

# New San Tin Technopole Outline Zoning Plan gazetted and two approved Outline Zoning Plans amended

The Town Planning Board (the Board) today (March 8) announced the publication of a new draft San Tin Technopole Outline Zoning Plan (OZP) for the development of the San Tin/Lok Ma Chau area (the STLMC area) of the San Tin Technopole. The previous San Tin OZP is replaced by the new OZP. The Board also announced amendments to the approved Ngau Tam Mei OZP and the approved Mai Po and Fairview Park OZP.

The three OZPs provide the statutory planning framework for the development of the San Tin Technopole and the Sam Po Shue Wetland Conservation Park (SPS WCP).

The planning scheme area of the draft San Tin Technopole OZP, covering about 1 004 hectares, which has incorporated the northern part of the approved Ngau Tam Mei OZP mainly occupied by brownfield sites, and some pieces of land previously not covered by any statutory plan, is bounded by Shenzhen River and the SPS WCP to the north, the Hong Kong-Shenzhen Innovation and Technology Park of the San Tin Technopole at the Loop to the north-east, Kwu Tung North New Development Area and Hadden Hill (Ki Lun Shan) to the east, Ngau Tam Mei area, San Tin Barracks and Tam Mei Barracks to the south, and Mai Po area to the west.

Land designated for specific uses, namely "Innovation and Technology" ("I&T"), "Mixed Use", "Cultural and Community Uses with Supporting Uses and Community Uses with Supporting Uses and Facilities", "Logistics, Storage and Workshop", etc totalling about 313.24 hectares, are zoned "Other Specified Uses" ("OU"). Amongst which, the "OU(I&T)" zone accounts for about 210 hectares.

About 44.78 hectares are zoned "Residential (Group A)" for high-density residential developments. This zone includes sites for subsidised and private housing.

About 78.48 hectares are zoned "Village Type Development", which is to designate existing recognised villages and areas of land considered suitable for village expansion. A site of about 0.6 hectares to the south of San Tin Highway is designated as "Village Type Development (1)" for reprovisioning of village houses/building lots affected by Government projects.

About 56.52 hectares are zoned "Government, Institution or Community" ("G/IC"), which is primarily for the provision of government, institution and community facilities serving the needs of local residents and/or at a wider district, region or the territory.

About 55.88 hectares are zoned "Open Space" for the provision of outdoor

open-air public space for active and/or passive recreational uses serving the needs of local residents, workers as well as the general public.

About 207.29 hectares are zoned "Green Belt" ("GB"), which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

About 139.36 hectares are zoned "Conservation Area" ("CA"), which is intended to conserve the ecological value of wetland and fish ponds, or to protect and retain the existing natural landscape, ecological or topographical features of the area.

The amendments to the approved Ngau Tam Mei OZP mainly involve (i) excising land area for incorporation into the draft San Tin Technopole OZP No. S/STT/1 to reflect the boundary of the STLMC area of the San Tin Technopole, (ii) rezoning a site abutting San Tam Road from "Residential (Group C)" to "G/IC(1)" for development of a proposed social welfare facility, and (iii) rezoning a site to the north of the Tam Mei Barracks from "Comprehensive Development Area" to "GB" to reflect the existing site conditions.

The amendments to the approved Mai Po and Fairview Park OZP mainly involve (i) incorporating an area from the north-western part of the San Tin OZP, with the major part rezoned from "CA" and "OU" annotated "Comprehensive Development and Wetland Enhancement Area" to "OU" annotated "Wetland Conservation Park" ("OU(WCP)") for the establishment of the SPS WCP and the remaining part retained as "CA", and (ii) rezoning an area around Tam Kon Chau, Pak Hok Chau and Yau Mei San Tsuen from "CA", "Recreation" and "OU" annotated "Comprehensive Development to include Wetland Restoration Area" to "OU(WCP)". The "OU(WCP)" zone covers a total area of about 348.63 hectares.

The Notes and Explanatory Statements of the Ngau Tam Mei OZP and Mai Po and Fairview Park OZP are amended to take into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning scheme areas, where appropriate.

The new draft San Tin Technopole OZP No. S/STT/1, as well as the draft Ngau Tam Mei OZP No. S/YL-NTM/13 and the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 incorporating the amendments, are available for public inspection during office hours at (i) the Secretariat of the Board, (ii) the Planning Enquiry Counters, (iii) the Fanling, Sheung Shui and Yuen Long East District Planning Office, (iv) the Yuen Long District Office and (v) the San Tin Rural Committee.

Any person may make written representations in respect of the new draft San Tin Technopole OZP and the amendments to the Ngau Tam Mei OZP and the Mai Po and Fairview Park OZP to the Secretary of the Board on or before May 8. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations" (TPB PG-No. 29C).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29C. In particular, the representer should take note of the following:

\* If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport number as required under TPB PG-No. 29C, the representation submitted shall be treated as not having been made; and

\* The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification.

The Guidelines and the submission form are available at the above locations (i) and (ii) and the Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).

Copies of the draft OZPs are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZPs can be viewed on the Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).