

DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

REPRESENTATION BY
HONG KONG INSTITUTE OF URBAN
DESIGN
MAY 2024

1.0 | GREEN TRANSPORTATION SYSTEM (GTS) FOR I&T PARK

- MTR stations are planned outside the I&T Park
- Shall consider mandating the utilization of GTS for servicing the I&T Park



1.0 | GREEN TRANSPORTATION SYSTEM (GTS) FOR I&T PARK

- Shall consider reducing the extent of roads for vehicles, provision of centralized carparks at the peripheral, leaving more land for green spaces or developments
- Add in Remarks: “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.





深圳南頭古城

2.0 | URBAN / VILLAGE INTEGRATION

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



总要来一次南头古城

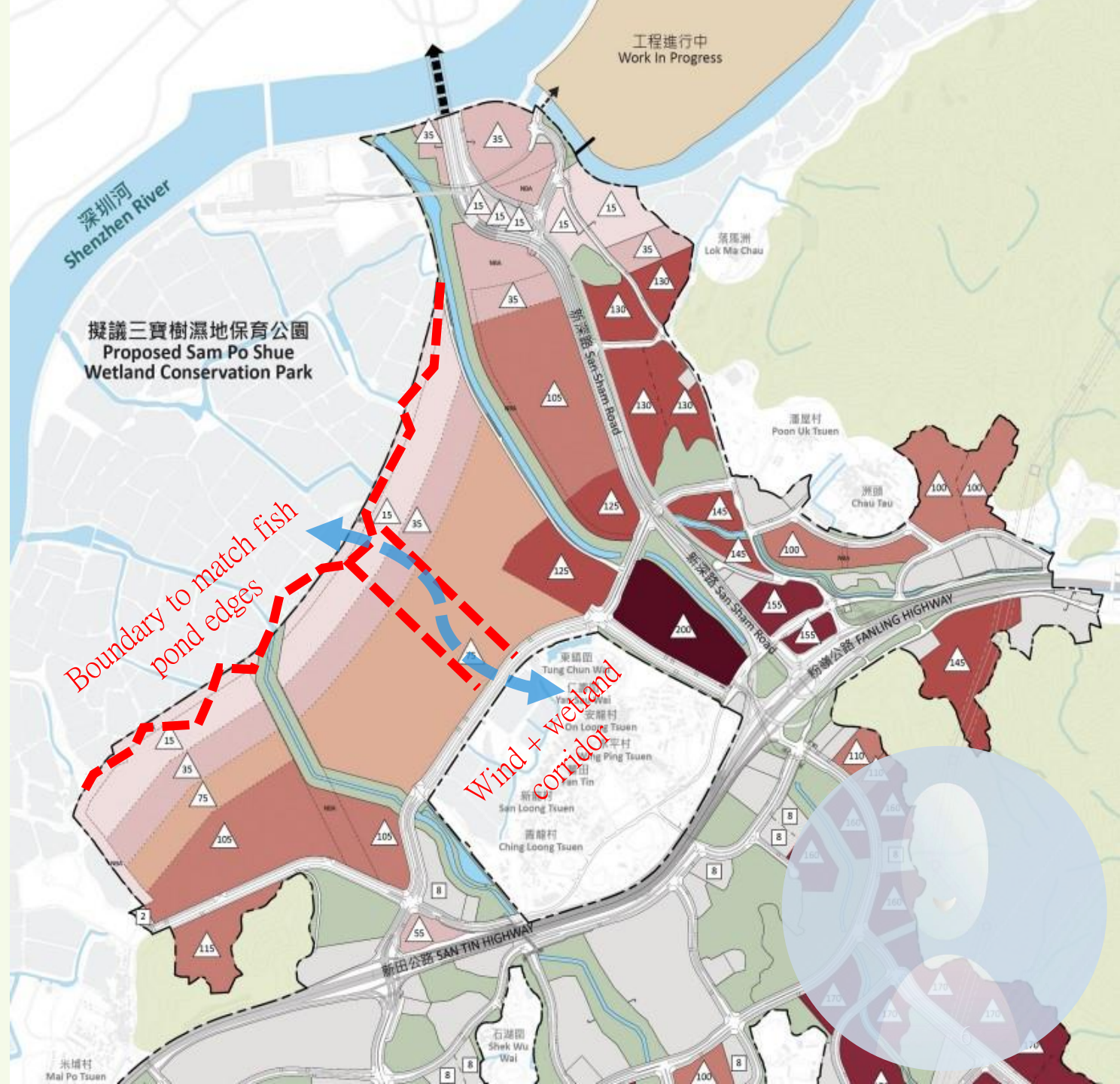


2.0 | URBAN / VILLAGE INTEGRATION

- the government shall review the possibility of urban/village integration
- indicate in under “Planning Intention” of “V” zone that comprehensive redevelopment into cultural, retail & tourist destinations along with residential uses
- add “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.

3.0 | DEVELOPMENT INTENSITY AND BUILDING HEIGHT CONTROL FOR OU(I&T) ZONE

- 5.7million s.m. of development over 148 ha = P.R. 3.85
- Lok Ma Chau is of P.R. 2.15 only
- If P.R. 3.85 has to be kept, height restriction shall be relaxed, alternatively, max. GFA shall be reduced
- the proposed “birthday-cake” cityscape morphology is less than interesting and should be reviewed
- Boundaries shall be reconsidered to tally with actual site situation



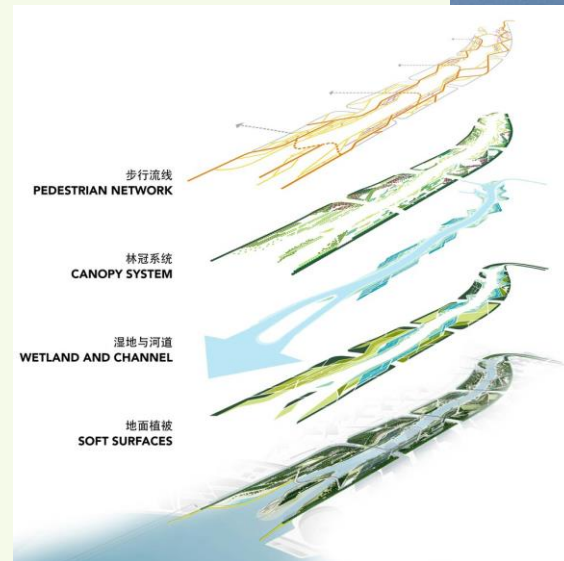
4.0 | DRAINAGE CHANNELS FOR RECREATION USES

- The two drainage channels cutting across the I&T Park are uninteresting
- They are of more than 1km and 2km in length but not planned alongside with any recreational uses, parks or nodal points
- Cheonggyecheon Restoration in Seoul has shown the world how nice a drainage channel can be.



4.0 | DRAINAGE CHANNELS FOR RECREATION USES

- The government shall revisit the design of the two channels and to see if any recreational uses can be incorporated
- These two drainage channels shall also be designed integrative with the I&T Park on both sides of the channel



洋河（文教园段）湿地生态公园



High Tech Campus Eindhoven

5.0 | BETTER INTEGRATION WITH ADJACENT WETLANDS

- There can be a smoother transitioning between the IT parks and their adjacent wetlands, e.g. High Tech Campus Eindhoven, Nottingham Science Park and Qianhai
- The government to consider adding to the Remarks of OU(I&T) zone that a set of urban design guidelines including the concept of urban and wetlands / water works integration shall proposed for the future I&T Park development proposal.



Nottingham Science Park

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Qianhai

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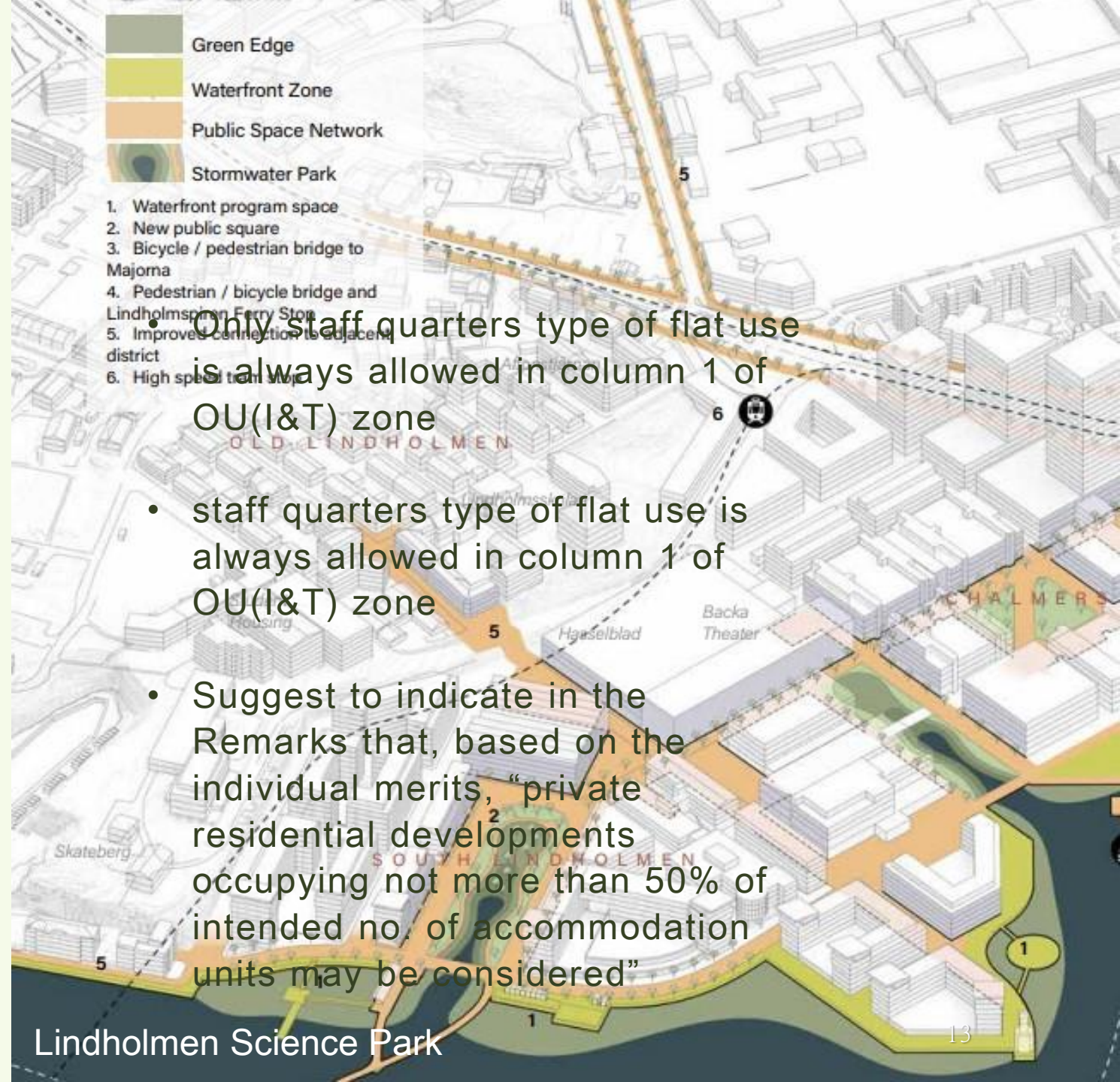


5.0 | BETTER INTEGRATION WITH ADJACENT WETLANDS

- A green / wetland connector from wetland park to village of 100m wide shall be considered
- This connector can be with low rise buildings (i.e. need not to be a NBA zone)
- It also coincide with the prevailing summer wind (SE to NW).
- N.B. San Tin Park, which is the fung shui forest of the village, is approximately 100m in width

6.0 | AN URBAN DESIGN GUIDELINES FOR FUTURE I&T PARK

- There is no guiding urban design principle for the I&T Park which is of half the size of Tin Shui Wai.
- For within the IT Park, there should be a framework for pedestrian connection, open spaces and blue and green network, interfacing with the other planned urban areas and village
- 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



- Only staff quarters type of flat use is always allowed in column 1 of OU(I&T) zone
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- Suggest to indicate in the Remarks that, based on the individual merits, “private residential developments occupying not more than 50% of intended no. of accommodation units may be considered”

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Lindholmen Science Park



THANK YOU



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