

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

創新及科技
INNOVATION AND
TECHNOLOGY

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

濕地保育區界線
BOUNDARY OF WETLAND
CONSERVATION
AREA

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

創新及科技
INNOVATION AND
TECHNOLOGY

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

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

S/STT/2

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

物流、貯物
和工場(2)
LOGISTICS,
STORAGE AND
WORKSHOP (2)

圖例 LEGEND

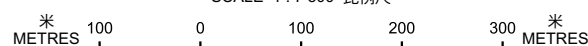
- 243 (17.7.04) 獲批准的申請
APPROVED APPLICATION
- 244 (17.7.04) 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.99) X 已撤銷
REVOKED
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

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))
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))
新界元朗新田丈量約份第99約地段第764號餘段(部份)
LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺



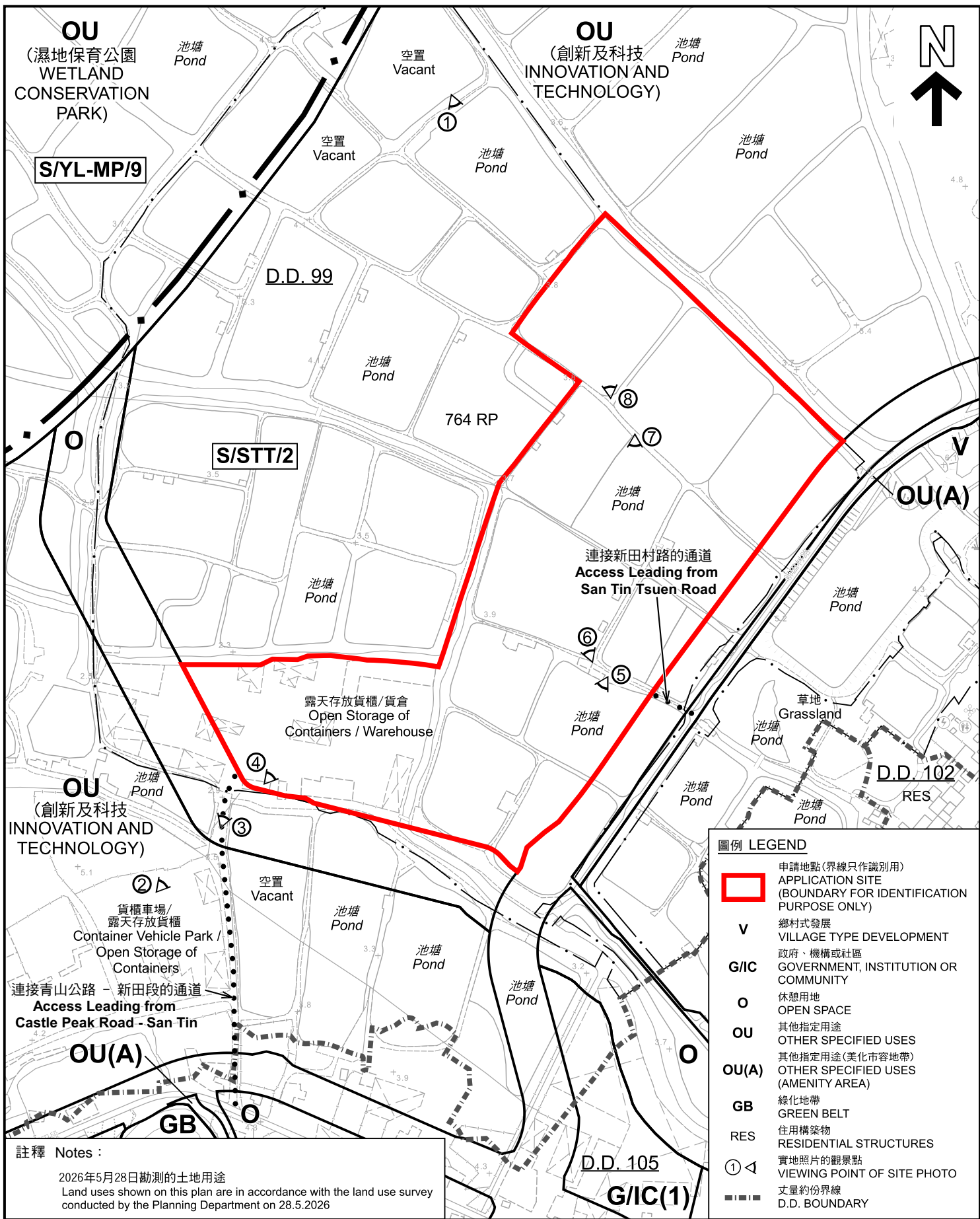
本摘要圖於2026年6月24日擬備，所根據的資料為於2024年9月17日核准的分區計劃大綱圖編號S/STT/2
EXTRACT PLAN PREPARED ON 24.6.2026 BASED ON OUTLINE ZONING PLAN No. S/STT/2 APPROVED ON 17.9.2024



規劃署
Planning Department

參考編號
REFERENCE No.
A/STT/26

圖 PLAN
R-1



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
OU(A)	其他指定用途(美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
GB	綠化地帶 GREEN BELT
RES	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5月28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 28.5.2026

本摘要圖於2026年5月29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
29.5.2026 BASED ON SURVEY SHEETS
No. 2-SE-7B, 7D, 8A & 8C

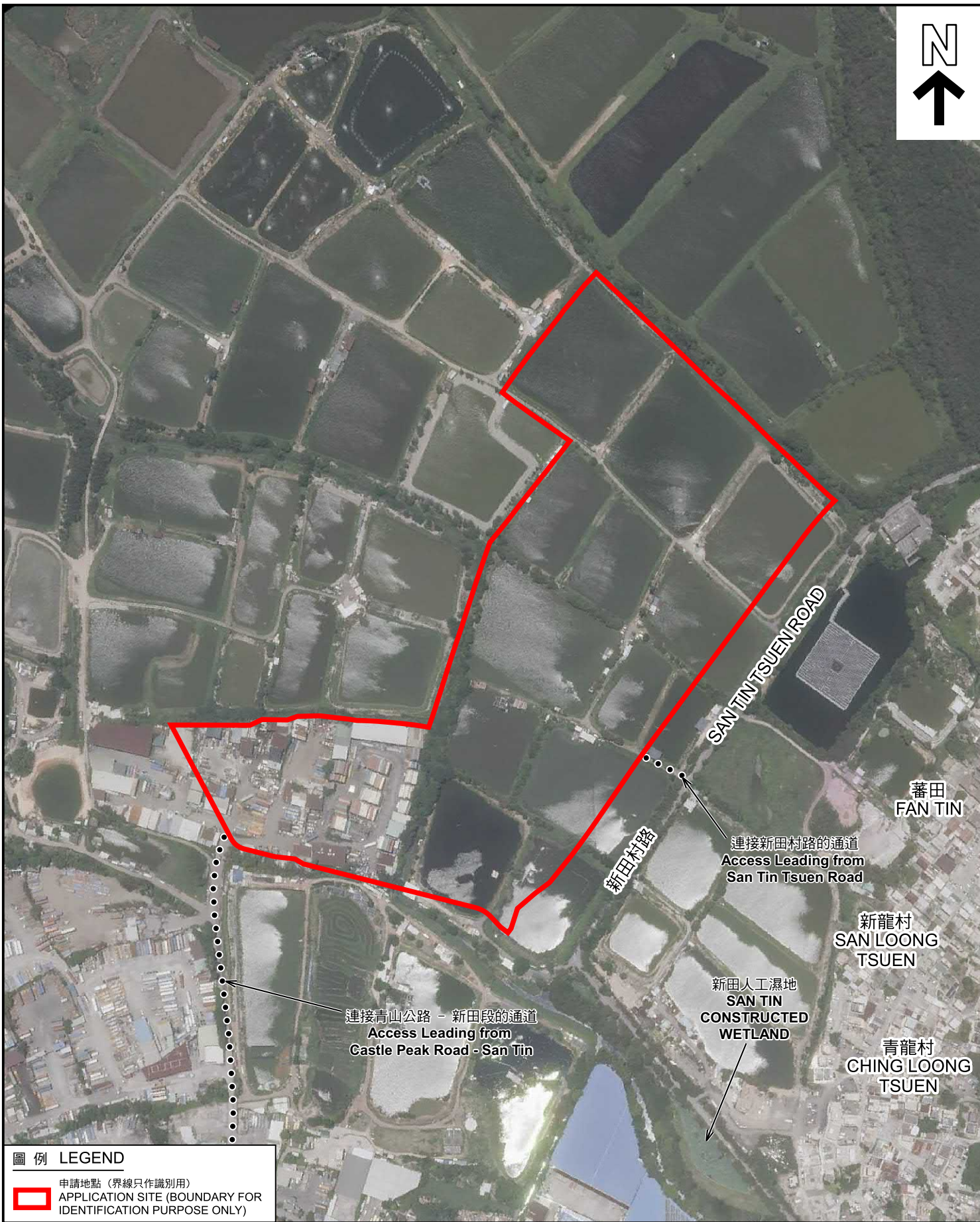
平面圖 SITE PLAN

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

<p>規劃署 Planning Department</p>	<p>參考編號 REFERENCE No.</p> <p>A/STT/26</p>	<p>圖 PLAN</p> <p>R-2</p>
	<p align="center">圖例 LEGEND</p>	



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6月1日擬備，所根據的資料為地政總署於2025年6月10日拍得的航攝照片編號E257785C
EXTRACT PLAN PREPARED ON 1.6.2026 BASED ON AERIAL PHOTOS No. E257785C TAKEN ON 10.6.2025 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))
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規劃署
Planning Department

參考編號
REFERENCE No.
A/STT/26

圖 PLAN
R-3

1



2



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）
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 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
 R-4a

本圖於2026年5月29日擬備，所根據的資料為攝於2026年5月28日的實地照片
 PLAN PREPARED ON 29.5.2026
 BASED ON SITE PHOTOS
 TAKEN ON 28.5.2026

3



4



5



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））
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 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
 R-4b

本圖於2026年5月29日擬備，所根據的資料為攝於2026年5月28日的實地照片
 PLAN PREPARED ON 29.5.2026
 BASED ON SITE PHOTOS
 TAKEN ON 28.5.2026

6



申請地點
APPLICATION SITE

7



申請地點
APPLICATION SITE

8



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））
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 LOT 764 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

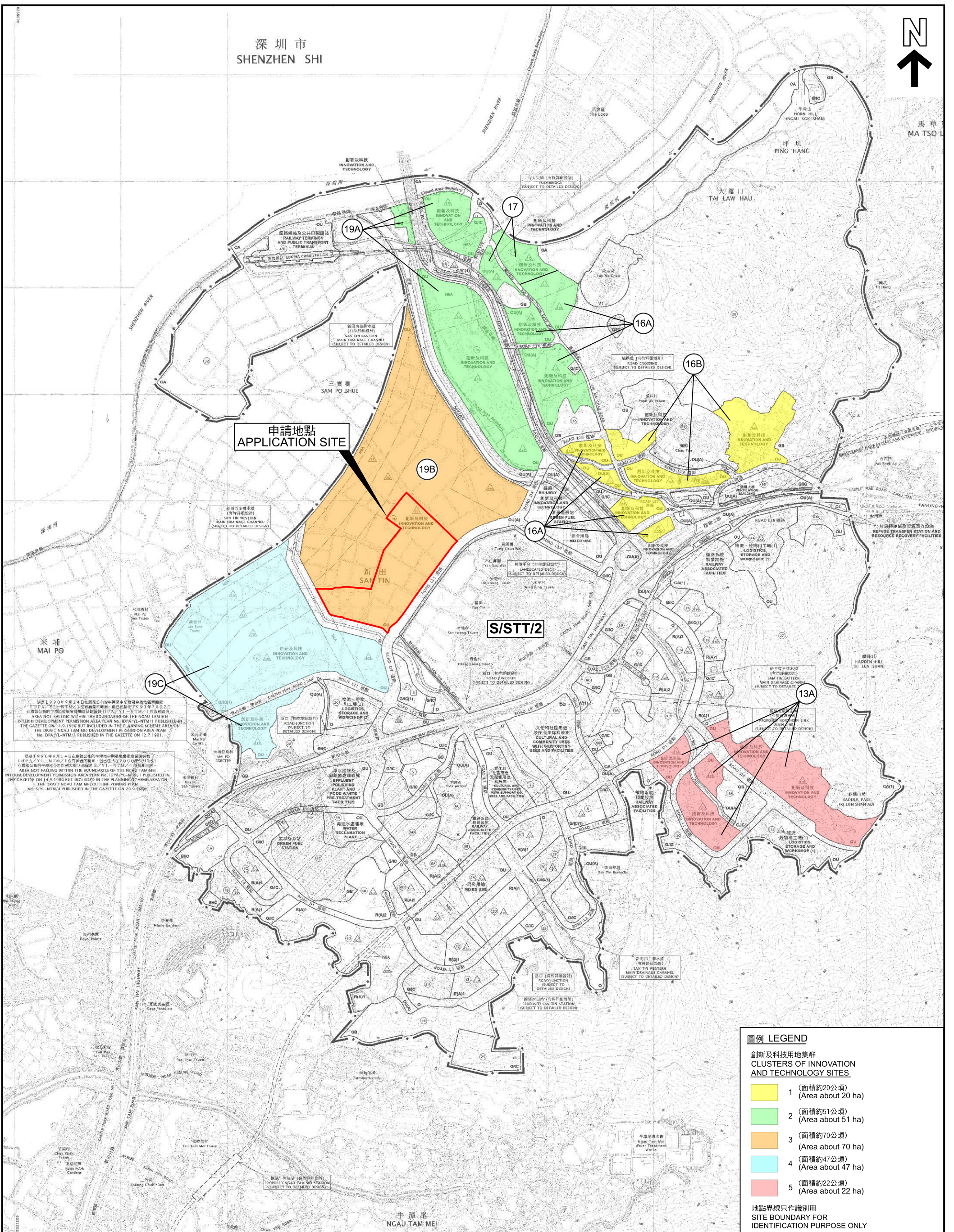


規劃署
Planning Department

參考編號
REFERENCE No.
A/STT/26

圖 PLAN
R-4c

本圖於2026年5月29日擬備，所根據的資料為攝於2026年5月28日的實地照片
PLAN PREPARED ON 29.5.2026
BASED ON SITE PHOTOS
TAKEN ON 28.5.2026



圖例 LEGEND

創新及科技用地集群
CLUSTERS OF INNOVATION
AND TECHNOLOGY SITES

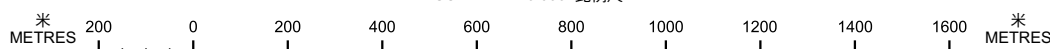
- 1 (面積約20公頃)
(Area about 20 ha)
- 2 (面積約51公頃)
(Area about 51 ha)
- 3 (面積約70公頃)
(Area about 70 ha)
- 4 (面積約47公頃)
(Area about 47 ha)
- 5 (面積約22公頃)
(Area about 22 ha)

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

本摘要圖於2026年5月18日備圖，
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 18.5.2026
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

新田科技城規劃及設計大綱的創新及科技用地集群
CLUSTERS OF INNOVATION AND TECHNOLOGY SITES IN
THE PLANNING AND DESIGN BRIEF FOR SAN TIN TECHNOPOLE

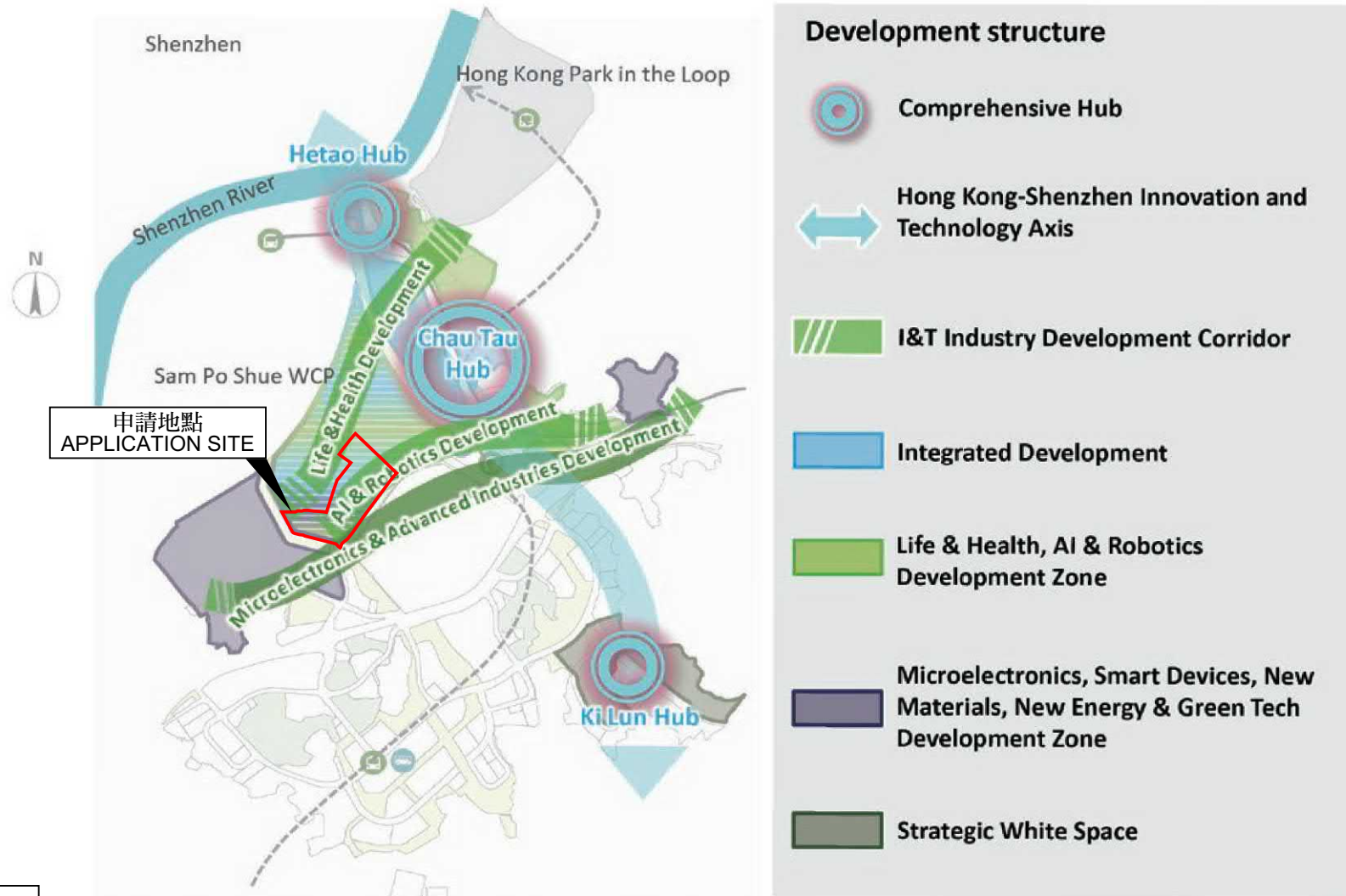
SCALE 1 : 16 000 比例尺



參考編號
REFERENCE No.
A/STT/26

圖 PLAN
R-5

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5月18日擬備
EXTRACT PLAN PREPARED ON 18.5.2026

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

參考編號
REFERENCE No.
A/STT/26

圖 PLAN
R-6