
31 May 2022

British Chamber of Commerce

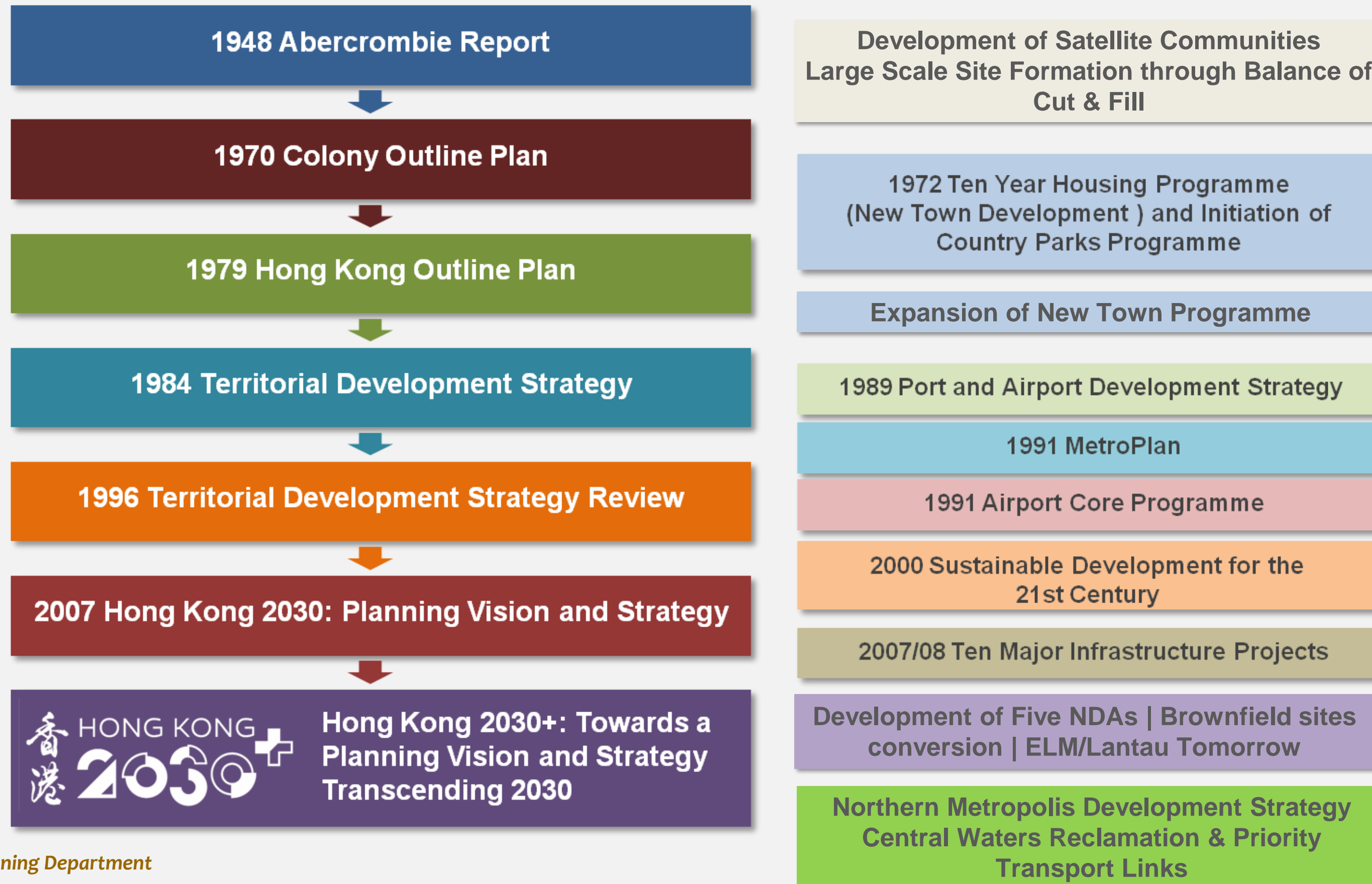
Northern Metropolis Development Strategy

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Northern Metropolis Development Strategy

Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030

Conceptual Spatial Framework

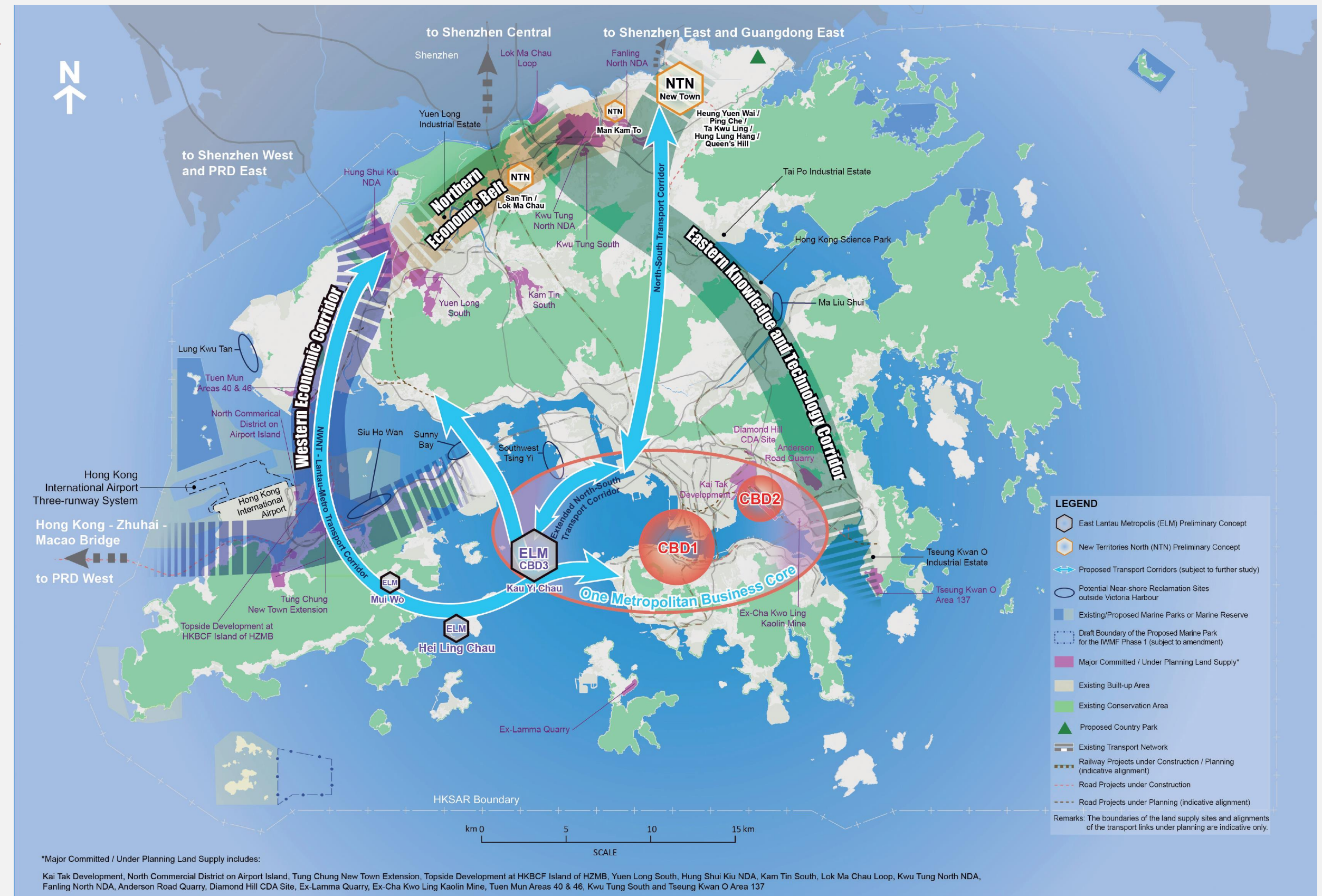
ONE Metropolitan Business Core

TWO Strategic Growth Areas

- East Lantau Metropolis
- New Territories North (NTN)
New Town

THREE Development Axes

- Northern Economic Belt
- Western Development Corridor
- Eastern Knowledge and Technology Corridor



Northern Metropolis Development Strategy

Existing New Towns

- 1) Tin Shui Wai
- 2) Yuen Long
- 3) Fanling/Sheung Shui

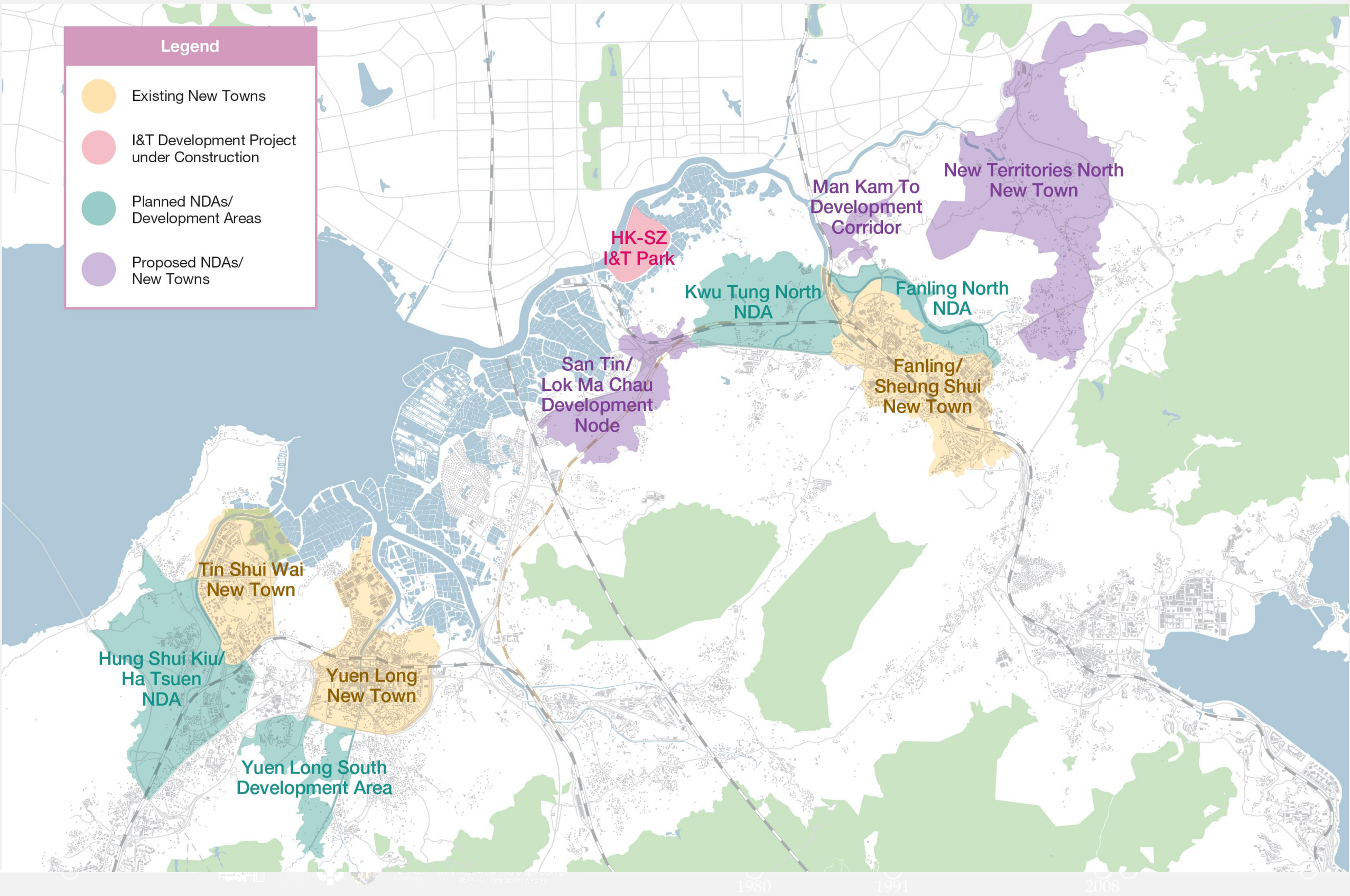
Population: 960 000
Housing Units: 390 000
Jobs: 116 000

Planned/ Proposed NDAs

- 1) Hung Shui Kiu/Ha Tsuen NDA
- 2) Yuen Long South
- 3) Kwu Tung North NDA
- 4) Fanling North NDA
- 5) San Tin/Lok Ma Chau Development Node
- 6) Man Kam To Development Corridor
- 7) NTN New Town

Population: 1 030 000
Housing Units: 350 000
Jobs: 450 000

Existing/Planned Developments in NTN



Northern Metropolis
Development Strategy

Developments in Progress



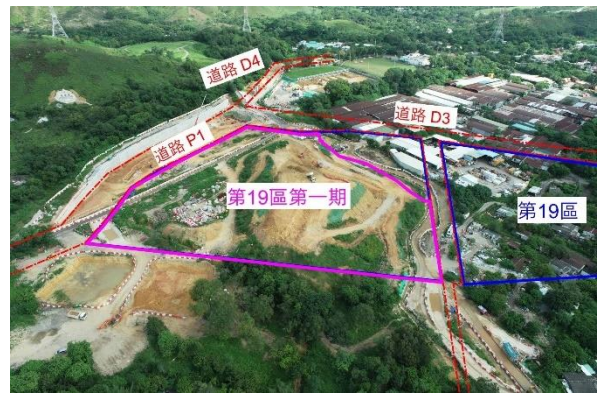
① HSK
(Designated Rehousing)
No. of Flats: 2 584
In-take Year: 2026-29



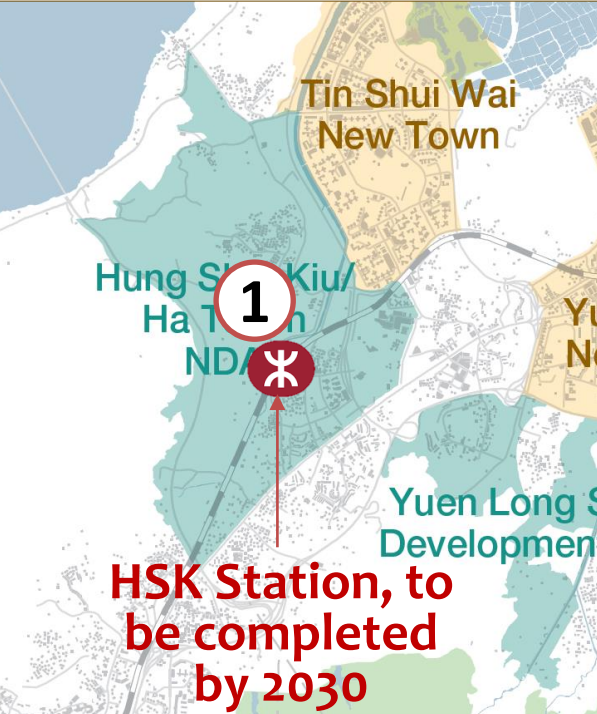
② Yuen Long (HS - SSF)
No. of Flats: 510
In-take Year: 2028



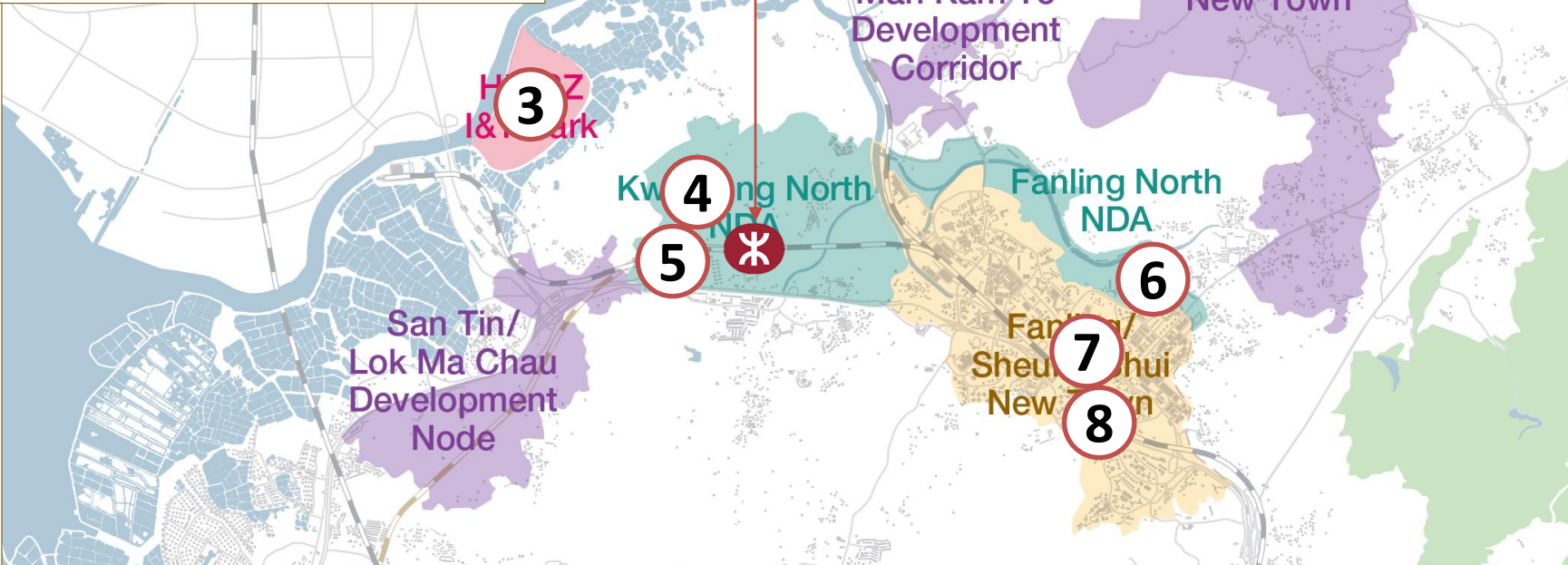
③ HK-SZ I&T Park
8 buildings in Batch 1 development
In-take Year: 2024



④ KTN Area 19 (HA)
No. of Flats: 9 000
In-take Year: 2026-28



HSK Station, to be completed by 2030



⑤ KTN Area 24 (Designated Rehousing)
No. of Flats: 2 600
In-take Year: 2027



⑥ Pak Wo Rd (Designated Rehousing)
No. of Flats: 1 467
In-take Year: 2024



⑦ FLN Area 15 (HA)
No. of Flats: 6 100
In-take Year: 2026-27



⑧ Jockey Club Rd (HS - SSF)
No. of Flats: 644
In-take Year: 2026

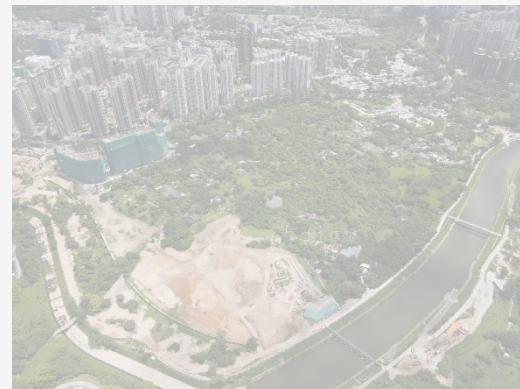


③ **HK-SZ I&T Park**
8 buildings in Batch 1
development
In-take Year: 2024

**KTN Station,
completed by
2027**

Man Kam To
Development
Corridor

New Territories North
New Town



⑦ **FLN Area 15 (HA)**
No. of Flats: 6 100
In-take Year: 2026-27

In the next ten years, around 200 000 housing
units will be provided in the Northern Metropolis

In-take Year: 2026-28



② **Yuen Long
(HS - SSF)**
No. of Flats: 510
In-take Year: 2028



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(Designated Rehousing)**
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Northern Metropolis Development Strategy

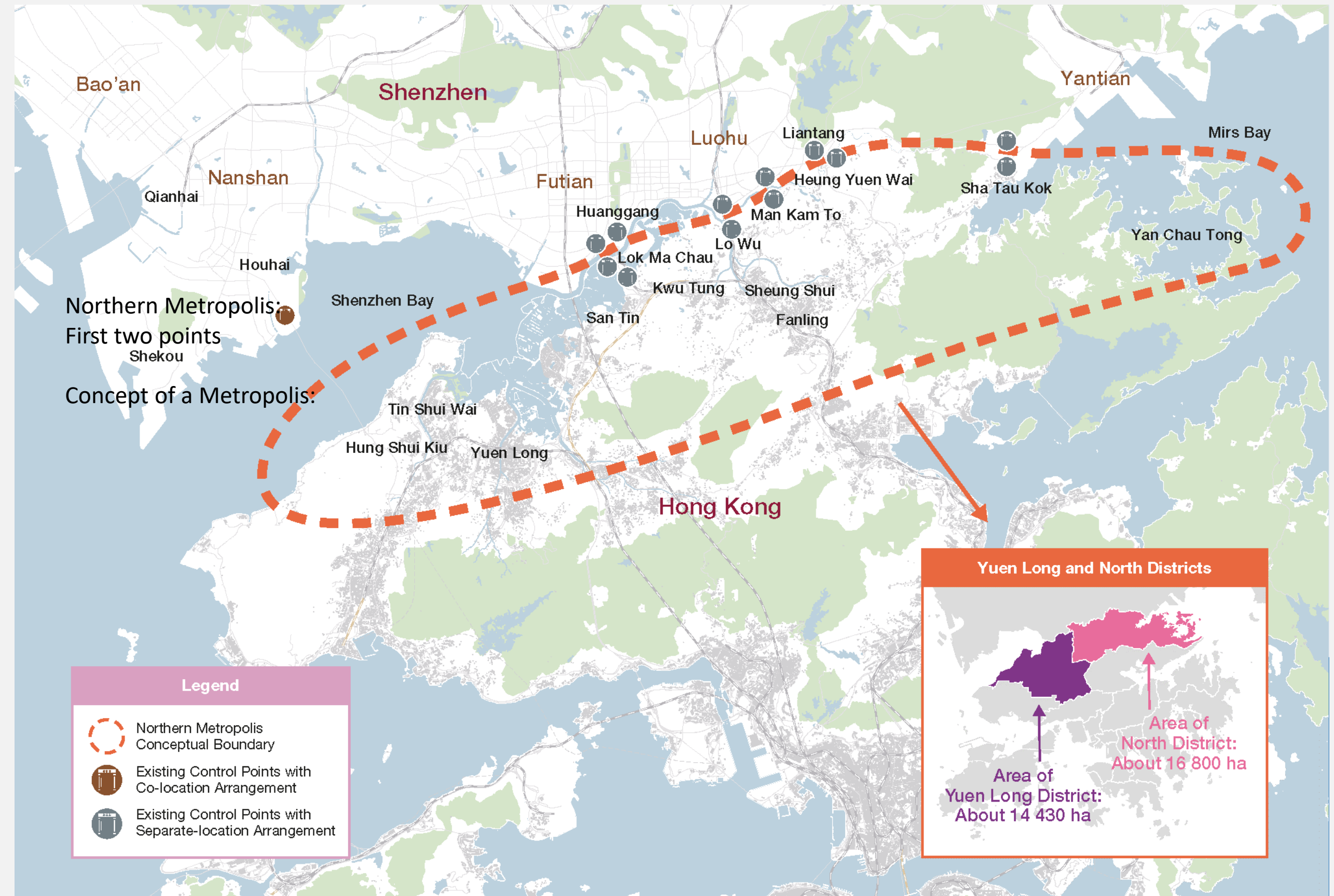
Northern Metropolis

- Generally covers Yuen Long District and North District
- Total land area: 300 km²

Concept of a Metropolis

- NOT an administrative region
- Large-scale and dynamic urban space
- Multi-functional land uses interweaved in a compact pattern, with residential population, jobs and enterprises highly concentrated
- With radiate effect to drive economic development in its neighbouring areas

Northern Metropolis Conceptual Boundary



Vision for Northern Metropolis

To expand and consolidate the Northern Economic Belt into the **Northern Metropolis** and formulate the **Northern Metropolis Development Strategy**.

By taking advantage of its **geographical proximity** to and leveraging the **integration with Shenzhen**, along with a complete **I&T industry ecosystem**, the Northern Metropolis will be developed into the **second economic engine** of Hong Kong and a promising place **to live in, work and travel**.

Together with the Harbour Metropolis, the two metropolises complement each other and will propel Hong Kong's development side by side

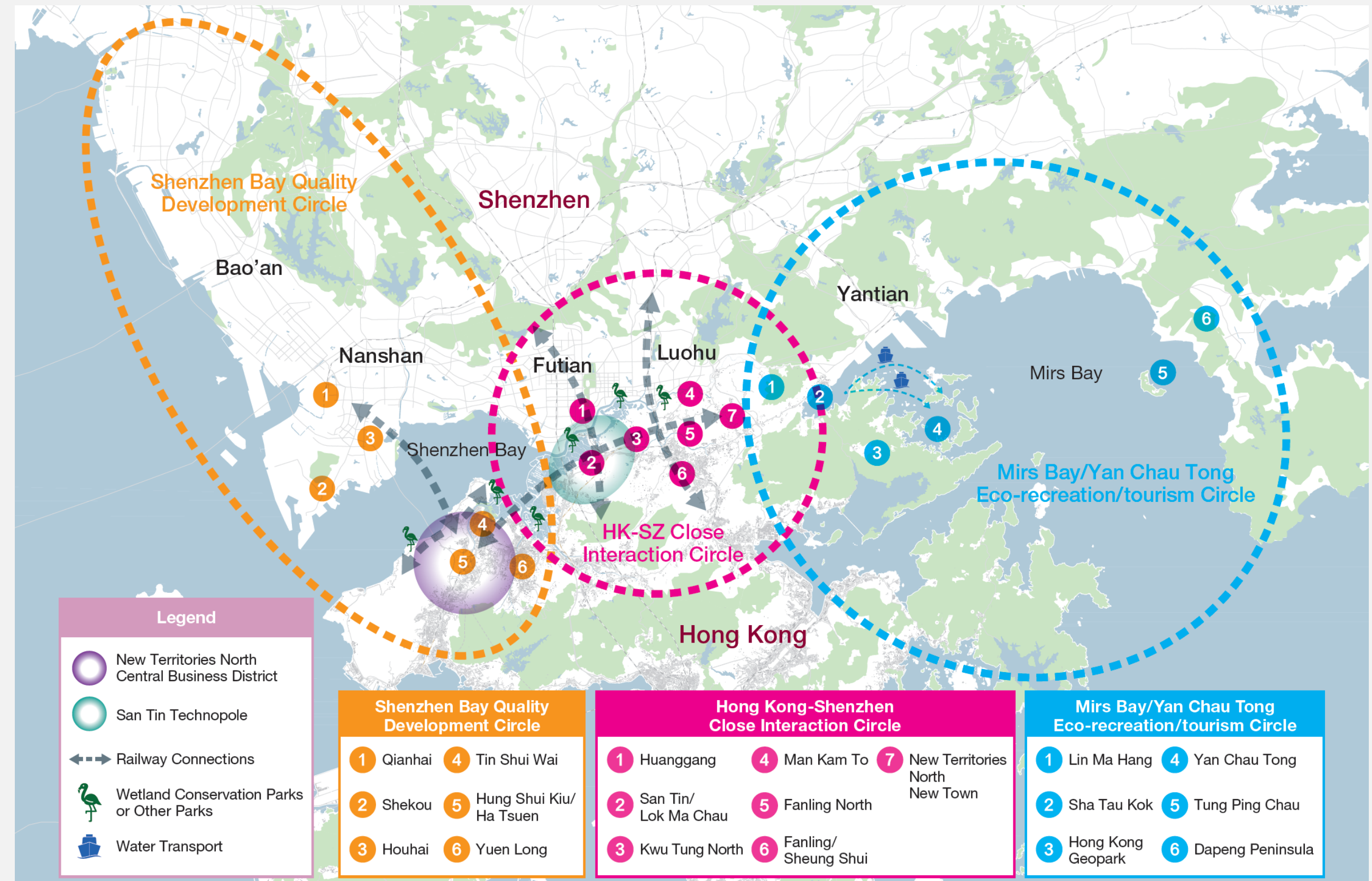
Under the framework of “One Country, Two Systems”, the Development Strategy is the first strategic action agenda devised by the HKSAR Government with a spatial concept and strategic mindset going beyond the administrative boundary of Hong Kong and Shenzhen.

Policy Address 2021

Northern Metropolis Development Strategy

- Evolving concept from “Two Bays, One River”
- Hong Kong (HK) - Shenzhen (SZ) Cross-boundary Strategic Spatial Framework
- Set clear directions for close collaboration with SZ
- Leverage complementary advantages and promote development integration between HK and SZ
- Provide new directions and momentum for major development areas in the Northern Metropolis
- Synergise with Greater Bay Area (GBA) developments

“Twin Cities, Three Circles”



Urban-Rural Integration



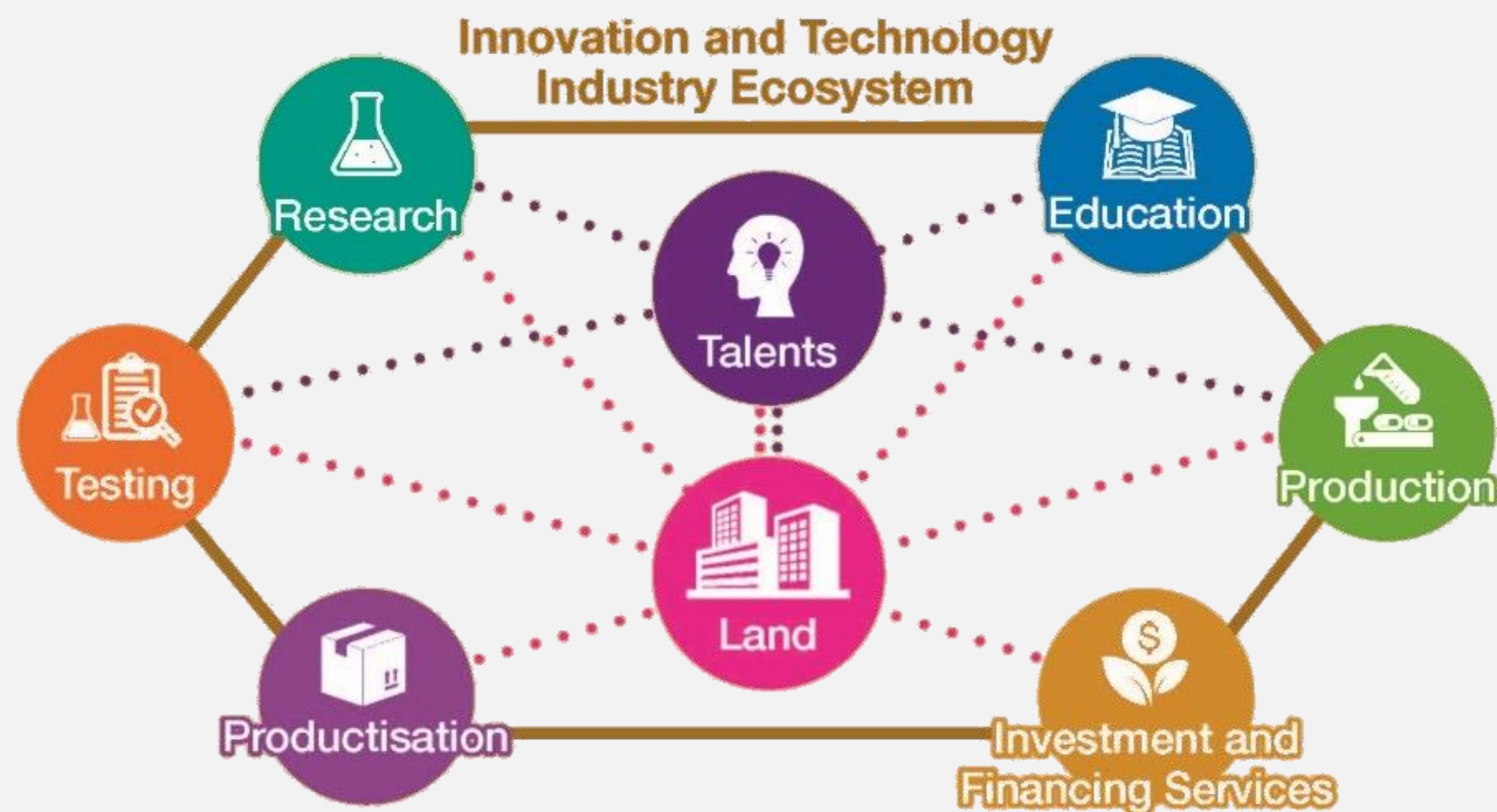
Proactive Conservation



Co-existence of Development and Conservation



- Public resources, economic factors and social capitals would converge rapidly in NTN to generate economic impetus for development

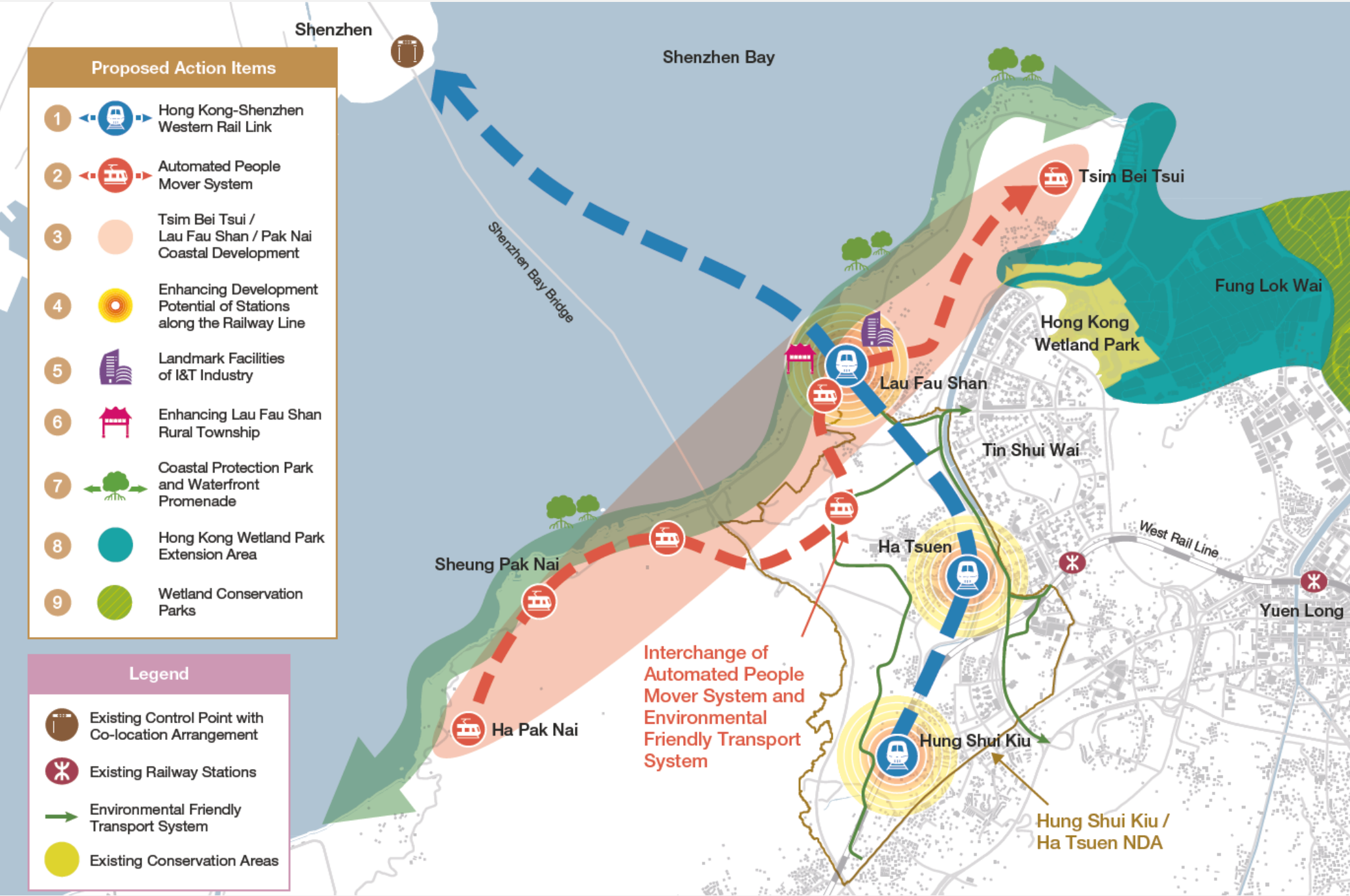


- A complete I&T industry ecology with proactive government policy initiatives:
 - Basic and applied research
 - Scientific and technological achievement transformation
 - Sample manufacturing and testing
 - Advanced manufacturing
 - Investment and financing
 - Professional services
 - Education and training

- Capitalising complementarity of financial services in Harbour Metropolis and I&T industrial development in Northern Metropolis

- 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 NOL Eastward Extension and Expanding KTN NDA
- 4 Developing Lo Wu/Man Kam To Comprehensive Development Node
- 5 Implementing Proactive Conservation Policy to Create Environmental Capacity
- 6 Creating Outdoor Eco-recreational/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 GBA

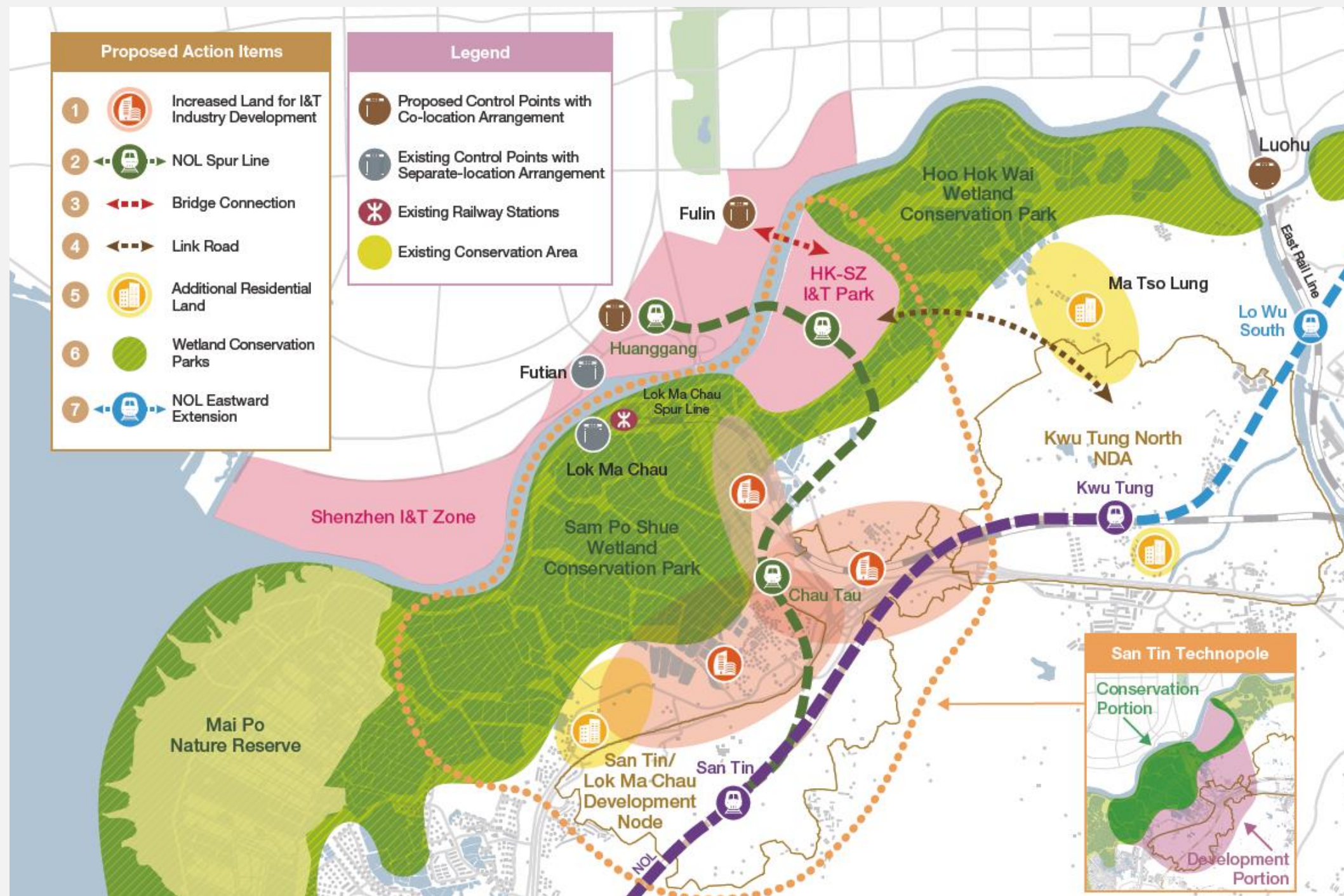
Construction of the HK-SZ Western Rail Link (Hung Shui Kiu-Qianhai) and Expanding the Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA



- Upgrade HSK/HT NDA into **NTN Modern Services Centre**
- Develop **rail link between HSK and Qianhai**, implementing Co-location Arrangement at Qianhai and exploring rail alignment and Border Control Point (BCP) locations
- Expand HSK/HT NDA to cover **Lau Fau Shan and Tsim Bei Tsui**
- Examine development potential of areas **stretching from Lau Fau Shan to Pak Nai** and construct an **automated people mover (APM) system**
- Provide sizable landmark **facilities of I&T industry** that can create **6 000 to 8 000 I&T related jobs** which is more or less equivalent to that of one Cyberport
- Enhance Lau Fau Shan's catering and tourism facilities

Development Area	New Residential Units
Lau Fau Shan and Tsim Bei Tsui	47 000 – 52 500
Lau Fau Shan to Pak Nai	15 500 – 17 500
Total	62 500 – 70 000

Making of Hong Kong's Silicon Valley – San Tin Technopole



- Plan and develop San Tin Technopole
 - Complete I&T industry ecosystem
 - Harmonious integration of quality ecological environment
 - Integrated community with housing and community services
 - Attractive to I&T talents to settle there for living and working

San Tin Technopole in Numbers

Site Area	1 100 ha, broadly divided into two halves of conservation and development portions
I&T Land	About 237 ha, incl. an additional 150 ha. Total GFA of San Tin Technopole can be as large as 16.5 HK Science Parks
Residential Units	Provide a total of 46 000 to 48 000 residential units, incl. an additional 14 500 to 16 500 residential units
I&T Jobs	Provide a total of about 148 000 I&T jobs, incl. 60 000 new I&T posts

- Expedite implementation of **Northern Link (NOL) Spur Line**
- Strengthen **external transport link of HK-SZ I&T Park**



Sam Po Shue
Wetland
Conservation
Park

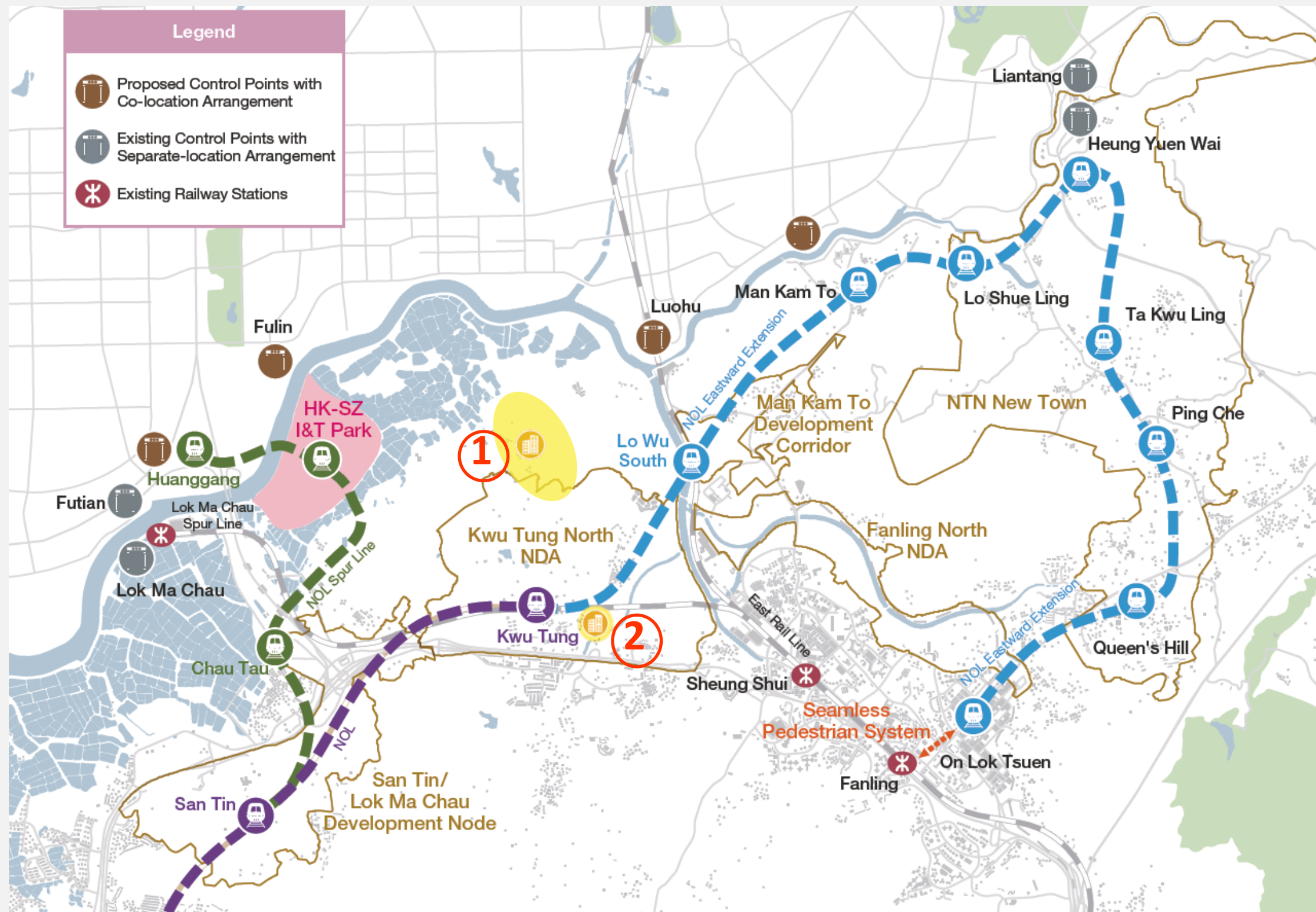
Pondside Park

Mixed Use (I&T Building and Office) /
Residential Development (incl. Talent
Apartments)

MTR Station /
Station Square

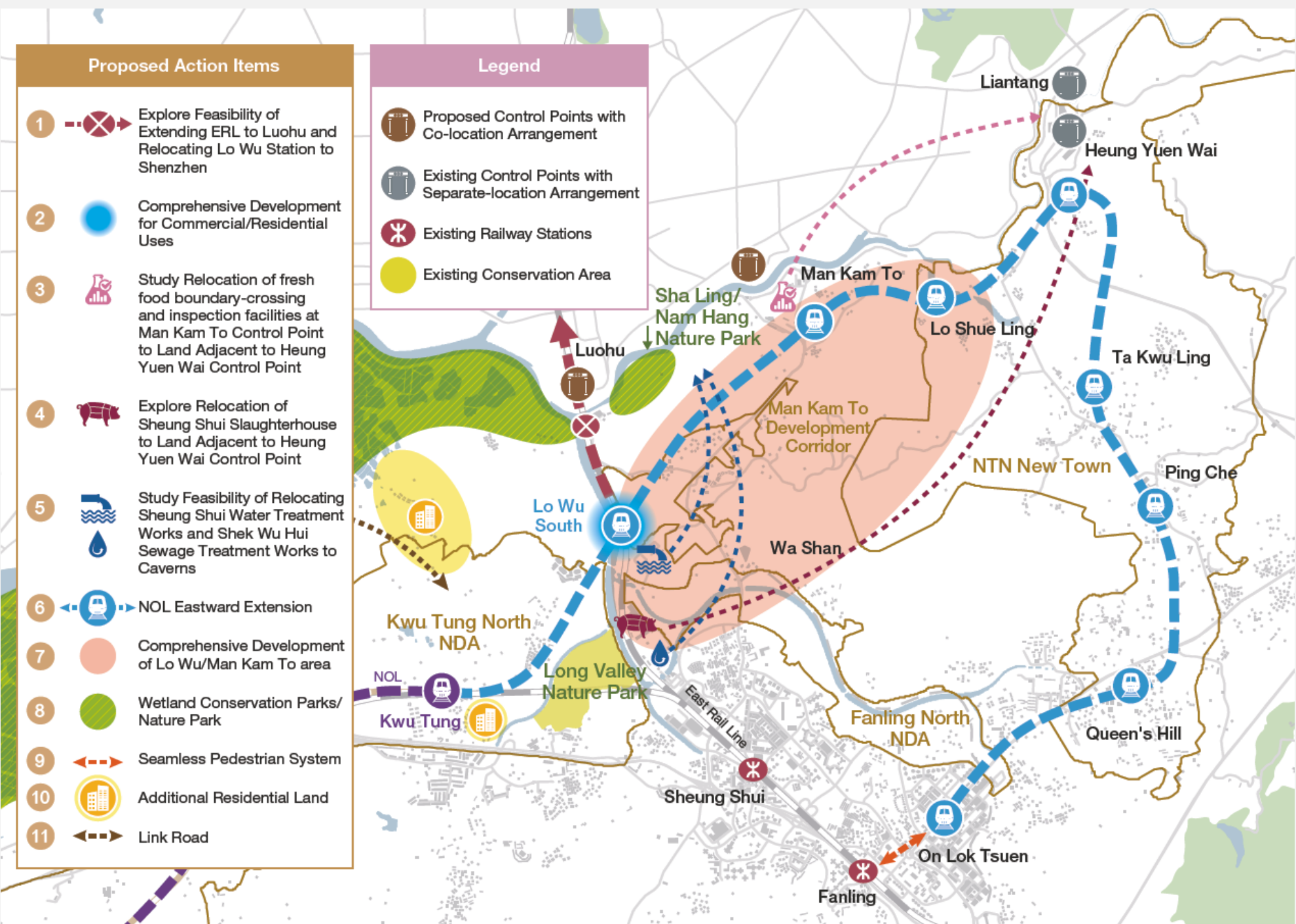
Mixed Use (I&T
Building and Office) /
Residential
Development (incl.
Talent Apartments)

Exploring NOL Eastward Extension and Expanding the Kwu Tung North NDA



- NOL with Eastward Extension to become **west to east spine**, facilitate development of NTN New Town and link with existing Fanling/Sheung Shui New Town
- ① Additional 12 000 to 13 500 residential units in Ma Tso Lung
- ② Rezone 3 ha of land zoned as business and technology park to residential use, providing over 1 000 residential units. The original land use is shifted to San Tin Technopole

Develop Lo Wu/Man Kam To Comprehensive Development Node

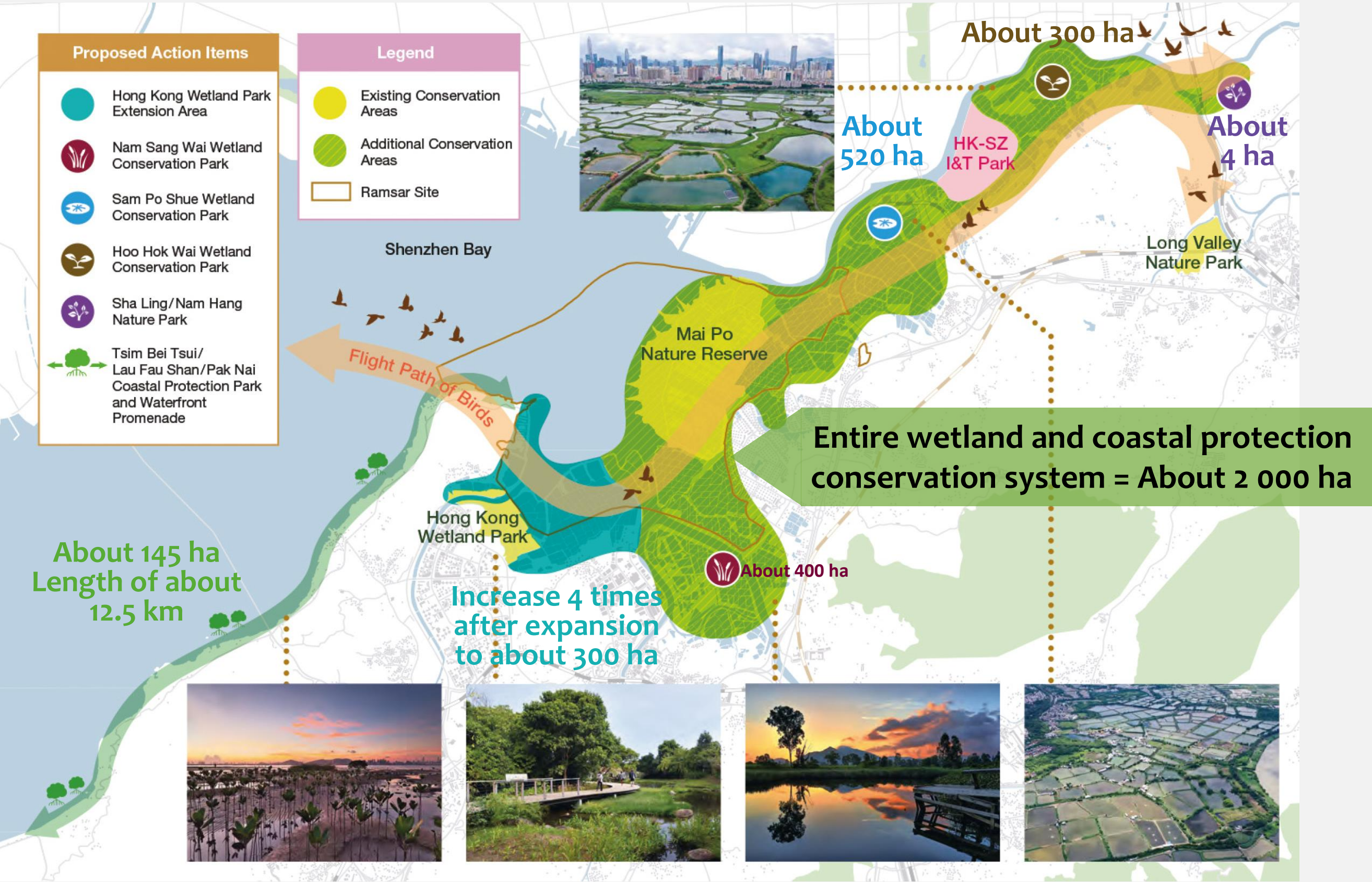


- Explore the feasibility of **extending East Rail Line to Luohu in SZ** and **establish a new BCP** there with Co-location Arrangement
- Examine provision of a **new railway station** between the existing Lo Wu Station and Sheung Shui Station (Lo Wu South Station) and **large-scale residential and commercial developments** on railway land
- **Review the functions of Man Kam To Control Point** and development potential of adjoining land, and **study relocation of fresh food boundary-crossing and inspection facilities at Man Kam To Control Point and Sheung Shui Slaughterhouse** to Heung Yuen Wai Control Point and adjacent land
- Study feasibility of **relocating Sheung Shui Water Treatment Works (SSWTW) and Shek Wu Hui Sewage Treatment Works (SWHSTW) to caverns**
- Review rural land use along Lo Wu Station Road and Man Kam To Road, land adjacent to Lo Wu South Station, Lo Shue Ling and Sheung Shui Wa Shan area, and undertake **comprehensive development planning**

Development Area	New Residential Units
Lo Wu South Station	9 000 – 10 500
Relocation of Sheung Shui Slaughterhouse, SSWTW and SWHSTW	11 500 – 13 000
Along Lo Wo Station Road and Man Kam To Road	39 000 – 44 000
Lo Shue Ling	9 500 – 11 000
Wa Shan, Sheung Shui	6 000 – 6 500
Total	75 000 – 85 000 (About 6 Tai Koo Shing)

Key Action Direction (5)

Implementing a Proactive Conservation Policy to Create Environmental Capacity



Creating Outdoor Eco-recreation/tourism Space with High Landscape Value



- Develop NTN Urban-Rural Greenway, open up MacIntosh Forts with provision of viewing facilities to provide a hiking trail with a scenic blend of cityscape and countryside
 - Fully enhance landscape quality of mountain ranges and slope areas of Sha Ling and minimise the visual and environmental impacts on SZ and Lo Wu/Man Kam To Comprehensive Development Node
 - Gradually open up Sha Tau Kok Pier for tourist activities, conduct studies on further opening up Sha Tau Kok Town (except Chung Ying Street) in the long run and the necessary ancillary set-up
- Co-operate with Shenzhen to take forward the conservation of the nature reserve, marine parks and geoparks on both sides
 - Study feasibility of SZ's supply of water and electricity to Tung Ping Chau
 - Study on BCP provision for cross-boundary travel by sea

Taking Proactive Steps to Redress Home-Job Imbalance

- Formulate clear policies and administrative guidelines and select Northern Metropolis as far as possible as the location for **government facilities** which are “**Non-location-bound and Employment-driven**”
- Adopt an innovative approach on **land grant for multi-storey industrial buildings** first in HSK/HT NDA
- Propose to rezone **On Lok Tsuen Industrial Area in Fanling** from “Industrial” to “Other Specified Uses” annotated “Business and I&T”
- Encourage public and private corporations to set up operations in Northern Metropolis and foster **development of emerging industries** including cultural and creative industries
- Formulate **land grant policies and measures to facilitate I&T development**
- Formulate policies and measures to **construct talent apartments**



Making of Sustainable Community Suitable for Living In and Working

- Adopt the mode of thinking and operation of “**government-led community making**” approach, provide and co-ordinate the planning, design and implementation management of various government, institution and community facilities and devise community support schemes as early as possible



- Develop a **sustainable and carbon-neutral smart community** and fully implement **sponge city construction** adaptable to climate change
- **Take advanced steps** to **plan for major region-based and territory-wide facilities** at suitable locations in Northern Metropolis

Key Action Direction (9)

Re-engineering the Administrative Mechanism and Operation Process

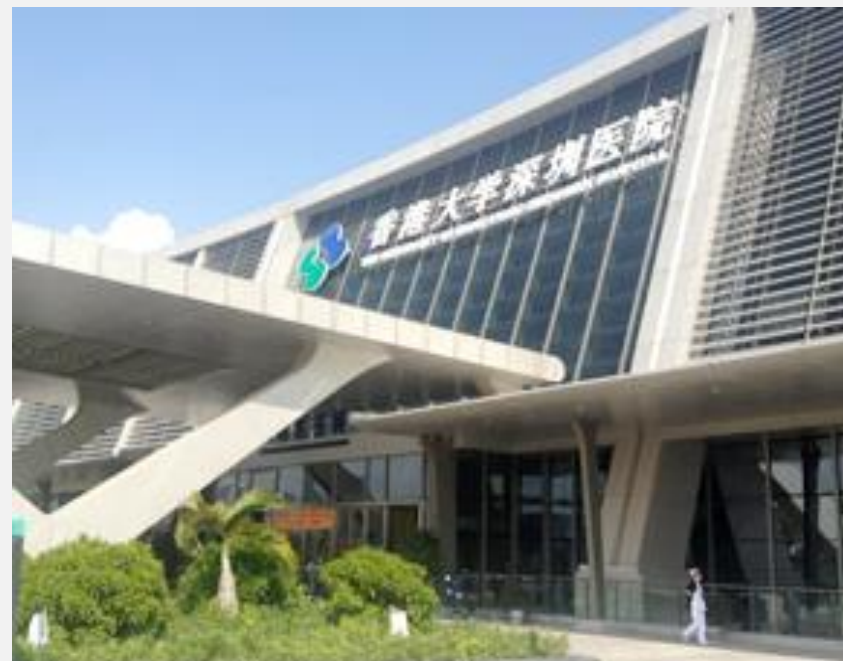
- Set up a **high-level government dedicated institution** to steer and guide relevant bureaux and departments (B/Ds) in taking forward the development of the entire Northern Metropolis



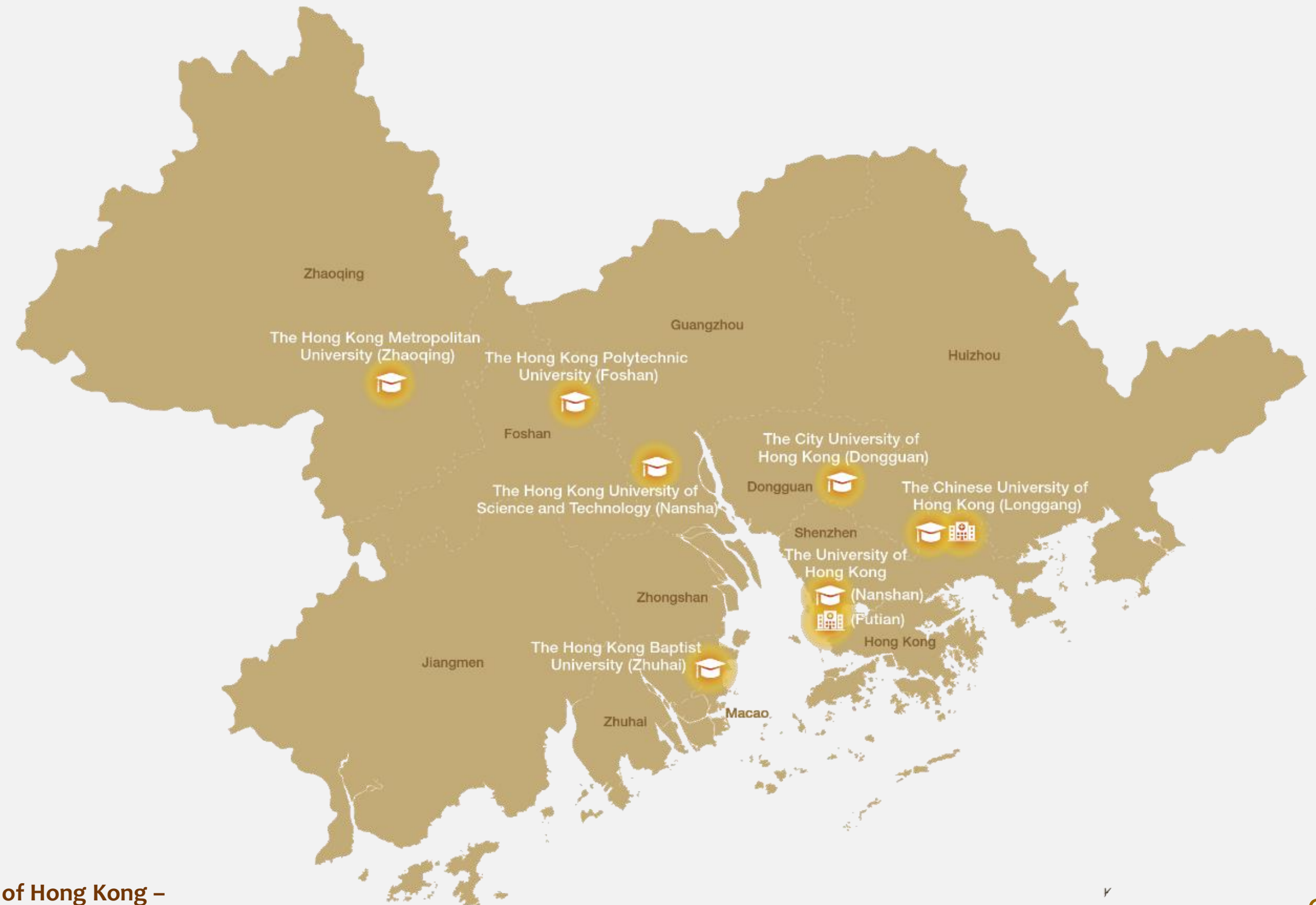
- Formulate a **rolling 10-Year Construction Programme for the Northern Metropolis**, which can serve as a work target for all relevant B/Ds in infrastructure development and housing supply

Strengthening the Radiation of Hong Kong with Comprehensive Footholds in the GBA

- Provide proactive support for the HK universities to **establish campuses, R&D and medical institutions in the GBA**
- Work in collaboration with the GBA cities such as SZ to **make use of the campuses, R&D and medical institutions of the HK universities as strategic footholds**, and develop **integrated communities with functions of “Education, Research, Industry and Residence”**, which are convenient to live in and maintain connection with HK



The University of Hong Kong –
Shenzhen Hospital



5 New Railway Projects

- HK/SZ Western Rail Link
- Northward extension of NOL to new Huanggang BCP
- Extension of ERL to Luohu in SZ and provision of Lo Wu South Station
- NOL eastward extension
- Tsim Bei Tsui/Lau Fau Shan/Pak Nai APM System

4 Large-scale Housing Land Expansion Projects

- Expanding HSK/HT NDA to Lau Fau Shan
- Examining development potential in Pak Nai
- Expanding KTN NDA to Ma Tso Lung
- Developing Lo Wu/Man Kam To Comprehensive Development Node

3 Wetland Conservation Parks

- Nam Sang Wai (about 400 ha)
- Sam Po Shue (about 250 ha)
- Hoo Hok Wai (about 300 ha)

2 Outdoor Eco-recreation/tourism Space Projects

- NTN Urban-Rural Greenway
- Coastal Protection Park and waterfront promenade from Tsim Bei Tsui and Pak Nai

1 San Tin Technopole

- An area of 1 110 ha
- Integrated community for I&T talents to work and live in
- Land for I&T use with a total GFA equivalent to 16.5 Hong Kong Science Parks



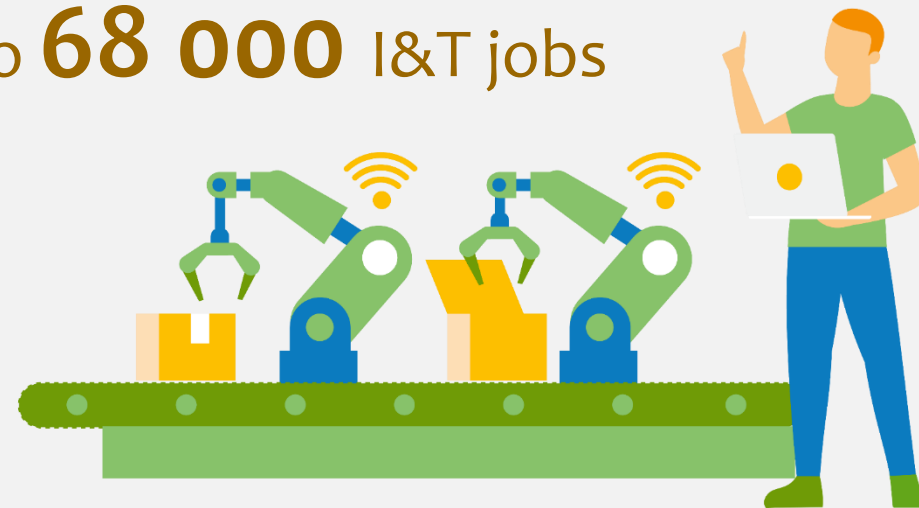
- Further develop about **600** ha of housing and economic land

- Further increase about **165 000** to **186 000** residential units, equivalent to 13 to 14.5 Taikoo Shing



- Formation of a comprehensive system of wetlands and coastal ecological conservation of about **2 000** ha

- Further increase about **66 000** to **68 000** I&T jobs

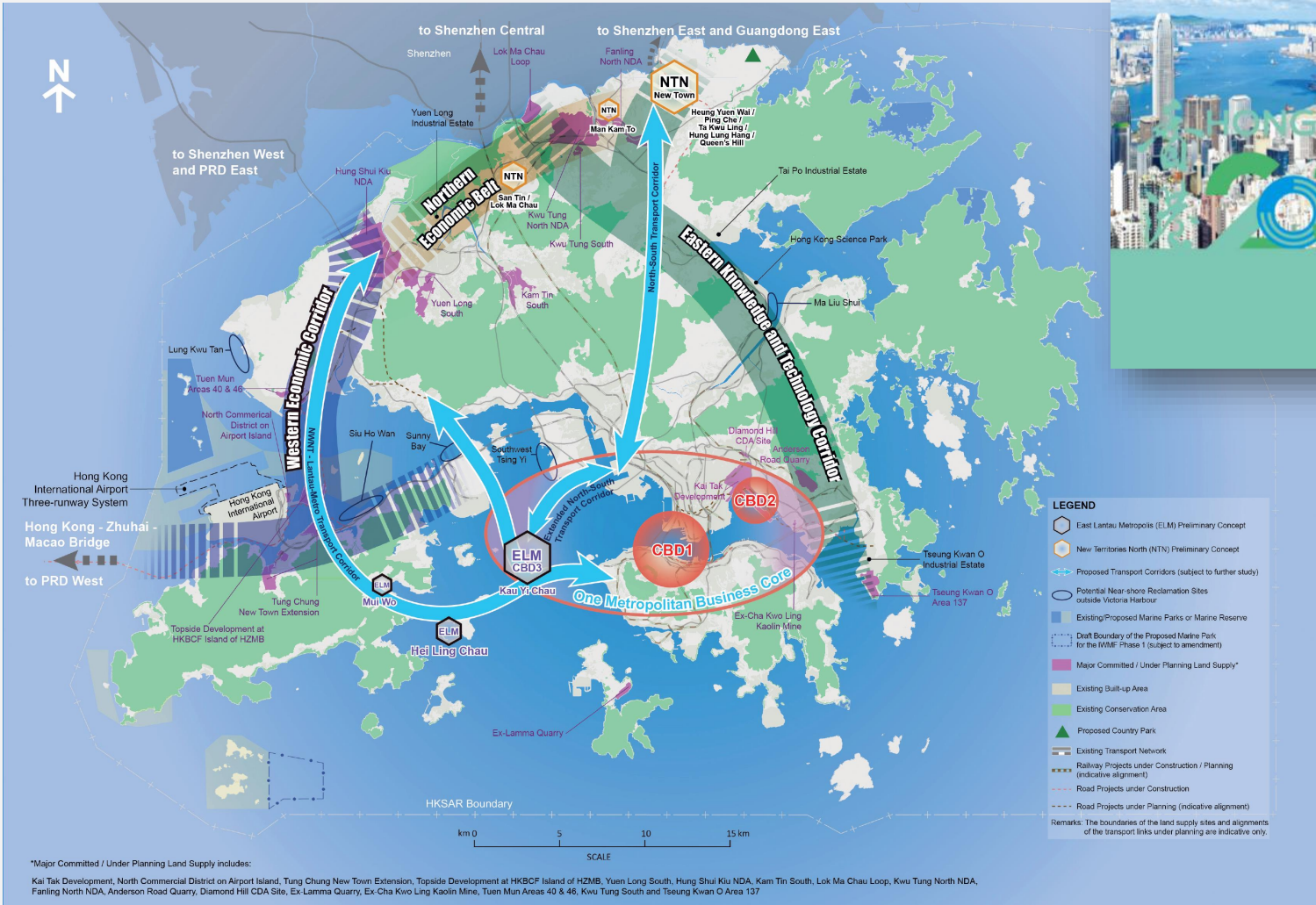


The Northern Metropolis can accommodate a population of about **2.5** million and provide **650 000** jobs, including **150 000** I&T jobs

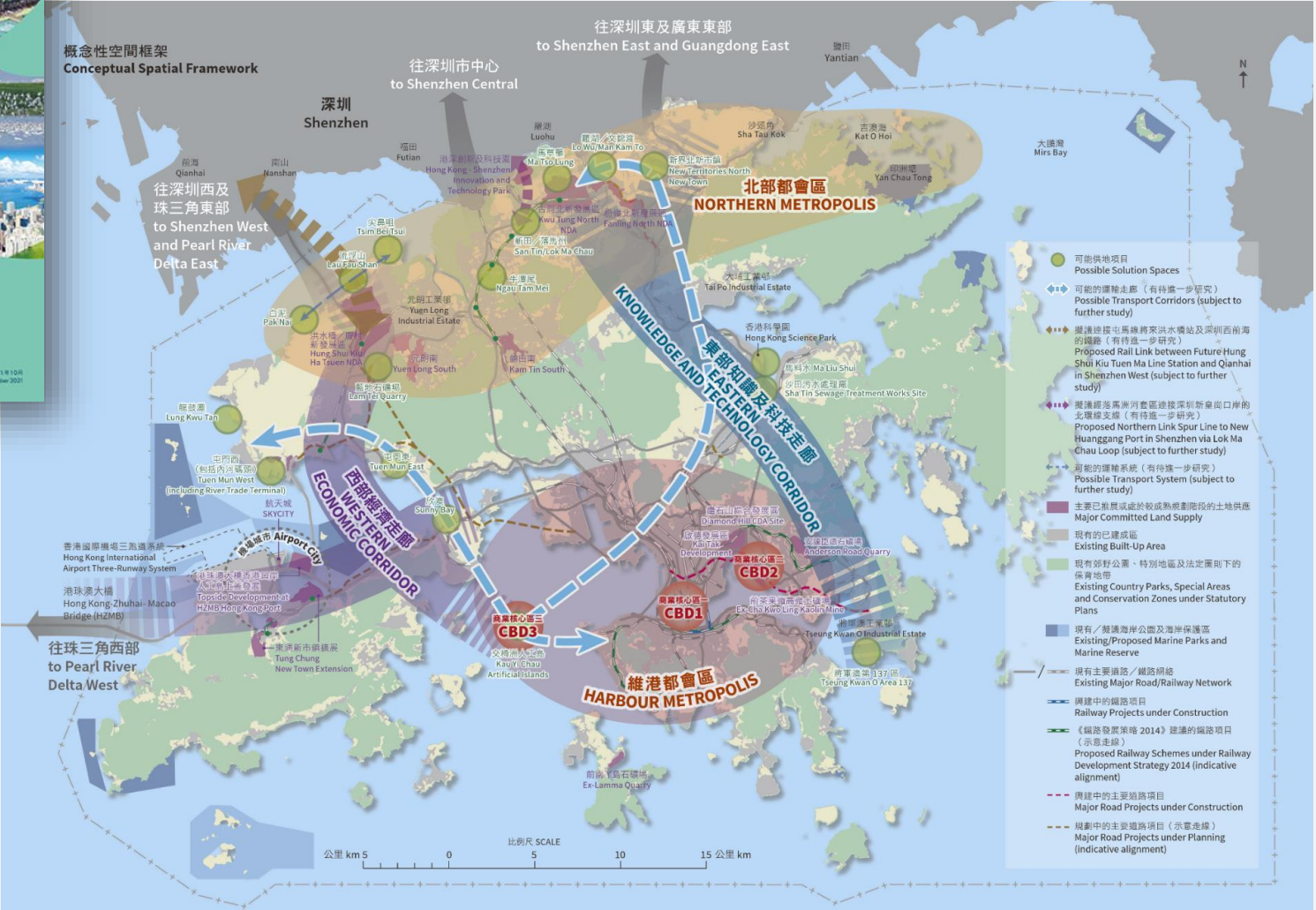


Strategic Considerations

Dual Metropolises in HK



Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 Public Engagement Booklet (2016) – Conceptual Spatial Framework



Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 Final Recommendations Booklet (2021) – Conceptual Spatial Framework

The dual metropolises in the north and south of HK will develop hand in hand to meet HK's long-term land requirement, propel HK's development side by side and complement each other

Artificial Islands in Central Waters included in Harbour Metropolis

- Increase development momentum and globally engaged

Expand and consolidate Northern Economic Belt into Northern Metropolis

- New development engine to integrate with and extend its radiate effect to GBA

Thank You