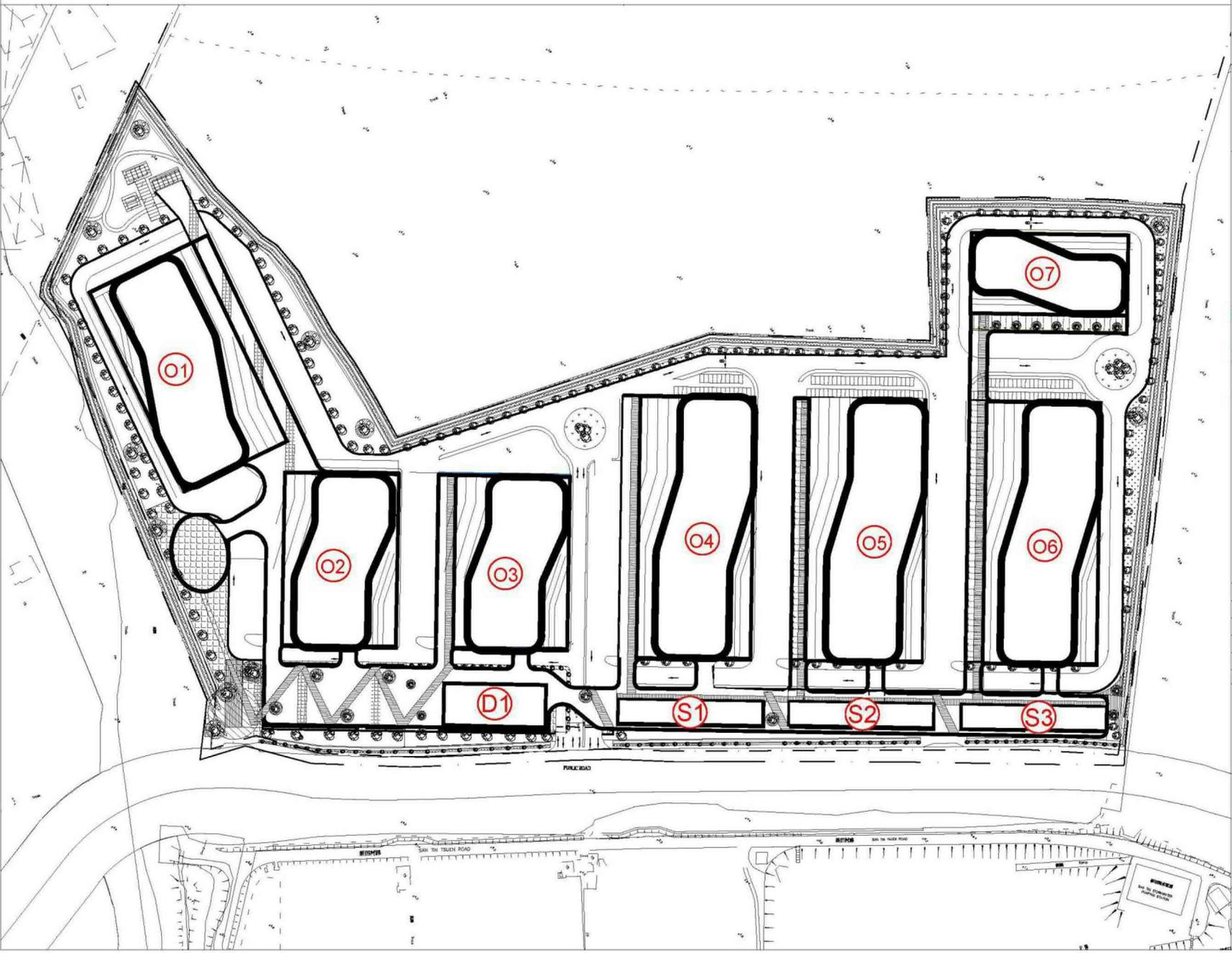
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- O R&D Offices
- D Data Centre
- S Staff Quarters


REV.	DATE	DESCRIPTION

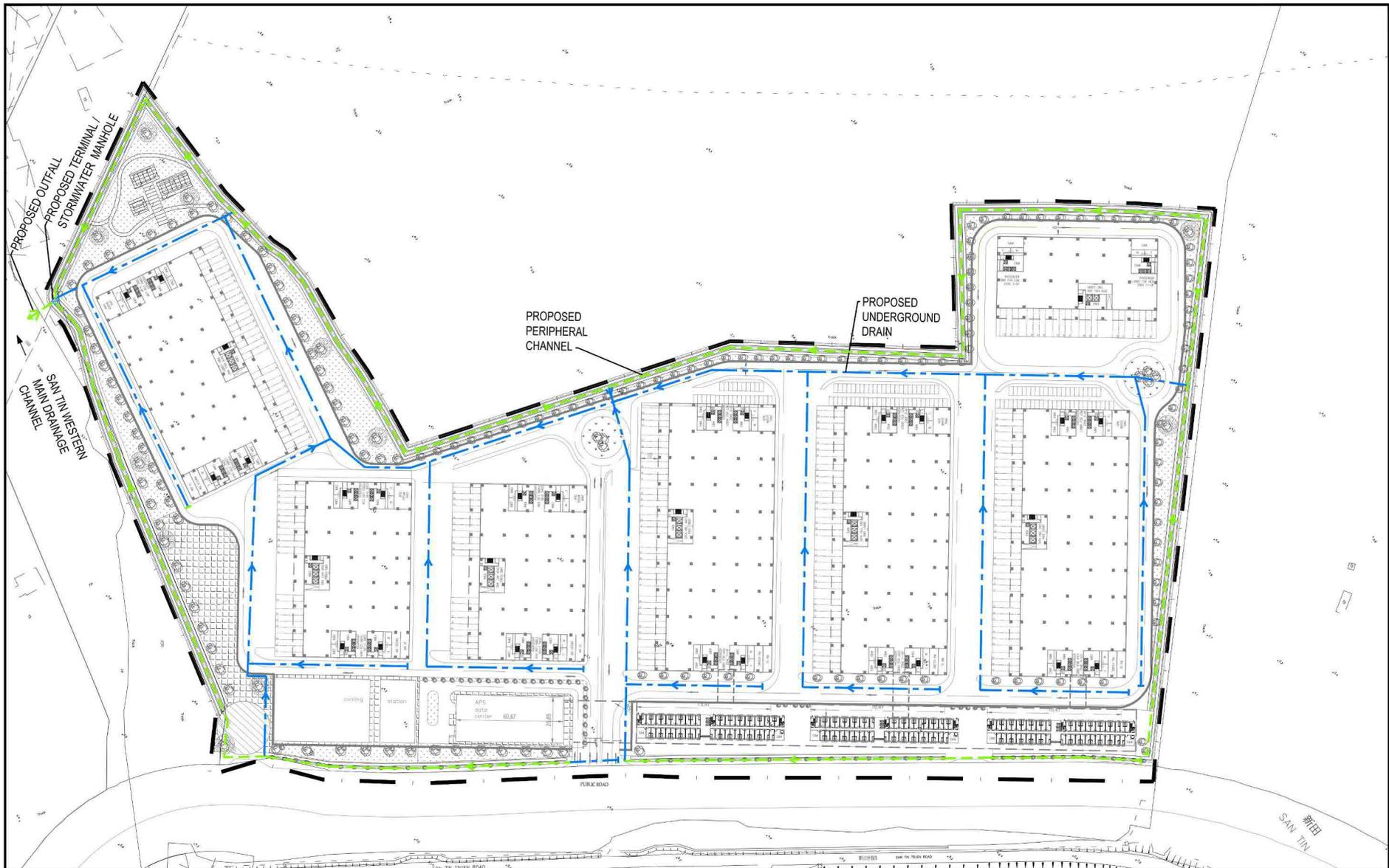
PROJECT  
PROPOSED LOGISTIC DEVELOPMENT IN SAN T TECHNOPOLE, LOT 764RP (PART) IN D.D. 95 SAN TIN, YUEN LONG, N.T.

DRAWING TITLE  
MASTER LAYOUT PLAN  
7/F-11/F Plan



(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 21.1.2026)

參考編號 REFERENCE No. A/STT/26	繪圖 DRAWING A - 2g
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LEGEND:  
 PROPOSED PERIPHERAL CHANNEL  
 PROPOSED UNDERGROUND DRAIN

REMARK:  
 MANHOLES AND CATCHPITS AT JUNCTIONS ARE NOT SHOWN FOR CLARITY

PROJECT

TITLE

PROPOSED STORMWATER DRAINAGE  
 MANAGEMENT PLAN

何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED

SCALE  
 1:2000 @ A3

DRAWING No.  
 FIGURE 5

(摘錄自申請人於21. 1. 2026呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 21.1.2026)

參考編號  
 REFERENCE No.  
 A/STT/26

繪圖  
 DRAWING  
 A-3



SAN TIN EASTERN  
MAIN DRAINAGE CHAN  
(SUBJECT TO DETAILED DI



三寶樹  
SAM PO SHUE

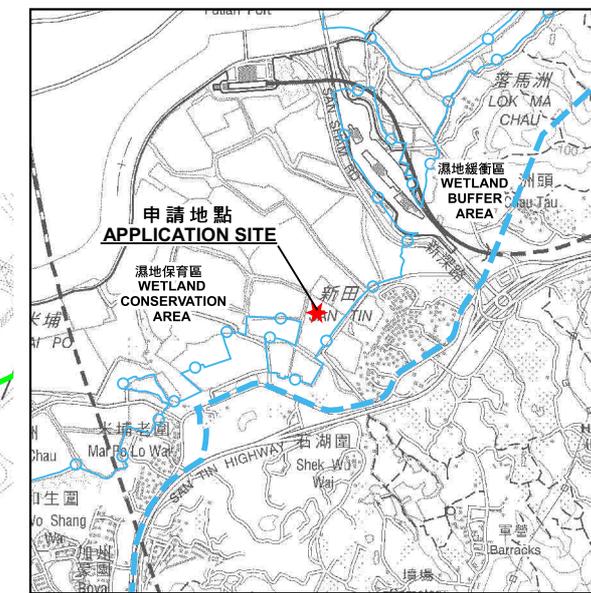
先前申請  
PREVIOUS APPLICATION  
A/YL-ST/91 (4.7.00)  
上訴駁回  
Appeal Dismissed

S/YL-MP/9

濕地保育公園  
WETLAND CONSERVATION PARK

新田西主排水道  
(有待詳細設計)  
SAN TIN WESTERN  
MAIN DRAINAGE CHANNEL  
(SUBJECT TO DETAILED DESIGN)

申請地點  
APPLICATION SITE



要覽圖 KEY PLAN  
SCALE 1 : 50 000 比例尺

先前申請  
PREVIOUS APPLICATION  
A/DPA/YL-ST/19 (15.10.93)  
A/DPA/YL-ST/28 (5.8.94)

新田  
SAN TIN

創新及科技  
INNOVATION AND  
TECHNOLOGY

先前申請  
PREVIOUS APPLICATION  
A/DPA/YL-ST/20 (25.3.94) s.17  
A/DPA/YL-ST/24 (15.7.94)

先前申請  
PREVIOUS APPLICATION  
A/YL-ST/20 (27.6.97) s.17  
A/YL-ST/45 (12.6.98) s.17

連接青山公路 - 新田段的通道  
Access Leading from  
Castle Peak Road - San Tin

連接新田村路的通道  
Access Leading from  
San Tin Tsuen Road

濕地緩衝區界線  
BOUNDARY OF  
WETLAND  
BUFFER AREA

圖例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99) X	已撤銷 REVOKED
—	會議日期 DATE OF MEETING
—	申請編號 APPLICATION NUMBER

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議填塘工程以作准許的創新及科技中心 (包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅 (只限員工宿舍)、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉 (危險品倉庫除外))  
新界元朗新田丈量約份第99約地段第764號餘段 (部份)  
PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODW))  
LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

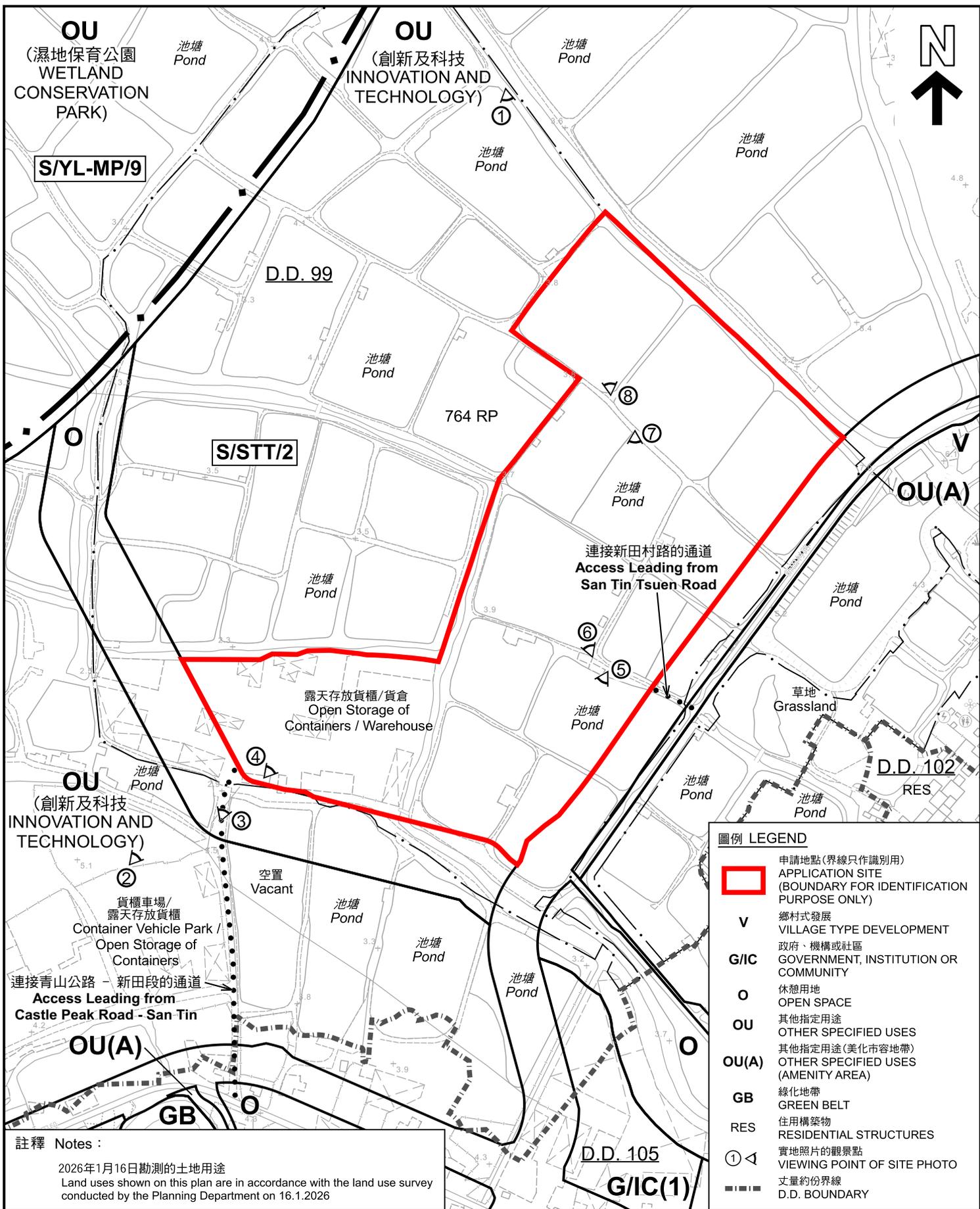


本摘要圖於2026年3月11日擬備，所根據的資料為於2024年9月17日核准的分區計劃大綱圖編號S/STT/2  
EXTRACT PLAN PREPARED ON 11.3.2026 BASED ON OUTLINE ZONING PLAN No. S/STT/2 APPROVED ON 17.9.2024



參考編號  
REFERENCE No.  
A/STT/26

圖 PLAN  
A-1



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>O</b>	休憩用地 OPEN SPACE
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>OU(A)</b>	其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
<b>GB</b>	綠化地帶 GREEN BELT
<b>RES</b>	住用構築物 RESIDENTIAL STRUCTURES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	丈量約份界線 D.D. BOUNDARY

**註釋 Notes :**  
2026年1月16日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 16.1.2026

本摘要圖於2026年3月11日擬備，  
所根據的資料為測量圖編號  
2-SE-7B、7D、8A 及 8C  
EXTRACT PLAN PREPARED ON  
11.3.2026 BASED ON SURVEY SHEETS  
No. 2-SE-7B, 7D, 8A & 8C

**平面圖 SITE PLAN**

擬議填塘工程以作准許的創新及科技中心(包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅(只限員工宿舍)、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉(危險品倉庫除外))  
新界元朗新田丈量約份第99約地段第764號餘段(部份)  
PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN))  
LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米  
METRES METRES METRES

	<b>規劃署</b> Planning Department	
	參考編號 REFERENCE No. <b>A/STT/26</b>	圖 PLAN <b>A-2</b>



圖例 LEGEND

 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2026年3月4日擬備，所根據的資料為地政總署於2024年3月17日拍得的航攝照片編號  
E219577C - E219580C & E219636C  
EXTRACT PLAN PREPARED ON  
4.3.2026 BASED ON AERIAL PHOTOS  
No. E219577C - E219580C & E219636C  
TAKEN ON 17.3.2024 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議填塘工程以作准許的創新及科技中心 (包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅 (只限員工宿舍)、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉 (危險品倉庫除外))  
新界元朗新田丈量約份第99約地段第764號餘段 (部份)  
PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN))  
LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/STT/26

圖 PLAN  
A-3

1



申請地點  
APPLICATION SITE

2



申請地點  
APPLICATION SITE

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

擬議填塘工程以作准許的創新及科技中心（包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅（只限員工宿舍）、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉（危險品倉庫除外））  
新界元朗新田丈量約份第99約地段第764號餘段（部份）  
PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN))  
LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
A/STT/26

圖 PLAN  
A-4a

本圖於2026年1月19日擬備，所根據的資料為攝於2026年1月15日的實地照片  
PLAN PREPARED ON 19.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 15.1.2026



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2026年1月19日擬備，所根據的資料為攝於2026年1月15日的實地照片  
 PLAN PREPARED ON 19.1.2026  
 BASED ON SITE PHOTOS  
 TAKEN ON 15.1.2026

擬議填塘工程以作准許的創新及科技中心（包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅（只限員工宿舍）、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉（危險品倉庫除外））  
 新界元朗新田丈量約份第99約地段第764號餘段（部份）  
 PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN))  
 LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
 A/STT/26

圖 PLAN  
 A-4b

6



7



8



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議填塘工程以作准許的創新及科技中心（包括准許的貨物裝卸及貨運設施、創意產業、食肆、分層住宅（只限員工宿舍）、工業用途、資訊科技及電訊業、辦公室、公用事業設施裝置、研究所、設計及發展中心、商店及服務行業及貨倉（危險品倉庫除外））  
 新界元朗新田丈量約份第99約地段第764號餘段（部份）  
 PROPOSED FILLING OF PONDS FOR PERMITTED INNOVATION AND TECHNOLOGY HUB (INCLUDING PERMITTED CARGO HANDLING AND FORWARDING FACILITIES, CREATIVE INDUSTRIES, EATING PLACE, FLAT (STAFF QUARTERS ONLY), INDUSTRIAL USE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES, OFFICE, PUBLIC UTILITY INSTALLATION, RESEARCH, DESIGN AND DEVELOPMENT CENTRE, SHOP AND SERVICES AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN))  
 LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

規 劃 署  
 PLANNING  
 DEPARTMENT



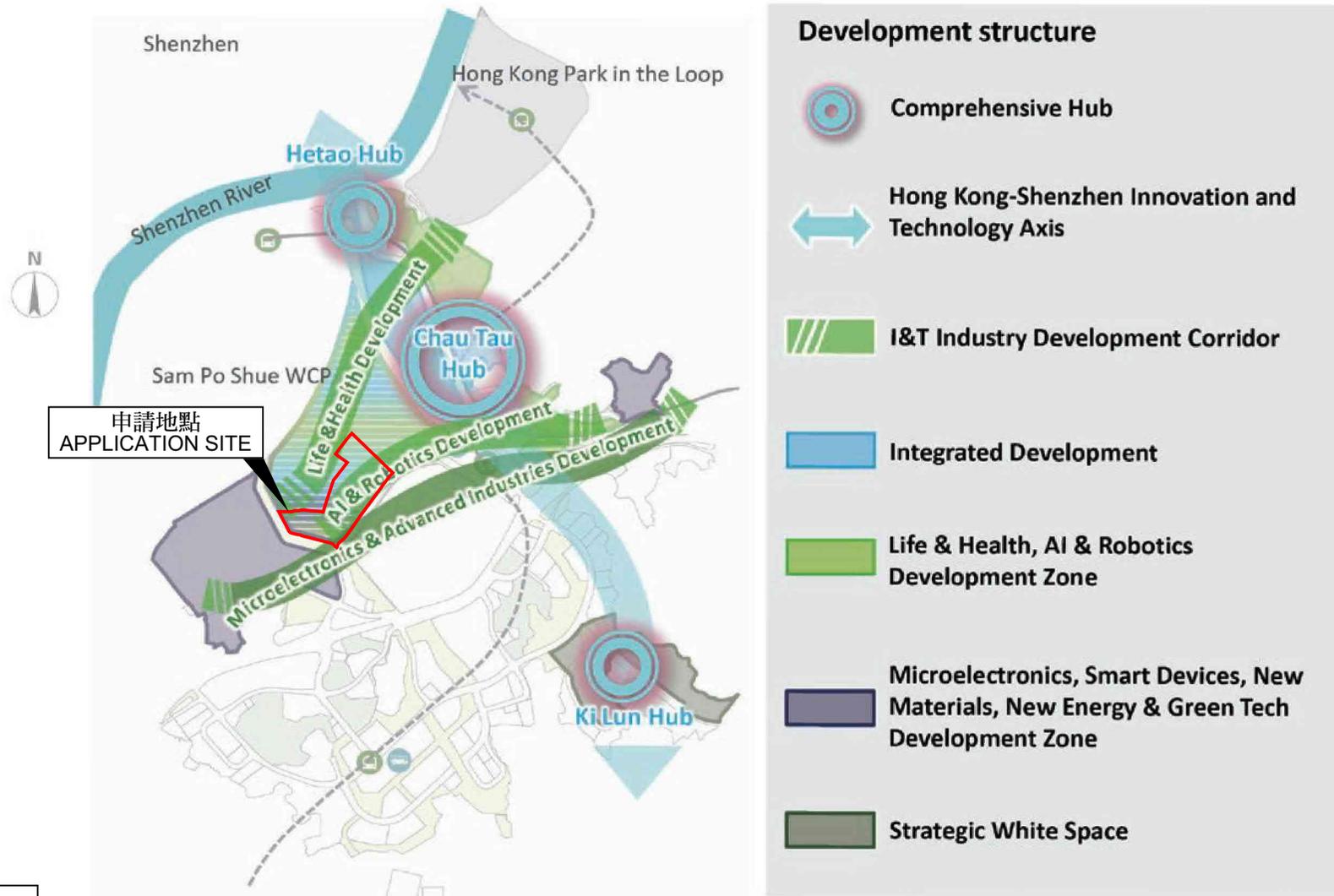
參考編號  
 REFERENCE No.  
 A/STT/26

圖 PLAN  
 A-4c

本圖於2026年1月19日擬備，所根據的資料為攝於2026年1月15日的實地照片  
 PLAN PREPARED ON 19.1.2026  
 BASED ON SITE PHOTOS  
 TAKEN ON 15.1.2026



Figure 9 Planning Framework of the San Tin Technopole



Note: 1. Proposed railway and station locations are for reference only

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年2月23日擬備  
EXTRACT PLAN PREPARED ON 23.2.2026

新田科技城創科產業發展規劃概念綱要中新田科技城的地塊規劃結構  
PLANNING FRAMEWORK OF THE SAN TIN TECHNOPOLE IN  
THE CONCEPTUAL OUTLINE OF THE DEVELOPMENT PLAN FOR  
THE INNOVATION AND TECHNOLOGY INDUSTRY IN THE SAN TIN TECHNOPOLE



規劃署  
Planning Department

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A/STT/26

圖 PLAN  
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