

## The Making of the Northern Metropolis

Formulated on the basis of the Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 (the Hong Kong 2030+) and with reference made to our country's policy support for Hong Kong (HK) as underlined in the National 14th Five-Year Plan and the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, it is proposed to expand and consolidate the Northern Economic Belt under the Hong Kong 2030+ to become the Northern Metropolis with a total area of 30 000 hectares.

The Northern Metropolis will be good for people to live in, work and travel. With innovation and technology (I&T) industry as the economic engine, the Northern Metropolis together with the Harbour Metropolis will propel HK's development side by side, complementing



each other. The development of the Northern Metropolis will also enhance the co-operation between HK and Shenzhen (SZ) and facilitate our integration into the overall development of our country.

## Planning Principles



### (1) Urban-Rural Integration

The Northern Metropolis will be created with a unique metropolitan landscape featured with "Urban-Rural Integration and Co-existence of Development and Conservation".



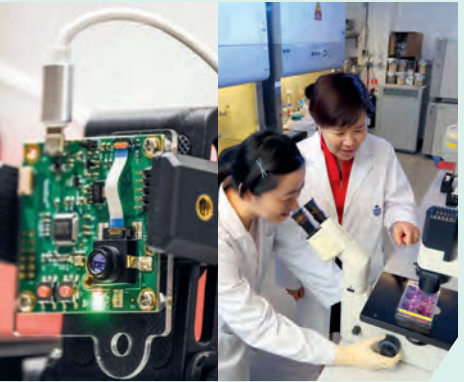
### (2) Proactive Conservation

Proactive conservation measures should be adopted to expand environmental capacity, preserve the integrity of strategic ecological corridors, guard against damage to the ecosystem by unauthorised developments, and reasonably compensate for the environmental impact of development activities.



### (3) High-Quality Outdoor Eco-recreation/tourism Outlets

In anticipation of a considerable growth of the residential and working population in the Northern Metropolis, quality outdoor eco-recreation/tourism outlets of high landscape value should be created in a timely manner.



### (4) Optimised Spatial Planning for Economic Land

Planning and design for economic land should be optimised. Proactive measures should be taken to attract I&T enterprises in the industrial chain to establish businesses in the Northern Metropolis, in order to provide local employment opportunities, thus improving the home-job spatial distribution.



### (5) Expansion of Development Capacity

More land that are suitable for development should be identified. The development nodes and corridors connecting various boundary control points (BCPs) should be expanded to tackle the problem of shortage in land and housing supply.



### (6) Enhancing the Efficiency, Capacity and Comfort Level of Cross-Boundary Travel

More cross-boundary transport infrastructure and customs clearance services should be optimised, strengthened and provided. The HK-SZ One-hour Cross-boundary Commuting Network should be created for expanding the connectivity between HK and SZ.

## From "Two Bays, One River" to "Twin Cities, Three Circles"

The seven land-based BCPs and connected transport infrastructure from the west to the east of HK and SZ have enabled the two cities to be connected across the "Two Bays, One River" (Shenzhen Bay, Mirs Bay and Shenzhen River). Over 40 years in the past, the BCPs contributed to the social and economic development between the two cities. HK and SZ have formed between themselves a spatial framework of "Twin Cities, Three Circles".

### Shenzhen Bay Quality Development Circle

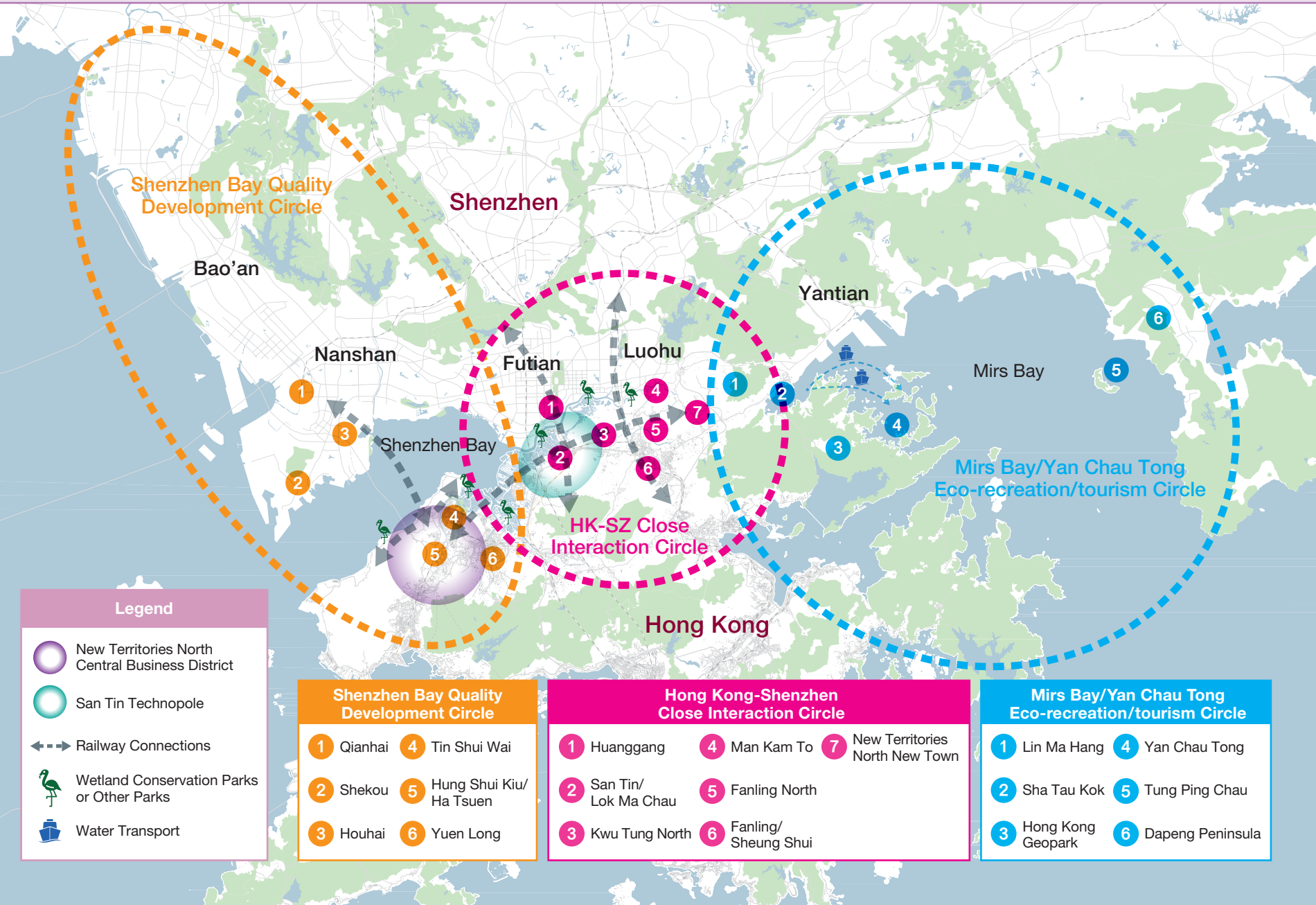
- Upgrading Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA) into New Territories North (NTN) Central Business District, creating more jobs of the new economy
- Developing a rail link between Hung Shui Kiu (HSK) and Qianhai and implementing Co-location Arrangement at Qianhai
- Conserving and improving wetlands and mangroves inside the Circle

### Hong Kong-Shenzhen Close Interaction Circle

- Facilitating development of San Tin Technopole, establishing a complete I&T industry ecosystem
- Optimising, strengthening and providing more cross-boundary transport infrastructure in the Circle with a view to developing a seamless, convenient and diversified cross-boundary transport network
- Creating environmental capacity with enhanced ecological value and developing an ecological habitat network by taking advantage of the extensive stretch of fish ponds and wetlands

### Mirs Bay/Yan Chau Tong Eco-recreation/tourism Circle

- Conserving and enhancing the Circle's overall natural landscape, ecology and habitat resources
- Creating opportunities for sustainable eco-recreation/tourism, so as to provide a rich array of leisure options for residents of HK and SZ



## Key Action Directions

- (1) Constructing HK-SZ Western Rail Link (HSK-Qianhai) and Expanding HSK/HT NDA
- (2) Making of HK's Silicon Valley — San Tin Technopole
- (3) Exploring Northern Link (NOL) Eastward Extension and Expanding Kwu Tung North NDA
- (4) Developing Lo Wu/Man Kam To Comprehensive Development Node
- (5) Implementing Proactive Conservation Policy to Create Environmental Capacity
- (6) Creating Outdoor Eco-recreation/tourism Space with High Landscape Value
- (7) Taking Proactive Steps to Redress Home-Job Imbalance
- (8) Making of Sustainable Community Suitable for Living in and Working
- (9) Re-engineering Administrative Mechanism and Operation Process
- (10) Strengthening Radiation of HK with Comprehensive Footholds in Greater Bay Area

## Highlights of Action Items

- 5 New Railway Projects**
  - Cross-boundary rail link between HSK/HT NDA and Qianhai
  - Northward extension of NOL and connecting with the new Huanggang BCP via Hong Kong-Shenzhen Innovation and Technology Park
  - Extension of East Rail Line to Luohu in Shenzhen and provision of Lo Wu South Station not for boundary crossing
  - Eastward extension of NOL from Kwu Tung Station, connecting Lo Wu/Man Kam To/Heung Yuen Wai/Ping Che/Ta Kwu Ling/Queen's Hill to Fanling
  - Examining Tsim Bei Tsui/Lau Fau Shan/Pak Nai automated people mover system
- 4 Large-scale Housing Land Expansion Projects**
  - Expanding HSK/HT NDA to areas in Lau Fau Shan and Tsim Bei Tsui
  - Examining development potential in areas from Lau Fau Shan to Pak Nai
  - Expanding Kwu Tung North NDA to Ma Tso Lung area
  - Developing Lo Wu/Man Kam To Comprehensive Development Node
- 3 Wetland Conservation Parks**
  - Nam Sang Wai Wetland Conservation Park (about 400 hectares)
  - Sam Po Shue Wetland Conservation Park (about 520 hectares)
  - Hoo Hok Wai Wetland Conservation Park (about 300 hectares)
- 2 Outdoor Eco-recreation/tourism Space Projects**
  - NTN Urban-Rural Greenway that traverses the countryside and penetrates into urban areas
  - Coastal Protection Park and waterfront promenade from Tsim Bei Tsui to Pak Nai
- 1 San Tin Technopole**
  - With an area of 1 110 hectares, it is an integrated community that attracts I&T talents to settle there for working and living, and can provide land for I&T use with a total gross floor area equivalent to 16.5 Hong Kong Science Park in number

## Summary of Development Strategy

- Further develop about **600** hectares of housing and economic land
- Further increase about **165 000** to **186 000** residential units, equivalent to 13 to 14.5 Taikoo Shing in number

- Further increase about **66 000** to **68 000** I&T jobs
- Formation of a comprehensive system of wetlands and coastal ecological conservation of about **2 000** hectares

The Northern Metropolis can eventually accommodate a residential population of about **2.5** million and provide about **650 000** jobs, including about **150 000** I&T jobs

