



-	G.A. PLAN FOR TFS	08-2023	
A	G.A. PLAN FOR TFS	09-2023	
B	G.A. PLAN FOR CD	10-2023	
C	G.A. PLAN FOR 6D	03-2024	
D	G.A. PLAN FOR SD	03-2024	
E	G.A. PLAN FOR TFS(R)	12-2025	
F	G.A. PLAN FOR APPLICATION	05-2026	
REV	DESCRIPTION	DATE	CHECKED

Client



Lead Consultant / Architect / Authorized Person / Interior Design



Civil, Structural & Geotechnical Engineer / RSE / RGE



Building Services & IT Engineer



Landscape Design Consultant



Project :
HKSTP INNOCELL 2.0
AGREEMENT No. PD/CA/349

Drawing Title :
FIRST FLOOR PLAN

Contract No.:		
Designed By:-	Drawn By:-	
Date:-	MAY2026	Approved:-
CAD REF:	SK-1F - COPY	
Scale:-		
Drawing No.:		
Job No.:	Drawing Status:-	Rev
22072		AI

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參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 2b

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



-	G.A. PLAN FOR TFS	08-2023	
A	G.A. PLAN FOR TFS	09-2023	
B	G.A. PLAN FOR CD	10-2023	
C	G.A. PLAN FOR CD	11-2023	
D	G.A. PLAN FOR SD	03-2024	
E	G.A. PLAN FOR TFS(R)	12-2025	
F	G.A. PLAN FOR APPLICATION	05-2026	
REV	DESCRIPTION	DATE	CHECKED

Client



Lead Consultant / Architect / Authorized Person / Interior Design



Civil, Structural & Geotechnical Engineer / RSE / ROE



Building Services & IT Engineer



Landscape Design Consultant



Project:
HKSTP INNOCELL 2.0
AGREEMENT No. PD/CA/349

Drawing Title:
TYPICAL FLOOR PLAN

Contract No.:

Designed By: Drawn By:

Date: MAY2026 Approved:

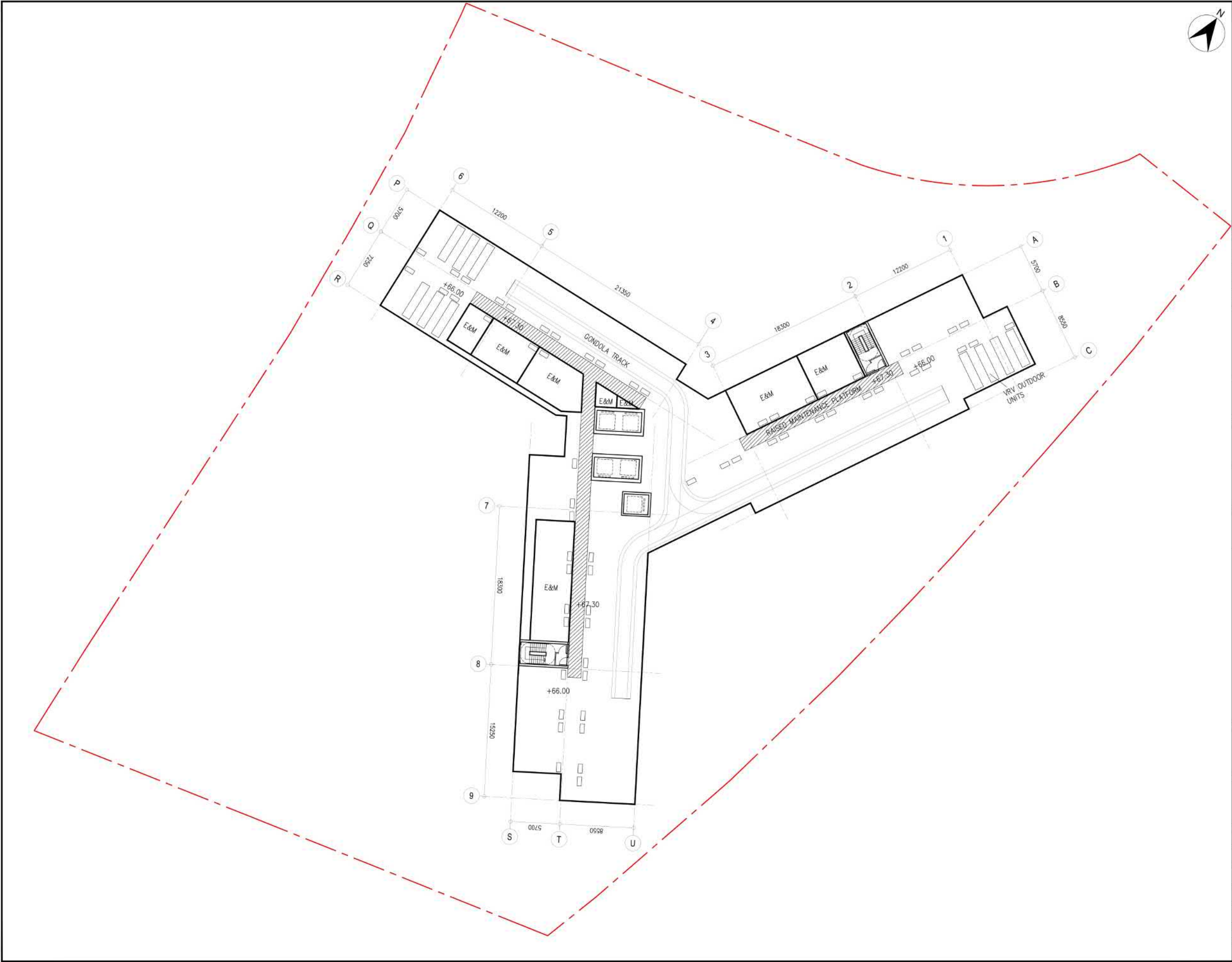
CAD REF: SK-TYP - COPY

Scale:

Drawing No.:

Job No.: 22072 Drawing Status: Rev: AI

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REV	DESCRIPTION	DATE	CHECKED
-	G.A. PLAN FOR TFS	08-2023	
A	G.A. PLAN FOR TFS	09-2023	
B	G.A. PLAN FOR TFS	10-2023	
C	G.A. PLAN FOR APPLICATION	05-2026	

Client



Lead Consultant / Architect / Authorized Person / Interior Design



Civil, Structural & Geotechnical Engineer / RSE / RGE



Building Services & IT Engineer



Landscape Design Consultant

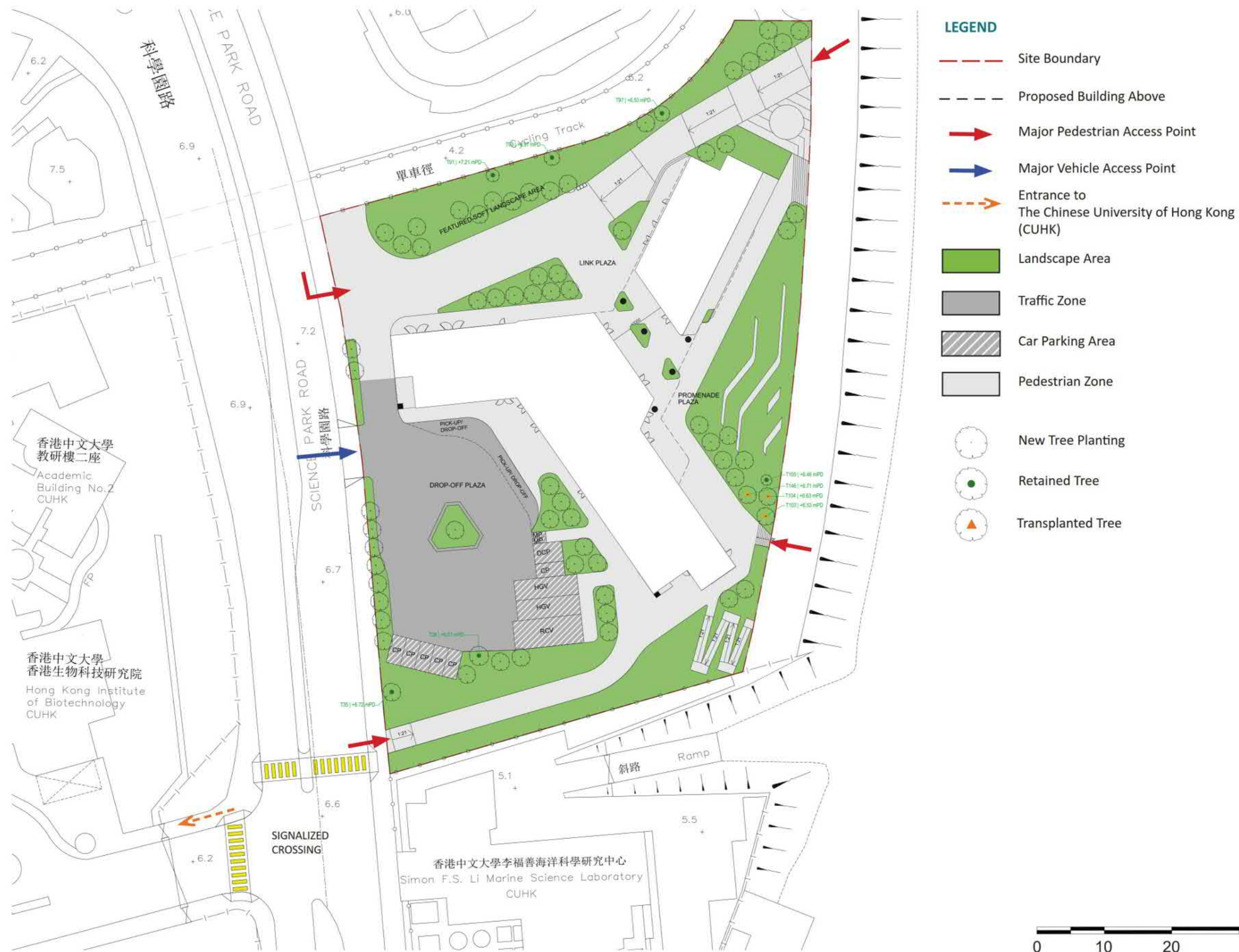


Project :
HKSTP INNOCELL 2.0
AGREEMENT No. PD/CA/349

Drawing Title :
ROOF PLAN

Contract No.:	
Designed By:-	Drawn By:-
Date:- MAY2026	Approved:-
CAD REF:-	
Scale:-	
Drawing No.:	
Job No.:	Drawing Status:-
	Rev. AI

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Landscape Proposal
Proposed Development of InnoCell 2.0 at Hong Kong Science Park
Landscape Master Plan

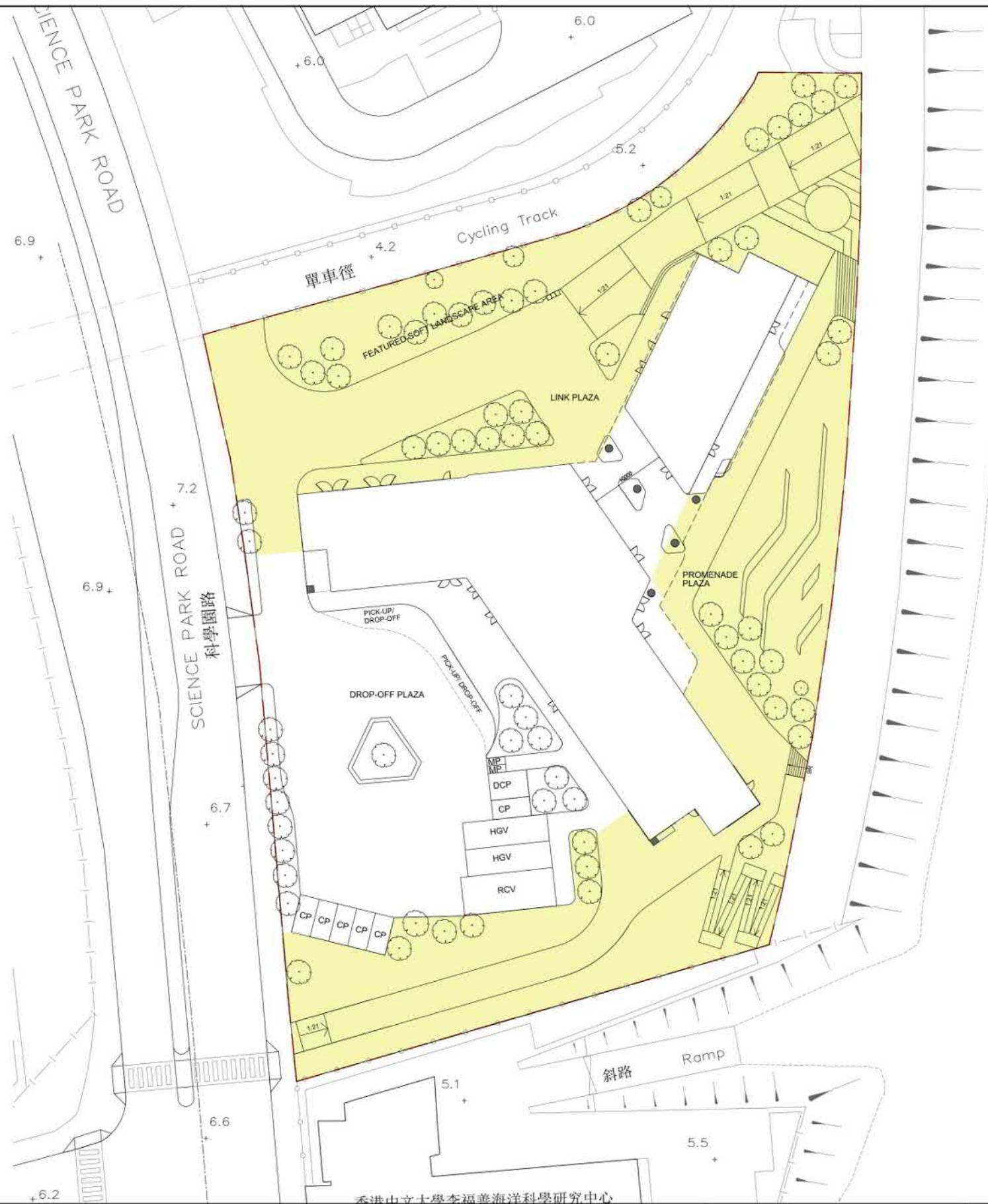
SCALE		DATE	JUNE 2026
CHECKED	YK	DRAWN	NM
FIGURE NO.	FIGURE 2		REV. K



Ko Landscape Architects Limited
高天佑景觀設計有限公司

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 4



LEGEND

- Site Boundary
- Proposed Building Above
- Proposed Public Open Space*
(24-hour accessible by public)
- *Total Open Space Area
24-hour accessible by public:
At least 4200 m2
- Tree

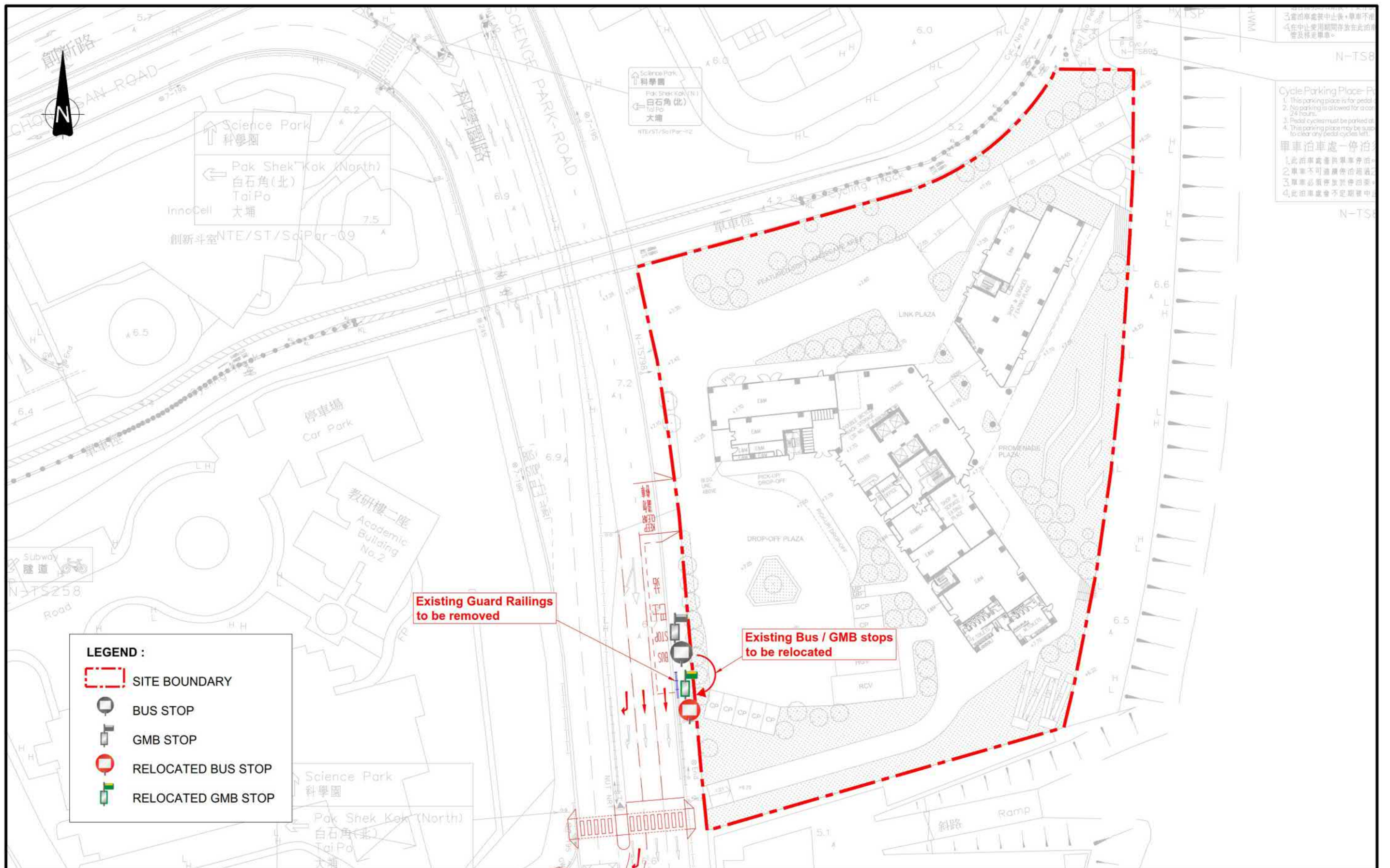
Landscape Proposal
Proposed Development of InnoCell 2.0 at Hong Kong Science Park
Open Space Provision Plan

SCALE		DATE	JUNE 2026
CHECKED	YK	DRAWN	NM
FIGURE NO.	FIGURE 4		REV. L



Ko Landscape Architects Limited
高天佑景觀設計有限公司

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



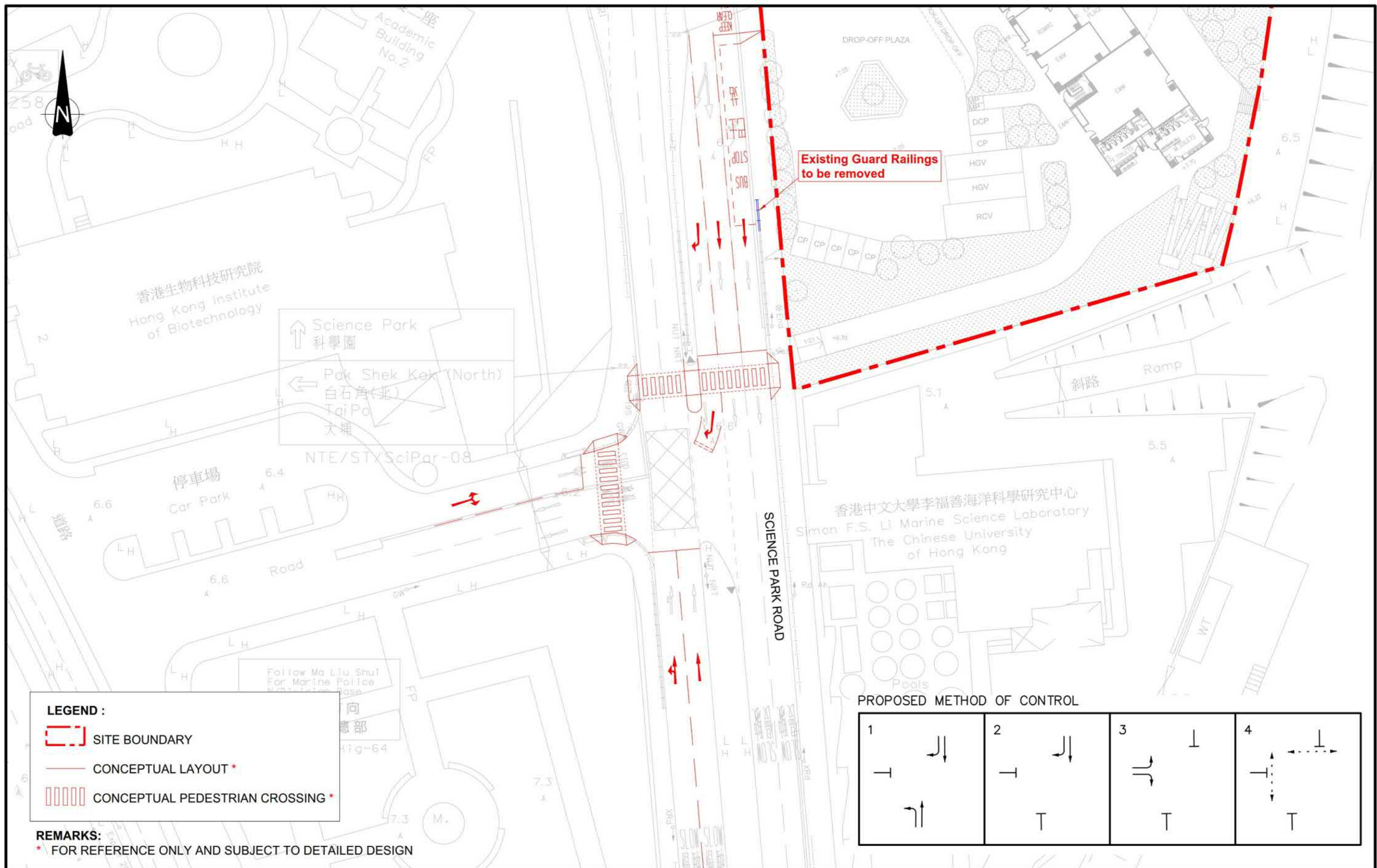
F	REVISED LAYOUT	SFL	26JUN26	Project Title PROPOSED DEVELOPMENT OF INNOCELL 2.0 AT HONG KONG SCIENCE PARK - TRAFFIC IMPACT ASSESSMENT STUDY	Drawing Title PROPOSED PERMANENT RELOCATION OF BUS AND GMB STOP AT SCIENCE PARK ROAD	Designed CSY	Checked SFL	Scale	Date SEP 2023	Drawing No. 5.2	Rev. F	
E	REVISED LAYOUT	SFL	4JUN26									
D	REVISED LAYOUT	SFL	2JUN26									
C	INCORPORATED TD'S COMMENTS	SFL	6MAR24									
Rev.	Description	Checked	Date									

CHK50724210/TIA/F52.CAD/CSY/26JUN26

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 6

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Project Title				Drawing Title				SYSTRAMVA			
C	REVISED LAYOUT	SFL	26JUN26	PROPOSED DEVELOPMENT OF INNOCELL 2.0 AT HONG KONG SCIENCE PARK - TRAFFIC IMPACT ASSESSMENT STUDY				CONCEPTUAL PEDESTRIAN SIGNALISED CROSSING AT SCIENCE PARK ROAD			
B	REVISED LAYOUT	SFL	4JUN26								
A	REVISED LAYOUT	SFL	27MAY26								
Rev.	Description	Checked	Date	Designed CSY				Checked SFL			
				Scale				Date SEP 2023			
				Drawing No. 7.4				Rev. C			

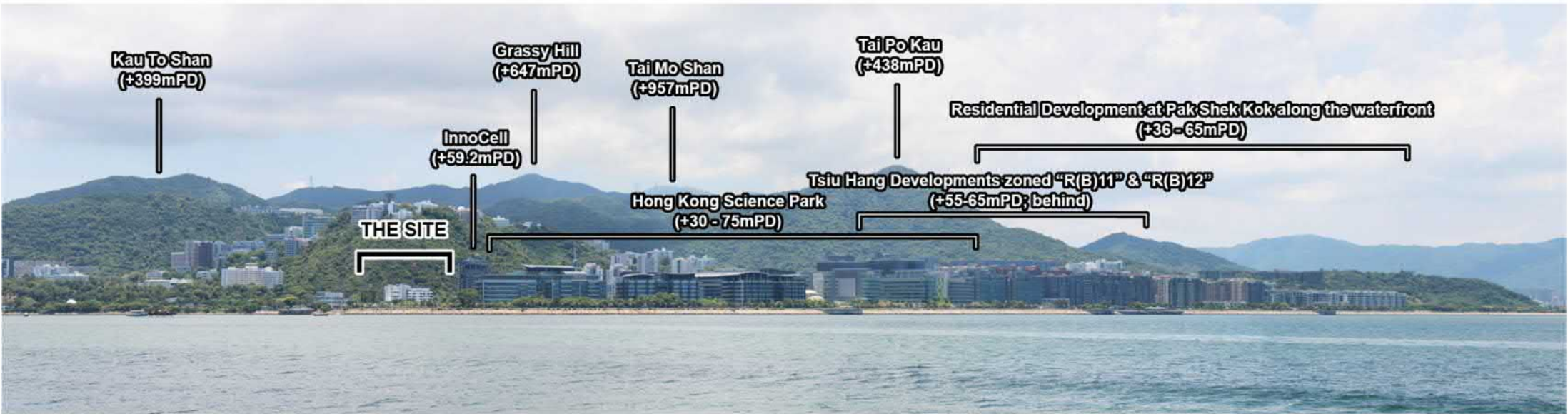
CHK50724210/TIA/F74.CAD/CSY/26JUN26

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 7

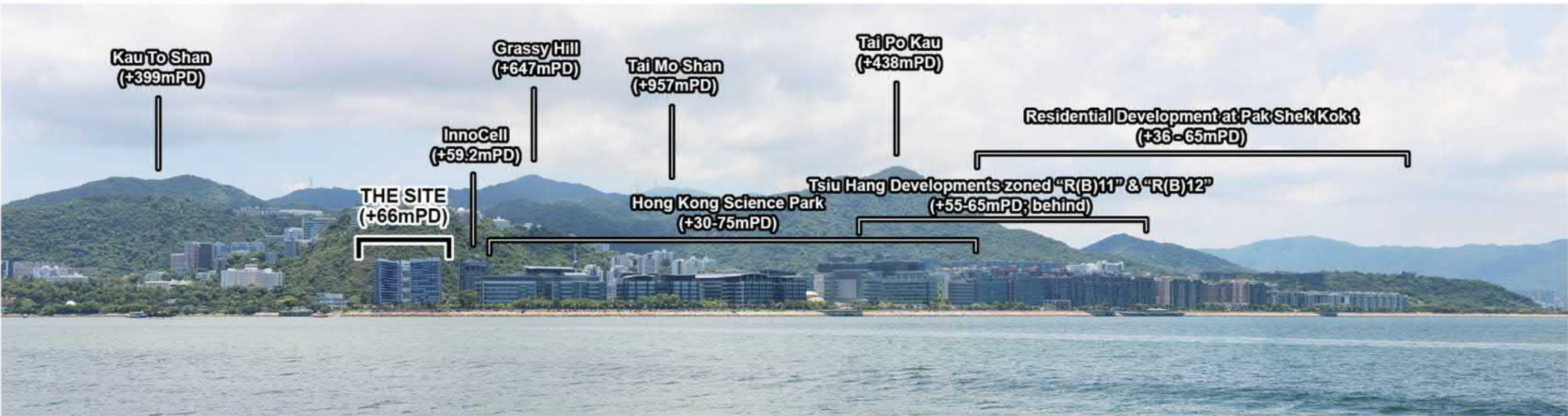
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Ma On Shan Promenade Near Ma On Shan Swimming Pool (VP1)

Proposed Rezoning from "Open Space" Zone to "Other Specified Uses" annotated "Science Park (1)" Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.1

Date: 26 May 2026

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Ma On Shan Promenade Near Oceanaire (VP2)

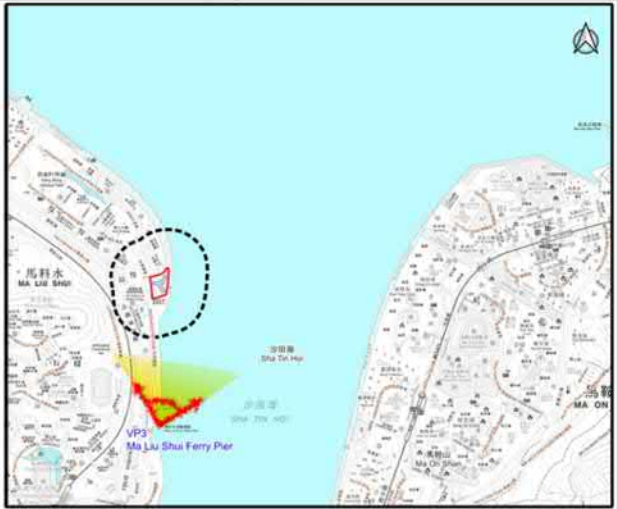
Proposed Rezoning from “Open Space” Zone to “Other Specified Uses” annotated “Science Park (1)” Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.2

Date: 26 May 2026

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

Photomontage viewing from Ma Liu Shui Ferry Pier (VP3)

Proposed Rezoning from "Open Space" Zone to "Other Specified Uses" annotated "Science Park (1)" Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.3

Date: 26 May 2026

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 8c

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

Photomontage viewing from Pavilion of Harmony,
the Chinese University of Hong Kong (VP4)

Proposed Rezoning from "Open Space"
Zone to "Other Specified Uses" annotated
"Science Park (1)" Zone
for the Hong Kong Science & Technology
Park Corporation

Visual Impact Assessment

Figure 7.4

Date: 26 May 2026

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 8d

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Pak Shek Kok Landing (VP5)

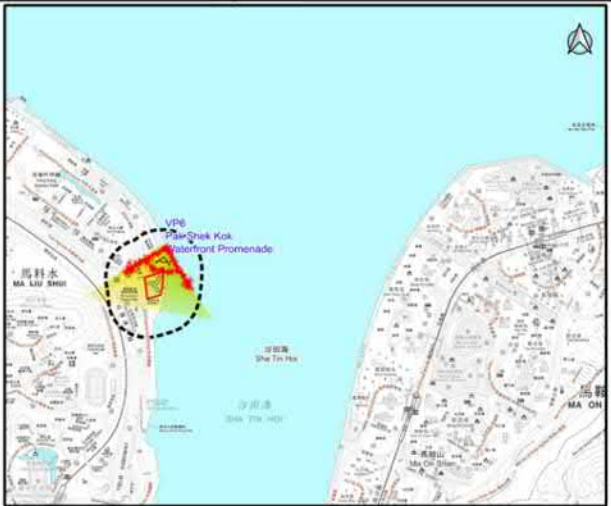
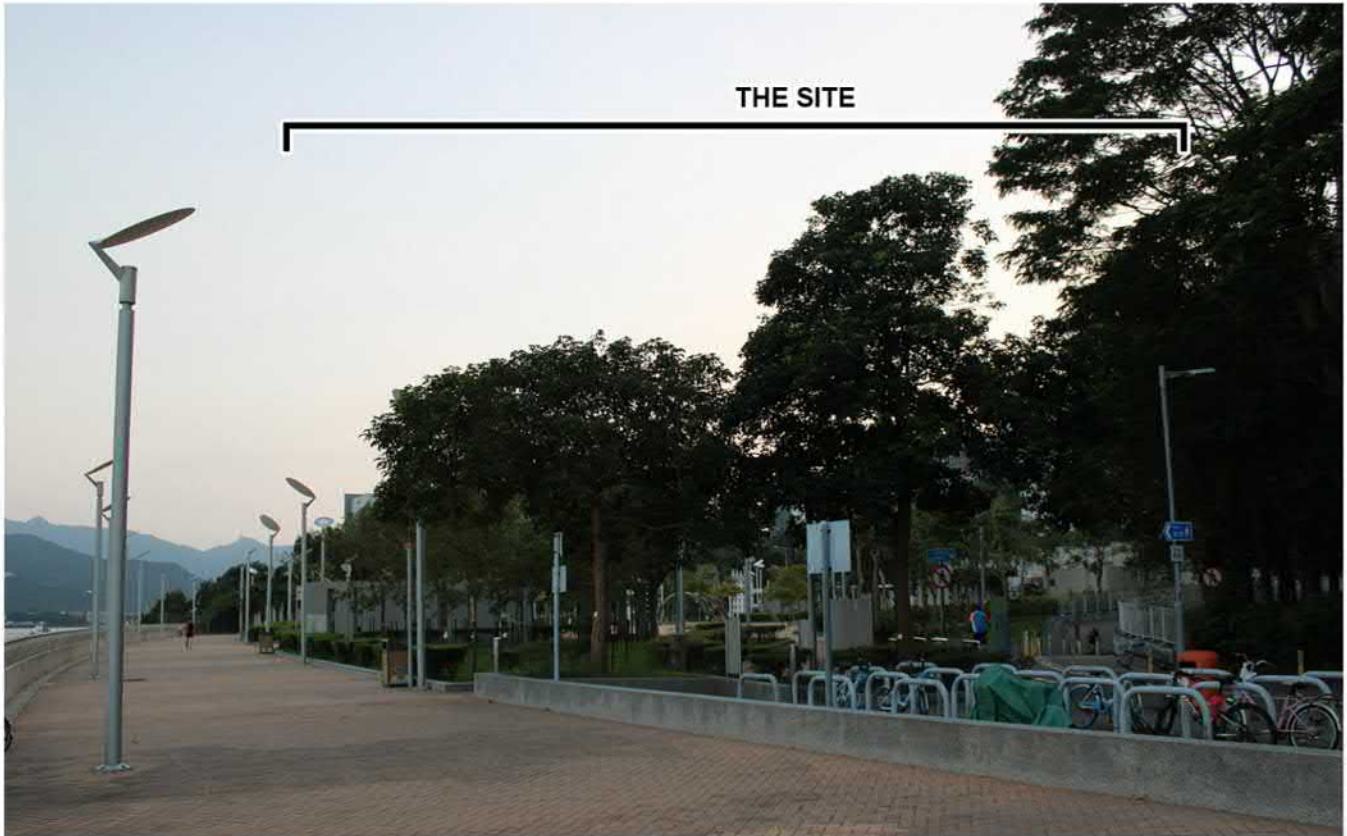
Proposed Rezoning from "Open Space" Zone to "Other Specified Uses" annotated "Science Park (1)" Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.5

Date: 6 February 2024

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Pak Shek Kok Waterfront Promenade (VP6)

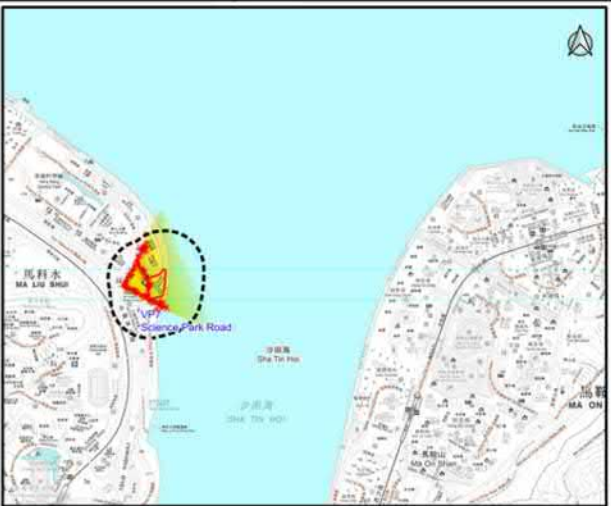
Proposed Rezoning from "Open Space" Zone to "Other Specified Uses" annotated "Science Park (1)" Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.6

Date: 26 May 2026

EXISTING CONDITION



Key Plan

THE SITE



Photomontage viewing from Science Park Road (VP7)

Proposed Rezoning from “Open Space”
Zone to “Other Specified Uses” annotated
“Science Park (1)” Zone
for the Hong Kong Science & Technology
Park Corporation

Visual Impact Assessment

Figure 7.7

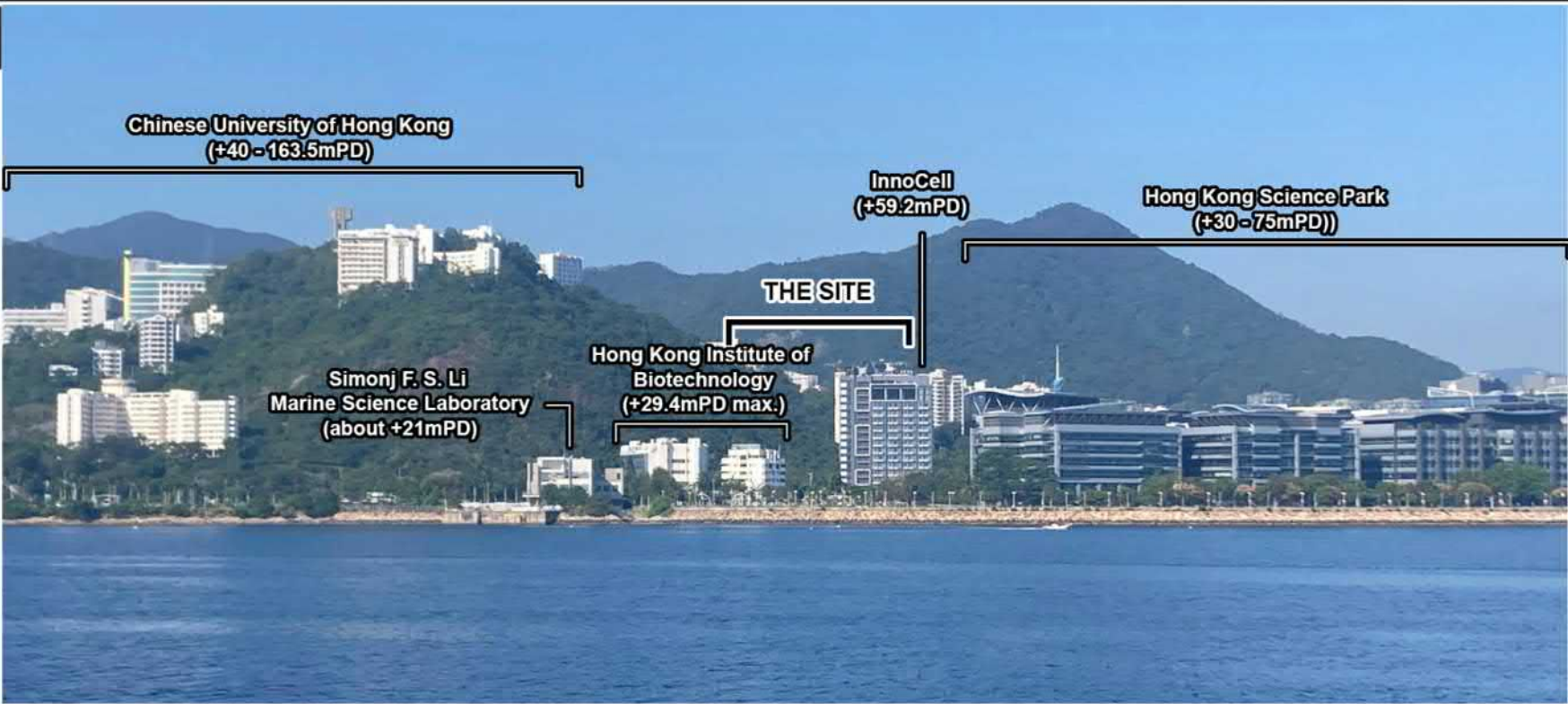
Date: 19 February 2024

參考編號
REFERENCE No. M/TP/24/01

繪圖 DRAWING 8g

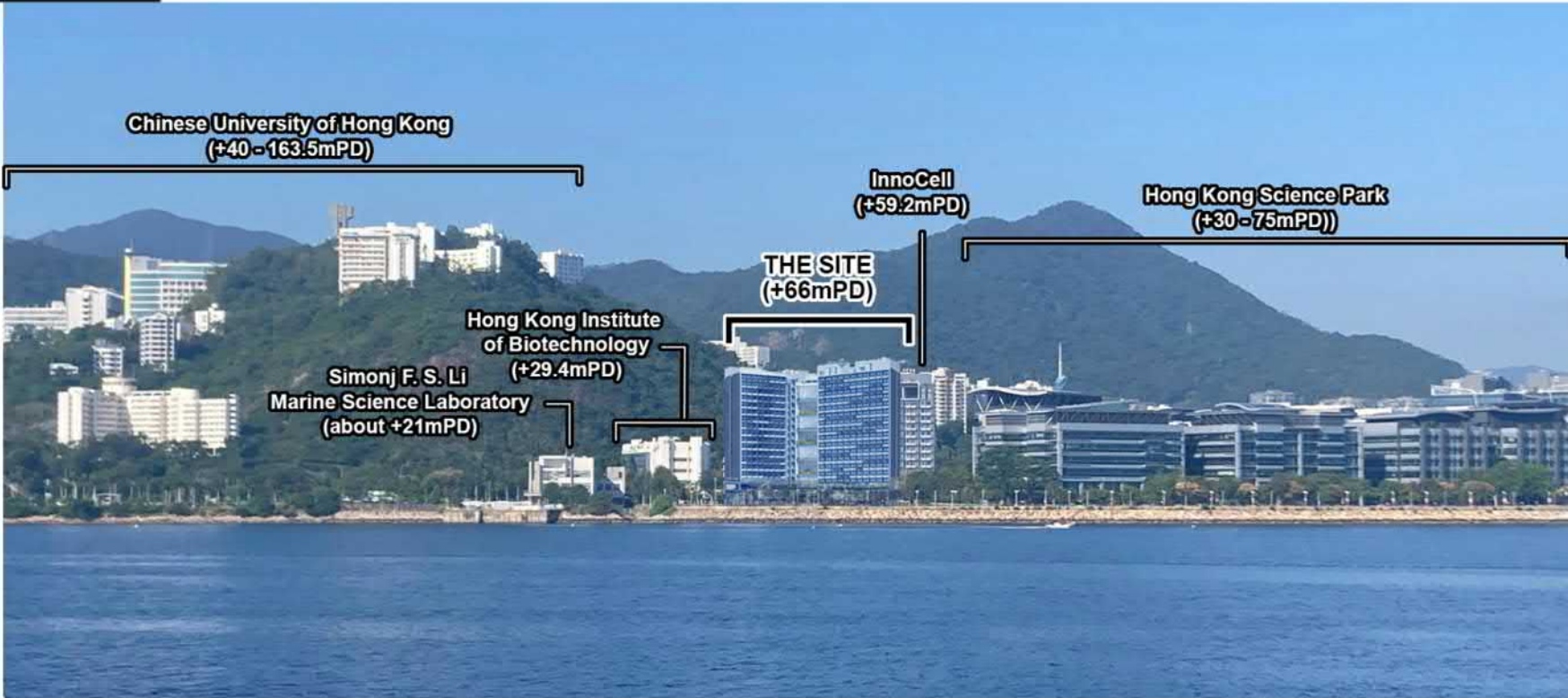
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Ma On Shan Promenade Near Kam Kwai House (VP8)

Proposed Rezoning from "Open Space" Zone to "Other Specified Uses" annotated "Science Park (1)" Zone for the Hong Kong Science & Technology Park Corporation

Visual Impact Assessment

Figure 7.8

Date: 26 May 2026

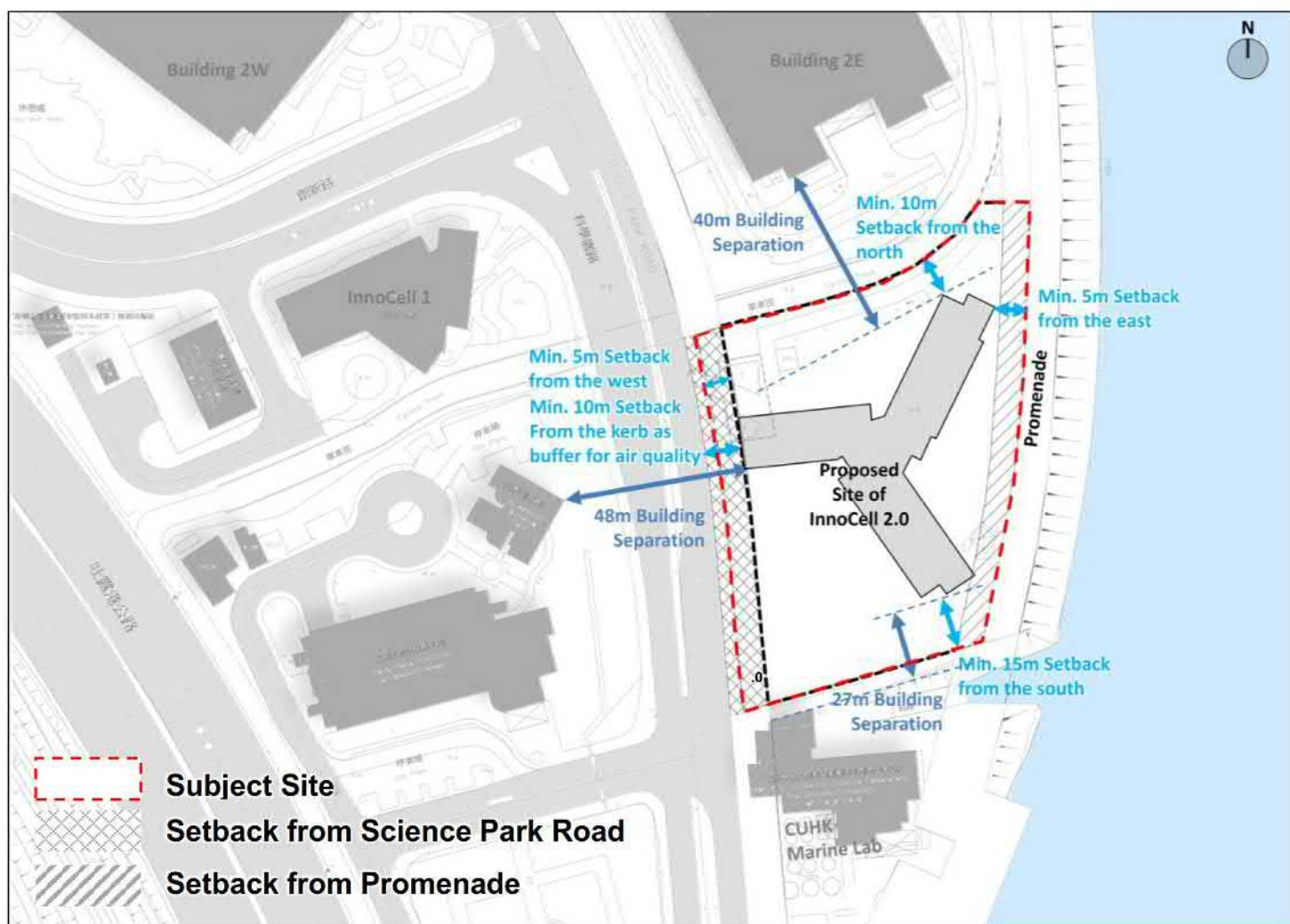
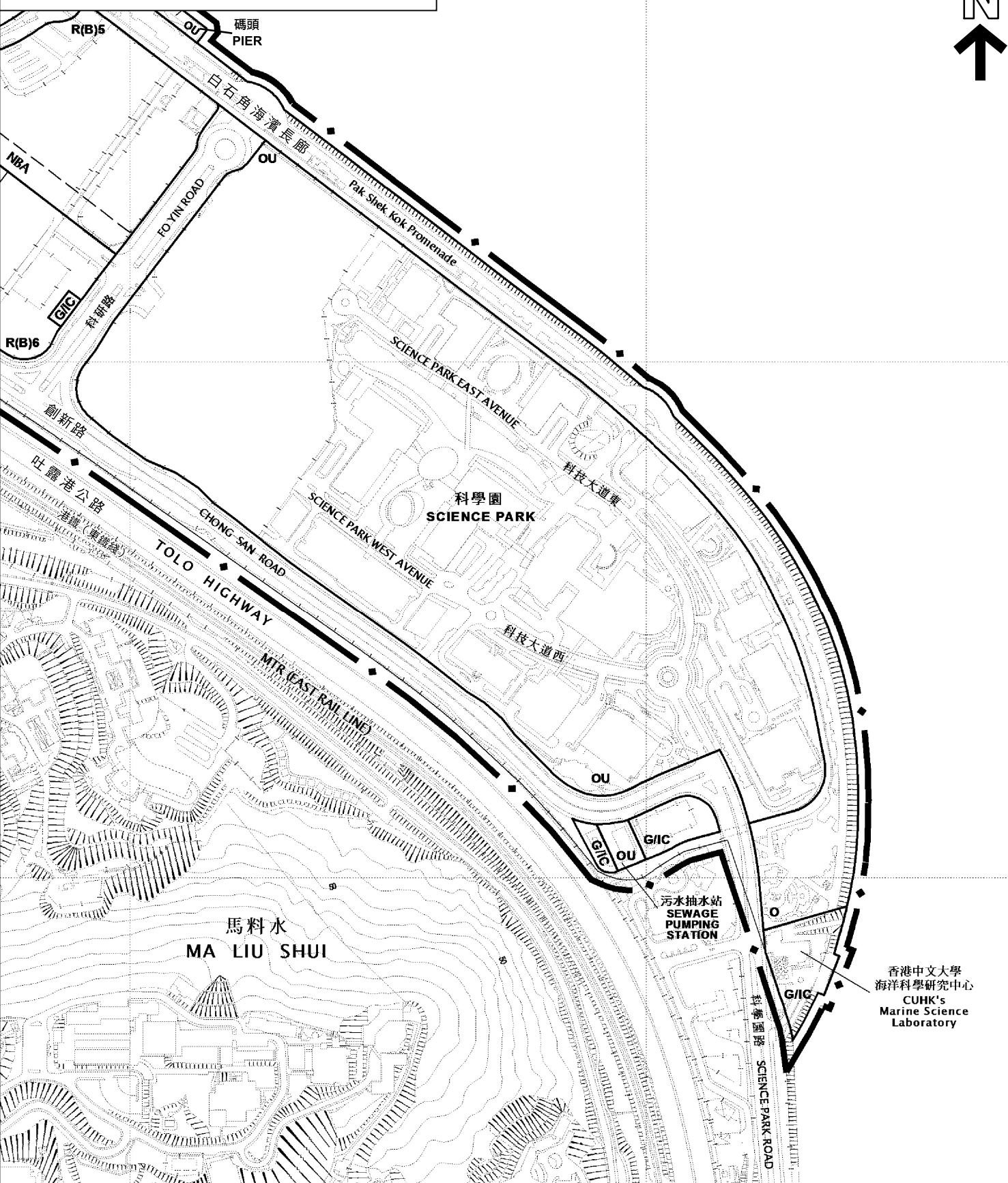
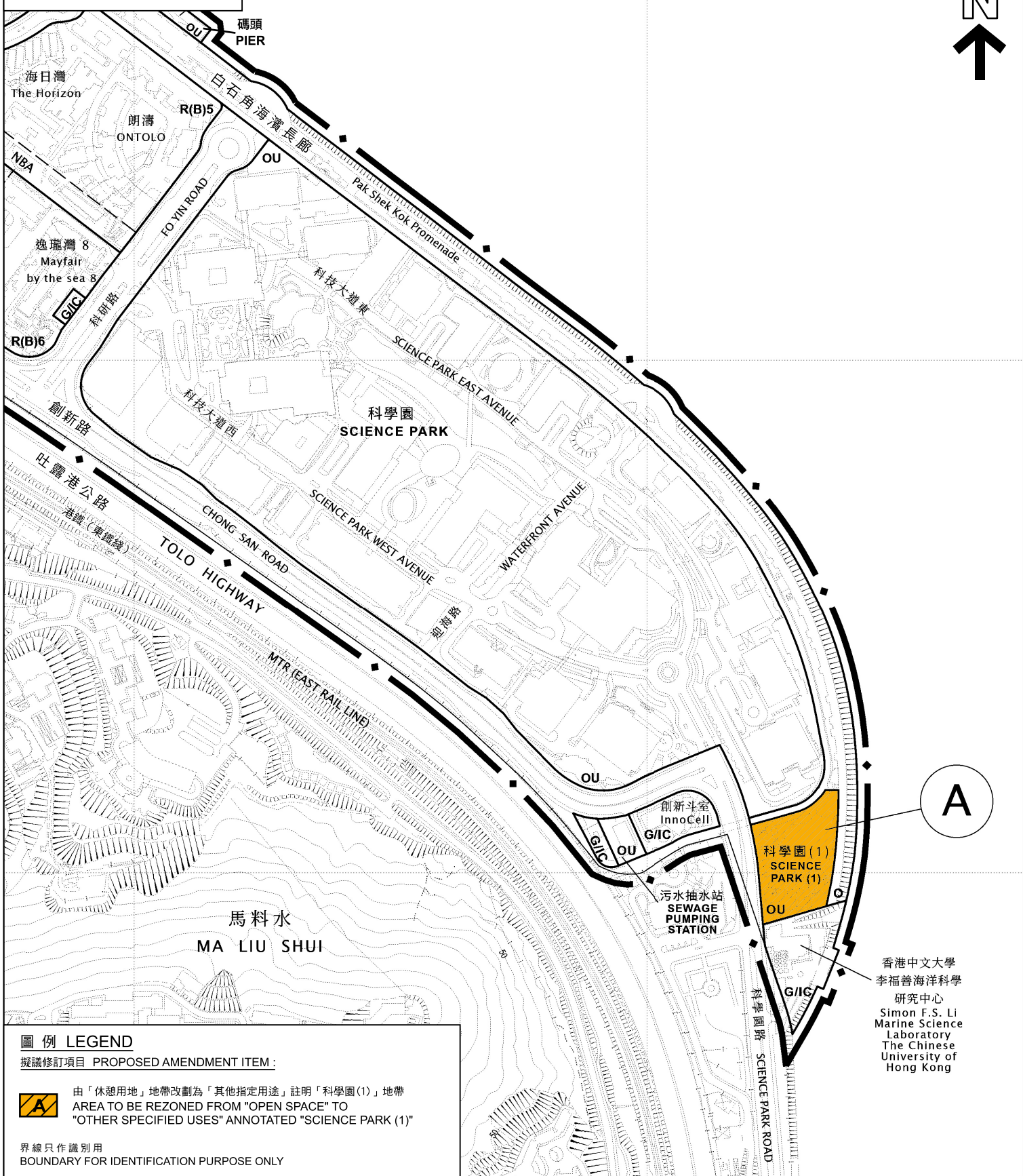


Figure 5.2 Proposed Building Setbacks and Separations

現存在分區計劃大綱核准圖編號S/PSK/13的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/PSK/13



擬議修訂項目
PROPOSED AMENDMENT ITEM



圖例 LEGEND

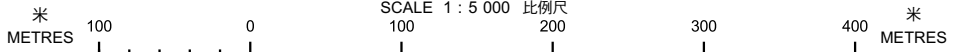
擬議修訂項目 PROPOSED AMENDMENT ITEM:

 由「休憩用地」地帶改劃為「其他指定用途」註明「科學園(1)」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "OTHER SPECIFIED USES" ANNOTATED "SCIENCE PARK (1)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在白石角（東部）分區計劃大綱核准圖編號S/PSK/13作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/13

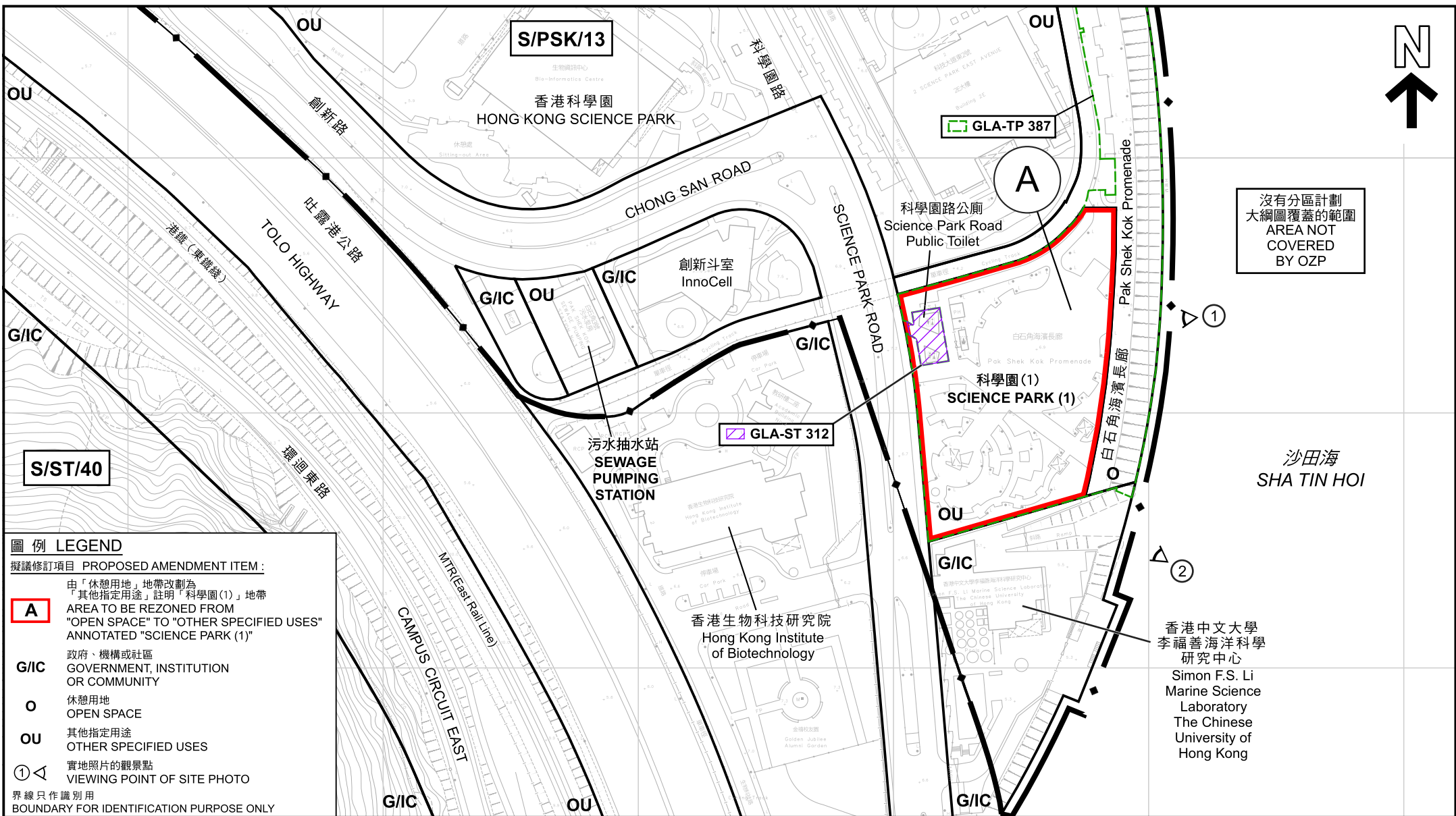


本摘要圖於2026年7月17日擬備，
所根據的資料為分區計劃大綱圖編號
S/PSK/13及S/PSK/13A
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON OUTLINE ZONING PLANS No.
S/PSK/13 & S/PSK/13A

 規劃署
Planning Department

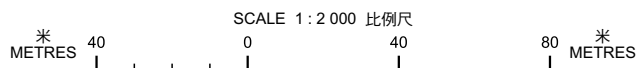
參考編號
REFERENCE No.
M/TP/24/01

圖 PLAN
1



平面圖 SITE PLAN

在白石角（東部）分區計劃大綱核准圖
編號S/PSK/13作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/13

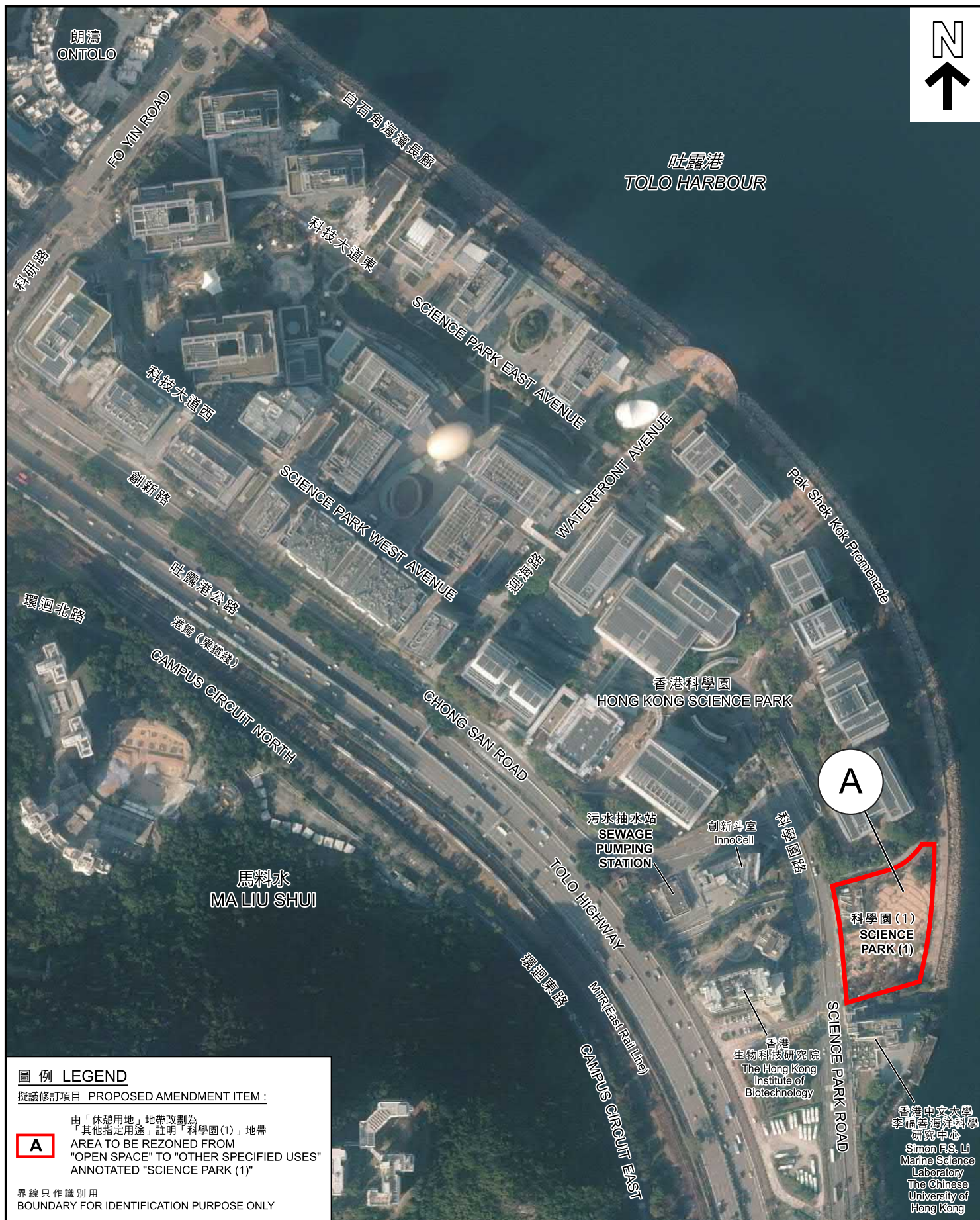


規劃署
Planning Department

參考編號
REFERENCE No.
M/TP/24/01

圖 PLAN
2

本摘要圖於2026年7月17日擬備，
所根據的資料為測量圖編號
7-NE-17D
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON SURVEY SHEET No.
7-NE-17D



圖例 LEGEND

擬議修訂項目 PROPOSED AMENDMENT ITEM :

由「休憩用地」地帶改劃為「其他指定用途」註明「科學園(1)」地帶
A AREA TO BE REZONED FROM "OPEN SPACE" TO "OTHER SPECIFIED USES" ANNOTATED "SCIENCE PARK (1)"

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2026年6月24日擬備，
 所根據的資料為地政總署
 於TDOP系列的正射影像圖
 EXTRACT PLAN PREPARED ON 24.6.2026
 BASED ON ORTHOPHOTO IN TDOP SERIES
 BY LANDS DEPARTMENT

在白石角（東部）分區計劃大綱核准圖
 編號S/PSK/13作出的擬議修訂
 PROPOSED AMENDMENT TO THE APPROVED
 PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/13



規劃署
 Planning Department

參考編號
 REFERENCE No.
 M/TP/24/01

圖 PLAN
 3

1



2



界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年6月25日擬備，所根據的資料為攝於2026年6月22日的實地照片
PLAN PREPARED ON 25.6.2026 BASED ON SITE PHOTOS TAKEN ON 22.6.2026

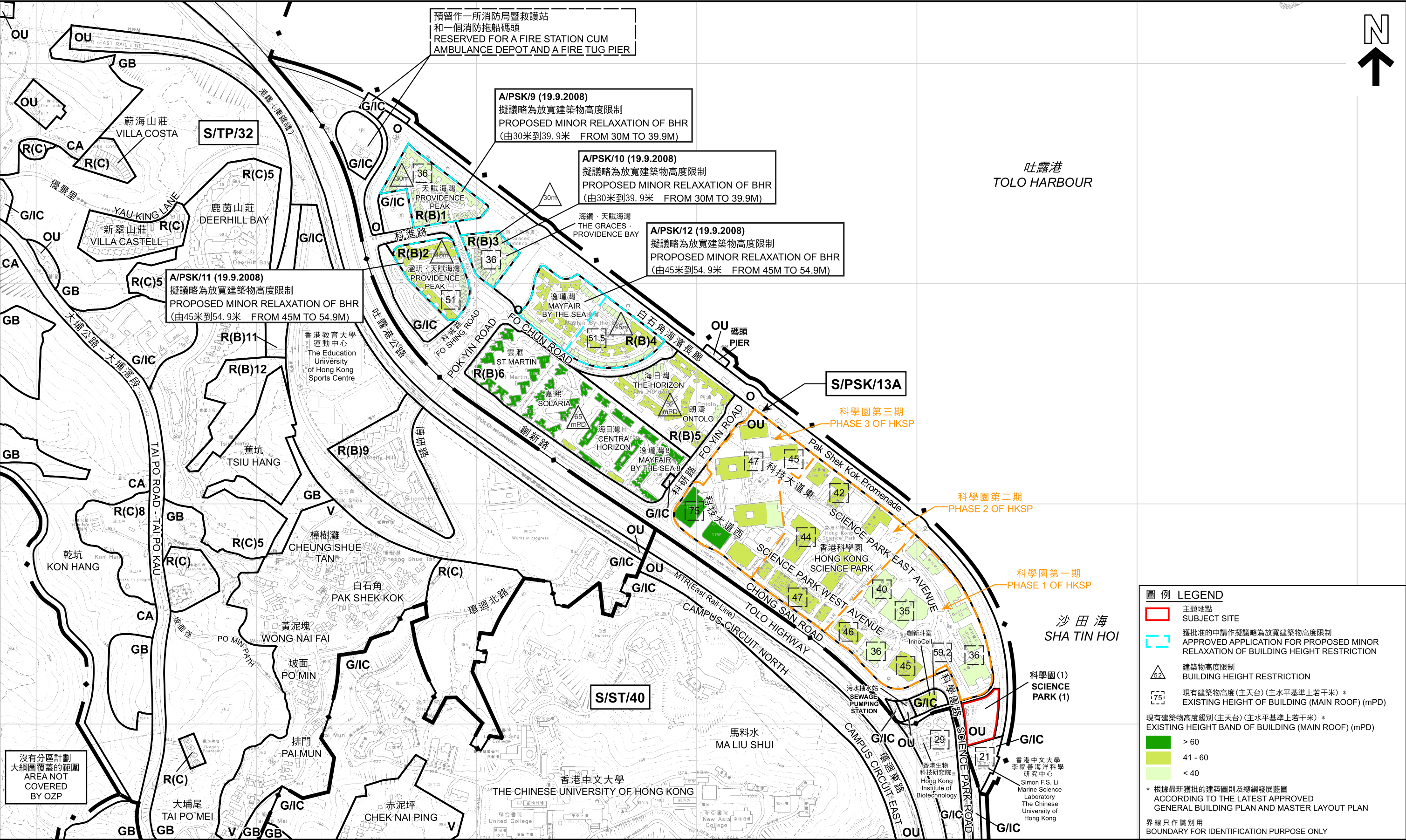
在白石角(東部)分區計劃大綱核准圖
編號S/PSK/13作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/13



規劃署
Planning Department

參考編號
REFERENCE No.
M/TP/24/01

圖 PLAN
4



本摘要圖於2026年7月17日擬備，所根據的資料為地形圖組別HP5C圖則
編號7-NE-A及C
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON TOPOGRAPHIC MAP SERIES HP5C
SHEETS No. 7-NE-A & C

白石角地區的建築物高度輪廓（指示用途）
BUILDING HEIGHT PROFILE IN PAK SHEK KOK AREA (INDICATIVE ONLY)

在白石角（東部）分區計劃大綱核准圖編號S/PSK/13作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/13

米 200 0 200 400 600 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/TP/24/01

圖 PLAN
5