

# THE HONG KONG SCIENCE PARK

**The** Hong Kong Science Park is a unique project which aims to provide a focus to stimulate applied innovation from research programmes undertaken in Hong Kong universities and institutes, to attract corporate research and development (R&D) functions coming to the region and to provide a home for the R & D functions of established Hong Kong enterprises.

## The Development :

The Park will cover an area of 22ha and will be developed in 3 phases. Phase 1, which comprises of 10 buildings, has commenced design and construction. The first buildings are scheduled to be completed by early 2002.

## Key Parameters:

- net development of 60% with an amenity area of 40% and an overall site coverage of 30%
- average plot ratio of 1 : 2.5
- total development area of 330,000m<sup>2</sup> GFA for the whole of the Park and 120,000m<sup>2</sup> GFA for Phase 1
- a maximum height limit of 40m (from mean ground level)

## Master Layout Plan

The objectives of the MLP are to:

- present an attractive, human scale, non-industrial 'park-like' environment to work, live and relax;
- allow for flexibility to the buildings for changes and a mix of functions;
- support formal and informal interaction between companies and institutes, staff and visitors; and
- establish an infrastructure layout and development plan that provides maximum accessibility for the optimum cost, whilst at the same time, feel complete at each stage.
- The Park is delineated into 3 zones and will be conducive to housing tenant sizes ranging from small incubator firms to multi-national conglomerates within a park-like environment. These 3 zones are:

**Campus** - runs in parallel with the Tolo Highway and will house medium sized tenants;

**Corporate** - runs along the Tolo Harbour and will house large corporate tenants; and

**Core** - the 'amenity zone' in the centre will house small to medium sized tenants and will supply core facilities such as restaurants, shops, shared conference facilities and exhibition space, etc.

# 香港科學園

**香** 港科學園是一個獨特的發展項目，其發展目的主要是，鼓勵本港大專院校對應用科技的研究及創新、吸引外地企業來港從事研究發展工作，以及為本港企業提供一個科研工作的集中地。

## 項目發展

科學園佔地 22 公頃，將分三期發展。首期包括 10 棟建築物，工程已經開始，第一座建築物預期在 2002 年初完成。

## 主要數據

- 園區發展用地佔總面積百分之六十，其中百分之四十為休憩用途，而土地覆蓋率為 30%。
- 平均地積比率為 2.5 倍。
- 三期的樓房總面積 33 萬平方米；其中第一期佔 12 萬平方米。
- 樓宇高度限制為 40 米。

## 整體發展藍圖

藍圖的設計目標為:

- 提供一個有吸引力、以人為本、非工業化、具園林氣息的環境，供科研工作者作為工作、居住和休憩的地方。
- 預留可變空間，以便將來可隨時更改用途。
- 為企業、院校、工作人員，以及訪客之間白子各種交流活動提供所需的空間。
- 建立一套具有整體基建設施及發展計劃的系統，而該系統能在合乎成本效益的情況下，提供最高可及性，同時又能確保每一個階段的設計均能維持整體感。
- 科學園劃分為三個區域，在園林式的環境中分別提供不同大小的單位，供不同規模的企業，包括雛型公司以至跨國企業，選擇使用。

這三個區域分別是:

### 校園區

沿吐露港公路旁而建，可供中型公司使用。

### 企業區

座落於吐露港岸邊，供大規模企業使用。

### 核心區

位處中心區的舒適地帶，供小至中型公司使用。主要設施包括餐館、商店、共用會議室及展覽場所等。

