

Planning Department  
35<sup>th</sup> Anniversary Symposium

# Northern Metropolis

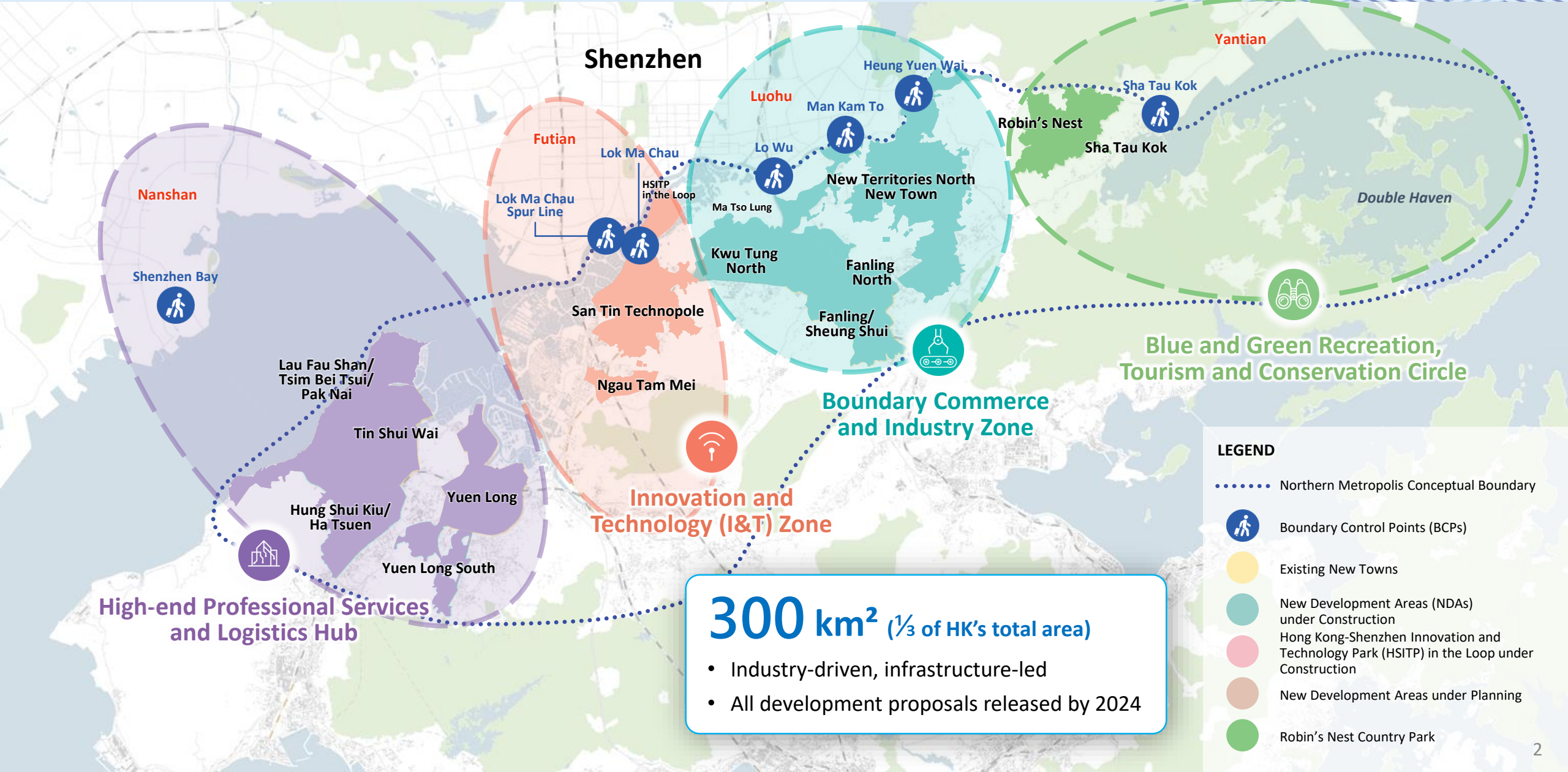
A New Stage of City  
A Future of Boundless Opportunities

Mr. Anthony LUK  
Assistant Director of Planning/Territorial

25 February 2025



# NORTHERN METROPOLIS (NM)



**300 km<sup>2</sup>** (1/3 of HK's total area)

- Industry-driven, infrastructure-led
- All development proposals released by 2024

## LEGEND

- ..... Northern Metropolis Conceptual Boundary
- Boundary Control Points (BCPs)
- Existing New Towns
- New Development Areas (NDAs) under Construction
- Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop under Construction
- New Development Areas under Planning
- Robin's Nest Country Park

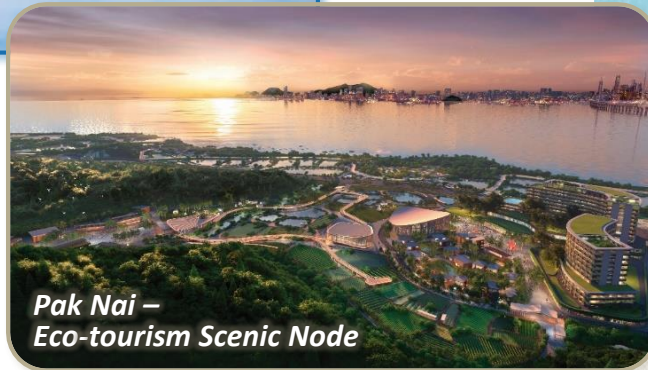
# LAU FAU SHAN



*Tsim Bei Tsui – Eco-tourism Thematic Activity Node*



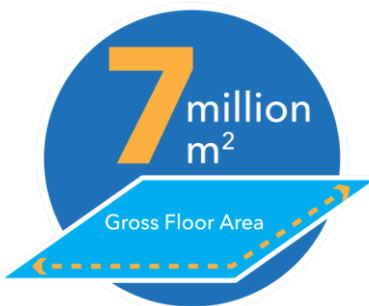
*Lau Fau Shan – Digital Technology Hub*



*Pak Nai – Eco-tourism Scenic Node*



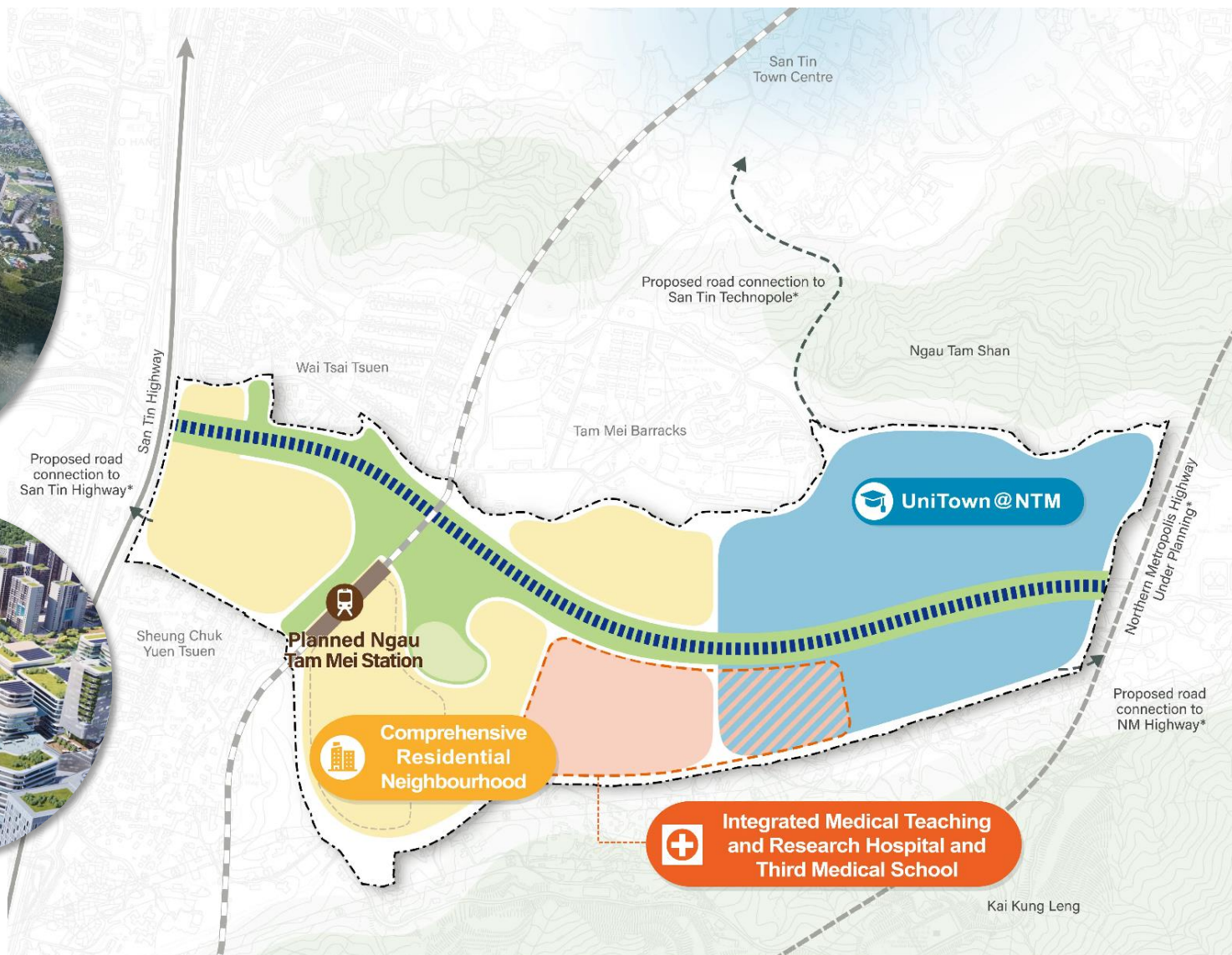
# SAN TIN TECHNOPOLE



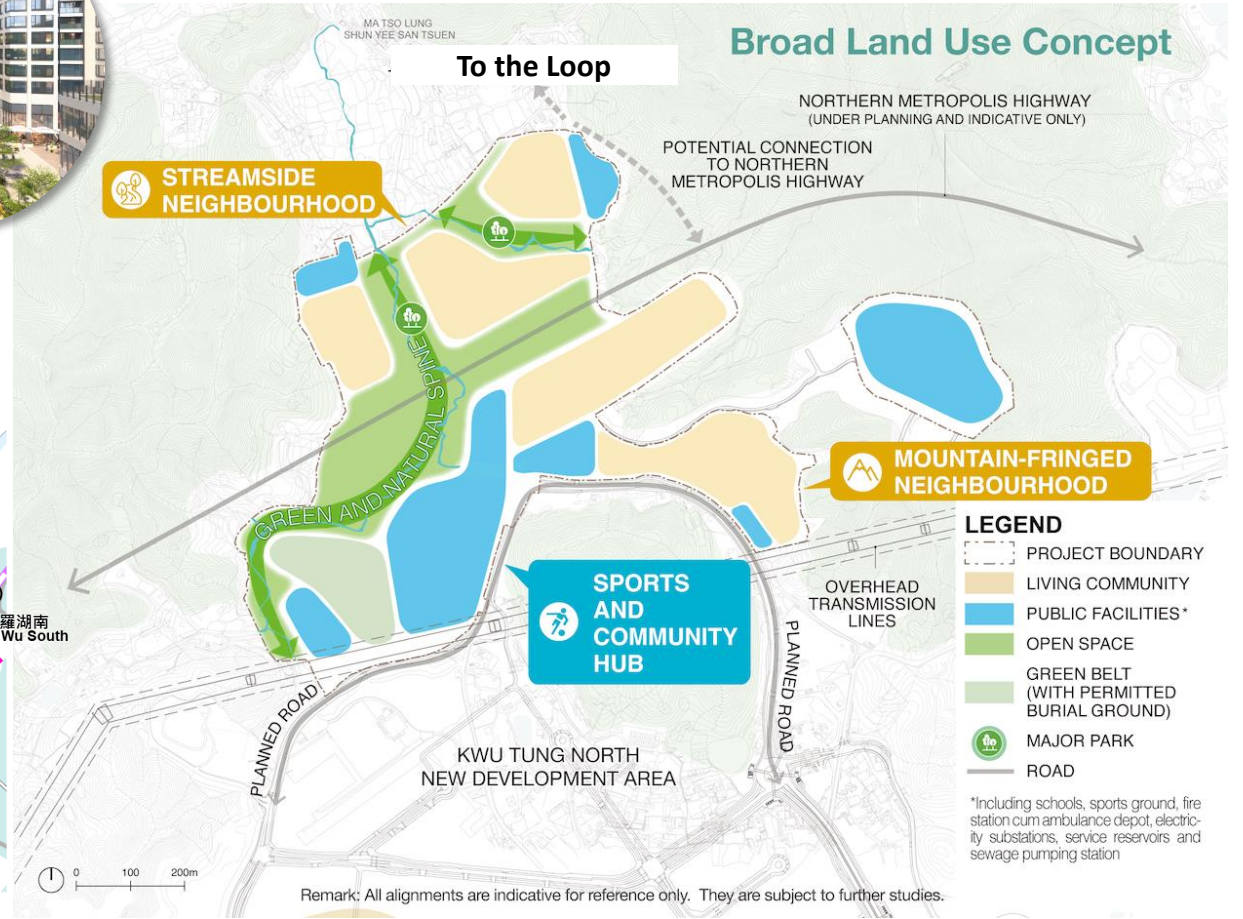
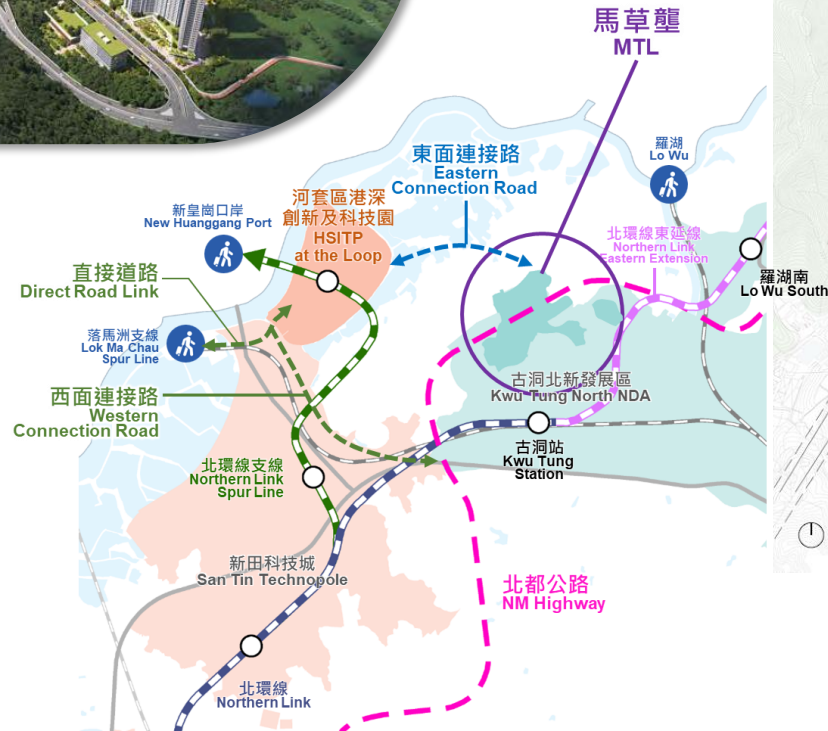
## Revised Recommended Outline Development Plan



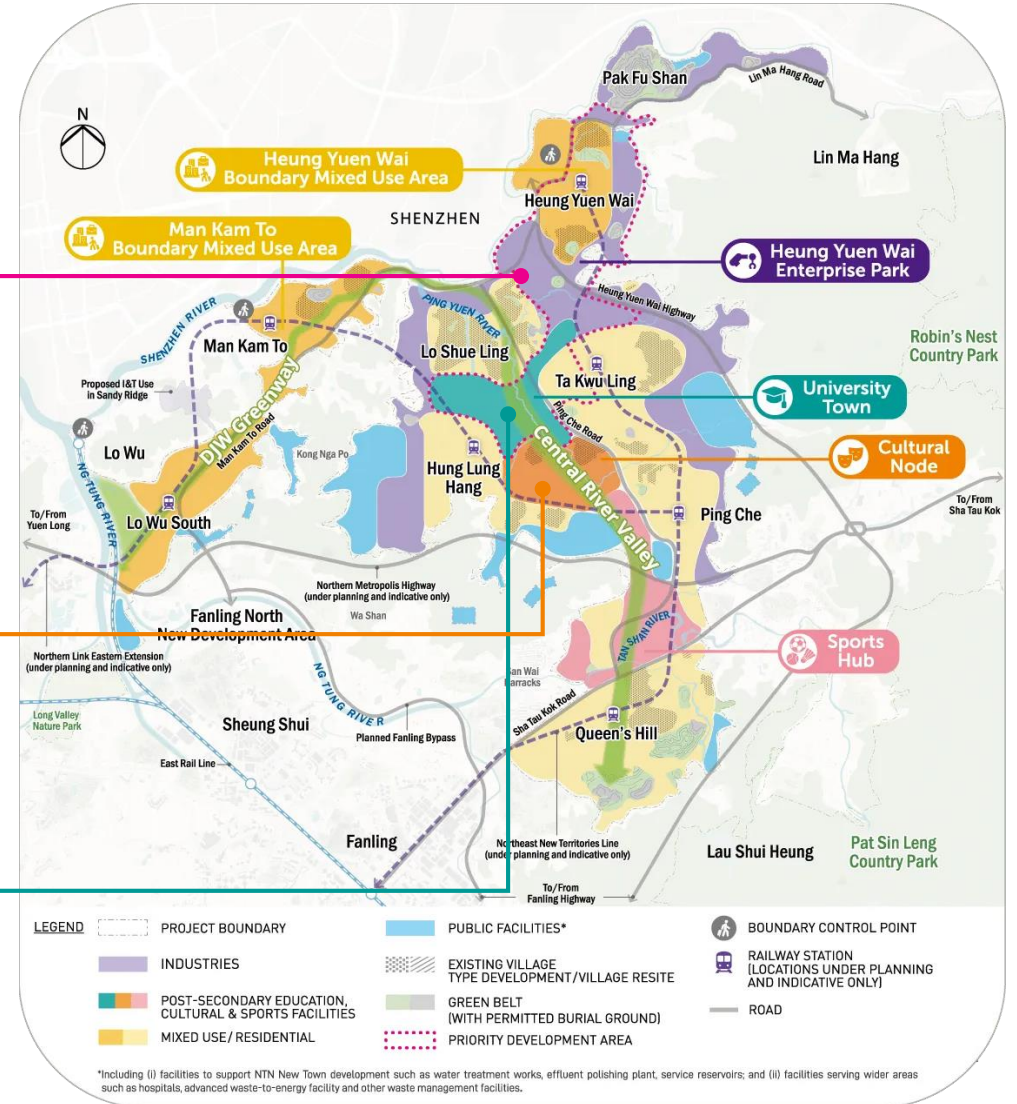
# NGAU TAM MEI



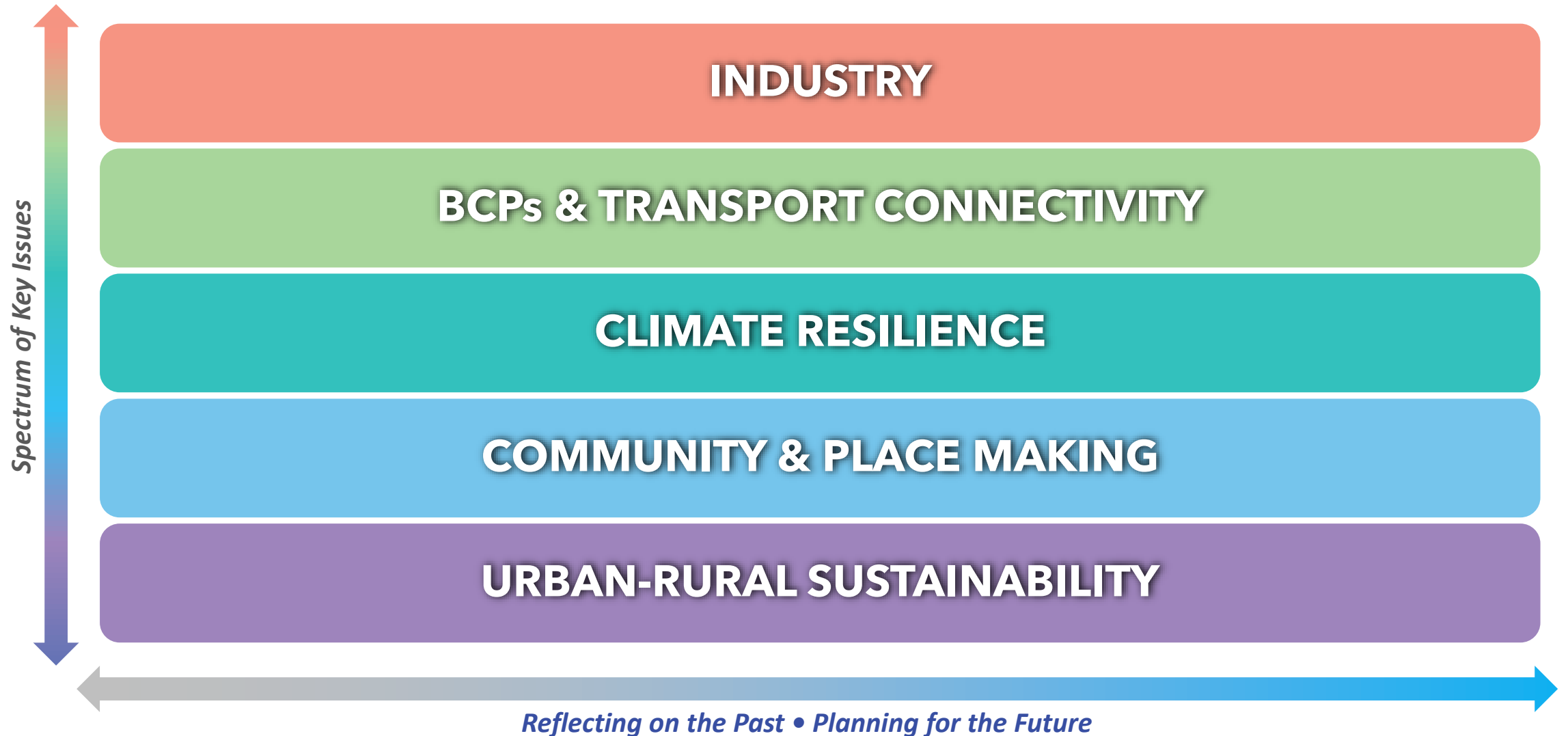
# MA TSO LUNG



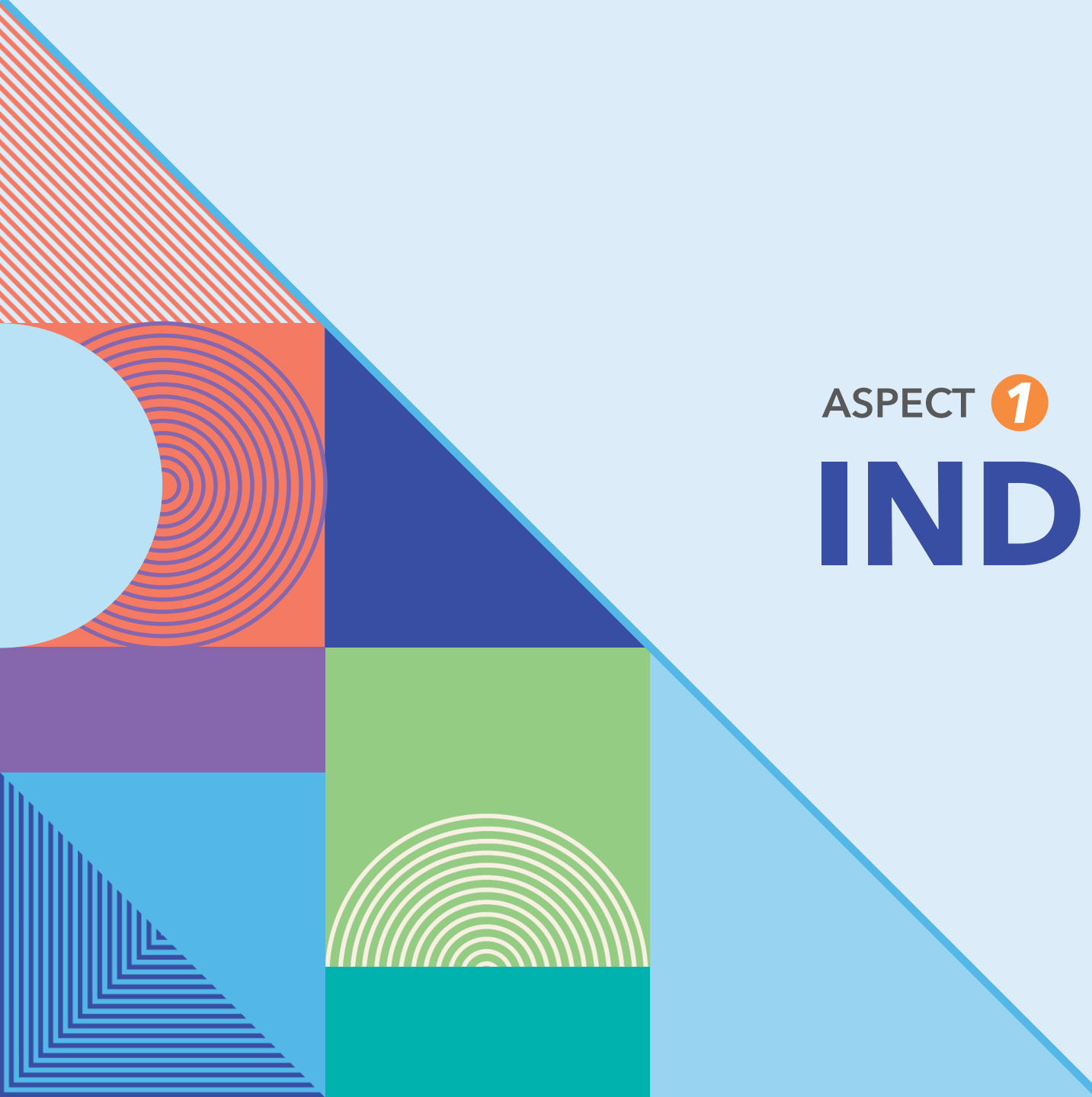
# NEW TERRITORIES NORTH (NTN) NEW TOWN



# 5 KEY ASPECTS PERTAINING TO PLANNING OF NORTHERN METROPOLIS





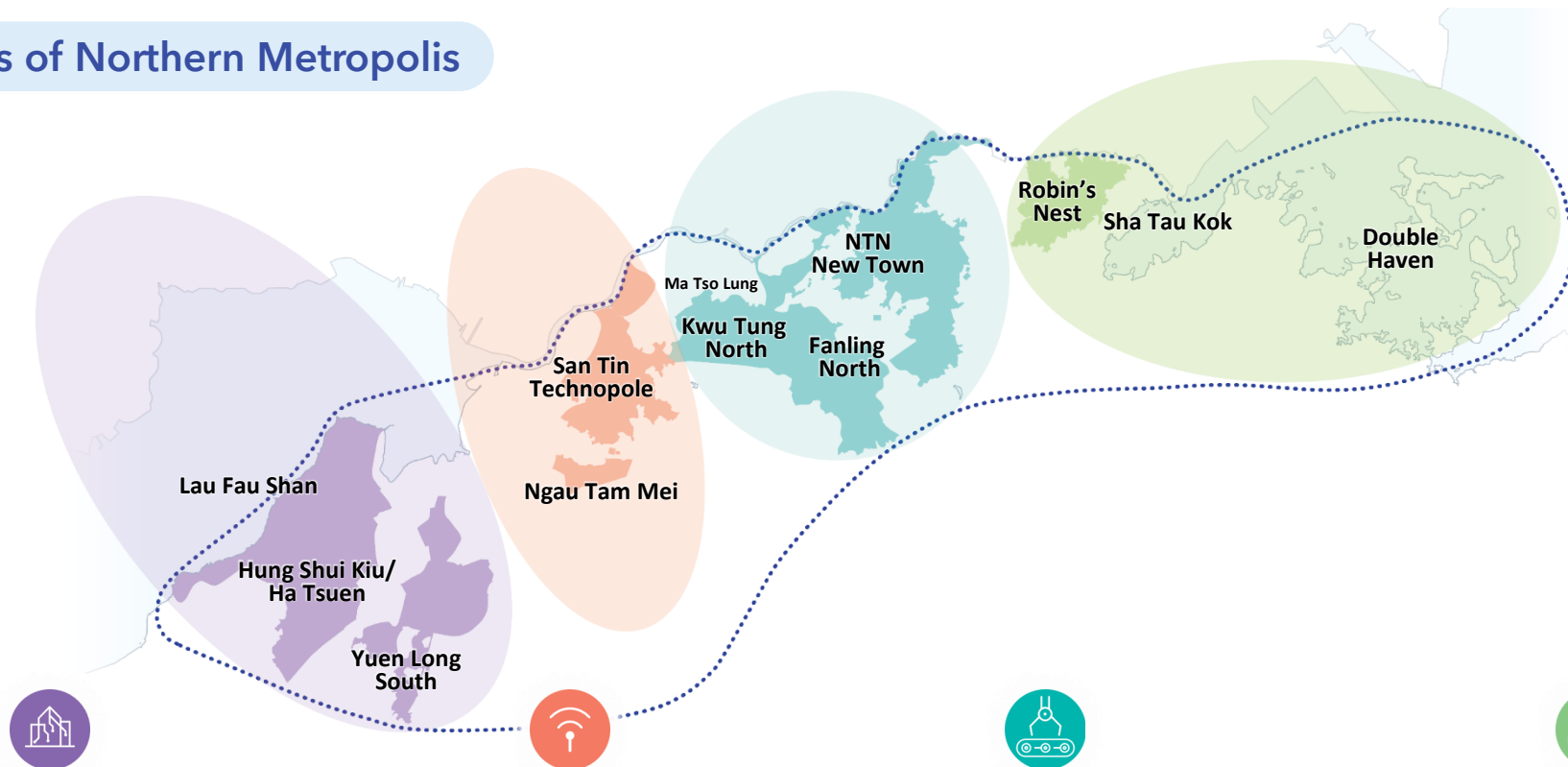


ASPECT **1**

# INDUSTRY

# CLEAR POSITIONING FOR DIFFERENT AREAS

## Four Major Zones of Northern Metropolis



### High-end Professional Services and Logistics Hub

- Icon: Bar chart with dollar sign
  - Icon: Globe with arrows
  - Icon: Circuit board
  - Icon: Person with mountain and trees
  - Icon: Microchip
  - Icon: University building with graduation cap
- 高端專業服務  
High-end Professional Services  
 現代物流  
Modern Logistics  
 數碼科技  
Digital Technology  
 生態旅遊  
Eco-tourism

### I&T Zone

- Icon: Microchip
  - Icon: University building with graduation cap
- 創科  
I&T  
 大學城  
University Town

### Boundary Commerce and Industry Zone

- Icon: Shopping cart with plus sign
  - Icon: Globe with arrows
  - Icon: Test tube and flask
  - Icon: University building with graduation cap
- 口岸商貿  
Gateway Economy  
 現代物流  
Modern Logistics  
 新興產業  
Emerging Industries  
 大學城  
University Town

Advanced Construction  
 Food Industry  
 Circular Economy  
 Advanced Manufacturing

### Blue and Green Recreation, Tourism and Conservation Circle

- Icon: Person with mountain and trees
- 生態旅遊  
Eco-tourism

# NATIONAL SUPPORT: NEW IMPETUS FOR HIGH-QUALITY DEVELOPMENT



## National Level

### National 14<sup>th</sup> Five-Year Plan

- Clear support for HK to develop into **“eight centres”**, including an **international I&T centre**
- Better integration of HK into the overall development of the country

International **Financial** Centre



International **Shipping** Centre



International **Trade** Centre



International **Aviation** Hub



International **I&T** Centre



East-meets-west  
Centre for  
International  
**Cultural** Exchange



Centre for  
International  
**Legal and Dispute  
Resolution** Services  
in the Asia-Pacific  
Region



Regional **Intellectual  
Property Trading**  
Centre



## 北部都會區 Northern Metropolis

- **Vision: “New International I&T City”**
- Actively dovetailing with national strategies to create strong impetus for growth



## Regional Level

### Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA)

- GBA positioned as a vibrant world-class city cluster and a **globally influential international I&T hub**
- **SZ-HK I&T Cooperation Zone** as a major cooperation platform in the GBA to which the Central government attaches great importance

# TRANSFORMING INDUSTRY LANDSCAPE

## Labour-intensive Operation

- Mass Production Assembly Lines using electricity
- Machines



Industry 2.0

Past

## Automated Production (with human operation)

- Computers
- Robotics
- Programmable Logic Controllers (PLCs)



Industry 3.0

1970s

## Autonomous Production (minimal human intervention)

- Artificial Intelligence
- Big Data and Analytics
- Internet of Things
- Rapid Prototyping (e.g. 3D printing)
- Advanced Robotics



Industry 4.0

Today

# FLEXIBLE PLANNING FOR NEW INDUSTRY DEVELOPMENT

## Flexi-Zoning

- Wider range of permitted uses (e.g. R&D, advanced manufacturing, industrial use, talent accommodation, convention facilities, data centre)
- Nurture a more complete I&T ecosystem within I&T Park

## Land Parcellation

- Connected land parcels of different sizes
- Cater for I&T facilities of different scales (start-ups/leading tech firms), fields and stages in the I&T value chain

## Widening user

- Refine DoT for 'Research, Design and Development Centre' in 2024 to include advanced manufacturing

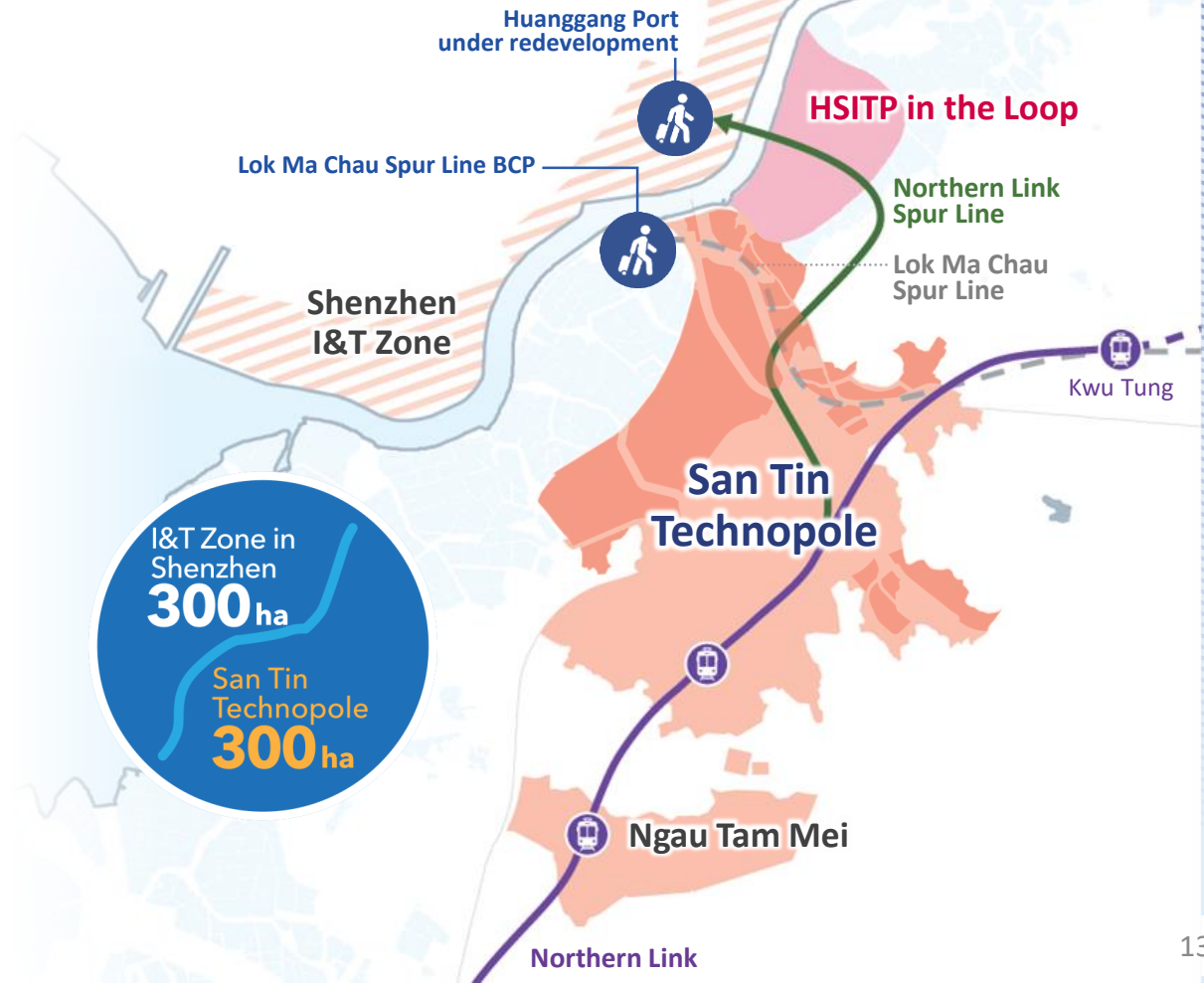


Research ▶ Development    Prototype ▶ Pilot Test

Mass Production

## I&T Zone

*Critical Mass at Strategic Location for Complete I&T Ecosystem*





ASPECT **2**

# BCPs and TRANSPORT CONNECTIVITY

# CROSS-BOUNDARY INFRASTRUCTURE

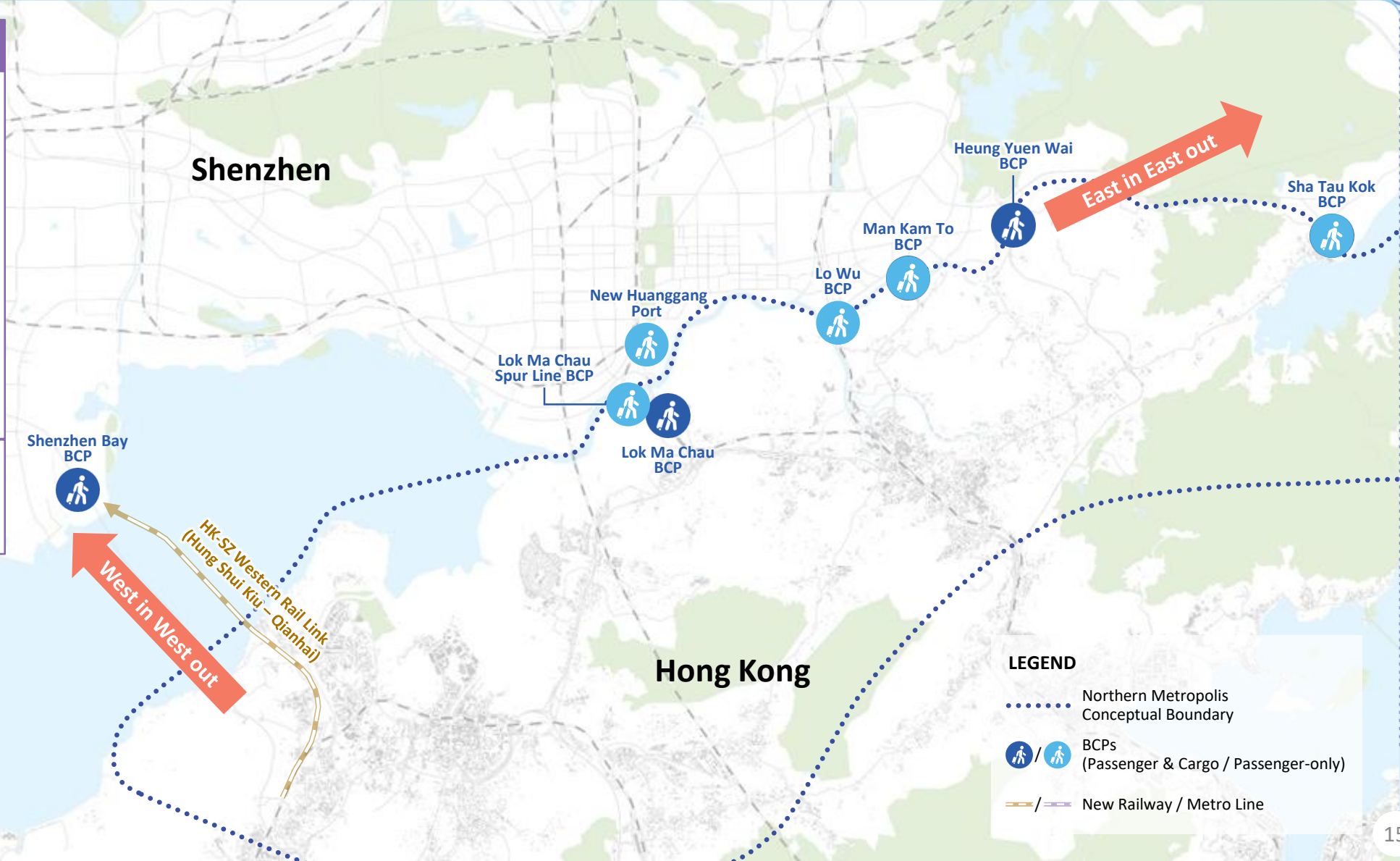
## Future Planning in SZ

### BCPs Upgrading

- “East in East out, West in West out” strategy for cross-boundary freight traffic to phase out cargo clearance function of Huanggang, Wenjindu and Shatoujiao Ports
- **Redevelopment of**
  - Huanggang Port (with co-location arrangement)

### New Railway Connections

- HK-SZ Western Rail Link (Hung Shui Kiu – Qianhai)



### LEGEND

- ..... Northern Metropolis Conceptual Boundary
- 🚶/🚶 BCPs (Passenger & Cargo / Passenger-only)
- /— New Railway / Metro Line

# CROSS-BOUNDARY INFRASTRUCTURE

## Future Planning in HK

### BCPs

- Relocation of food control facilities from Man Kam To to Heung Yuen Wai to tie in with “East in East out” strategy

### New Railway Connections

- Northern Link Spur Line
- Northern Link Eastern Extension
- Northeast New Territories Line
- HK-SZ Western Rail Link (Hung Shui Kiu – Qianhai)



### LEGEND

- ..... Northern Metropolis Conceptual Boundary
- / BCPs (Passenger & Cargo / Passenger-only)



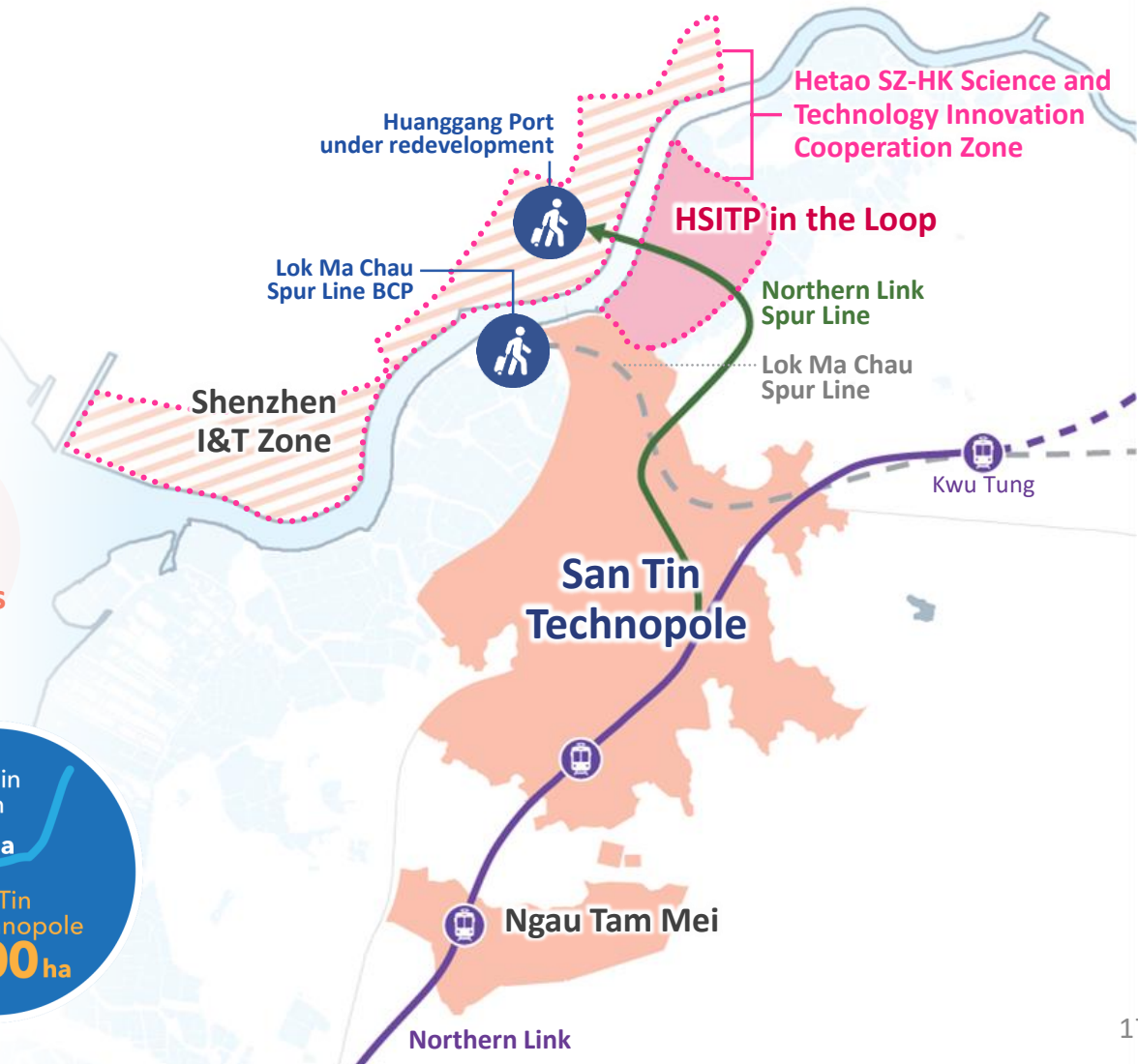
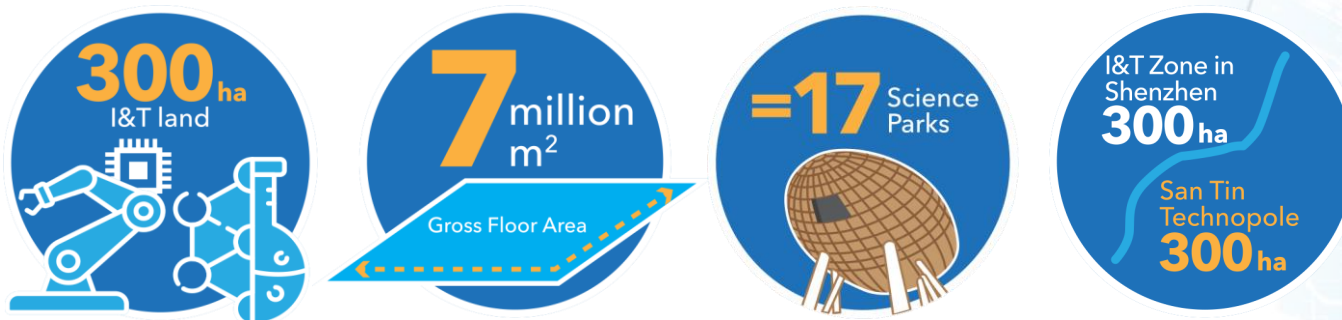
# GATEWAY ECONOMY

## San Tin Technopole (including the Loop)

- I&T bridgehead at the tech-savvy HK-SZ boundary
- A hub for clustered I&T development that creates **synergy with Shenzhen I&T zone**, taking advantages of **‘One Zone, Two Parks’** under ‘One Country, Two Systems’
- As a major cooperation platform in the Greater Bay Area, Hetao SZ-HK Science and Technology Innovation Cooperation Zone enjoys **exclusive cross-boundary policies** in terms of:-



Source: HSITP / Development Outline for the Hong Kong Park of Hetao SZ-HK Science and Technology Innovation Co-operation Zone



# GATEWAY ECONOMY

## NTN New Town

- **Boundary Mixed Use Areas** around Heung Yuen Wai and Man Kam To BCPs, with provision of business, financial and professional services that HK enjoys clear competitive edges, alongside leisure, retail, etc. services
- **Heung Yuen Wai Enterprise Park** for emerging industries, e.g. modern logistics, food-related uses, advanced manufacturing, advanced construction



Man Kam To  
Boundary Mixed Use Area



Heung Yuen Wai  
Boundary Mixed Use Area

### Luohu

- Diverse consumption service
  - Gateway commercial centre
  - Aesthetic medical/dental services
  - Life and health industry, etc.
- 推動多元消費、建設樞紐門戶商業中心、  
口腔醫美、生命健康行業等

*Complementary  
Development with  
Luohu District, Shenzhen*

### Wenjindu

Cross-boundary  
business services  
推動跨境商務產業

### Liantang

Modern logistics  
industry  
建設現代物流產業園





ASPECT **3**

# CLIMATE RESILIENCE

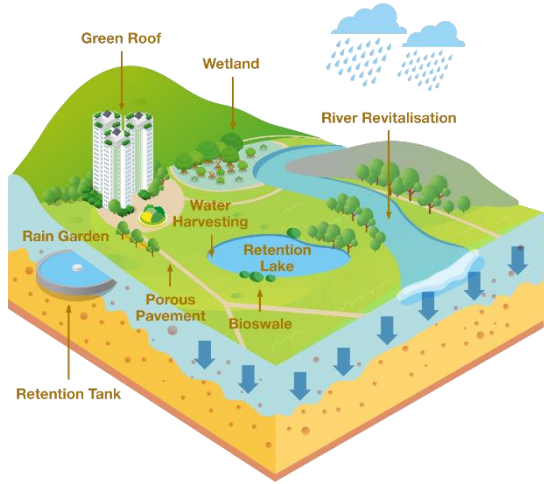
# BLUE-GREEN NETWORK

## Sha Tin New Town

- Sha Tin New Town was formed by reclaiming the shallow bay of Tide Cove (Sha Tin Hoi)
- **Channelized drainage channel**
- Shing Mun River forms the central axis of Sha Tin where **recreational uses** e.g. promenade, cycle track and parks are provided alongside



# SPONGE CITY: EMBEDDING CLIMATE RESILIENCE IN URBAN PLANNING



Multifunctional space



Improve and revitalise existing river



Recreating natural habitat with SuDS



Integrated blue-green network



Resilient land use layout



Singapore Active, Beautiful, Clean (ABC) Waters Design



Cheonggyecheon, South Korea



Qingshan River Beach, Wuhan



# CHAMPIONING NATURE-BASED PLANNING APPROACH

## Nature-based Planning Approach



Optimise key existing ecological capital



Maximise green space coverage for habitat creation and leisure activities



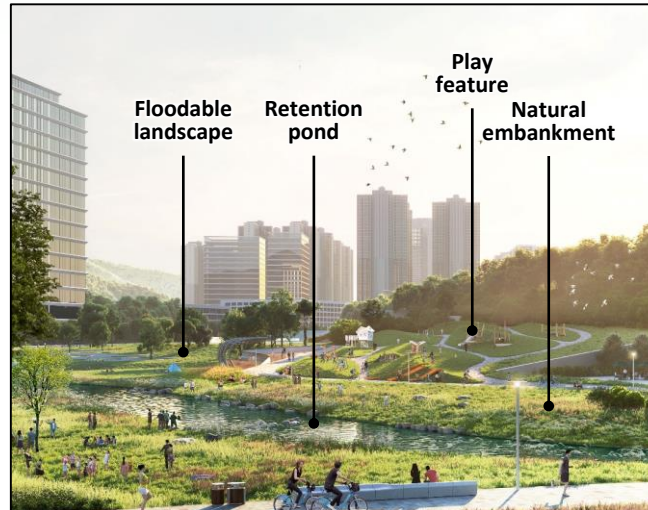
Create linkages between habitats



Create a **communion culture** between people and nature through design

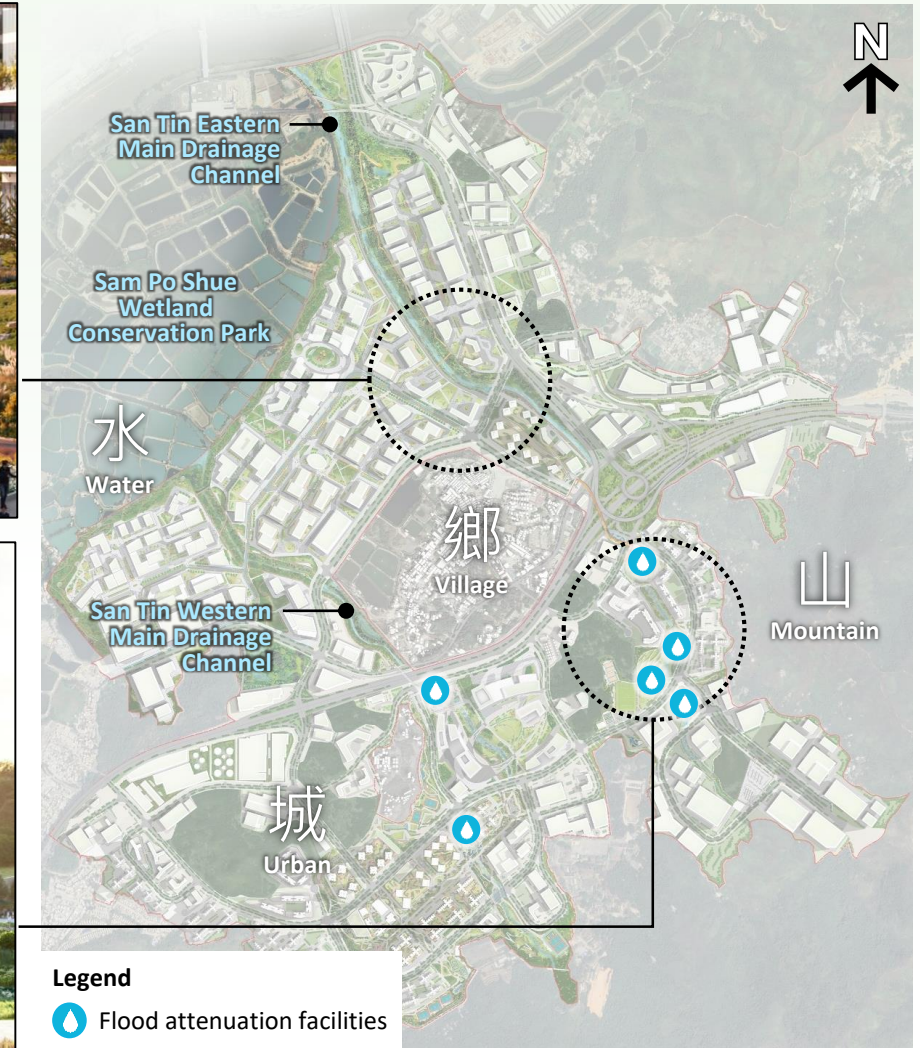


Diversify landscape typologies through a **rich mix of landscape characters** and activities for both people and wildlife



## San Tin Technopole

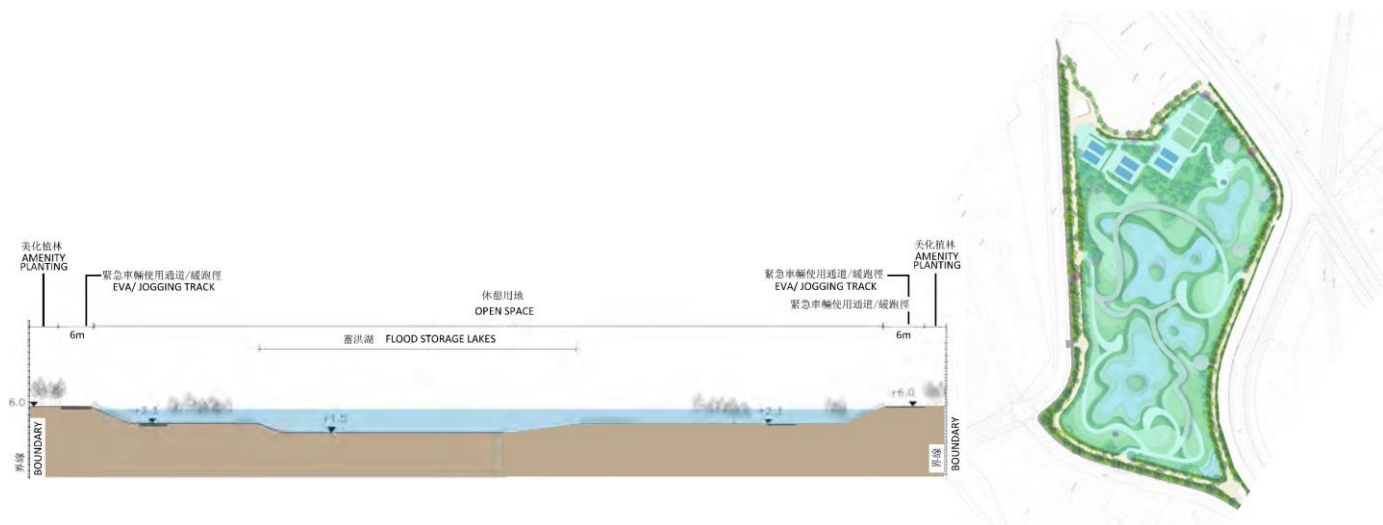
- “Sponge City” – flood resilience and adaptation to climate change
- Revitalised drainage channel to include **floodable landscape with flood attenuation facilities**
- Integrated **blue-green landscape** (including open space of 3.5m<sup>2</sup>/person) to create a variety of spatial experiences for both human and nature
- Programme to tie in with **Sam Po Shue Wetland Conservation Park**



# SPONGE CITY

## Hung Shui Kiu/Ha Tsuen

- Regional park integrated with flood storage lakes
- Create a green and naturalistic environment for public recreational use, while serving as flood attenuation facilities



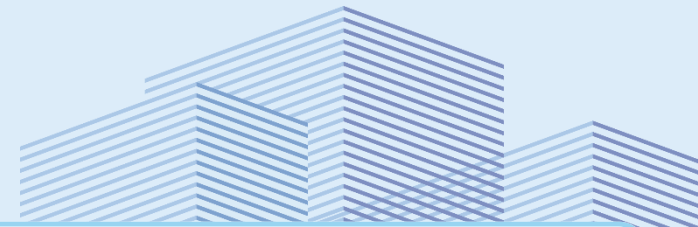


ASPECT **4**

# COMMUNITY & PLACE MAKING



# COMMUNITY & PLACE MAKING



- Hardware-driven
- **Public space / landscape design** as a medium to forge place identity, community sense of place and well-being, etc.

**PLACE  
MAKING**

**COMMUNITY  
MAKING**

- Software-driven
- **Community co-creation and empowerment** to forge sense of ownership and achievement
- Complements place making effort

## ENABLING SPATIAL PLANNING

15-minute Neighbourhoods • Use of Existing Features • Adaptive Reuse of Built Heritage

# 15-MINUTE NEIGHBOURHOOD: ENABLING CONDITION FOR COMMUNITY MAKING

“People are able to **‘live local’** and meet most of their daily needs within a **15-minute walk or cycle** from their home.”

– Royal Town Planning Institute

## Place Qualities

Community-centric lifestyle with high convenience

Accessibility to a **wide range of uses and services**, as well as local job opportunities

Quality **public realm** (e.g. open spaces)

Balanced and inclusive community with diversified housing choices

Thriving **local economy** to let communities share the fruits of development



Lau Fau Shan



NTN New Town



# LANDMARK CREATION IN NEW TOWNS



**Tai Po**  
Spiral Lookout Tower

## Man-made Features

**Tseung Kwan O**  
Cross Bay Bridge



# PLACE MAKING THROUGH SEIZING EXISTING FEATURES

流浮山  
數碼新海岸  
Lau Fau Shan - New Digi Bay



**Lau Fau Shan**  
Coastline, seafood market, etc.



**San Tin Technopole**  
Wetland backdrop,  
two revitalised drainage channels, etc.

新田·創新活  
San Tin Technopole



**NTN New Town**  
Dongjiang Water Mains  
(along Man Kam To Road),  
Ping Yuen River, etc.

新界北 口岸新經濟  
New Territories North New Gateway Economy

# ADAPTIVE REUSE OF BUILT HERITAGE

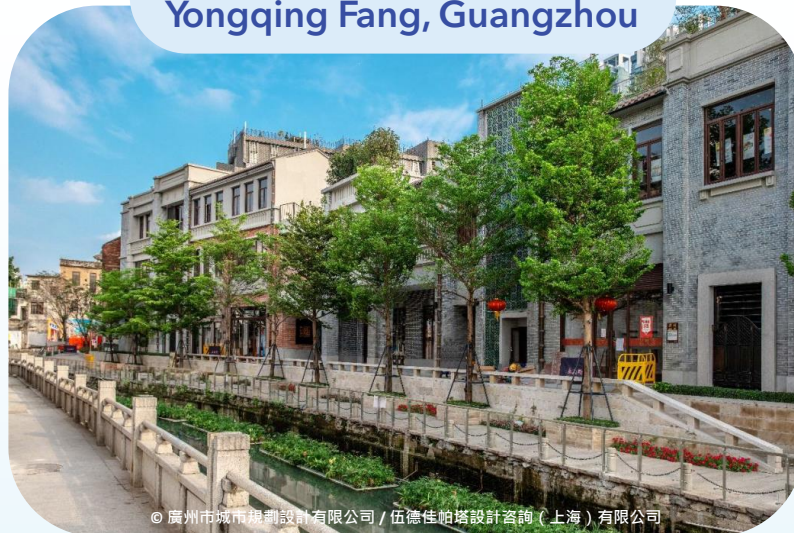


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深圳南頭古城  
Nantou City, Shenzhen

廣州永慶坊  
Yongqing Fang, Guangzhou



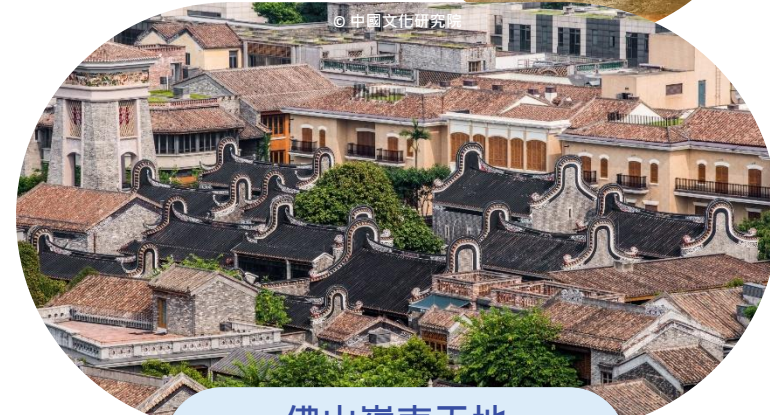
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文會里嫁娶屋



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佛山嶺南天地  
Lingnan Tiandi, Foshan



ASPECT **5**

# URBAN-RURAL SUSTAINABILITY

# URBAN-RURAL INTEGRATION

## NTN New Town

### Planning

- All existing recognised/indigenous villages preserved
- Comprehensively planned community, recreational and commercial facilities

### Urban Design

- New developments will **blend in well** with the villages harmoniously through **urban design**:
- Open space/amenity areas as buffers
  - Stepped building heights
  - View corridors/breezeways

### Environment & Ecology

- Revitalised Ping Yuen River and Tan Shan River as **Central River Valley**
- 70 ha “Green Belt” retained

### Infrastructure

- Improved internal and external connectivity
- Enhanced infrastructures (e.g. sewage and drainage)
- Measures in combating climate change

### Job Opportunities

- Diversity of job opportunities (165,000 jobs)



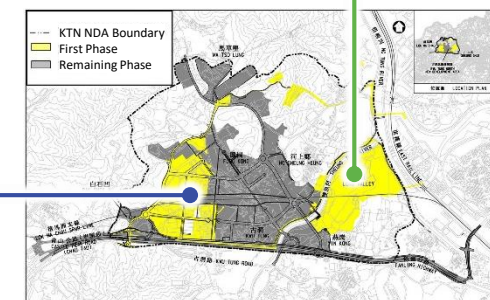
Respect • Benefit • Cohesion • Harmony

# AGRICULTURE

## Kwu Tung North

### Long Valley Nature Park

- The largest contiguous freshwater wetland of high ecological value in Hong Kong (about 37 ha)
- Conserve and enhance the ecological value of the Long Valley freshwater wetland
- Maintain the traditional farming practices in Long Valley
- **Co-existence of Development and Conservation**





# PROMOTION OF CULTURAL HERITAGE

## NTN New Town

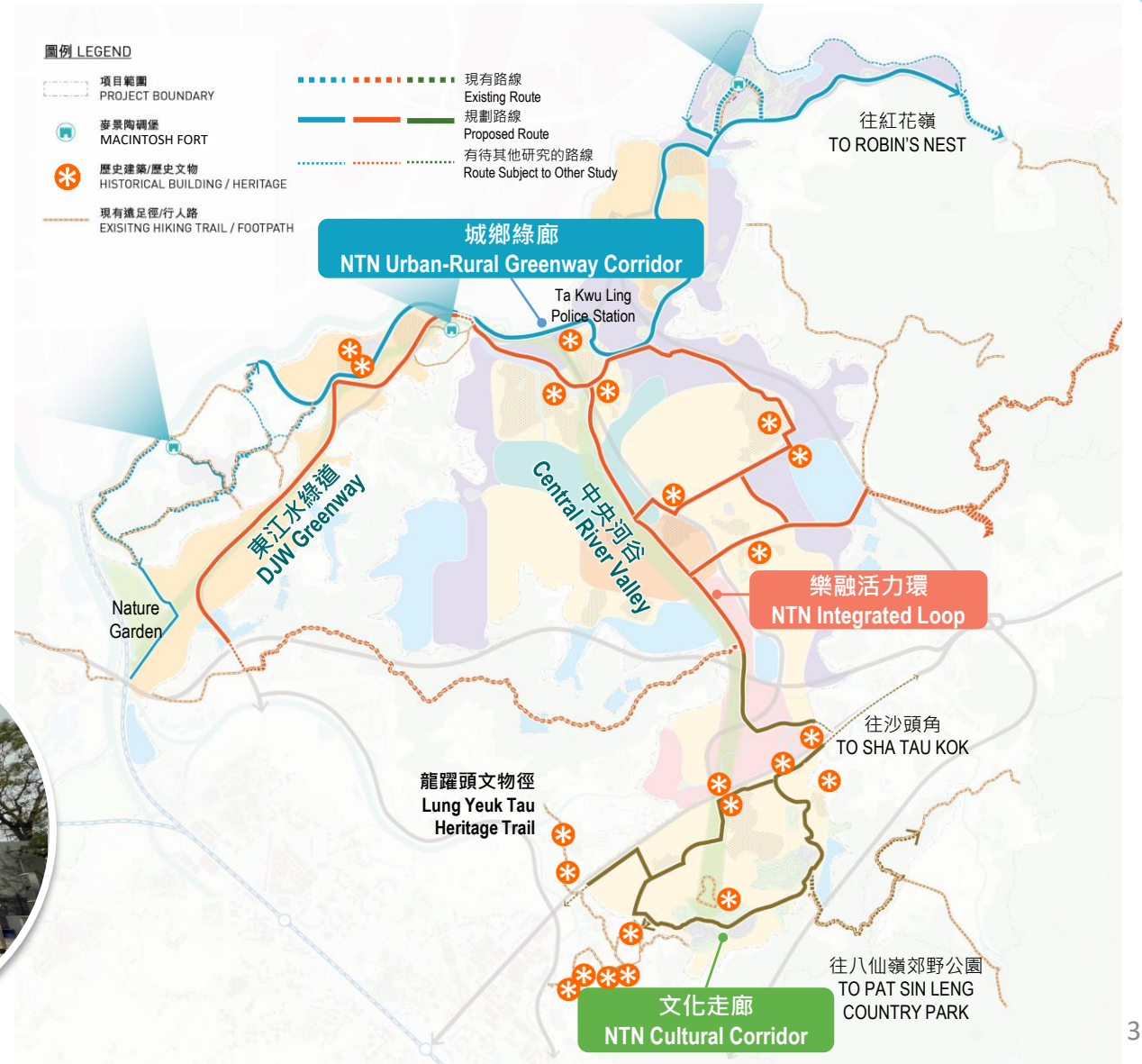
- Preservation of all 22 graded buildings
- Explore **adaptive reuse** for **Ta Kwu Ling Police Station** (Grade 3 Historic Building) as well as incorporating other historic buildings to create **thematic open spaces**
- Dongjiang Water Greenway and Central River Valley to form a 8km **green spine** which **connects cultural, natural, and recreational elements**, linking existing villages, historic graded buildings, new communities, proposed cultural and sports facilities, etc.



MacIntosh Fort



Ta Kwu Ling Police Station  
(Grade 3 Historic Building)





A decorative graphic in the top-left corner of the slide, divided into several colored rectangular sections. The top-left section is orange with thin white diagonal lines. Below it is a light blue circle on an orange background with purple concentric circles. To the right is a dark blue triangle. Below the circle is a purple rectangle. To the right is a green rectangle with white concentric semi-circles. Below the purple rectangle is a light blue rectangle with dark blue concentric lines. To the right is a teal rectangle. The bottom-right section is a light blue triangle. The text 'THANK YOU' is centered in the right half of the slide.

**THANK YOU**