

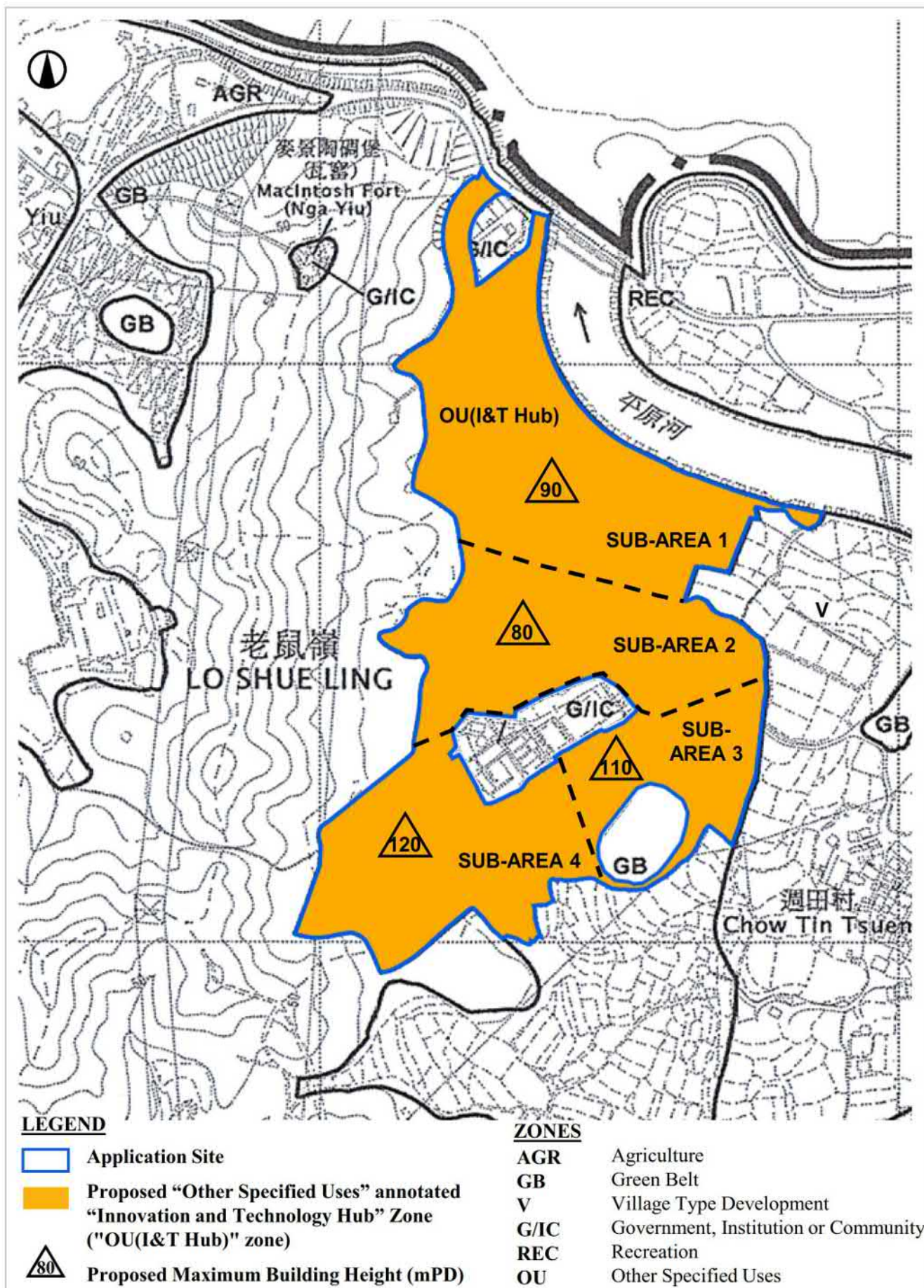


Figure No.	Scale	Figure Title
5.1	-	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
ARUP	Date	Source
	Jul 2023	Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4

參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-1

(來源 : 附件 Ia)
(Source : Appendix Ia)

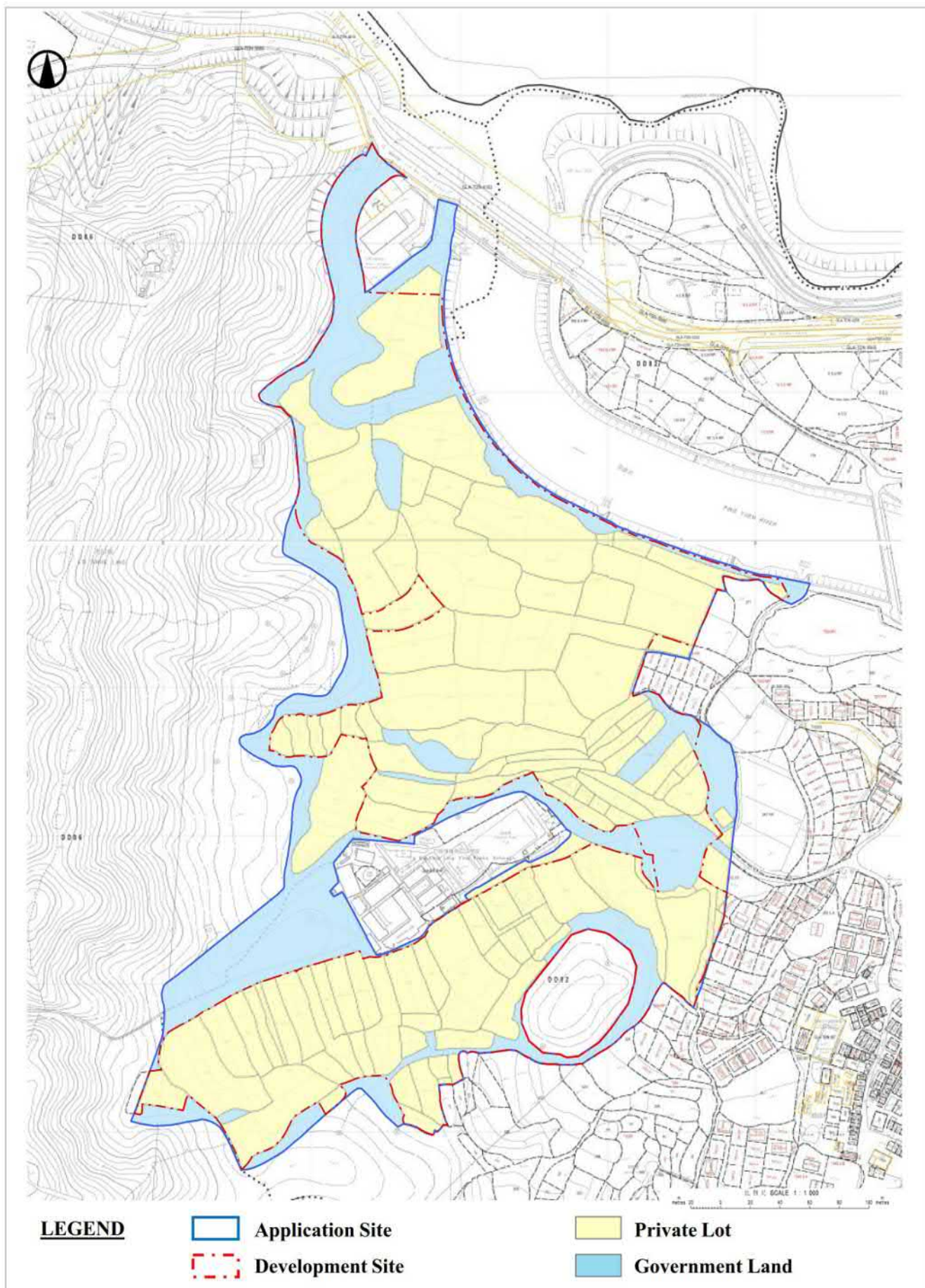


Figure No. 2.2	Scale As shown	Figure Title Lot Index Plan
ARUP	Date Mar 2024	Source Extracted from Lot Index Plan No. ags_S00000125007_0001, and No. ags_S00000125007_0002

參考編號 REFERENCE No.	Y/NE-MKT/1	繪圖 DRAWING Z-2
-----------------------	------------	----------------

(來源 : 附件 1a)
(Source : Appendix 1a)

LEGEND

--- APPLICATION SITE BOUNDARY
 --- DEVELOPMENT SITE BOUNDARY
 --- SITE FORMATION LEVEL

▷ SITE RUN-IN/OUT
 ▷ ACCESS TO BASEMENT CARPARK

R&D CENTRE
 DATA CENTRE
 RESIDENTIAL
 COMMERCIAL

ANCILLARY DORMITORIES
 CLUBHOUSE
 LANDSCAPE AREA
 SEWAGE TREATMENT PLANT

PROMENADE



Deloitte 德勤

WCCP International Limited
 11/F, 180 Wing Lok Street, Hong Kong
 T +852 2955 2000 wccp@deloitte.com.hk

Rev. Date Description

000001
 1. Do not scale drawings. Dimensions govern.
 2. Verify dimensions in field. Notify WCCP of discrepancies.
 3. Dimensions in mm unless otherwise noted.
 4. Not for construction unless expressly certified.

Key Plan



Client
 Hong Kong International
 Innovation Tech Hub

Caroutage

Project
 Planning Application

9/2 Ref: RD 2/1580/20 (PT. II)
 RD Ref: EP 8/2053/20 (223)

Authorised Person

Project
 The Nexus

Project Number
 20027

Date
 20241219

Scale
 1:3000 at A3

Drawn/Checked
 CL/TL

Title
 Master Layout Plan

North Arrow
 MLP-001

參考編號
 REFERENCE No. Y/NE-MKT/1
 繪圖 DRAWING Z-3

(來源 : 附件 1a)
 (Source : Appendix 1a)

 APPLICATION
 SITE BOUNDARY
 DEVELOPMENT
 SITE BOUNDARY
 SITE FORMATION LEVEL

- ▶ SITE RUN-IN/OUT
- ▶ ACCESS TO BASEMENT CARPARK

	R&D CENTRE
	DATA CENTRE
	RESIDENTIAL
	COMMERCIAL

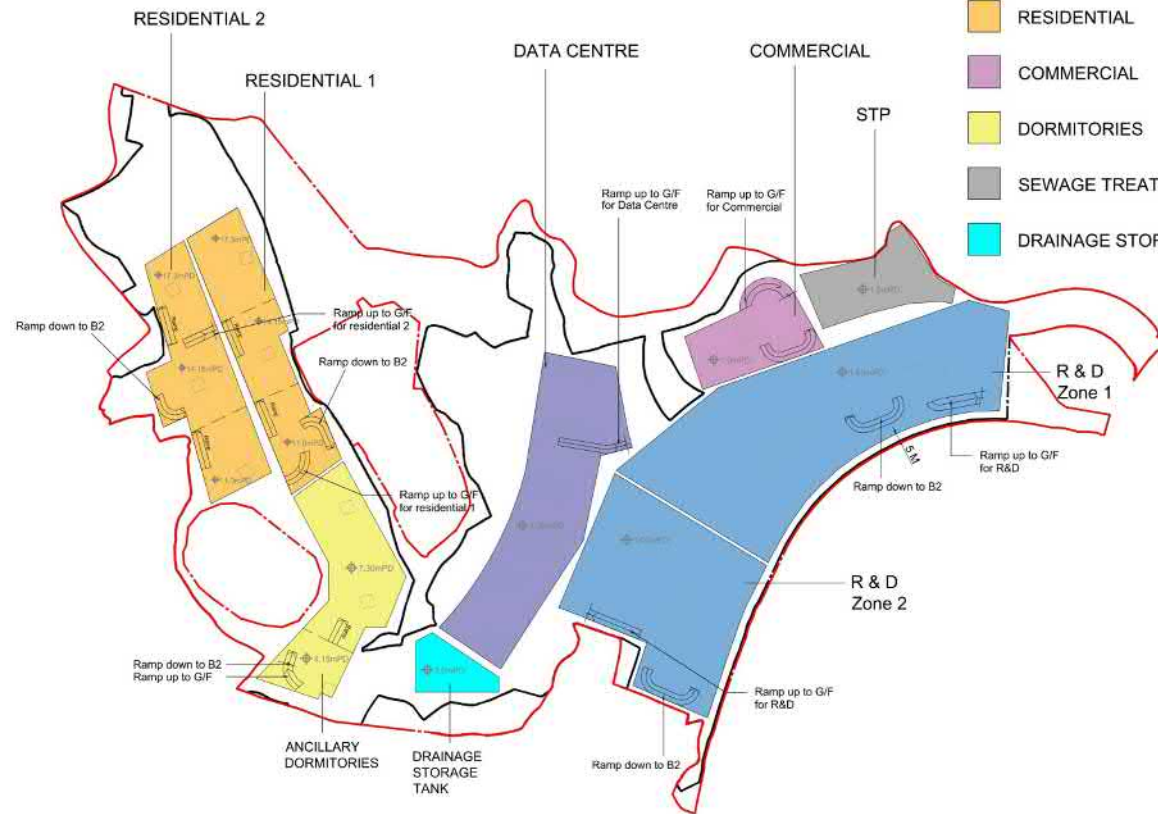
-  ANCILLARY DORMITORIES
-  CLUBHOUSE
-  LANDSCAPE AREA
-  SEWAGE TREATMENT PLANT

 PROMENADE



LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- R&D CENTRE
- DATA CENTRE
- RESIDENTIAL
- COMMERCIAL
- DORMITORIES
- SEWAGE TREATMENT PLANT
- DRAINAGE STORAGE TANK



Deloitte 德勤

WCMF International Limited
11/F, 50, Queen's Road, 50, Queen's Road, Hong Kong
T +852 2953 5000 www.deloitte.com.hk

Rev. Date Description

1. Do not use drawings. Drawings are given.
2. Verify dimensions in field. Notify engineer of discrepancies.
3. Dimensions in millimetres otherwise noted.
4. Not for construction unless expressly permitted.

Rev. Date Description



Client
Hong Kong International
Innovation Tech Hub

Consultants

Issue
Planning Application

Rev. Date Description
Rev. Date Description

Authorised Person

Project
The Nexus

Project Number
20027

Date
20240822

Scale
1:3000 at A3

Drawn/Approved
CL/TL

Title
B1 Basement Level

Revision
B1-003

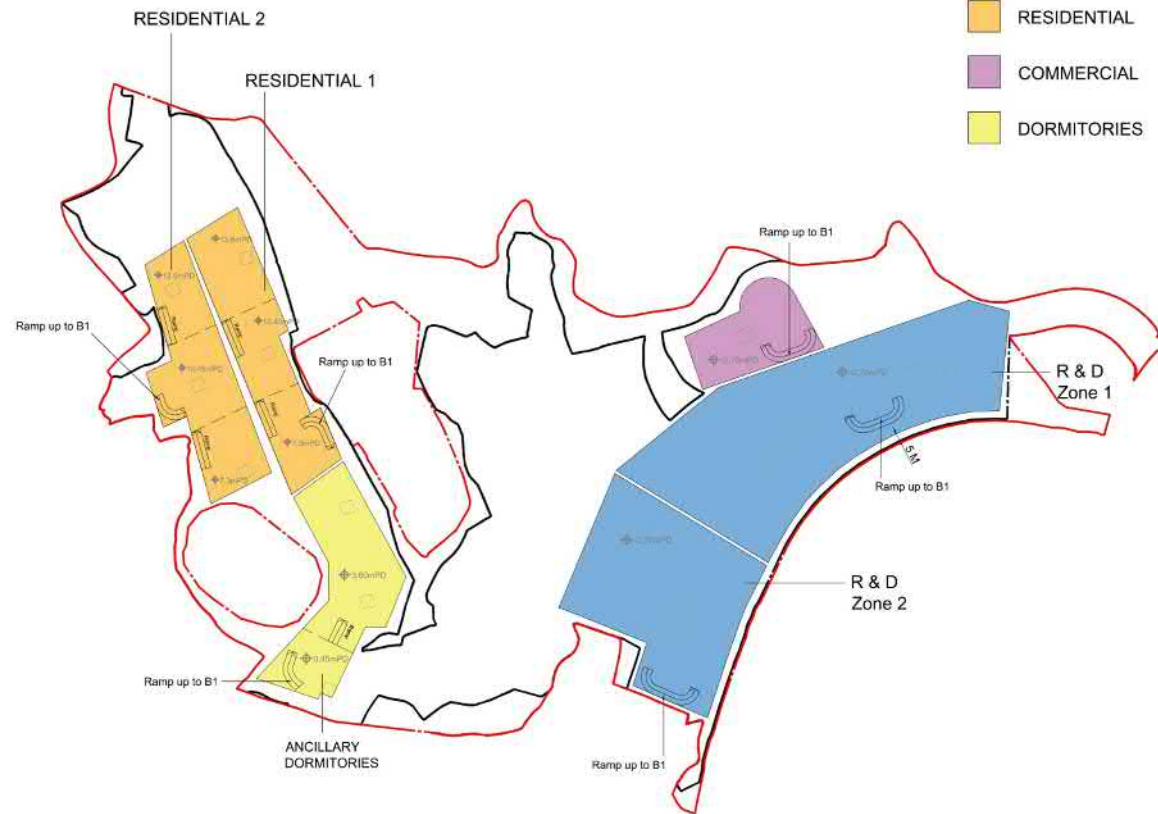
參考編號
REFERENCE No. Y/NE-MKT/1

繪圖 DRAWING Z-4b

(來源 : 附件 Ia)
(Source : Appendix Ia)

LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- R&D CENTRE
- DATA CENTRE
- RESIDENTIAL
- COMMERCIAL
- DORMITORIES



Rev. Date Description

- Notes:
1. Do not scale drawings. Dimensions govern.
 2. Verify dimensions in field. Notify reviewer of discrepancies.
 3. Dimensions in mm unless otherwise noted.
 4. Not for construction unless expressly permitted.

Key Map

Client
Hong Kong International
Innovation Tech Hub

Consultants

Issue
Planning Application

Issue Date: 2024/08/20 (PT: 10)
Issue Date: 2024/08/20 (PT: 10)

Authorised Person

Project
The Nexus

Project Number: 20027 Date: 20240822
Scale: 1:3000 at A3 Drawn/Checked: CL/TL

Title
B2 Basement Level

Revision
B2-004

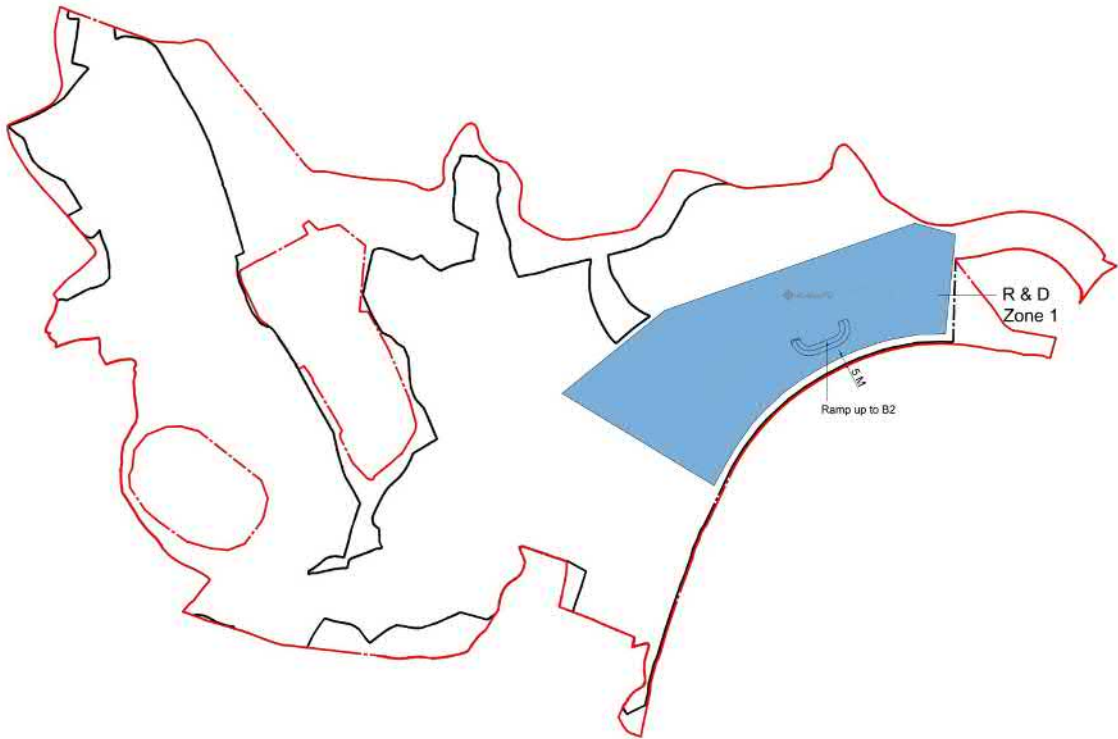
LEGEND

APPLICATION SITE BOUNDARY

DEVELOPMENT SITE BOUNDARY

R&D CENTRE

R & D Zone 1



Deloitte

德勤

WCMF International Limited

11/F, 50, Queen's Road, 50, Queen's Road, Hong Kong

T +852 2953 3000 wcmf@deloitte.com.hk

Rev

Date

Description

Notes:

1. Do not use drawings. Drawings are given.

2. Verify dimensions in field. Notify WCMF of discrepancies.

3. Dimensions in feet unless otherwise noted.

4. Not for construction unless expressly permitted.

North Arrow

Client

Hong Kong International Innovation Tech Hub

Consultants

Issue

Planning Application

WCMF Ref: RD/2/1886/10 (PT 10)

PD Ref: PF 8/0664/19 (12/1)

Authorised Person

Project

The Nexus

Project Number

20027

Date

20240822

Scale

1:3000 at A3

Drawn/Approved

CL/TL

Title

B3 Basement Level

Revision

B3-005

Revised

-

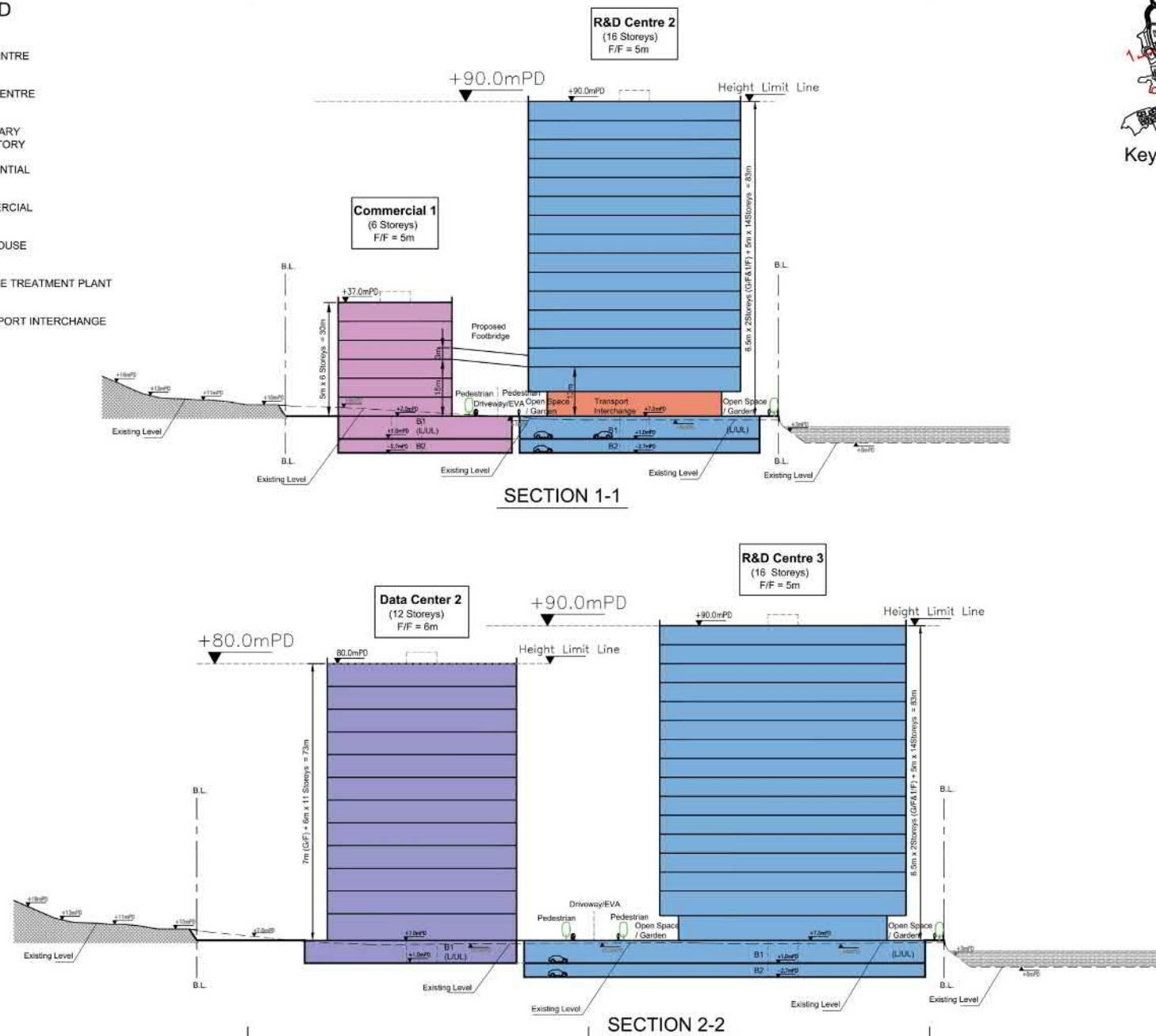
參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-4d

(來源 : 附件 1a)
(Source : Appendix 1a)

- R&D CENTRE
- DATA CENTRE
- ANCILLARY DORMITORY
- RESIDENTIAL
- COMMERCIAL
- CLUBHOUSE
- SEWAGE TREATMENT PLANT
- TRANSPORT INTERCHANGE



Key Plan

Deloitte 德勤

WOMP International Limited
11/F Skyway House, 3 Sham Mong Road, Hong Kong
T +852 2863 1000 info@womp.com.hk

Seq.	Date	Description
------	------	-------------

- NOTES**
1. Do not scale drawings. Dimensions govern.
 2. Verify dimensions in field. Notify WCCP of discrepancies.
 3. Dimensions in mm unless otherwise noted.
 4. Not for construction unless expressly certified.

1000



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Hong Kong International
Innovation Tech Hub

CAUTION

Planning Application

DOI Ref: F02/2791208/110 (PT. 10)
PSD Ref: F02/8190000/99 (133)

Redirection Power

Project
The Nexus

Project Number	20027
----------------	-------

Scale
~~1:1000 at A3~~

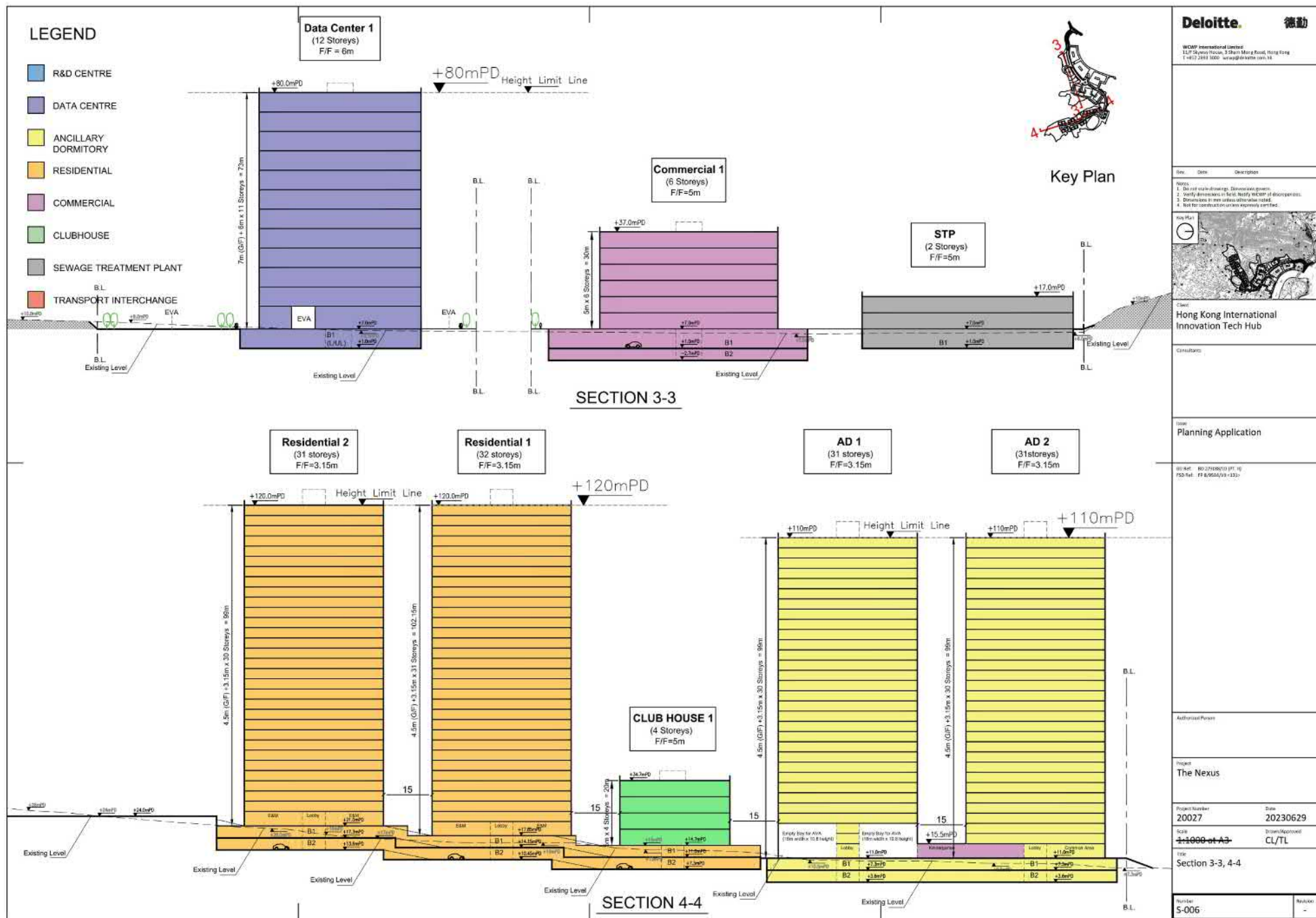
Section 1-1, 2-2

Number
S-005

繪圖 DRAWING Z-5a

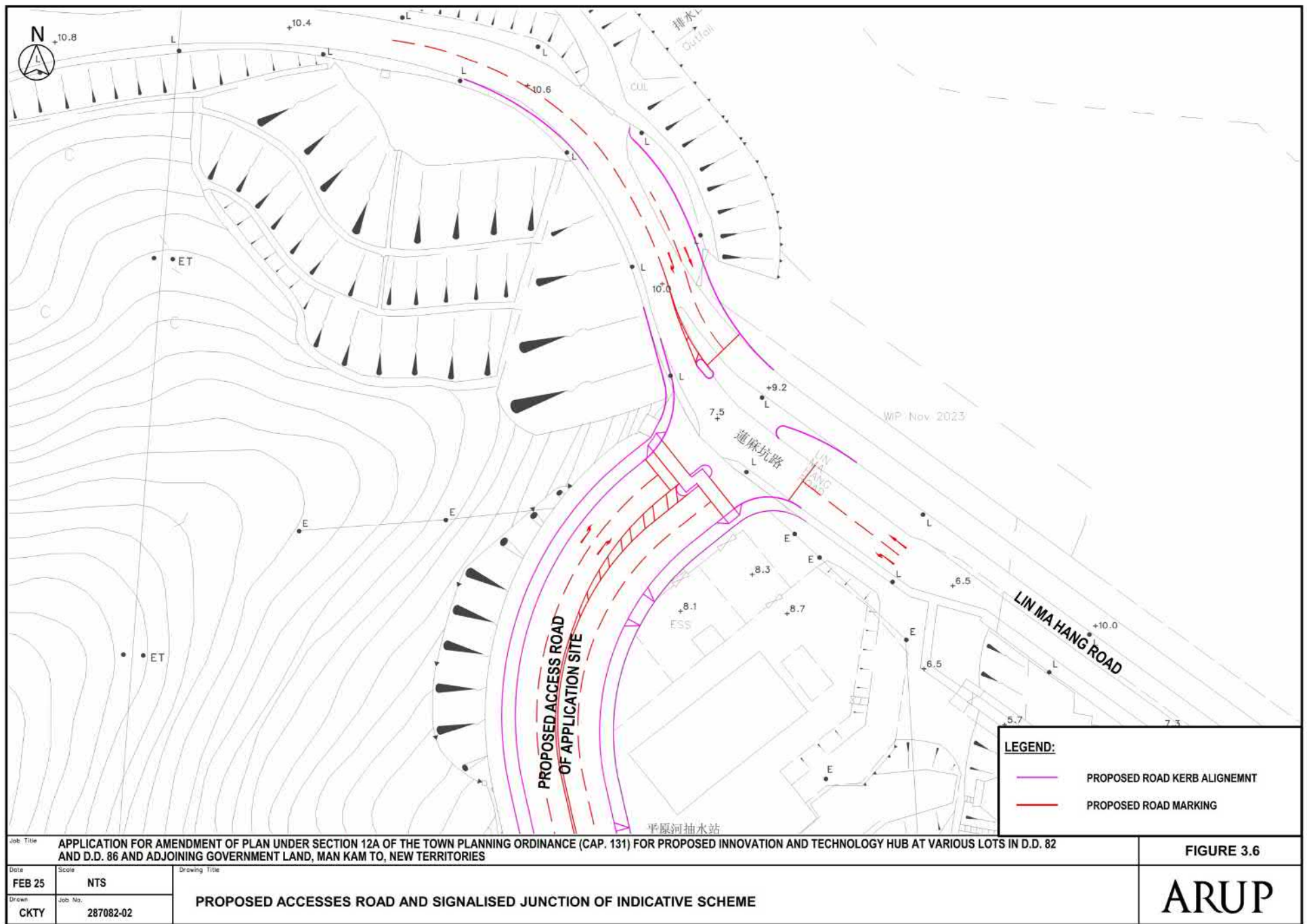
參考編號
REFERENCE No. Y/NE-MKT/1

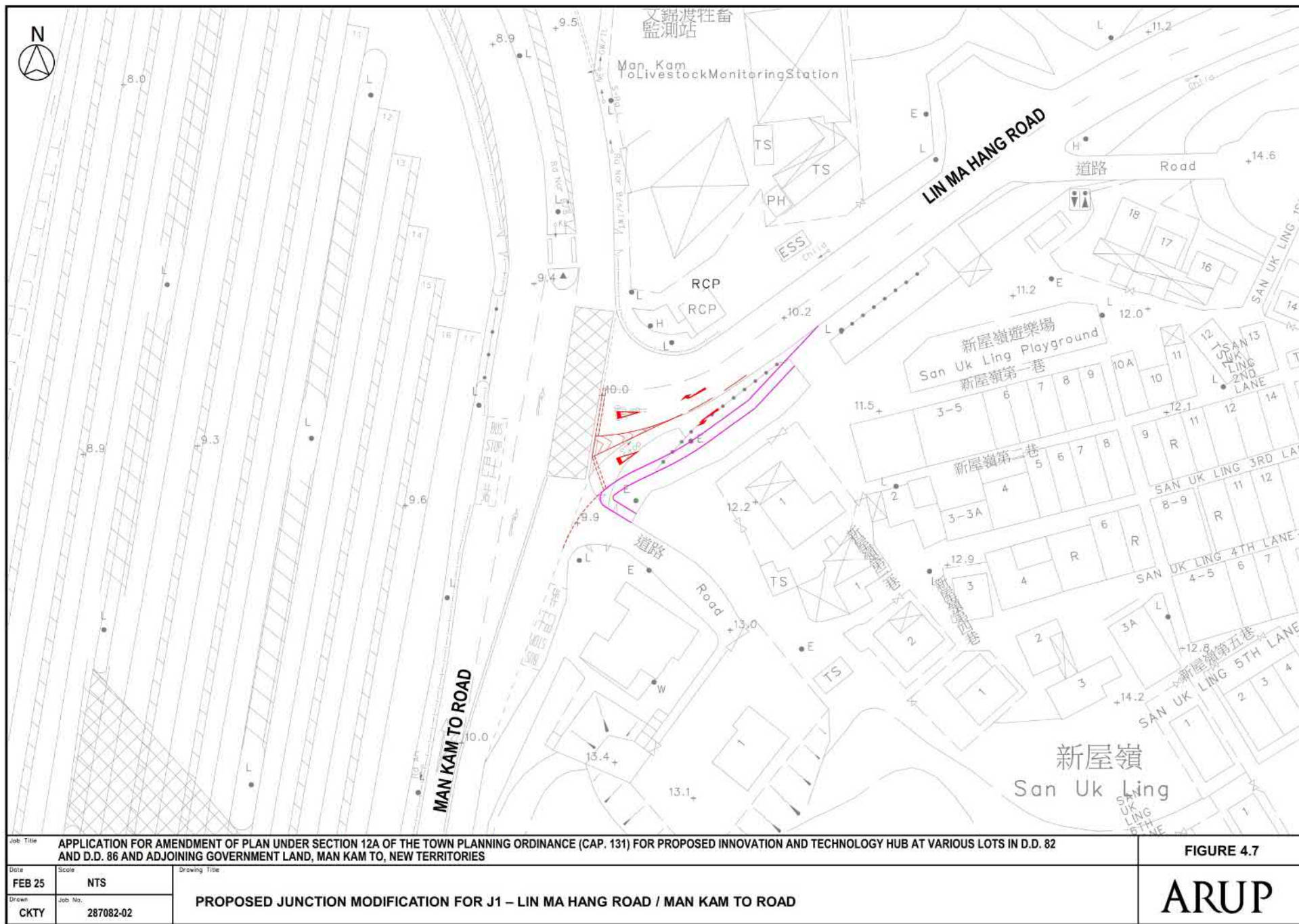
(來源： 附件 la)
(Source: Appendix la)

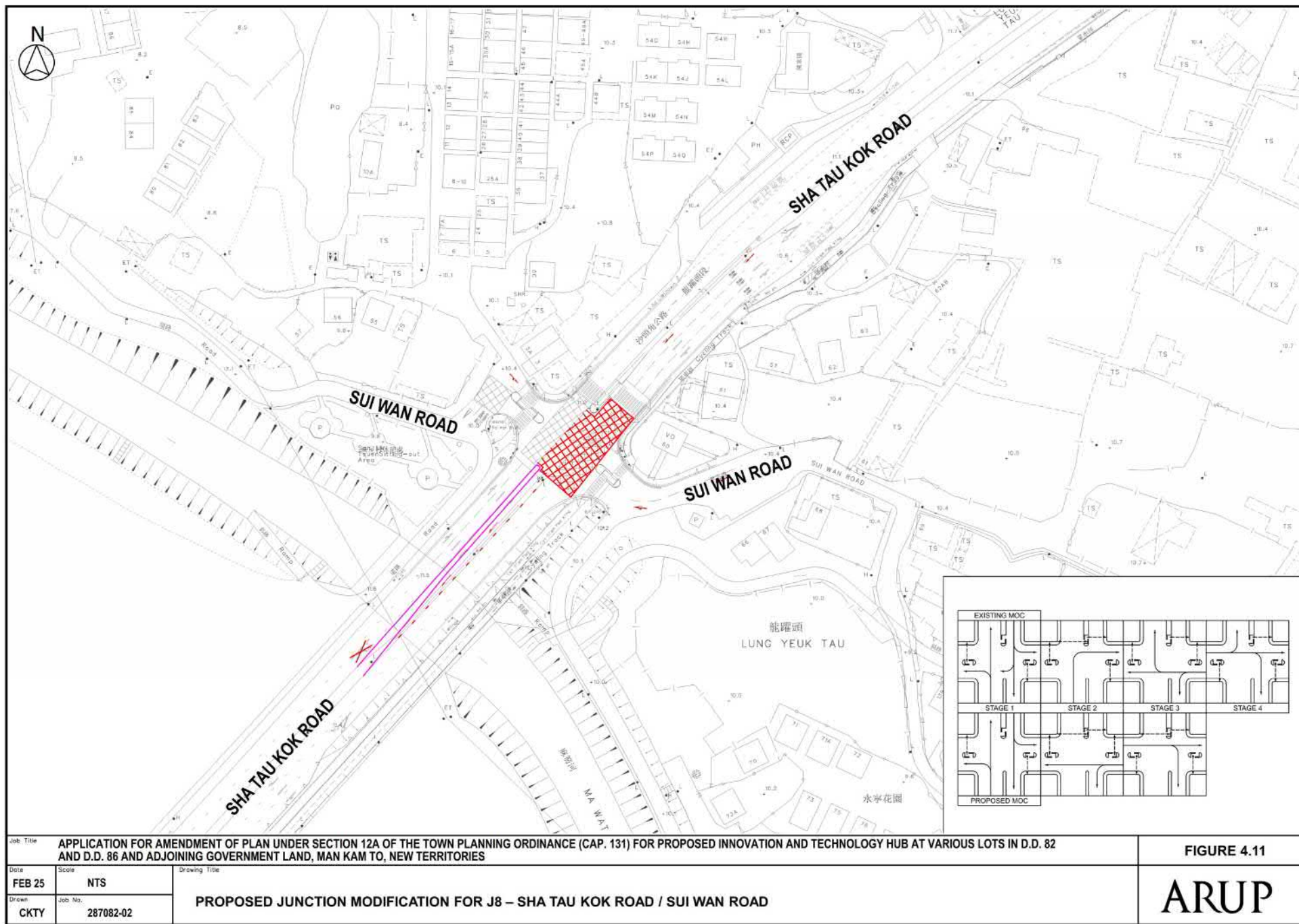


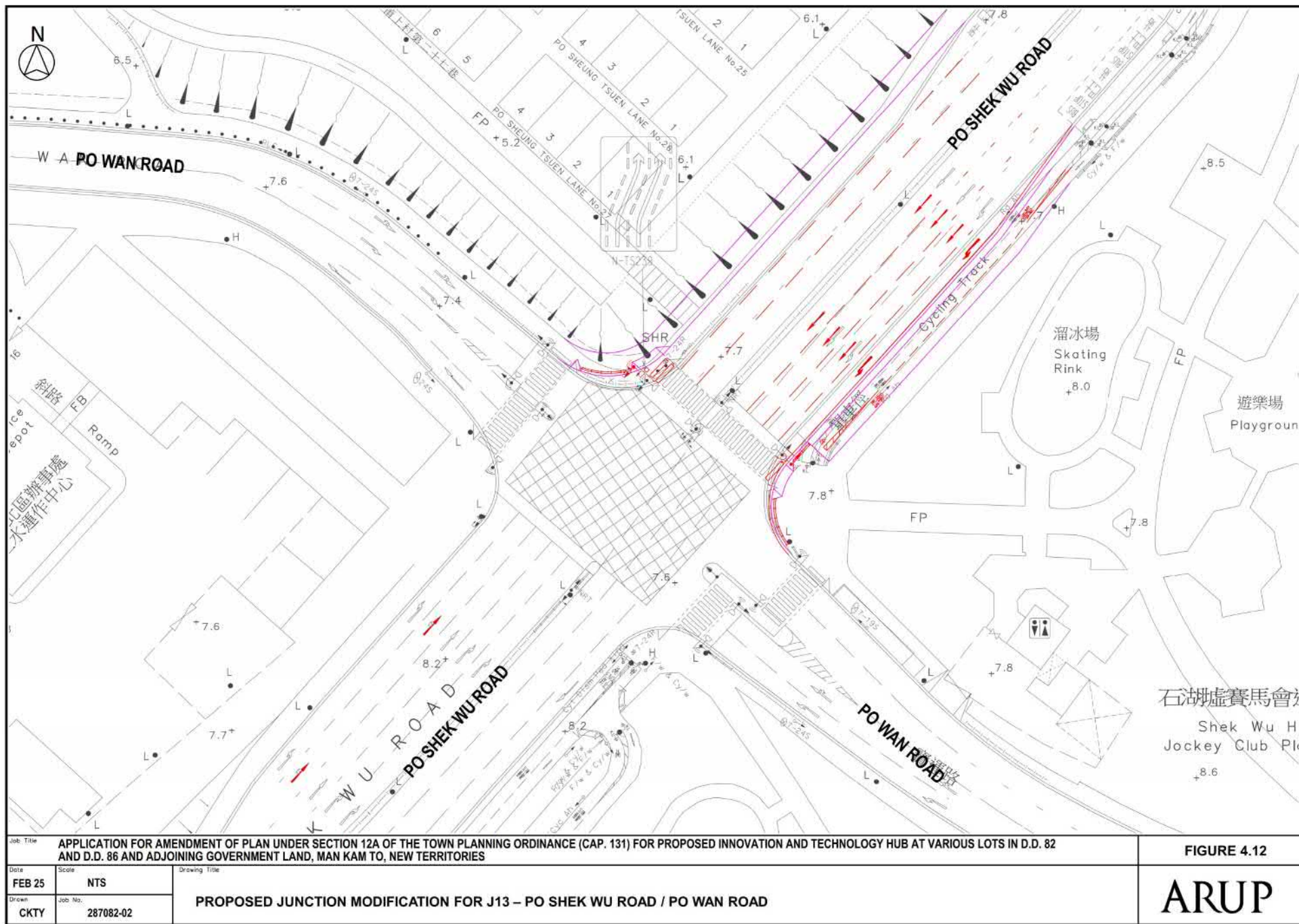
參考編號
REFERENCE No. Y/NE-MKT/1 繪圖 DRAWING Z-5b

(來源: 附件 1a)
(Source: Appendix 1a)



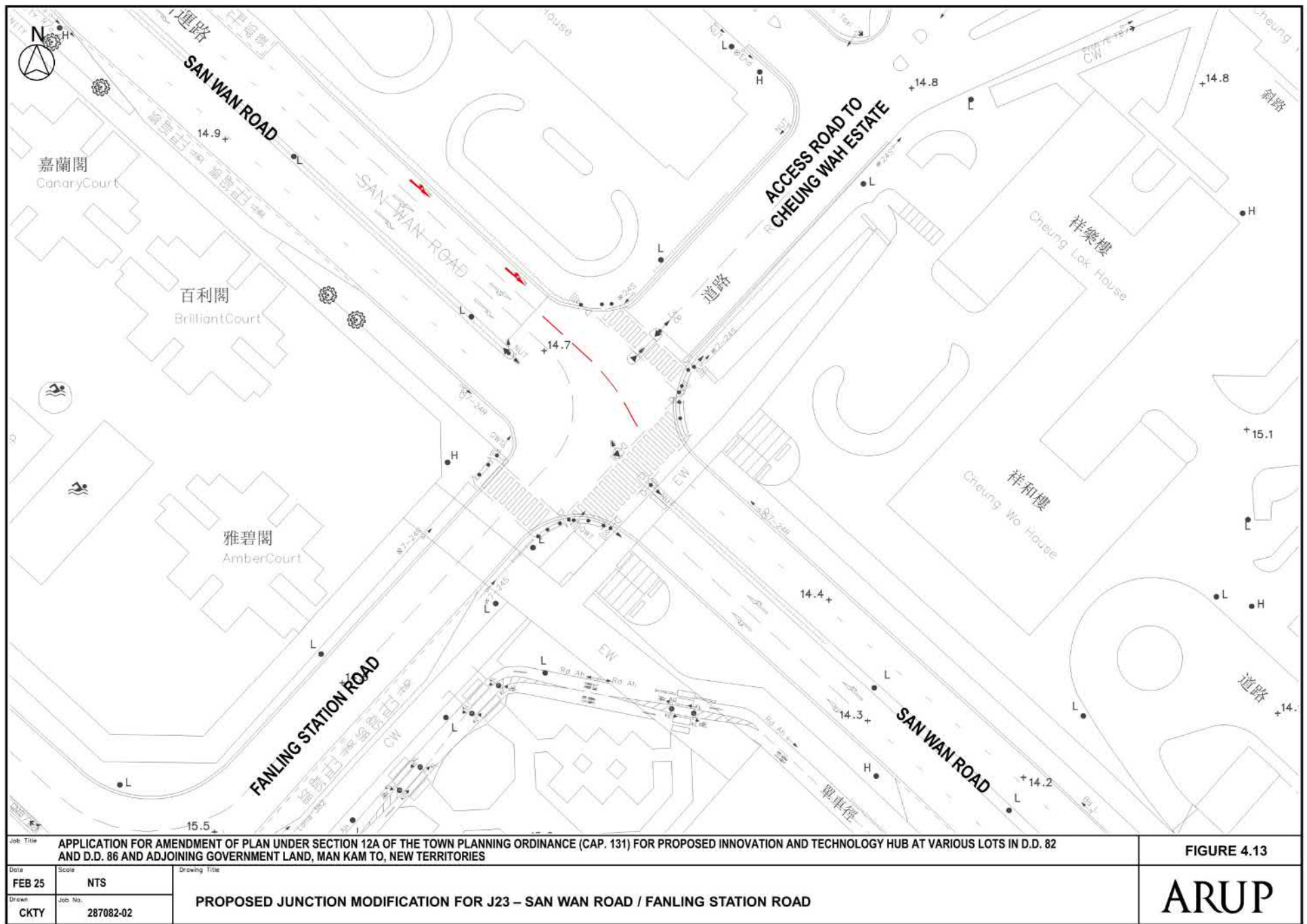






參考編號 REFERENCE No.	Y/NE-MKT/1	繪圖 DRAWING Z-7d
-----------------------	------------	-----------------

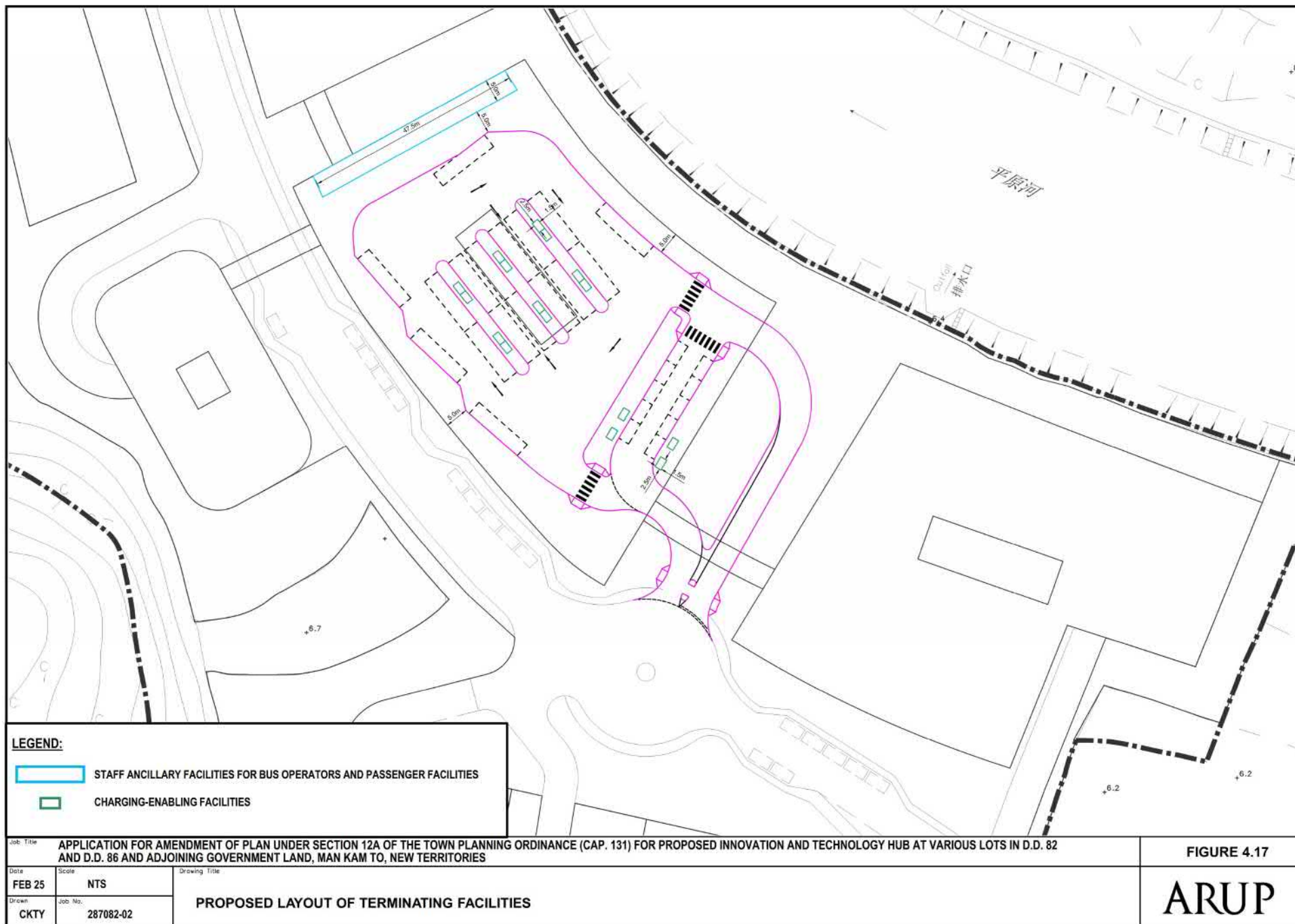
(來源 : 附件 Ia)
(Source : Appendix Ia)

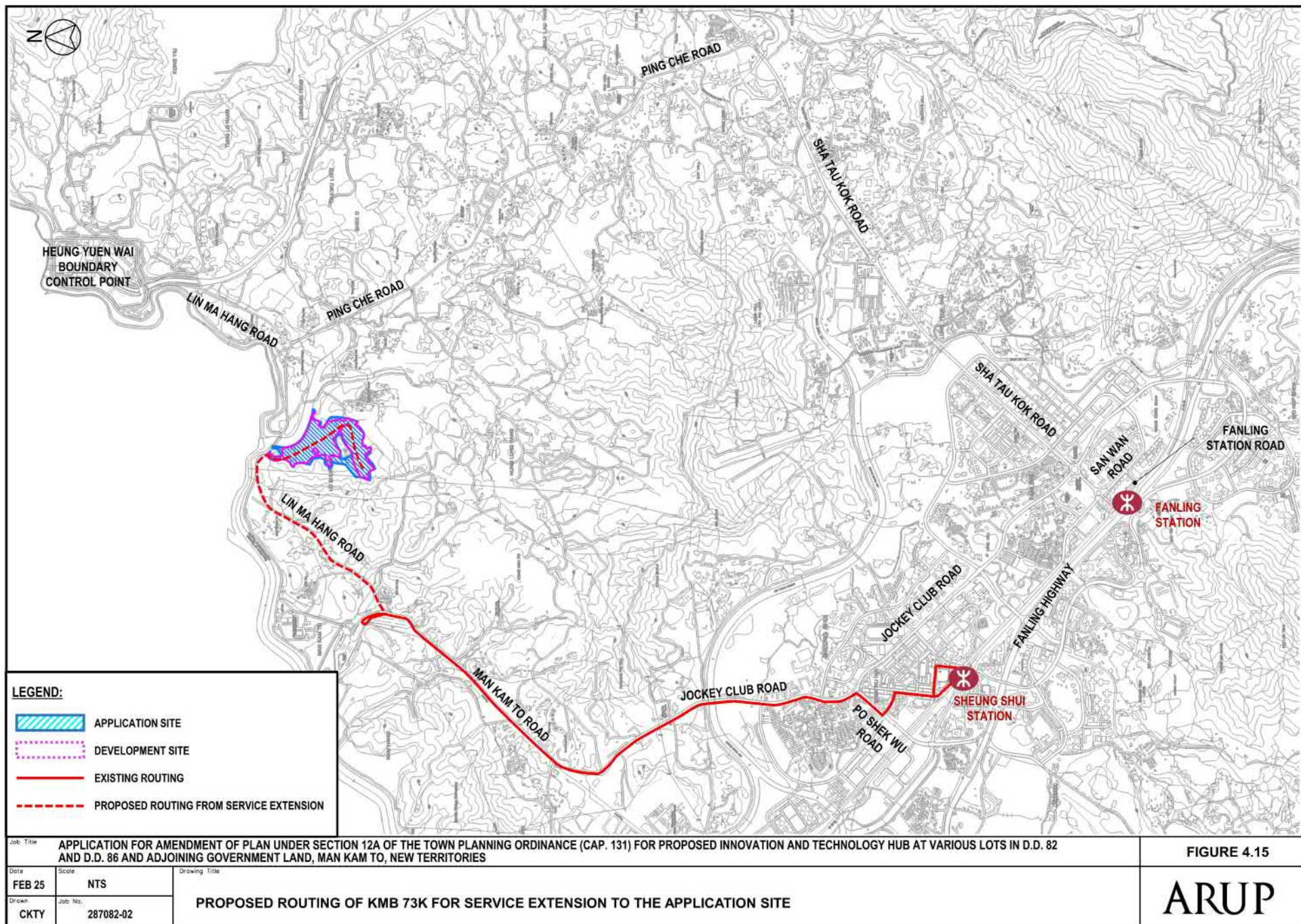


參考編號
REFERENCE No. Y/NE-MKT/1

繪圖 DRAWING Z-7e

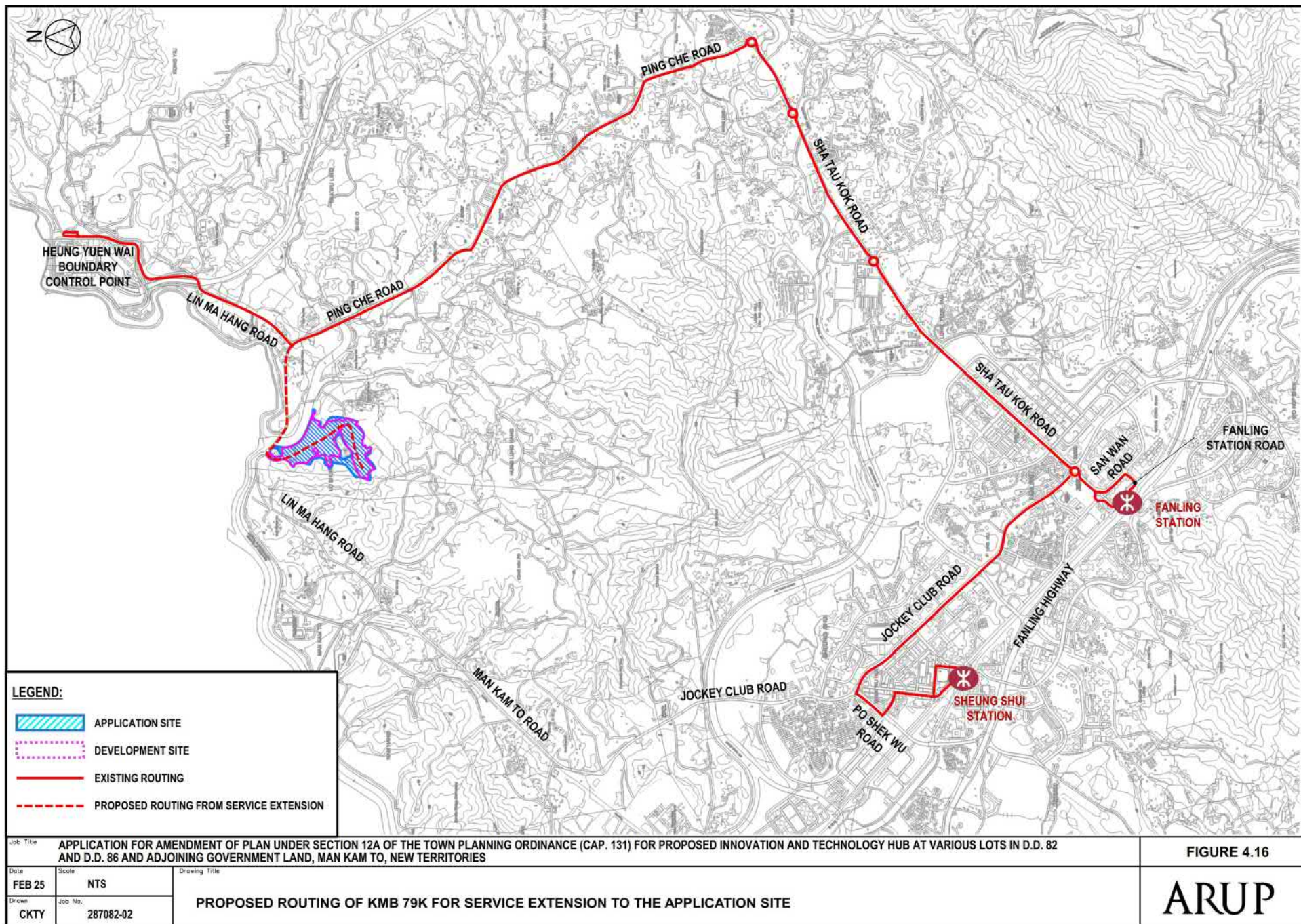
(來源 : 附件 1a)
(Source : Appendix 1a)





參考編號 REFERENCE No.	Y/NE-MKT/1	繪圖 DRAWING Z-9a
-----------------------	------------	-----------------

(來源 : 附件 1a)
(Source : Appendix 1a)



參考編號
REFERENCE No. Y/NE-MKT/1

繪圖 DRAWING Z-9b

(來源 : 附件 1a)
(Source : Appendix 1a)

LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- R&D CENTRE
- DATA CENTRE
- RESIDENTIAL
- COMMERCIAL
- DORMITORIES
- SEWAGE TREATMENT PLANT
- DRAINAGE STORAGE TANK

Deloitte

德勤

weaver international limited

11/F, 18 Queen's Road, 18th Floor, Hong Kong

T +852 2357 2000, weaver@deloitte.com.hk

Rev

Date

Description

Rev 1

18/03/2024

1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field, verify vector of discrepancies.
3. Dimensions to new underground voids.
4. Not for construction unless expressly stated.

Site Plan

Client

Hong Kong International Innovation Tech Hub

Consultants

Issue

Planning Application

By: JET

18/03/2024

18/03/2024

Authorised Person

Project

The Nexus

Project Number

20027

Date

20240822

Scale

1:3000 at A3

Drawn/Reviewed

CL/TL

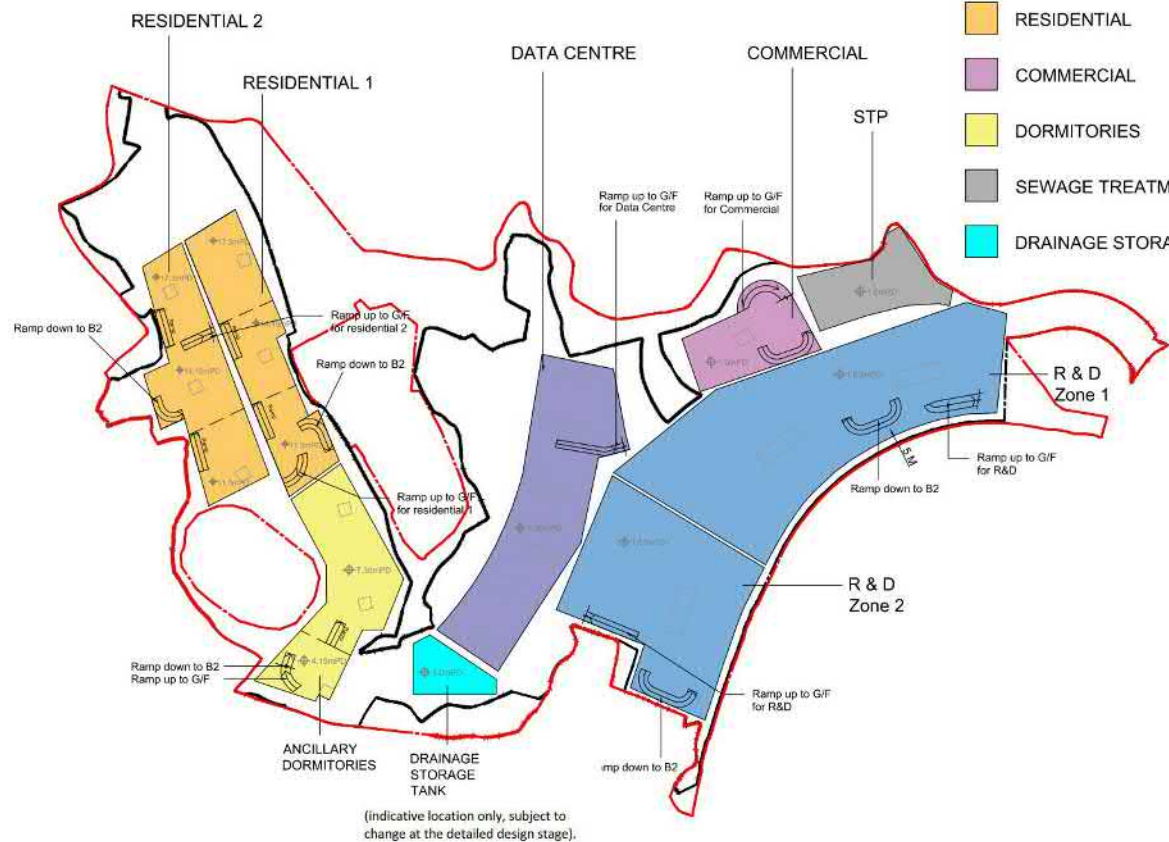
Title

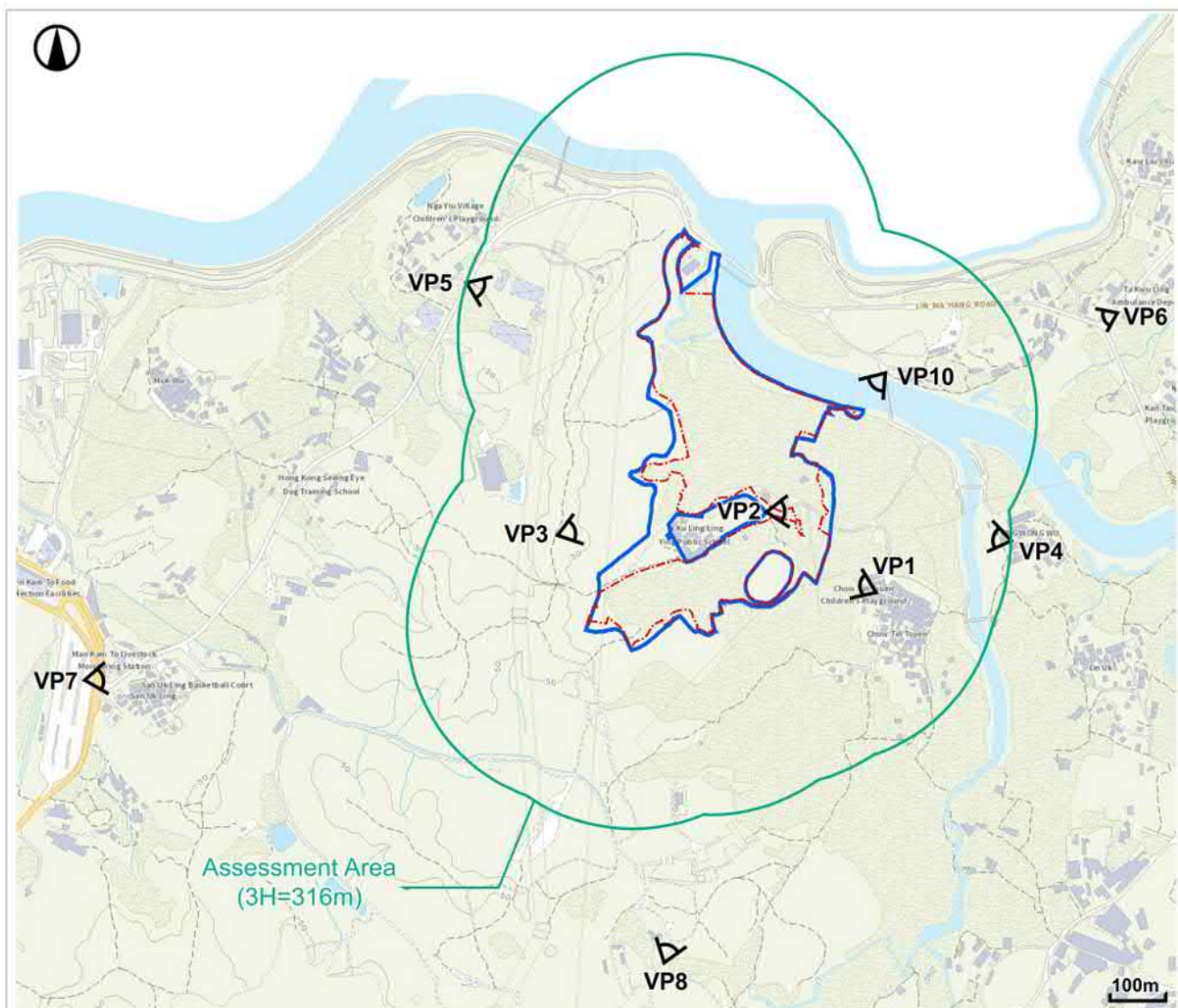
B1 Basement Level

Number

B1-003

Revision





LEGEND

- Application Site
- Development Site
- Assessment Area (3H = about 316m)

Viewing Point (VP)

VP1: Chow Tin Tsuen Playground

VP2: Ta Ku Ling Ling Ying Public School

VP3: Lo Shue Ling

VP4: Fung Wong Wu Village Hall

VP5: Muk Wu Nga Yiu Minibus

VP6: Ta Kwu Ling Police Station Bus Stop

VP7: Man Kam To Bus Terminus

VP8: A Pavilion in Hung Lung Hang

VP9: Cham Shan

VP10: Bridge Across Ping Yuen River



Figure No. 3	Scale -	Figure Title Assessment Area and Location of Viewing Points
ARUP	Date July 2024	Source GeoInfo Map

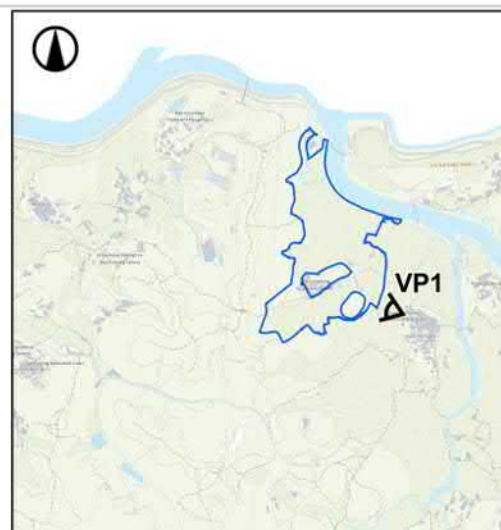
參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-11a

(來源 : 附件 1a)
(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

Ancillary Dormitory

Reference Scheme



LEGEND

Logistics Centre

Figure No.	Scale	Figure Title
4	-	Viewing Point 1: Chow Tin Tsuen Playground
ARUP	Date July 2022	Source -

參考編號

REFERENCE No.

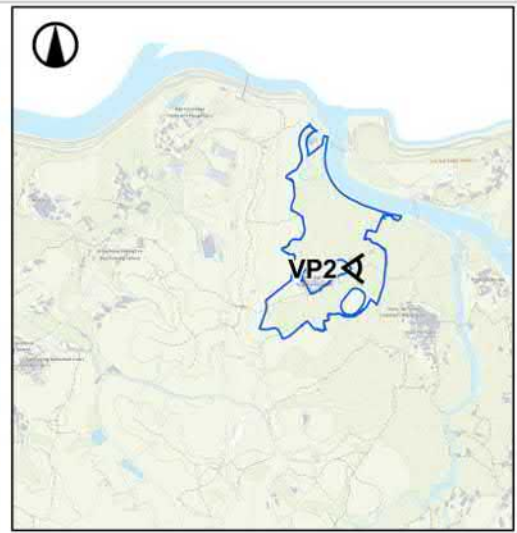
Y/NE-MKT/1

繪圖 DRAWING Z-11b

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

- Ancillary Dormitory
- Data Centre

Reference Scheme



Figure No.	Scale	Figure Title
5	-	Viewing Point 2: Ta Ku Ling Ling Ying Public School
ARUP	Date July 2022	Source -

參考編號

REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-11c

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

- R&D Centre
- Ancillary Dormitory
- Data Centre
- Residential Tower
- Clubhouse

Reference Scheme



LEGEND

- Logistics Centre

Figure No.	Scale	Figure Title
6	-	Viewing Point 3: Lo Shue Ling
ARUP	Date July 2022	Source -

參考編號

REFERENCE No.

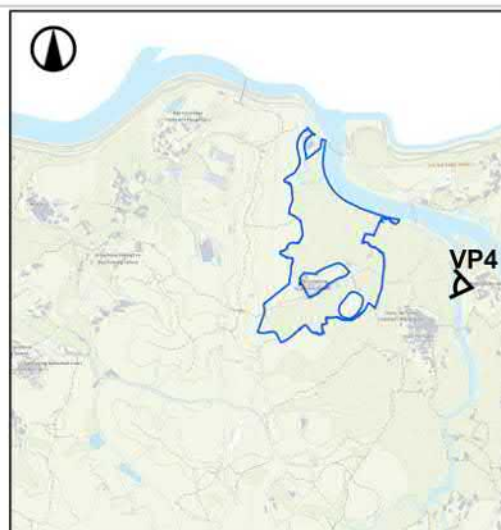
Y/NE-MKT/1

繪圖 DRAWING Z-11d

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

- Ancillary Dormitory
- Data Centre

Reference Scheme



LEGEND

- Logistics Centre

Figure No.	Scale	Figure Title
7	-	Viewing Point 4: Fung Wong Wu Village Hall
ARUP	Date	Source
	July 2022	-

參考編號

REFERENCE No.

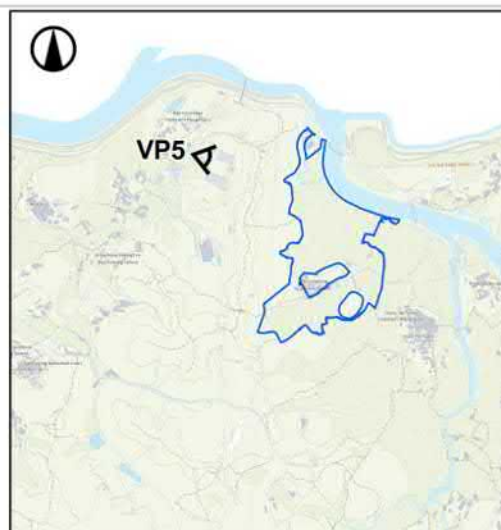
Y/NE-MKT/1

繪圖 DRAWING Z-11e

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

— R&D Centre

Reference Scheme



Figure No.	Scale	Figure Title
8	-	Viewing Point 5: Muk Wu Nga Yiu Minibus Stop
ARUP	Date	Source
	July 2022	-

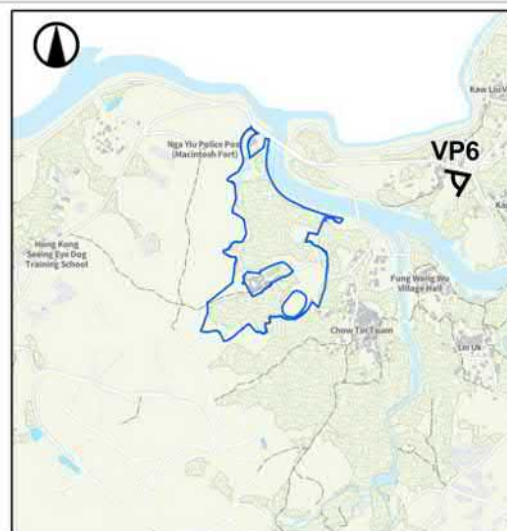
參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-11f

(來源 : 附件 1a)
(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

 Ancillary Dormitory

Reference Scheme



Figure No.	Scale	Figure Title
9	-	Viewing Point 6: Ta Kwu Ling Police Station Bus Stop
ARUP	Date	Source
	July 2022	-

參考編號

REFERENCE No.

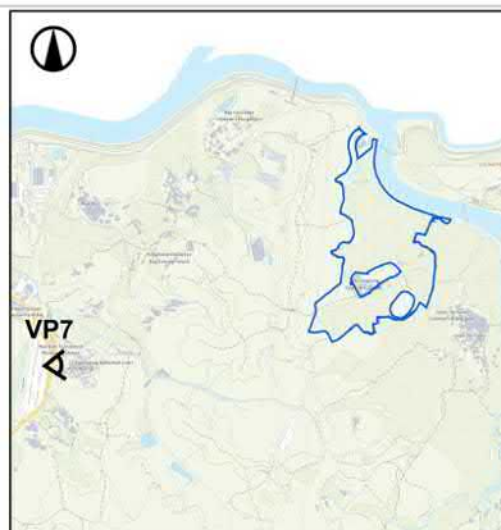
Y/NE-MKT/1

繪圖 DRAWING Z-11g

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



Reference Scheme

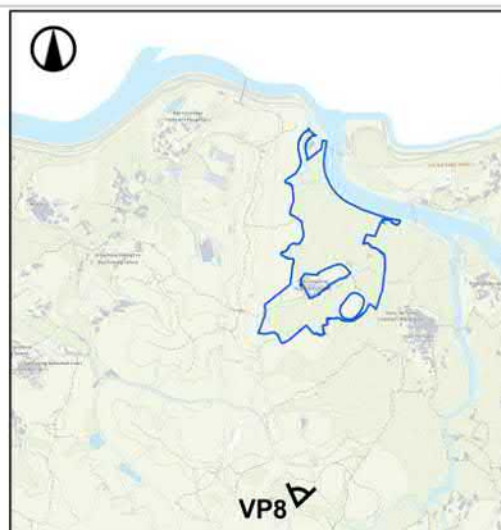


Figure No.	Scale	Figure Title
10	-	Viewing Point 7: Man Kam To Bus Terminus
ARUP	Date	Source
	July 2022	-

參考編號 REFERENCE No.	Y/NE-MKT/1	繪圖 DRAWING Z-11h
-----------------------	------------	------------------

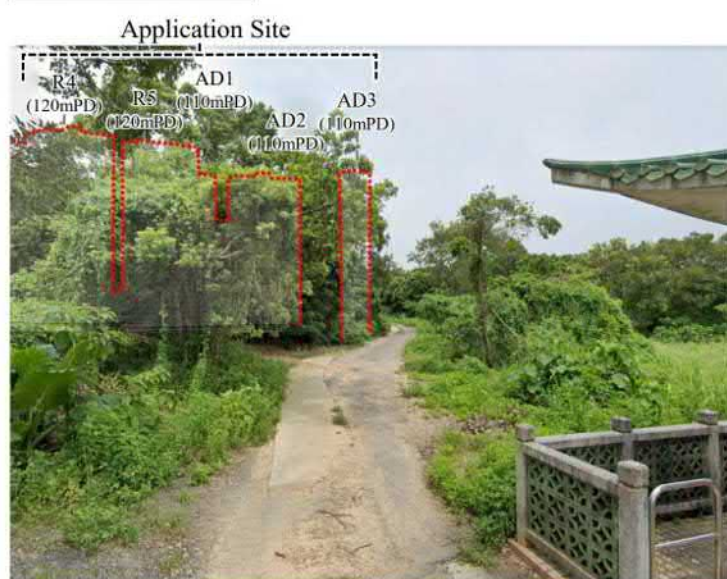
(來源 : 附件 1a)
(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



Reference Scheme



Figure No.	Scale	Figure Title
11	-	Viewing Point 8: A Pavillon in Hung Lung Hang
ARUP	Date	Source
	July 2022	-

參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-11i

(來源 : 附件 1a)
(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

- R&D Centre
- Ancillary Dormitory
- Data Centre
- Residential Tower
- Commercial Centre

Reference Scheme



LEGEND

- Logistics Centre

Figure No.	Scale	Figure Title
12	-	Viewing Point 9: Cham Shan
ARUP	Date	Source
	July 2022	-

參考編號

REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-11j

(來源 : 附件 1a)

(Source : Appendix 1a)

Existing Condition



Key Plan

Indicative Scheme



LEGEND

- R&D Centre
- Ancillary Dormitory
- Data Centre

Reference Scheme

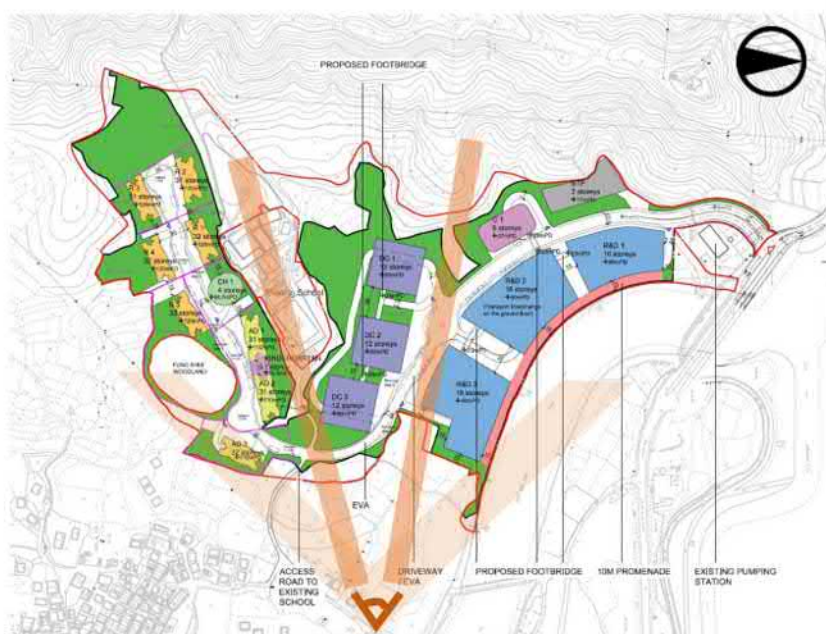
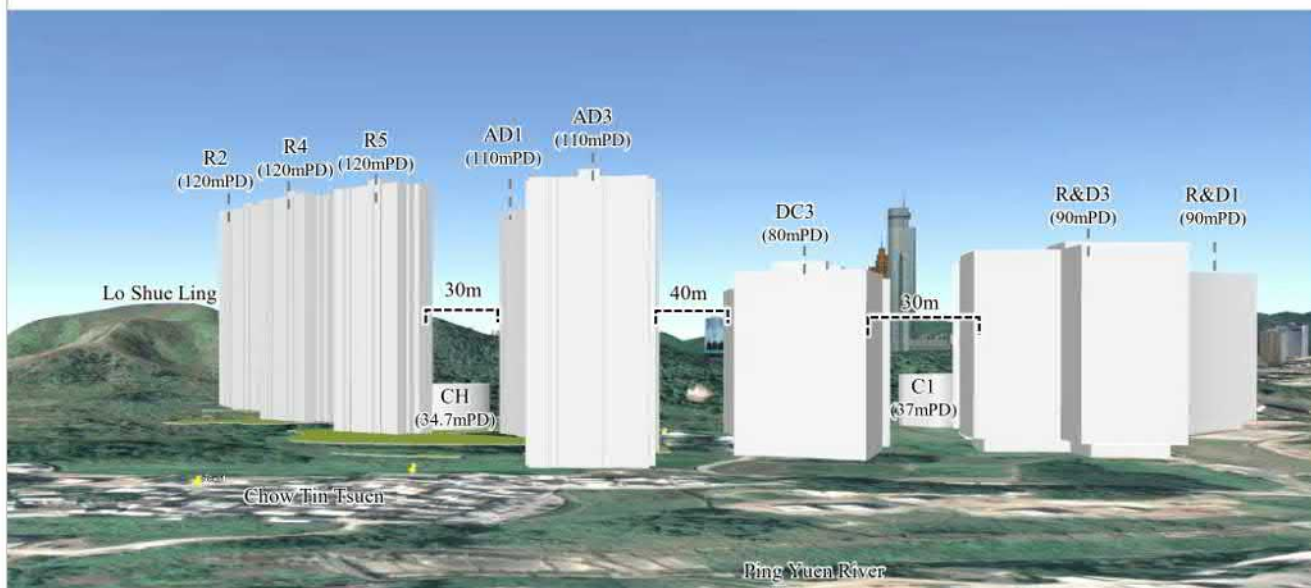


LEGEND

- Logistics Centre

Figure No.	Scale	Figure Title
13	-	Viewing Point 10: Bridge Across Ping Yuen River
ARUP	Date July 2024	Source -

Illustration of the Building Separations of the Indicative Scheme



Indicative Architectural Scheme

Figure No.	Scale	Figure Title
2	-	Illustration of the Building Separations of the Indicative Scheme
ARUP	Date	Source
	June 2024	-

參考編號

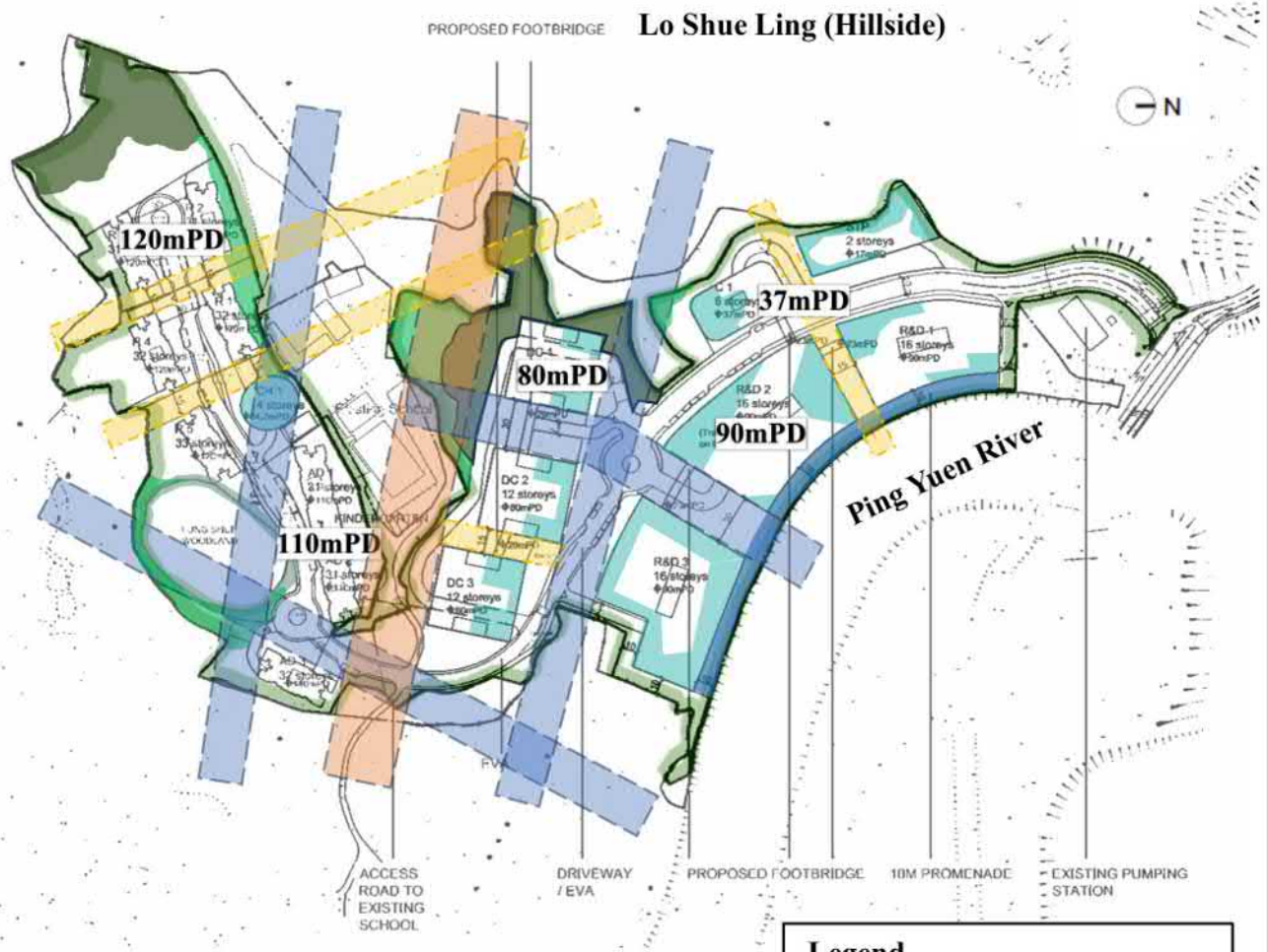
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-12a

(來源 : 附件 1a)

(Source : Appendix 1a)



- Legend**
- Rooftop Greening*
 - Soft Edge (ranging from 3m to 9m)
 - Building Separation (15m)
 - Building Separation (30m)
 - Building Separation (40m)
 - River Promenade (10m)
 - Proposed Woodland Compensation Areas (0.87ha)
 - Woodland Avoidance Areas

*Indicative only, subject to detailed design at later stage.

Figure No.	Scale	Figure Title
14	-	Indicative Plan of Proposed Mitigation Measures
ARUP	Date	Source
	Nov 2024	-

FIGURE 1.5B



LEGEND	
[Red dashed line] DEVELOPMENT SITE BOUNDARY	[Blue dashed line] APPLICATION SITE BOUNDARY
[Blue triangle] SITE ENTRY	[Yellow line] EVA
[Yellow triangle] CONTROL POINT	[Green hatched] PROPOSED WOODLAND COMPENSATION
[Red triangle] BUILDING ENTRY	[Dark green hatched] AREAS TO BE PRESERVED (BASED ON ECOIA FINDINGS)
[Green triangle] BURIAL GROUND ENTRY	

DRAWING TITLE
Landscape Master Plan - Overall

DATE
OCT 2024

DRAWN
EJ

CHECKED
RH

APPROVED
CY

FIGURE NO.
FIG 1.5a

SCALE AND ORIENTATION
1:2000

JOB TITLE
Section 12A Planning Application 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



ARUP

參考編號

REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-13

(來源 : 附件 1a)

(Source : Appendix 1a)

FIGURE 1.4B



DEVELOPMENT SITE BOUNDARY	APPLICATION SITE BOUNDARY
NEW PLANTING TREES	PROPOSED WOODLAND COMPENSATION
RETAINED TREES (44 NOS.)	AREAS TO BE PRESERVED (BASED ON ECOIA FINDINGS)

DRAWING TITLE
Compensatory Tree Planting Plan - Overall

DATE
Oct 2024

DRAWN
EJ

CHECKED
RH

APPROVED
CY

FIGURE NO.
FIG 1.4a

SCALE AND ORIENTATION
1:2000

JOB TITLE
Section 12A Planning Application 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



ARUP

參考編號
REFERENCE No. Y/NE-MKT/1

繪圖 DRAWING Z-14

(來源 : 附件 1a)
(Source : Appendix 1a)



LEGEND
 [Red dashed line] DEVELOPMENT SITE BOUNDARY [Blue dashed line] APPLICATION SITE BOUNDARY
 [Orange fill] LOCAL OPEN SPACE PROVISION : NOT LESS THAN 13,126 sqm

DRAWING TITLE
 Local Open Space Provision

DATE
 OCT 2024
 DRAWN
 EJ
 CHECKED
 RH
 APPROVED
 CY

FIGURE NO.
 FIG 1.7
 SCALE AND ORIENTATION
 1:20000 @ A3
 JOB TITLE
 Section 12A Planning Application 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



ARUP

參考編號
 REFERENCE No. Y/NE-MKT/1

繪圖 DRAWING Z-15

(來源 : 附件 1a)
 (Source : Appendix 1a)



LEGEND

DEVELOPMENT SITE BOUNDARY APPLICATION SITE BOUNDARY

GREEN WALL EXTENT

GREEN COVERAGE: NOT LESS THAN 30,739 sqm (30%) OF THE DEVELOPMENT SITE AREA

DRAWING TITLE
Greenery Coverage

DATE
OCT 2024

DRAWN
EJ

CHECKED
RH

APPROVED
CY

FIGURE NO.
FIG 1.8

JOB TITLE

Section 12A Planning Application 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

SCALE AND ORIENTATION
4:2000 @ A2



ARUP

參考編號
REFERENCE No.

Y/NE-MKT/1

繪圖 DRAWING Z-16

(來源 : 附件 1a)
(Source : Appendix 1a)



Figure 13 Layout Plan of Revised Indicative Scheme



Figure 14 Section of Revised Indicative Scheme

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

Air Ventilation Assessment - Initial Study

Page 12

參考編號

REFERENCE No.

Y/NE-MKT/1

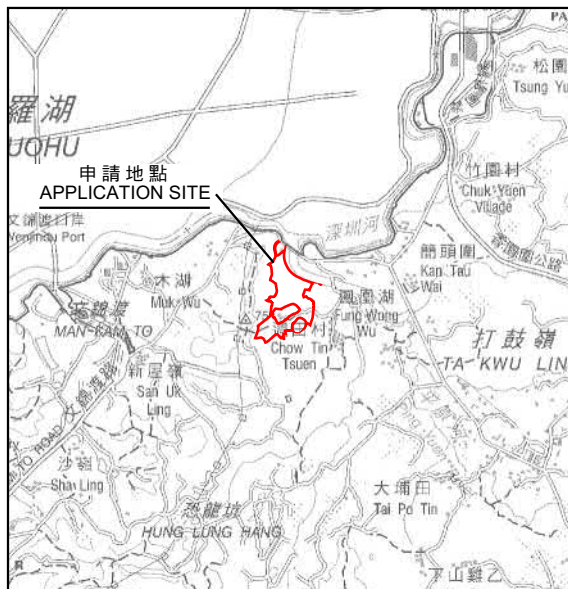
繪圖 DRAWING Z-17

(來源 : 附件 1a)

(Source : Appendix 1a)

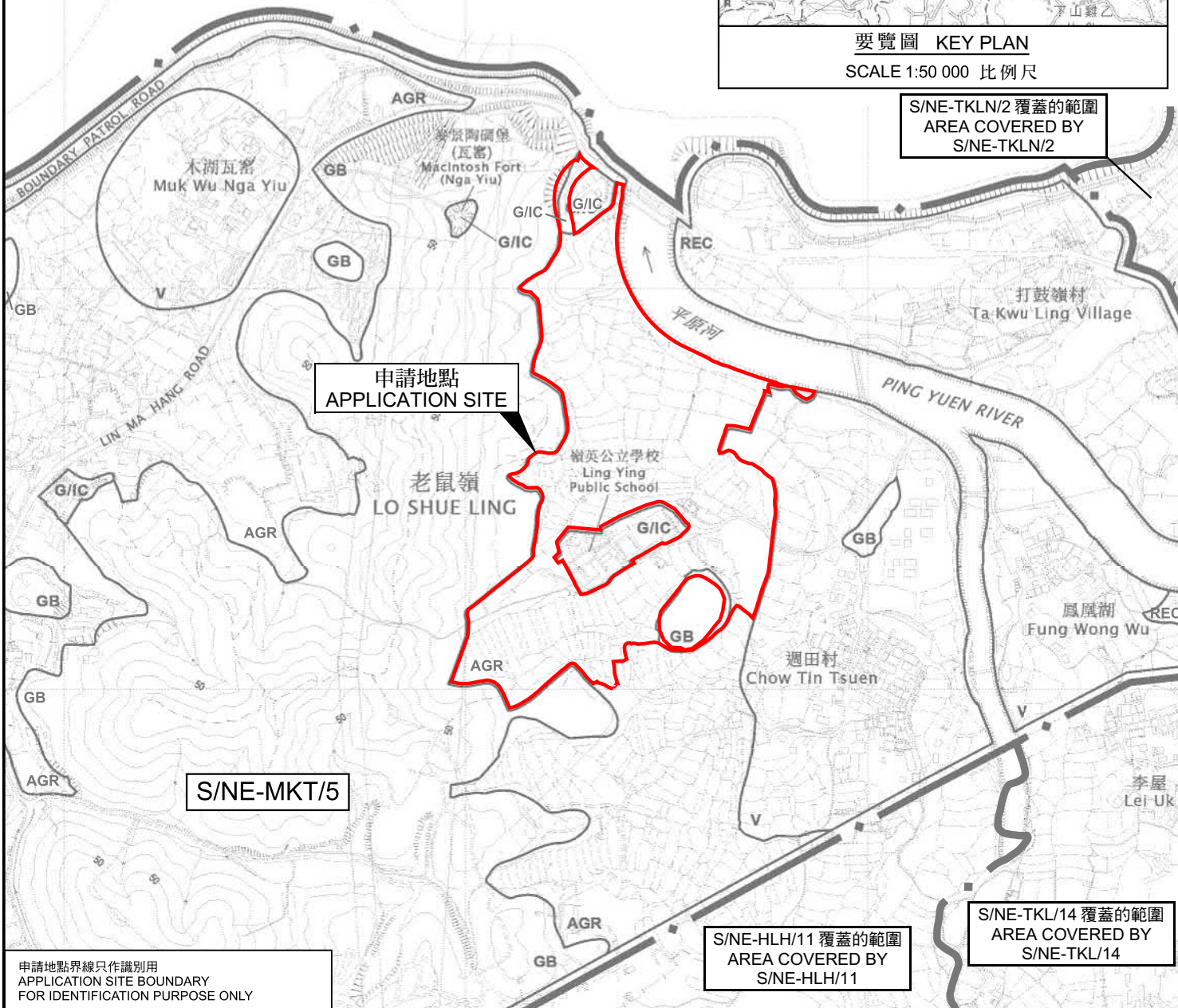


深圳市
SHENZHEN SHI



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺

S/NE-TKLN/2 覆蓋的範圍
AREA COVERED BY
S/NE-TKLN/2



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

S/NE-HLH/11 覆蓋的範圍
AREA COVERED BY
S/NE-HLH/11

S/NE-TKL/14 覆蓋的範圍
AREA COVERED BY
S/NE-TKL/14

位置圖 LOCATION PLAN

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
其他指定用途，註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

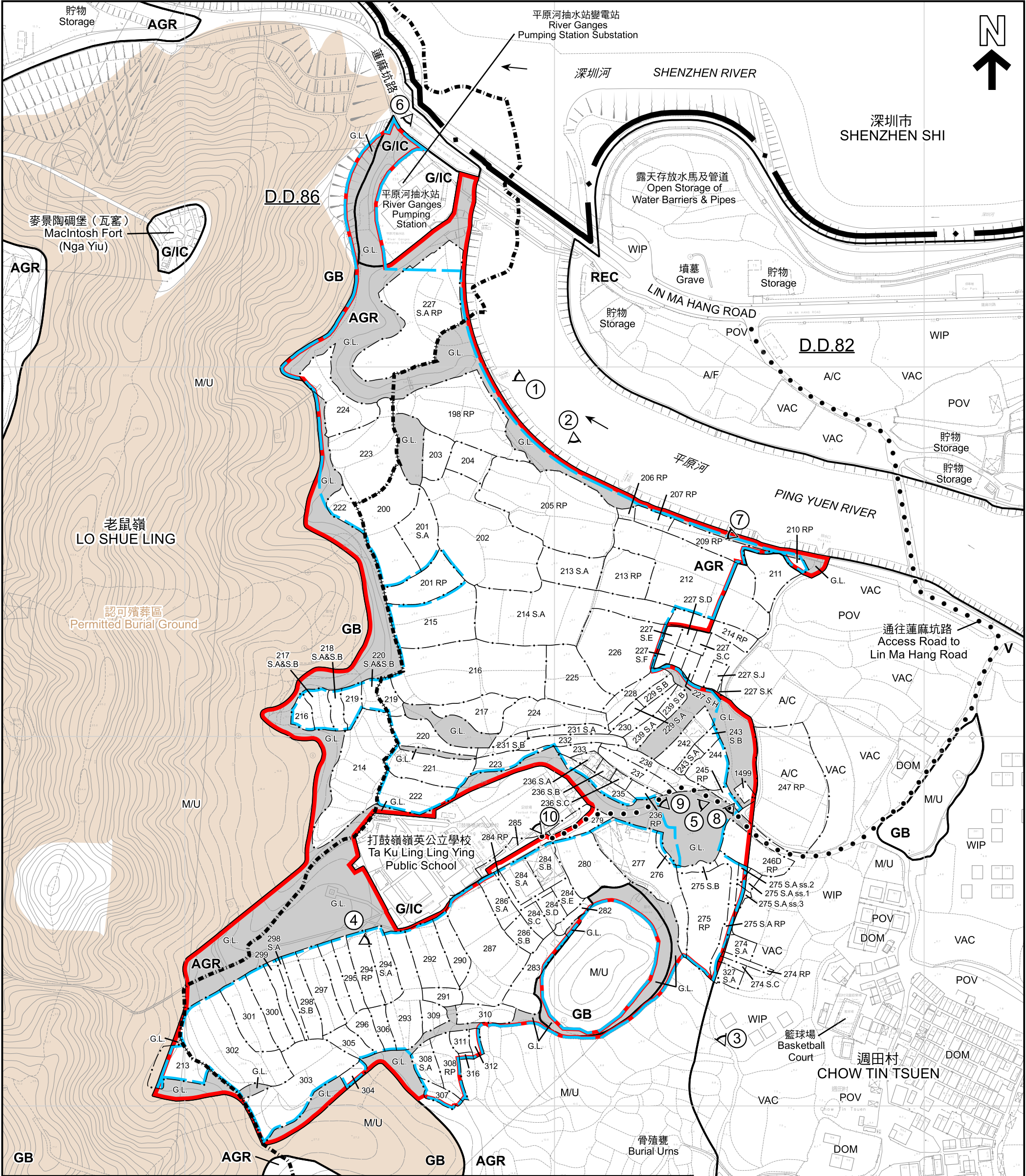
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-1

本摘要圖於2025年3月20日擬備，
所根據的資料為於2024年12月13日
展示的分區計劃大綱圖編號S/NE-MKT/5
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON OUTLINE ZONING PLAN No.
S/NE-MKT/5 EXHIBITED ON 13.12.2024



圖例 LEGEND

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

發展地盤
DEVELOPMENT SITE

丈量約份界線
D.D. BOUNDARY

鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC
GOVERNMENT, INSTITUTION OR COMMUNITY

REC
康樂
RECREATION

GB
綠化地帶
GREEN BELT

AGR
農業
AGRICULTURE

A/C
常耕農地
ACTIVE AGRICULTURAL LAND

A/F
休耕農地
FALLOW AGRICULTURAL LAND

DOM
住用構築物
DOMESTIC STRUCTURES

M/U
荒地
UNUSED LAND

POV
停泊汽車
PARKING OF VEHICLES

VAC
空置
VACANT

WIP
施工中
WORKS IN PROGRESS

G.L.
政府土地
GOVERNMENT LAND

①
實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Note :

(1) 2025年1月3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 3.1.2025

平面圖 SITE PLAN

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY HUB"

VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.
SCALE 1 : 2 500 比例尺

米 50 0 50 100 150 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-2

本摘要圖於2025年3月20日擬備，
所根據的資料為測量圖編號
3-NW-12D、13C、17B及18A
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON SURVEY SHEETS No.
3-NW-12D, 13C, 17B & 18A



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2025年3月20日擬備，
所根據的資料為地政總署
於2023年2月21日拍得的航攝照片
編號E183664C_R及E183665C_R
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON AERIAL PHOTOS No.
E183664C_R & E183665C_R
TAKEN ON 21.2.2023 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

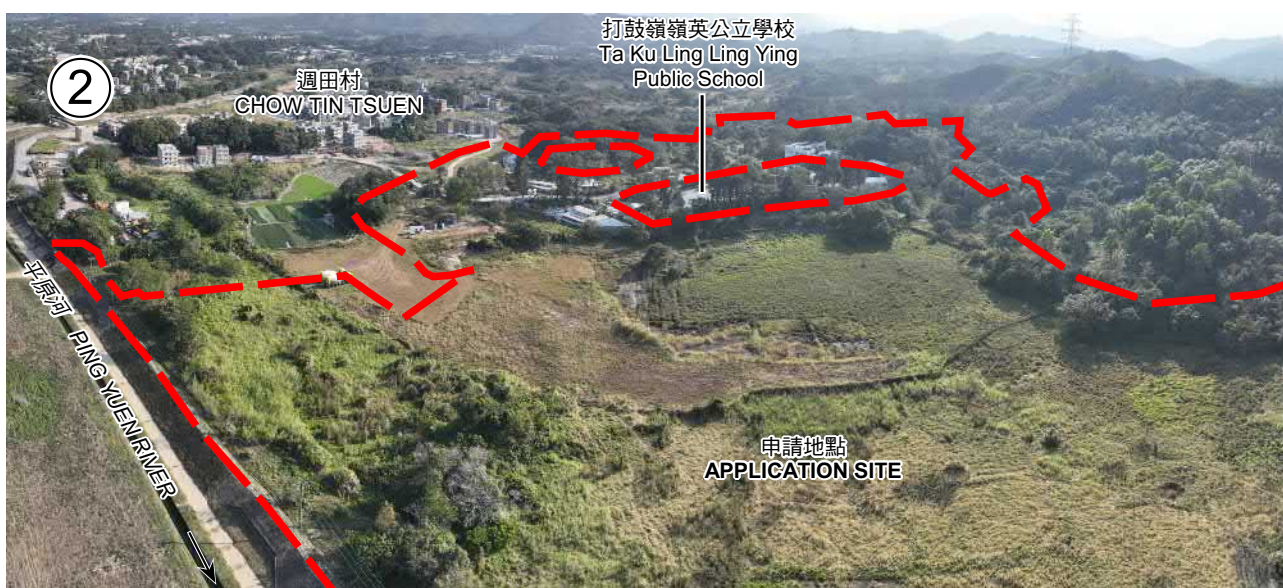
申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改制為
「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規 劃 署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-3





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

實地照片 SITE PHOTO

本摘要圖於2025年3月20日擬備，
所根據的資料為攝於2025年1月3日
的實地照片
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON SITE PHOTOS
TAKEN ON 3.1.2025

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-4a



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

實地照片 SITE PHOTO

本摘要圖於2025年3月20日擬備，
所根據的資料為攝於2025年1月3日
的實地照片
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON SITE PHOTOS
TAKEN ON 3.1.2025

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-4b



攝於2024年12月23日的實地照片 SITE PHOTO TAKEN ON 23.12.2024



攝於2024年12月23日的實地照片 SITE PHOTO TAKEN ON 23.12.2024



攝於2025年1月3日的實地照片 SITE PHOTO TAKEN ON 3.1.2025



攝於2025年1月3日的實地照片 SITE PHOTO TAKEN ON 3.1.2025

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

實地照片 SITE PHOTO

本摘要圖於2025年3月20日擬備
EXTRACT PLAN PREPARED ON 20.3.2025

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
其他指定用途，註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-4c



本摘要圖於2025年3月20日擬備，
所根據的資料為攝於2025年1月3日
的實地照片
EXTRACT PLAN PREPARED ON 20.3.2025
BASED ON SITE PHOTOS
TAKEN ON 3.1.2025

實地照片 SITE PHOTO

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT

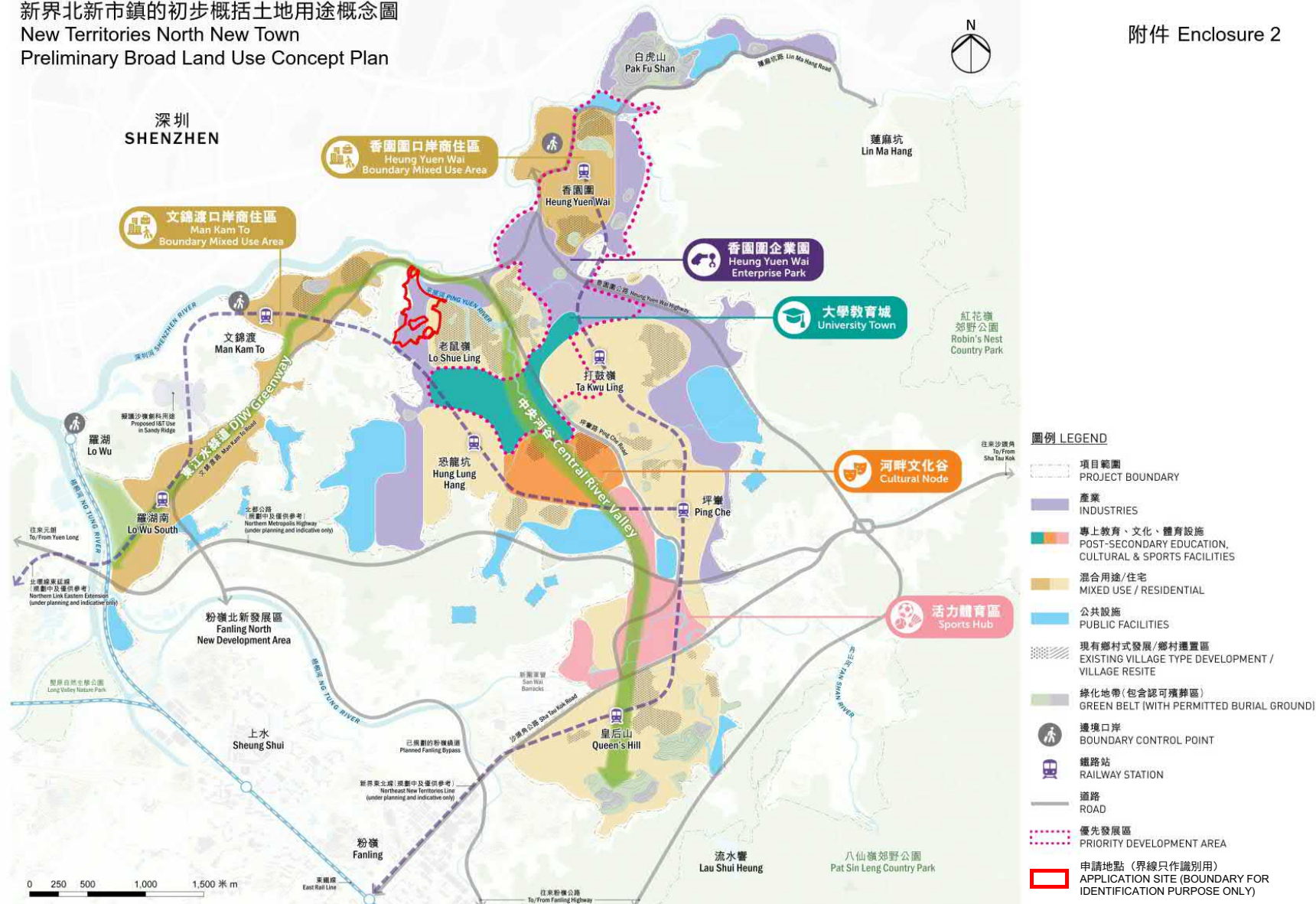


參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-4d

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

附件 Enclosure 2



概念圖 CONCEPT PLAN

本摘要圖於2025年3月20日擬備
EXTRACT PLAN PREPARED ON 20.3.2025

申請修訂文錦渡分區計劃大綱草圖編號S/NE-MKT/5
把申請地點由「農業」、「綠化地帶」及「政府、機構或社區」地帶改劃為
「其他指定用途」註明「創新科技產業園」地帶
新界文錦渡丈量約份第82約及第86約多個地段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT
MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/5
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE", "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "OTHER SPECIFIED USES"
ANNOTATED "INNOVATION AND TECHNOLOGY HUB"
VARIOUS LOTS IN D.D. 82 AND 86 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-MKT/1

圖 PLAN
Z-5