

## HKIA's Views on San Tin Technopole RODP Consultation

### 1. Sustainability - Future Ecopolis

We support the Government's strategic initiative to develop the Northern Metropolis (NM) into a sustainable, liveable, and healthy district that will benefit Hong Kong's economic future. In view of the global climate challenges, the proposed infrastructure developments should be carbon neutral/negative in alignment with the Government's 2050 Carbon Neutral goals. High green and blue coverage, and passive design strategies should be applied to the NM. Sustainable energy, district cooling, smart mobility, and recycled water systems should be planned in advance and integrated into the blueprint.

### 2. Climate Resilience

San Tin is located in an area with historically highest temperatures in Hong Kong. To lessen the impact of global warming, the Technopole's design must ensure climate resilience and avoid intense heat island effect through appropriate urban design, building disposition, greening ratio, native tree species and biodiversity, etc.

The Recommended Outline Development Plan (RODP) should plan for potential severe rainfalls in the area with adequate drainage so that the development will not alter or negatively affect the surrounding wetlands and communities. We support to maintain and beautify the water networks between the San Tin Eastern and Western main drainage channels for the provision of diverting flooding water or surface water. The Sponge City Concept for development should be adopted, and both Climate Change Mitigation and Adaptation strategies should be applied.

### 3. Sam Po Shue Wetland Conservation Park

The RODP shows significant development in the planned conserved wetland area in the 2021 Northern Metropolis Development Strategy Report. The drastic increase in the proposed Innovation and Technology land use in the RODP is encroaching significantly into the Sam Po Shue Wetland Conservation Park area. The Government should conduct scientific research with quantifiable considerations to demonstrate that the environmental impact would be acceptable. For example, a comprehensive migratory bird flight paths survey in the whole NM and the adjacent Shenzhen area should be conducted, so that the impact of the encroachment into the Conservation Park could be ascertained. Locations of the ecological corridors in Shenzhen should also be taken into consideration as a truly integrated planning of the two cities should cover the ecological system as well. Location of part of the Innovation and Technology land use to alternative sites in the NM of less ecological and environmental significance should be explored so that the impact on the Conservation Park could be minimized.

### 4. Nature Conservation

We support a proactive conservation approach of the existing fish ponds similar to that of Long Valley Nature Park (壟原自然生態公園). This requires in-depth coordination of services between government bodies, local fish pond operators, and environmental groups to maintain operations as demonstration and integration. The wetland conservation areas must be respected within the NM development by clearly identifying and designating them with a long-term holistic management plan aiming to establish Hong Kong as an international accredited Wetland City. Existing ecological corridors should be carefully reviewed to avoid bottlenecks that could adversely affect wildlife migration. Sufficient buffers should be provided along sensitive boundaries of existing wetlands, which should be specified in the RODP based on

scientific research.

A more sensitive interface between any new development and the adjacent Sam Po Shue Wetland Conservation Park should be explored. Instead of an arbitrary curved or straight boundary along the conservation area that truncates many fish ponds, a bespoke boundary following the shapes of existing fish ponds could be considered. Some of the fish ponds in the San Tin Technopole could be retained as water bodies in terms of public open spaces for the district. The San Tin RODP should also incorporate and conserve existing landscapes and trees to form a new blue-green network with a high ratio to building infrastructure. Such subtle infiltration of the natural ecosystem in the urban area could create a community with a strong identity and good liveability.

## 5. Innovation

We support the Government's efforts to establish the San Tin Technopole as an Innovation and Technology hub. We believe planning, designing, and implementing the Technopole itself can showcase Hong Kong's innovation by incorporating new planning innovations (such as blue coverage and green plot ratio), urban design (optimizing existing blue and green resources in public open space), and 3D land uses (roof levels optimized with green community parks and interconnectivity). Together with streamlining statutory controls for building design and construction, this will encourage creativity, resulting in a unique living environment that attracts international and local talent and businesses, as well as facilitating the nurturing of the younger generation.

While we appreciate the need to allow maximum flexibility in planning to cater for ever-changing Innovation and Technology needs, effective administrative measures should be put in place to ensure good quality urban design and planning.

## 6. Urban & Rural Integration

The Technopole's development, as shown in the proposal, surrounds but ignores San Tin village. In fact, the Technopole can connect with existing communities and revitalize villages to enrich the Innovation and Technology hub's character with local history and culture. In a symbiotic relationship, village thoroughfares and public spaces can be improved, unified and connected to the Technopole. Villagers can be encouraged through land administration to develop their land for better integration with new developments and revitalized public domains. It would be a win-win situation that creates synergy with the new development while existing land owners and residents would benefit from the new development. Such planning should be explored to reflect appropriate land use and control in the RODP.

We recommend the Government to consider conducting heritage and cultural surveys to identify buildings and artefacts with heritage or historical values that should be preserved in the redevelopment. Preservation of historical linkage to the past and subtle integration with the adjacent wetland conservation area as discussed in para 4 would create a strong identity for the NM, and a community with special life-style that is attractive to innovation and technology talent.

## 7. Key Performance Index

Social, environmental and economical KPIs are needed to ensure that established goals can be achieved. We suggest the Government to consider forming an independent multi-disciplinary team comprising Architectural, Engineering, Landscape, Planning, Surveying, Urban Design and other related professionals, as well as Environmental Specialists, to advise on the development and implementation of the overall masterplan of the NM. The team could

be overseen by the Director of Northern Metropolis Co-ordination Office which is responsible for the strategic development and planning of the NM's architecture, urban design, and public spaces. It should work closely with other Government departments to ensure that new developments are harmonious with the existing urban fabric and that public spaces are designed to meet the needs of residents and visitors. This practice is generally adopted in many European cities, such as Copenhagen, London, Oslo and Barcelona.

#### 8. 3 Dimensional Planning

This is a great opportunity to plan the innovative Technopole with creative ideas instead of relying on traditional New Development Area (NDA) mindsets and principles. The Government should consider how smart cities can reduce land intake for roads and infrastructure, and apply 3D planning where land use can be stratified. As roads are supposed to connect instead of segregating local communities, the Government should consider integrating roads into developments to optimize land use for the Innovation and Technology Hub without sacrificing conservation areas.

## 香港建築師學會對新田科技城建議發展大綱圖的意見

### 1. 可持續發展 - 未來生態城市

我們支持政府的策略建議，把北部都會區發展成為一個可持續、宜居的健康區域，推動香港的未來經濟發展。考慮到全球氣候暖化帶來的挑戰，建議中的基礎設施應與政府的2050年碳中和目標保持一致，實現碳中和/負碳。北部都會區的規劃應該把高綠化率、藍綠基建系統、被動式節能策略、再生能源、區域冷卻系統、智能交通和污水循環再用等融入規劃草案中。

### 2. 應對氣候變化

新田向來屬於香港的高溫地區。為了減少全球暖化的影響，科技城的設計必須確保宜人的微氣候，透過適當的城市設計、建築佈局、綠化比例、本地樹種和生物多樣性等避免形成熱島效應。

建議發展大綱圖(RODP)應規劃適當的排水系統以應付該區可能出現的豪雨，及避免對附近的濕地和社區產生負面影響。我們支持保留並美化新田東部和西部主排水渠及其網絡，俾能及時排走洪水。也應採用海綿城市的概念，以及氣候變遷減緩與調適策略，來應對氣候變化。

### 3. 三寶樹濕地公園

建議發展大綱圖顯示，在2021年北部都會區發展策略報告中計劃保護的濕地區域中，有顯著的部 分用作發展創新科技園區，大幅佔用原本是三寶樹濕地保育公園的區域。政府應進行科學研究，以量化的客觀分析證明其對環境的影響是可接受的。例如，應進行全面的候鳥遷徙路徑調查，涵蓋整個北部都會區和相鄰的深圳，以確定對候鳥遷徙的影響。深圳生態走廊的位置也應納入考慮，因為真正的雙城整合規劃應涵蓋生態系統。亦應探索將部分創新科技土地用途轉移到北部都會區內生態和環境價值較低的替代地點，減小對濕地保育公園的影響。

### 4. 自然保育

我們支持類似塋原自然生態公園所採用，對現有魚塘的積極保育方法。這需要政府機構、當地魚塘經營者和環保團體之間進行深入的協調，維持營運以作為示範和整合。北部都會區的發展應尊重濕地保育區域，透過明確和長期的整體管理計劃，建立香港成為國際認可的濕地城市的地位。現有的生態走廊應該仔細審查，以避免出現對野生動物遷徙產生不利影響的瓶頸。在現有濕地的敏感邊沿應提供足夠的緩衝區域，並應根據科學研究在建議發展大綱圖中規定。

科技城與相鄰的三寶樹濕地保育公園彼此之間的關係，值得更深入的探討。可以考慮沿著現有魚塘的形狀設定邊界，而非隨意的曲線或直線邊界，這樣可以避免截斷魚塘。新田科技城中的一些魚塘也可以保留成為公眾休憩空間的水體，並保留現有的景觀和樹木，形成區內豐富的藍綠基礎設施網絡。讓自然生態系統不明顯地滲透入城市規劃中，創造出具有強烈個性的宜居社區。

## 5. 創新

我們支持政府努力把新田科技城建設成為創新科技中心。我們相信，透過將創新規劃（如藍色覆蓋率、綠地比例）、城市設計（優化現有的藍色和綠色資源在公眾休憩空間）和3D土地規劃（屋頂綠色社區和優化通達性）納入科技城的規劃、設計和實施，以展示香港的創新方式。再配合精簡法定樓宇設計及建造審批程序以鼓勵創新，形成一個吸引國際和本地人才和企業的獨特生活環境，有利培育年輕一代。

雖然我們理解需要在規劃上保留最大的靈活性，以應對不斷變化的創新科技需求，但應制定有效的行政措施，以確保優質的城市設計和規劃。

## 6. 城鄉共融

建議中的新田科技城環繞新田村發展，但缺乏足夠聯繫。事實上，科技城可以加強與現有社區的聯繫，讓村莊重現活力，豐富創新科技樞紐的特色，並融入當地的歷史和文化。在一個共生的關係中，村莊的道路和公共空間可以得到改善，與新的科技城融合起來。通過土地管理行政措施鼓勵地主發展土地，更好地與新發展和改善的公共設施融合，這將是一個雙贏的局面，既可以創造與新發展的協同效應，同時現有的土地業主和居民也能從中受益。政府可以探討以這種規劃概念，來制定建議發展大綱圖的適當土地用途和管制。

我們建議政府考慮進行全面的文化遺產測量和調查，以確定在發展過程中需要保育的具有文化遺產或歷史價值的建築和文物。與過去的歷史聯繫保育，和與相鄰的濕地保育區不明顯的融合（參考第4段），將為北部都會區打造獨特的角色和生活方式，有利吸引創新和科技人才。

## 7. 關鍵績效指標

當局需要訂定社會、環境和經濟方面的關鍵績效指標，以確保既定目標得以實現。建議政府應該考慮成立由包括建築、工程、園境、規劃、測量、城市設計、環境和其他專業人士組成的獨立跨專業團隊，就北部都會區的發展及落實提供意見，並向北部都會區統籌辦事處主任負責。北部都會區統籌辦事處負責北部都會區的建設、城市設計、公共空間等策略性發展及規劃事宜。該獨立跨專業團隊應與其他政府部門緊密合作，確保新發展與現有城市空間協調一致，而公共空間則可滿足居民和訪客的需求。這種做法在許多歐洲城市廣泛採用，如哥本哈根、倫敦、奧斯陸和巴塞隆拿等。

## 8. 三維規劃

這是一個難得的機遇，可以摒棄傳統的新發展區(NDA)的思維和原則，以創新的思維來規劃新田科技城。政府應考慮智慧城市如何減少道路和基礎設施所需的土地面積，並採用三維規劃來善用土地資源。道路應該連接而不是隔離當地社區，政府應把道路網絡融合到整體規劃中，以優化創新科技樞紐的土地利用，而不會犧牲保育區。