

SMARTech City, Fanling, Hong Kong

Site Area
115 hectares

GFA
4,025,000 m²

Client
Confidential

Scope of hpa's Involvement
Master Layout Plan



With the rapid development of the Mainland China and the development of scientific research and manufacturing industry in the Pearl River Delta region, Hong Kong / Macao and adjacent regions are facing severe challenges 01 industrial upgrading and mergers. The PRC government has indicated its support to Hong Kong on strengthening its well-established advanced position, promoting innovation and technology and fostering new innovative industries. Hong Kong Special Administrative Government has established the Innovation and Technology Bureau to implement policies supporting innovation and aiming to accelerate Hong Kong's development on innovation, technology and related industries through "Government and Industry Joint Research.

- City Planning / Township ● A new mini city to be developed from agricultural land in the New Territories to create a new software IT industry park cum hardware prototype centre with Research & Development in the advancement of technology and complementary nature of uses, Youth InnoCell Centre, dream workshops. agricultural innovation and technology development centre, international education establishments as well as associated youth hostels. medical specialist clinic, staff quarters,
- Mixed Use ● residential and retail facilities to attract international specialists and academics to work, study and live in a special community created for the development of the innovative technological businesses.
- Residential ●
- Institutional ●
- Industrial ● The main objectives of the project is to create an unprecedented Innovation and technology new city in Hong Kong and to assist Hong Kong in the transformation from manufacturing to innovation Industry and to provide opportunities for the young people to start up their own innovative and creative businesses. The mini city will create a new smart city which will have super high speed IT connections for daily business, academic and living transaction and communications which will speed up all the normal queuing and waiting time to allow more time to create and to live in an environmentally friendly and sustainable city.
- Maintenance, Alteration & Addition Works ●
- Interior Design ●

地塊面積
115公頃

總建築面積
4,025,000平米

客戶
-

本公司服務範圍
總體規劃研究

工程狀況
現正於城規會 (TPB)
申請土地用途修改中



城鎮規劃 ●

綜合體 ●

住宅 ●

公建 ●

工業 ●

維修改建及室內設計 ●

本項目由中信集團牽頭的財團將香港粉嶺丙崗的115公頃荒廢農地及綠化地帶建設為創新科技產業園。集智慧型網路，智慧交通，智慧產業與智慧人才為一體，創造新型智慧城市。規劃內容包括生物技術及農業創新科技開發中心、硬體及軟體生產園區、國際學校、青年夢工廠、高端人才公寓和專家別墅與其他服務設施，總規劃建築面積4,025,000平米。現正於城規會 (TPB)申請土地用途修改中 (S12a申請專案)。

Shenzhen Airport East MRT Link, Shenzhen, China

Site Area
18 hectares

Total Gross Floor Area
6.1 million sqm

Scope of hpa Involvement
Project Planning /
Architectural Designer

Present Status
Design Completed



Residential ●

House ●

Commercial ●

Planning ●

Industrial ●

Hotel ●

Interior / Renovation ●

G.I.C ●

Educational ●

In September 2019, hpa won the bid to design the Shenzhen Airport East Property Development Project, as part of a team consisting of hpa, Shenzhen Yichuang International Design Co. Ltd, and Guangdong Design Institute of Mechatronics and Architecture.

The design concept is based upon the ideas of “Sky Hub” and “The City of Mountains and Streams,” an innovative model that breaks through the conventional framework of Transit Oriented Development (TOD). It further achieves a holistic urban vision by developing the site's surrounding area and neighbouring communities as a whole. The design is established upon a multi-dimensional, transport-oriented vision, where the main transit axis integrates road and rail to form a seamless vehicular pathway, forming a foundational framework for the mixed-use development.

The underlying values of the project are to serve public interest and prioritise community needs, deliberately engaging a humanised way of understanding urban landscape. hpa believes that this upcoming project will bring on tremendous enhancement towards urban living environments; revitalising the community to attain positive contributions across the social, economic and environmental sectors.

机场东车辆段上盖物业开发项目

用地面積
18萬平米

總建築面積
609,667平米

本公司服務範圍
建築設計

工程狀況
設計完成



規劃 ●

住宅 ●

別墅 ●

公寓 ●

商業 ●

配套商業 ●

會所 ●

辦公 ●

酒店 ●

綜合體 ●

文教建築 ●

交通建築 ●

項目位於深圳地鐵12號線興圍站車輛段上蓋，在我們的設計中，車輛段上蓋開發所能呈現出的前景不僅包括各種基本城市功能（住宅，辦公，幼稚園，社區服務等），而且它還包含了豐富的交通體系，空中樞紐，城市公園，有機地結合各種功能區塊，大量生成“多用途”和“多維度”的城市社區，提升地塊的整體價值。追求打造一個“站城一體”，“景城融合”的新型軌道樞紐社區。

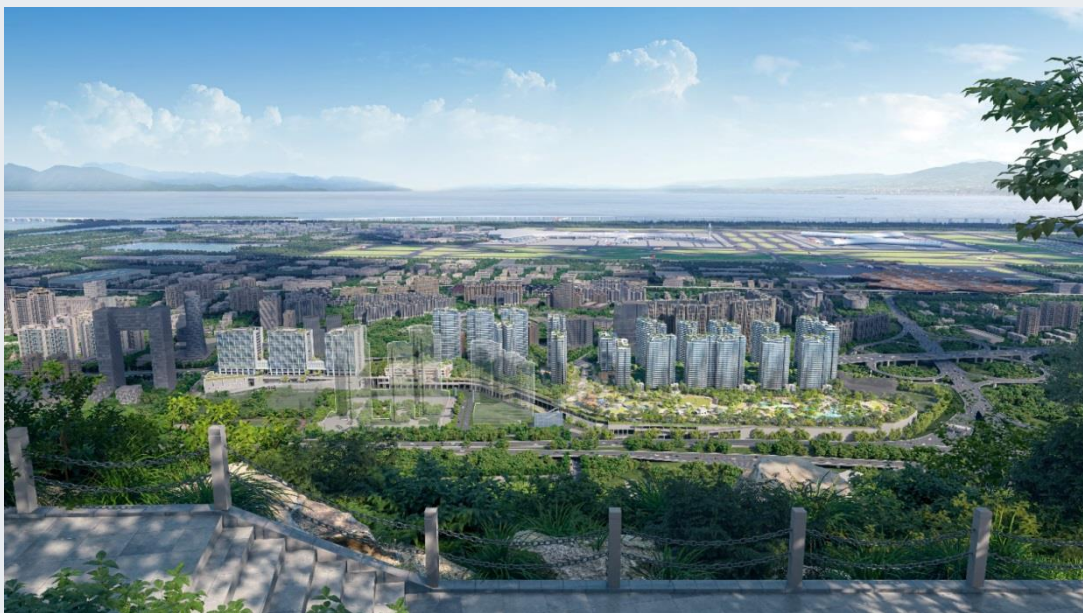
机场东车辆段上盖物业开发项目

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18萬平米

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本公司服務範圍
建築設計

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規劃 ●

住宅 ●

別墅 ●

公寓 ●

商業 ●

配套商業 ●

會所 ●

辦公 ●

酒店 ●

綜合體 ●

文教建築 ●

交通建築 ●

項目東臨廣深高速公路，南接規劃錦成路，西臨107國道，北接機場路，規劃面積約31.97公頃。現狀用地混雜，以工業用地和倉儲用地為主，佔總用地的70%。其中工業用地7.76公頃，主要為位於南側的電子產品製造廠房，倉儲用地共14.27公頃，主要為位於北側的挖掘機堆場。12號線機場東車輛段上蓋及白地，上蓋總用地面積約14公頃，其中住宅佔地13公頃，辦公佔地1公頃。白地總用地約4公頃，其中住宅用地2公頃，辦公用地2公頃。上蓋容積率暫按照2.0考慮，白地容積率按4.0考慮。項目航空限高100米。

昂鹅车辆段上盖综合开发项目

用地面積
81.17萬平方米

總建築面積
231.99萬平方米

本公司服務範圍
建築設計

工程狀況
設計完成



規劃 ●

住宅 ●

別墅 ●

公寓 ●

商業 ●

配套商業 ●

會所 ●

辦公 ●

酒店 ●

綜合體 ●

文教建築 ●

交通建築 ●

地铁14号线昂鹅车辆段上盖综合开发项目位于坪山区坑梓街道，在沈海高速以北、秀沙路以西、淡水河南侧的地块范围内。项目南端距轨道14号线沙田站约600米，远期规划轨道19号线纵向穿过片区（具体线位未定）。昂鹅融资地块范围81.17万 m^2 （其中车辆段用地红线范围约39.51万 m^2 ，车辆段盖板约25.6万 m^2 ），总建筑面积约231.99万 m^2 。融资地块范围内，二类居住用地面积35.36万 m^2 ，商业用地面积3.14万 m^2 ，计容建筑面积约为154万平方米，其中住宅约129万平方米，商业约7万平方米。配套3所幼儿园1.63万平方米（1所12班幼儿园建筑面积4100平方米、占地面积0.36万 m^2 ；2所18班幼儿园，每所建筑面积6100平方米，占地面积0.54万 m^2 ），其他配套设施共3.16万平方米。教育设施用地面积6.83万 m^2 ，建筑面积为13.07万平方米，规划建设2所72班九年一贯制学校。另外，文体设施用地面积1.35万 m^2 ，公共绿地面积6.19万 m^2 。具体以最终政府批准的规划设计要点为准。