



香港城市設計學會
Hong Kong Institute of Urban Design

Reference Number: PAC/24/003
8 May 2024
Plan No.: S/K3/35
Town Planning Board

Re: HKIUD's Comments on the San Tin Technopole Outline Zoning Plan No. S/STT/1

HKIUD support the draft San Tin Technopole OZP No. S/STT/1 in principle, subject to following comments or suggestions for consideration of the Town Planning Board:

1) Green Transportation System (GTS) for I&T Park

The two planned MTR stations are outside the technopole areas. The government shall consider mandating the utilization of GTS for servicing the technopole for reduction of traffic load to the surrounding roads and district. Considerations shall be given to reducing the extent of roads for vehicles, provision of centralized carparks at the peripheral, thus leaving more land for green spaces or developments.

Should members consider that GTS is essential, the statement “an acceptable GTS shall be implemented alongside with the first intake of businesses or residents within the I&T Park shall be included in the Remarks of OU(IT) zone.

2) Urban / Village Integration

During the design study process, it seems that the government had given no consideration into any integration of the two “totally segregated” village zones into the overall planning.

Many “Villages inside City” (城中村) on the Mainland have been turned into vibrant cultural recreational, RDE and tourist destinations and even becoming supportive residential supply sources. They are usually results of government facilitated private enterprise and villager cooperative efforts. Nantou City (南頭古城)¹ is a very successful example just across the border.

We, therefore, proposed that the government to comprehensively review the possibility of urban/village integration and indicate in under “Planning Intention” of “V” zone that comprehensive redevelopment into cultural, retail & tourist destinations along with residential uses. In this connection, we suggest the adding of “Exhibition or Convention Hall” and “Place of Recreation, Sports and Culture” to column 1, and the removing of the wordings of (Holiday House only) from Hotel use on column 2.

3) Development Intensity and Building Height Control for I&T Zone

¹ <https://www.nantoucity.com/>



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In paragraph 12.5.2 of ES of OZP S/STT/1² that 5.7 million s.m. of developments are planned over net area 148 ha of OU(I&T) zone; this translates to a plot ratio of 3.85. With height restrictions ranging from 15m to 75mPD and with only a few plots of land allowing up to 100-125mPD in height, it seems that the resultant townscape will be very tight and the resultant building footprints will have to be very large.

According to OZP S/LMCL/2³, **Lok Ma Chau Loop OU zone** for similar purpose has 1,143,000 s.m. of GFA and is planned over 53.49 ha of land destined for OU (for Research and Development, Education, and Cultural and Creative Industries) and this translates to a plot ratio of 2.14 only. Allowable building heights are ranging from 18mPD to 54mPD. Although the allowable building heights are a little higher in San Tin but the proposed plot ratio is approximately 80% higher than the Lok Ma Chau Loop IT Park.

We suggest that a higher degree of flexibility in height variations should be allowed especially for the “town centre” of the technopole. In fact, the currently proposed “birthday-cake” cityscape morphology is less than interesting and should be reviewed. The boundaries, such as the interfacing boundaries with fishing ponds and for the wetland & wind corridor, shall be reconsidered to tally with actual site situation. Instead of relying on a minor relaxation mechanism, there shall be a comprehensive review of the allowable building height arrangement. Alternatively, the maximum allowable GFA shall be reduced.

4) Drainage Channels for Recreation Uses

The alignments of the two drainage channels cutting across the I&T Park as proposed are uninteresting and too restrictive. They are of more than 1km and 2km in length respectively but not planned alongside with any recreational uses, parks or nodal points. Cheonggyecheon Restoration⁴ in Seoul has shown the world how nice a drainage channel can be. We would like to seek consideration to allow a relatively easy mechanism to amend the alignments and extents of the two drainage channel zones.

² OZP S/STT/1

<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fSTT%2f1&lang=EN&ext=pdf&dType=in#nameddest=OU>

³ OZP S/LMCL/2

<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fLMCL%2f2&lang=EN&ext=pdf&dType=in#nameddest=OU>

⁴ <https://www.seoulsolution.kr/en/content/seoul-urban-regeneration-cheonggyecheon-restoration-and-downtown-revitalization>



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In this connection, we propose the government to immediately review the design of the two channels and to see if any recreational uses can be incorporated alongside the channels and resubmit a rezoning proposal at the soonest.

5) Better Integration with adjacent Wetlands

We understand the government's consultant has claimed that there is no net loss of ecological value according to EIA and with the instigation of the proposed Sam Po Shue Wetland Conservation Park. We are disappointed that there is no further consideration on integration or interfacing between the proposed IT Park and the Wetland Park.

There are a few successful examples around the world that IT parks are constructed next to wetlands and it was shown that there can be a smoother transitioning between the IT parks and their adjacent wetlands. These examples include High Tech Campus Eindhoven⁵ and Nottingham Science Park⁶. As a larger scale example, Qianhai, is becoming a successful urban – wetland integrated development⁷.

In this connection, we suggest the government to consider adding to the Remarks of OU(I&T) zone that it is encouraged that wetland elements be integrated into the landscape design of the IT Park

6) An Urban Design Guidelines for Future I&T Park

The ES on urban design appended to the OZP notes discussed urban design for the entire OZP and there is no discussion of the any urban design within the I&T Park except the stepped height “birthday-cake” height control diagram. The I&T Park will generate most of the vehicular and pedestrian traffic within this OZP area and there should definitely be a set of urban design guidelines for the future development within the I&T Park and between the I&T Park and its neighbours.

For within the IT Park, there should be a framework for pedestrian connection, open spaces and blue and green network within the Park and interfacing with the other planned urban areas and villages, a conceptual plan for reduction of within Park vehicular activities and GTS implementation and interfacing with the adjacent wetlands (further discussion in item 8 below), etc.

We suggest to include in the Remarks to OU(I&T) zone that a set of urban design guidelines shall be established before site formation for the I&T Park to begin. If this cannot be implemented, the government shall promise to establish a satisfactory set of

⁵ <https://www.hightechcampus.com/>

⁶ <https://www.ukspa.org.uk/nottingham-science-park/>

⁷ <https://www.archdaily.com/1012860/qianhais-guiwan-park-field-operations>



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urban design guidelines before large scale site formation works for or disposition of any lands within the I&T Park.

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