

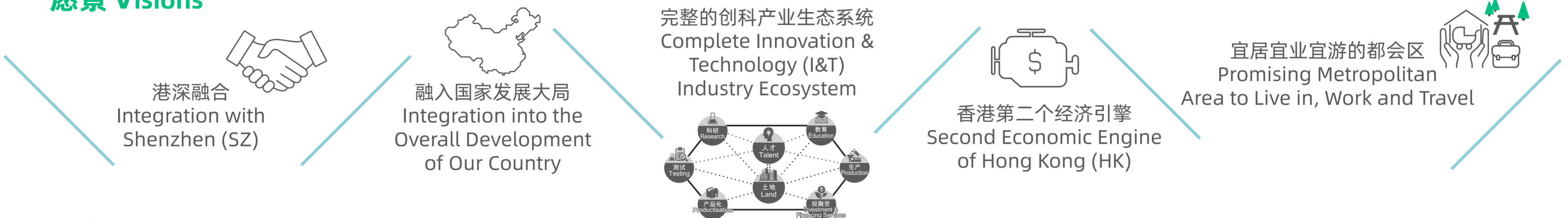
总览《北部都会区发展策略》

Overview of the Northern Metropolis Development Strategy

《北部都会区发展策略》(《发展策略》)的制定建基于三大层面的政策：
 The formulation of the Northern Metropolis Development Strategy (the Development Strategy) is based on three levels of policies:



愿景 Visions



四新精神 Four Attributes of Innovation

空间拓新
New Spatial Conceptualisation

跨越港深两地行政界线
Going beyond the administrative boundary between HK and SZ

观念更新
New Mindset Breakthrough

超越「新市镇发展」和区议会行政界线
Going beyond New Town Development and administrative boundaries of District Councils (DC)

政策创新
New Policy Formulation

采取「政府主导、社区营造」的思维及操作模式
Adopting the thinking and operation mode of "government-led community making"

机制革新
New Institutional Arrangement

设置高层次政府专责机构
Setting up a high-level dedicated government institution

策略目标 Strategic Objectives

- ◆ 融入国家发展大局
Integrating into our country's overall development
- ◆ 丰富「一国两制」事业发展
Enriching the practice of "One Country, Two Systems"
- ◆ 完善港深融合的模式
Improving the mode of HK-SZ integration
- ◆ 构建香港第二个经济引擎
Creating the second economic engine for HK

规划原则 Planning Principles

城乡共融 Urban-Rural Integration

营造北部都会区「城市与乡郊结合、发展与保育并存」的独特都会景观

Creating a unique metropolitan landscape featured with "Urban-Rural Integration and Co-existence of Development and Conservation" for the Northern Metropolis



优质户外生态康乐 / 旅游空间 High-quality Outdoor Eco-recreation/ tourism Outlets

适时缔造拥有高景观价值的
优质户外生态康乐/旅游空间

Creating quality outdoor eco-recreation/
tourism outlets of high landscape value in
a timely manner



扩大发展容量 Expansion of Development Capacity

发掘更多适合发展、邻近边境管制站的用地，
应对土地及房屋供应短缺

Identifying more land suitable for development
and located close to boundary control
points (BCPs) to cope with shortage in land
and housing supply



积极保育 Proactive Conservation

采取积极的保育措施，扩大环境容量，
保障策略性生态廊道的完整性

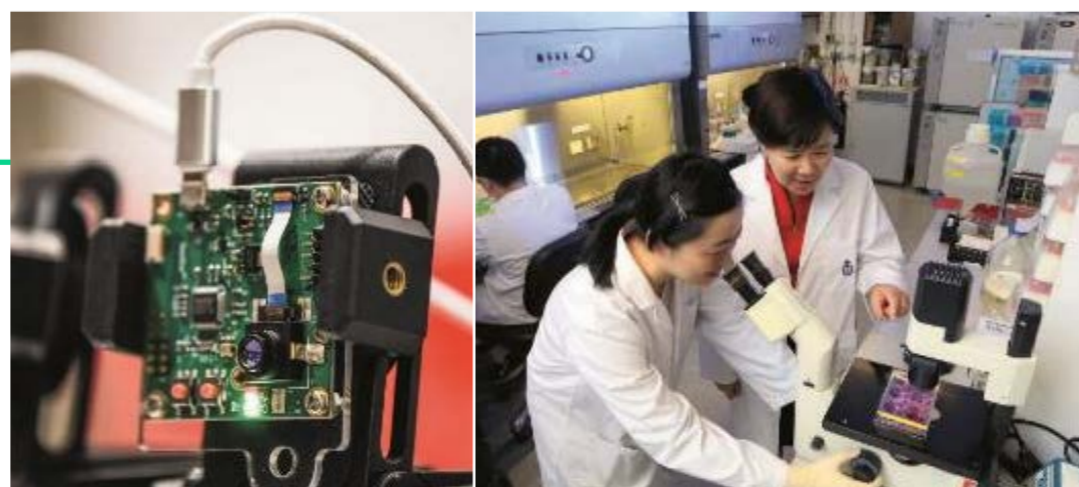
Adopting proactive conservation measures
to expand environmental capacity and
preserve the integrity of strategic
ecological corridors



优化经济用地空间规划 Optimised Spatial Planning for Economic Land

采取积极措施吸引创科企业落户
进驻北部都会区，提供当区就业机会

Taking proactive measures to attract I&T
enterprises to establish businesses in the
Northern Metropolis and providing local
employment opportunities



改善跨境交通的效率、 容量及舒适度 Enhancing the Efficiency, Capacity and Comfort Level of Cross-boundary Travel

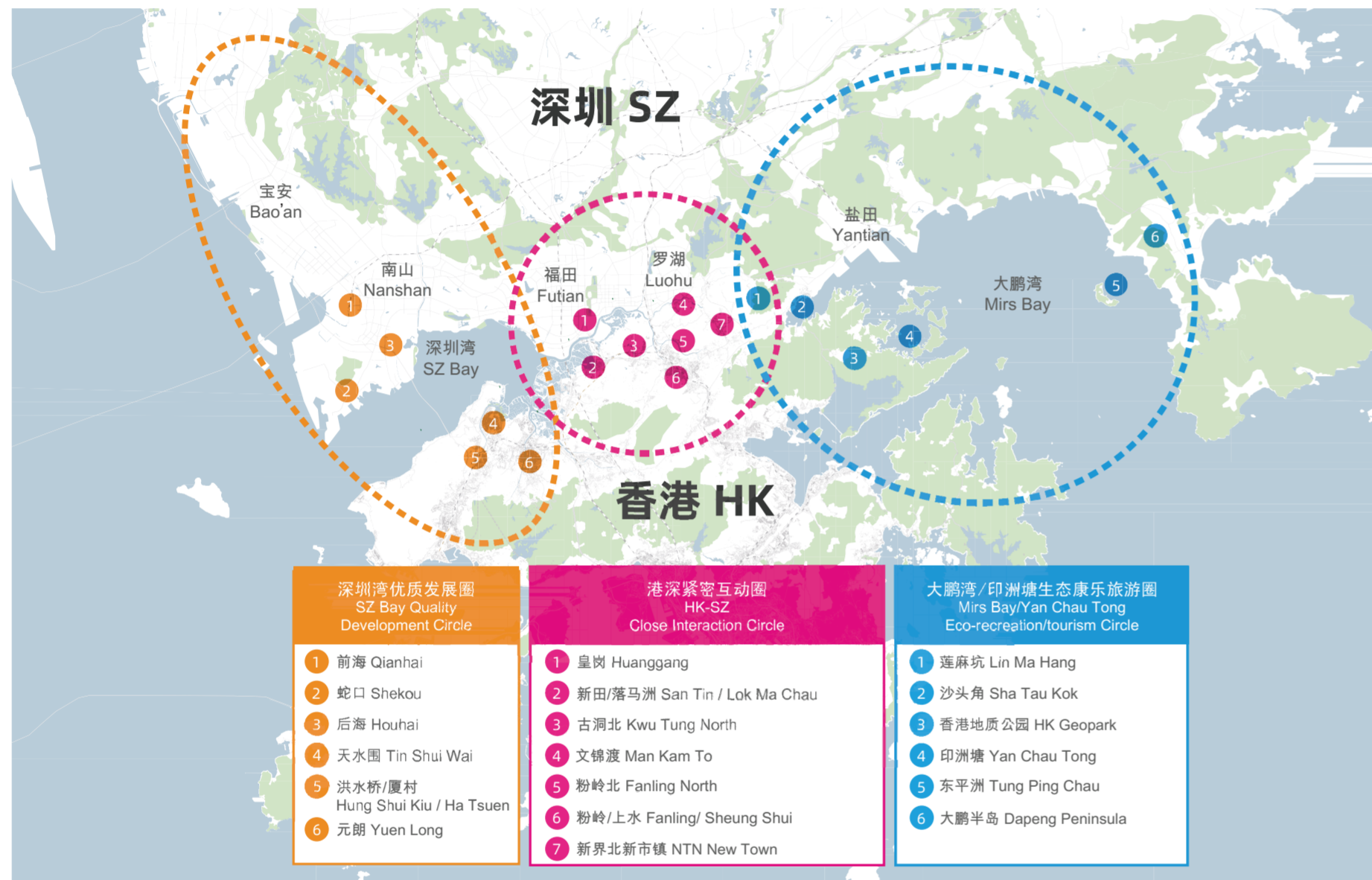
构建港深一小时通勤网络，扩大港深的连接面

Creating the HK-SZ One-hour Cross-boundary
Commuting Network and expanding the
connectivity between HK and SZ



港深跨境策略性空间框架「双城三圈」 HK-SZ Cross-boundary Strategic Spatial Framework "Twin Cities, Three Circles"

- ◆ 引导两地找到对应的座标, 互补优势
Enabling both sides to identify the corresponding coordinates to leverage complementary advantages
- ◆ 有利香港订立与深圳在经济、基建、民生和生态环境紧密合作的清晰方向
Facilitating HK to set clear directions for close collaboration with SZ on economy, infrastructure, people's livelihood and ecological environment



十个重点行动方向 10 Key Action Directions

- 1 兴建港深西部铁路(洪水桥—前海)及扩大洪水桥/厦村新发展区
Constructing the HK-SZ Western Rail Link (Hung Shui Kiu (HSK)-Qianhai) and Expanding the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
- 2 构建香港矽谷 - 新田科技城
Making of HK's Silicon Valley - San Tin Technopole
- 3 研究北环线东延及扩大古洞北新发展区
Exploring Northern Link (NOL) Eastward Extension and Expanding the Kwu Tung North New Development Area (KTN NDA)
- 4 建设罗湖/文锦渡综合发展枢纽
Developing the Lo Wu/Man Kam To Comprehensive Development Node (LW/MKT CDN)
- 5 实施创造环境容量的积极保育政策
Implementing a Proactive Conservation Policy to Create Environmental Capacity
- 6 缔造高景观价值的户外生态康乐/旅游空间
Creating Outdoor Eco-recreation/tourism Spaces with High Landscape Value
- 7 积极主动改善职住平衡
Taking Proactive Steps to Redress Home-Job Imbalance
- 8 建设宜居宜业及可持续发展社区
Making of Sustainable Community Suitable for Living in and Working
- 9 改革行政机制及工作流程
Re-engineering the Administrative Mechanism and Operation Process
- 10 增强香港的辐射力、全面布局大湾区
Strengthening the Radiation of HK with Comprehensive Footholds in the Greater Bay Area (GBA)

主要数据 Major Figures

在已开展的规划和发展项目上:
On top of the planning and development projects which are underway:



新开拓约**600**公顷房屋及经济发展用地
Further develop about **600** hectares of housing and economic land

新增约**165 000**至**186 000**个住宅单位,
相当于**13**至**14.5**个太古城
Further increase about **165 000** to **186 000** residential units, equivalent to **13** to **14.5** Taikoo Shing in number



新增约**66 000**至**68 000**个创科产业职位
Further increase about **66 000** to **68 000** I&T jobs



形成总面积约**2 000**公顷的完整湿地及海岸生态保育系统
Formation of a comprehensive system of wetlands and coastal ecological conservation of about **2 000** hectares

北部都会区最终能容纳约**250**万居住人口和提供约**650 000**个工作职位, 当中约**150 000**个为创科产业职位
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



拓展发展容量 Expansion of Development Capacity

5个铁路项目和4个大规模房屋拓地项目,以增加发展容量
5 railway projects and 4 large-scale housing land expansion projects to increase development capacity

5个新铁路项目 5 New Railway Projects



1 港深西部铁路 (洪水桥-前海) HK-SZ Western Rail Link (HSK-Qianhai)



- ◆ 在洪水桥设置始发站, 最短距离登陆深圳湾
Set up a departure station at HSK and land at SZ Bay with the shortest distance
- ◆ 向南伸延连接至「明日大屿」的铁路系统
Extend southwards to the Lantau Tomorrow Vision railway system

2 北环线支线 (新田-皇岗) NOL Spur Line (San Tin-Huanggang)



- ◆ 在新田、洲头、港深科技园及皇岗设站
Provide stations at San Tin, Chau Tau, HK-SZ I&T Park and Huanggang

3 东铁线北延 East Rail Line (ERL) Northern Extension



- ◆ 将罗湖站移至深圳罗湖, 增设港方罗湖南站
Relocate Lo Wu Station to Luohu, SZ and provide Lo Wu South Station on HK side

4 北环线东延 NOL Eastern Extension



- ◆ 在文锦渡、香园围设置铁路站, 紧邻边境口岸, 方便过境
Provide stations at Man Kam To (MKT) and Heung Yuen Wai (HYW) close to BCP and convenient for boundary crossing

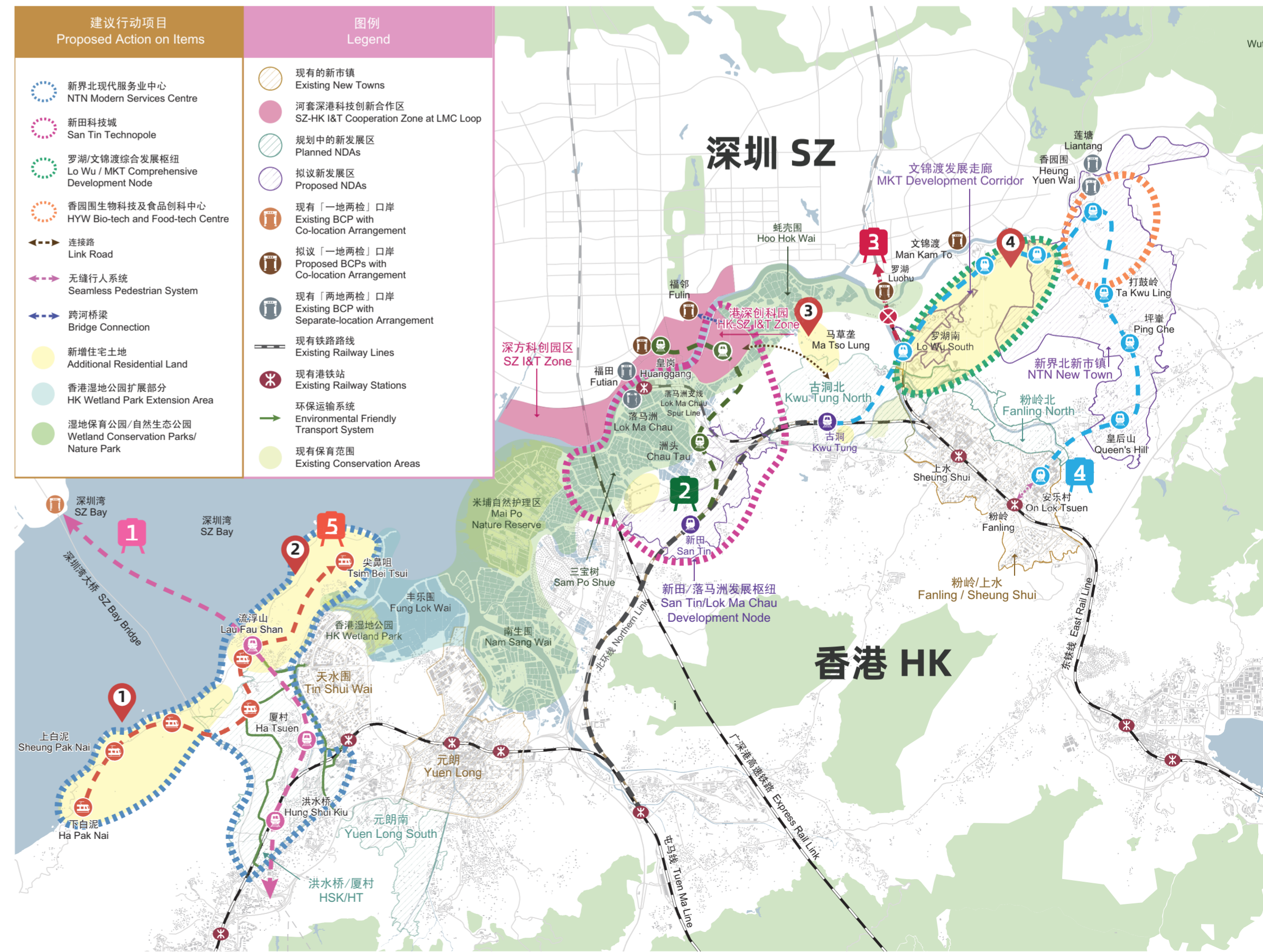
5 尖鼻咀/流浮山/白泥自动捷运系统 Tsim Bei Tsui / Lau Fau Shan / Pak Nai Automated People Mover



- ◆ 尖鼻咀/流浮山/白泥沿途设站
Provide stations along Tsim Bei Tsui / Lau Fau Shan/Pak Nai
- ◆ 与港深西部铁路交汇
Intersect with the HK-SZ Western Rail Link

4 个大规模房屋拓地项目 4 Large-scale Housing Land Expansion Projects

项目 Projects	新增住宅单位 (个) Additional residential units (number)
1 研究流浮山至白泥一带的发展潜力 Examining Development Potential in Areas from Lau Fau Shan to Pak Nai	15 500 - 17 500
2 扩展洪水桥/厦村新发展区至流浮山及尖鼻咀一带 Expanding HSK/HT NDA to Areas in Lau Fau Shan and Tsim Bei Tsui	47 000 - 52 500
3 扩展古洞北新发展区至马草垄一带 Expanding KTN NDA to Ma Tso Lung Area	12 000 - 13 500
4 建设罗湖/文锦渡综合发展枢纽 Developing LW / MKT CDN	75 000 - 85 000



积极保育创造环境容量和生态康乐/旅游空间

Proactive Conservation for Creation of Environmental Capacity and Eco-recreation/tourism Spaces

实施积极保育政策

Implementing a Proactive Conservation Policy



修复和保育湿地,扩大环境容量
Enhancing environmental capacity by restoring and conserving the wetlands



构筑湿地和林地组成的生态生境网络
Establishing a comprehensive ecological habitat system of wetlands and woodlands



保护重要的飞鸟廊道
Safeguarding the flight path for birds



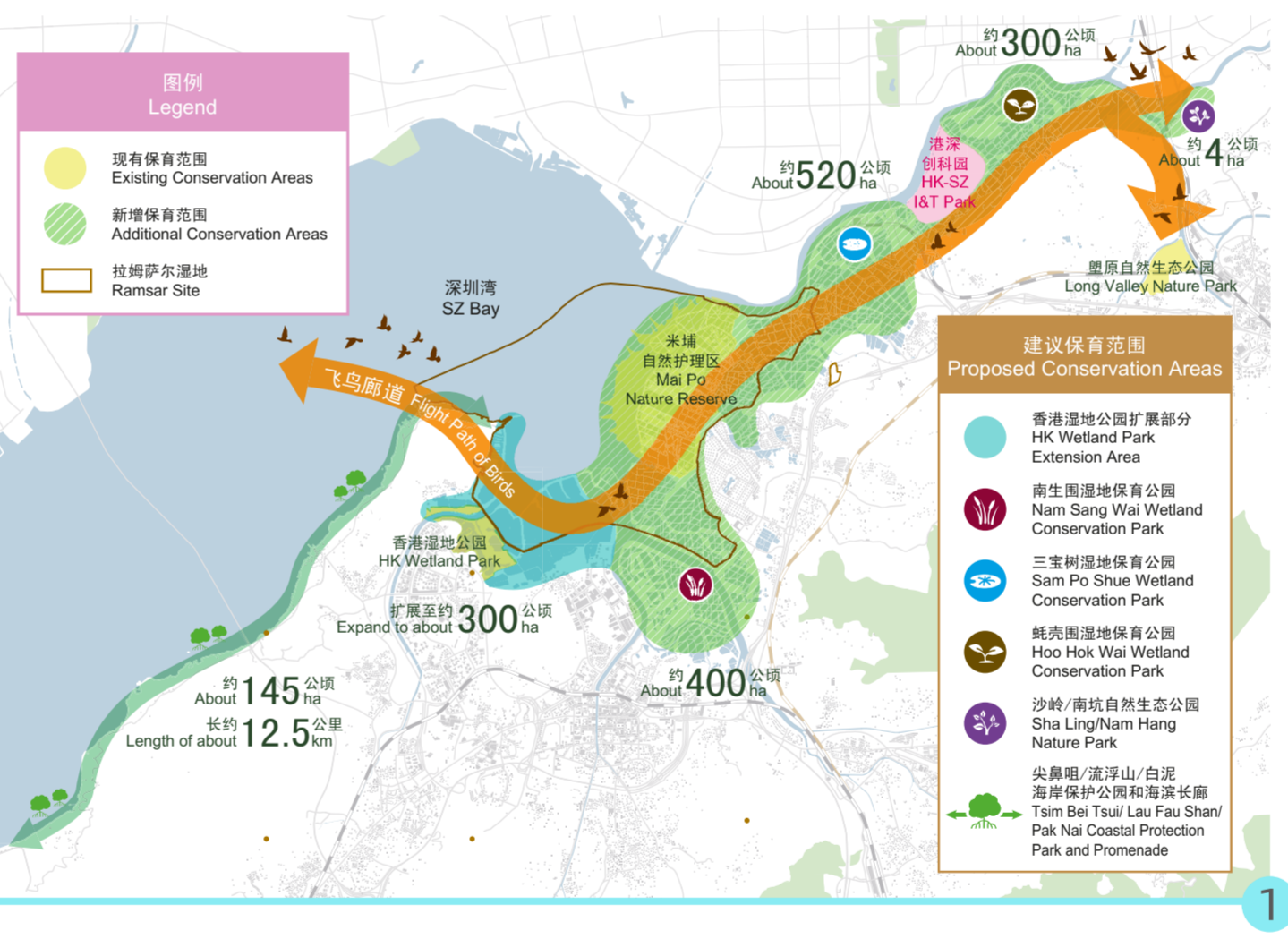
及早规划生态康乐/旅游设施
Early planning of eco-recreation/tourism facilities

创造环境容量的亮点

Highlights of Environmental Capacity Creation

收回收具保育价值的私人湿地和鱼塘,建设2 000公顷的湿地及海岸生态保育系统

Resume private wetlands and fish ponds with conservation value to develop 2 000 hectares wetlands and coastal ecological conservation system



与深圳合作形成跨越深圳湾港深两地的拉姆萨尔湿地系统

Join hands with SZ to form a Ramsar wetlands system spanning HK and SZ around the SZ Bay

与深圳合作构建梧桐山/红花岭/八仙岭生态走廊

Join SZ to create the Wutong Mountain/Robin's Nest/Pat Sin Leng Ecological Corridor

保育优质常耕农地作本地农业生产

Conserve quality active agricultural land for local agricultural production

创造户外生态康乐/旅游空间的亮点

Highlights of Outdoor Eco-recreation/tourism Space Creation

- ▲ 建设新界北城乡绿道,穿越郊野和市区
Build the New Territories North (NTN) Urban-Rural Greenway which traverses the countryside and urban area
- ▲ 开放沙头角墟 (中英街除外),活化吉澳海及印洲塘一带的村落
Open up the Sha Tau Kok (STK) Town (except Chung Ying Street) for revitalising the scattered villages in Kat O Hoi and Yan Chau Tong
- ▲ 与深圳合作倡议大鹏湾/印洲塘综合生态保育及推动生态康乐/旅游发展
Collaborate with SZ to advocate comprehensive ecological conservation and promote eco-recreation/tourism in Mirs Bay/Yan Chau Tong

港深融合的新空间形态与格局

New Spatial Dynamics and Structure of HK-SZ Integration

- ◆ 规划紧邻口岸的五个经济及就业板块
Planning five economic and employment blocks adjoining BCPs
- ◆ 营造结合生活、产业和生态空间的综合社区
Developing integrated community with spaces for living, industries and ecology
- ◆ 便利频繁的跨境生活、就业和产业合作
Facilitating frequent boundary-crossing for living, work and industrial co-operation

五个融合板块 Five Blocks for Integration

板块一：新界北现代服务业中心 Block One: New Territories North Modern Services Centre

- ◆ 扩大洪水桥/厦村新发展区至尖鼻咀/流浮山/白泥
Expanding HSK/HT NDA to Tsim Bei Tsui/Lau Fau Shan/Pak Nai
- ◆ 发展金融及专业服务、现代物流服务及科技服务,对接前海深港现代服务业合作区及后海
Developing financial and professional services, modern logistics services and technology services for interfacing with the Qianhai SZ-HK Modern Service Industry Co-operation Zone and Houhai
- ◆ 发展软件/应用科技研发,对接南山区创科产业
Developing research and development (R&D) on software/application technology for interfacing with I&T industries in Nanshan District

板块二：新田科技城 Block Two: San Tin Technopole

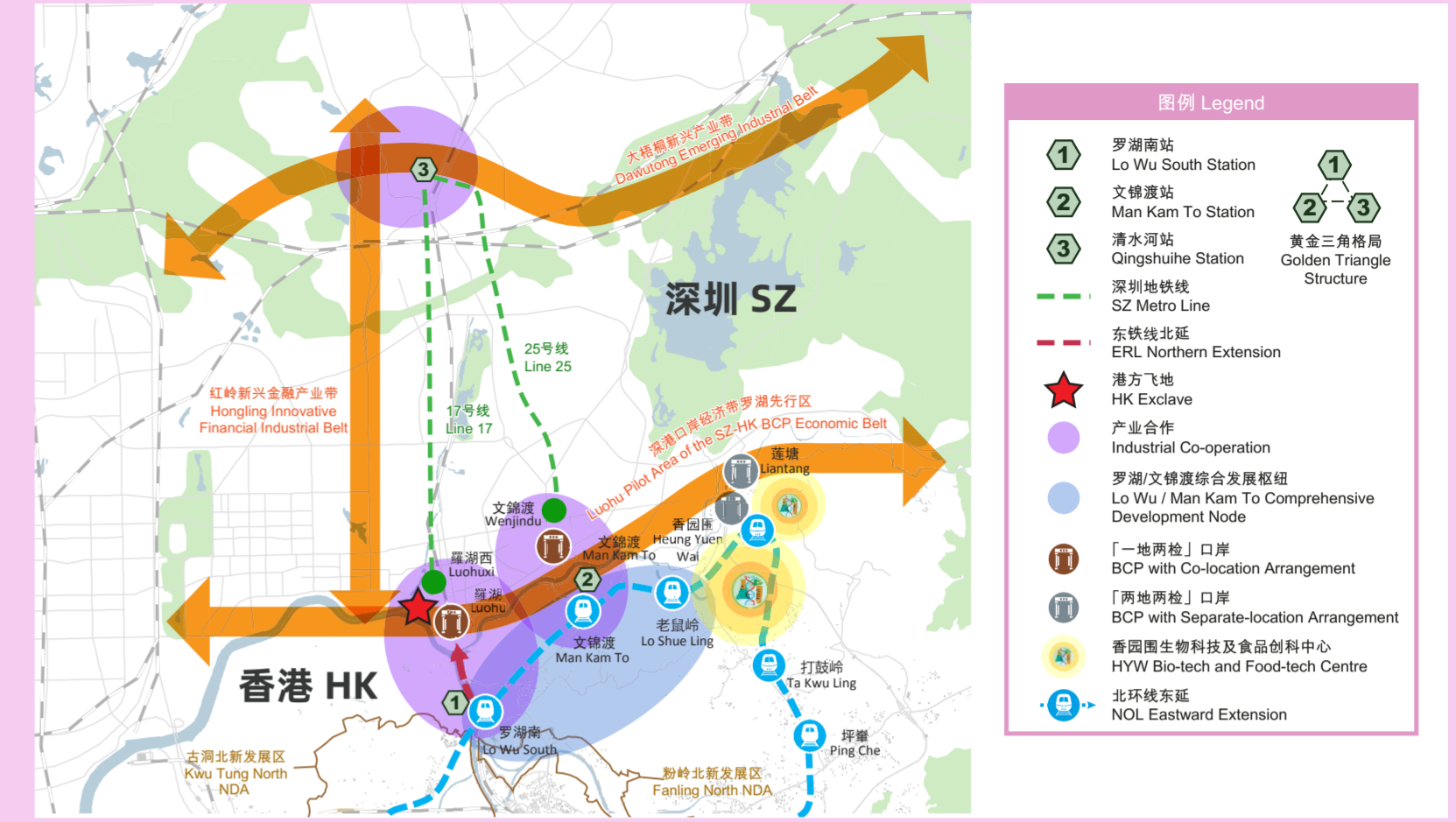
- ◆ 扩大「一区两园」的基础
Expanding the basis of the "One Co-operation Zone with Two Parks"
- ◆ 与深圳合作发展超过500公顷的创科产业空间
Co-operating with SZ to develop I&T industrial space of over 500 hectares
- ◆ 以生命健康,人工智能的技术研发和先进制造为先导
Spearheading by R&D and advanced manufacturing industries on life health and artificial intelligence
- ◆ 建设完整的创科产业生态系统
Creating a complete ecosystem of I&T industries



五个融合板块 Five Blocks for Integration

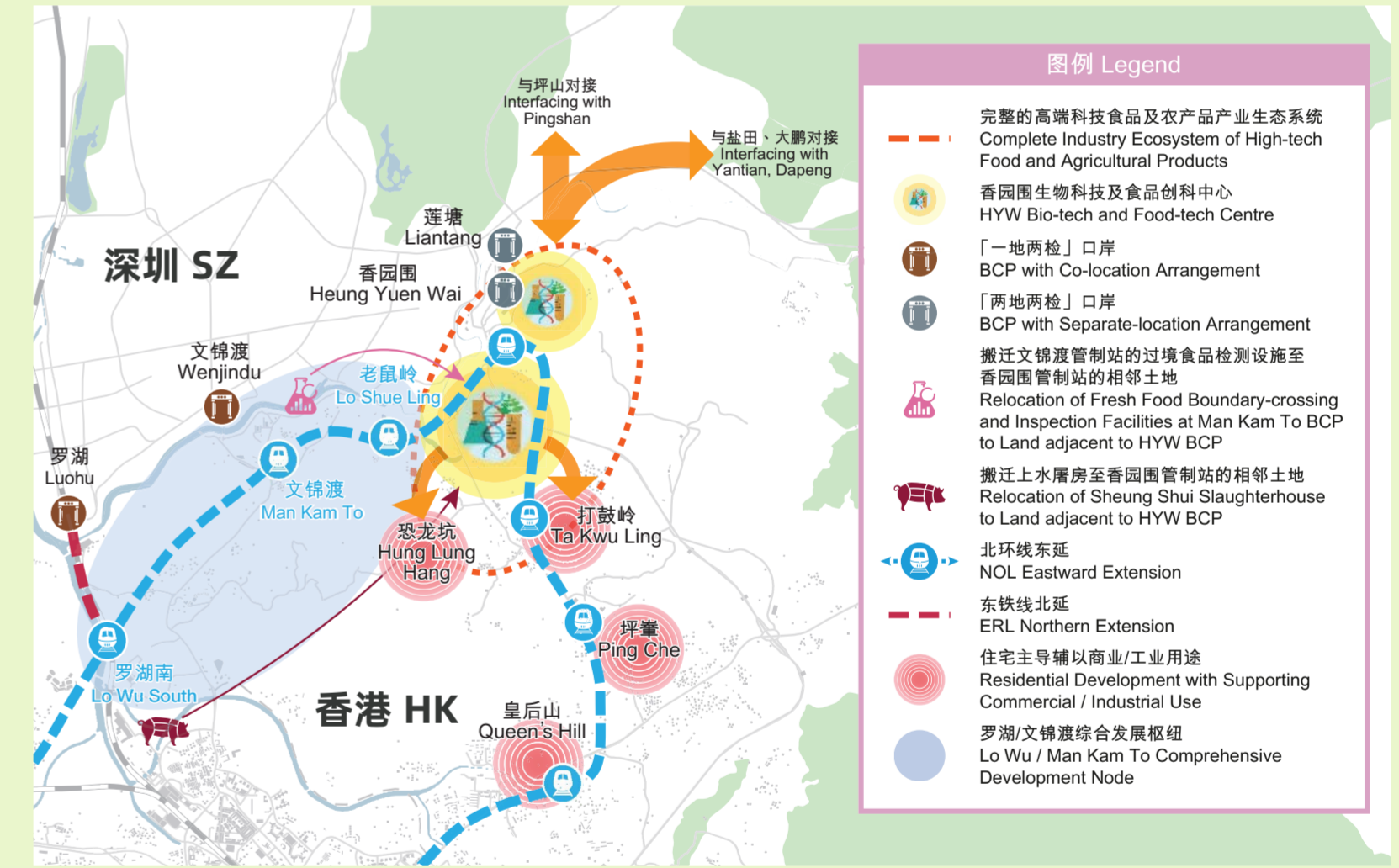
板块三: 罗湖/文锦渡综合发展枢纽 Block Three: Lo Wu/Man Kam To Comprehensive Development Node

- ◆ 重点围绕罗湖南站和文锦渡站发展, 并扩大至上水北
Focusing development around Lo Wu South Station and MKT Station and expanding to Sheung Shui North
- ◆ 发展优质的民生服务、个人护理、医疗和教育服务
Developing quality services on people's livelihood, personal care, medicine and education
- ◆ 对接「深港口岸经济带罗湖先行区」
Interfacing with the Luohu Pilot Area of the SZ-HK BCP Economic Belt
- ◆ 与深圳清水河站形成便利互动及合作的「黄金三角」格局
Forming a structure of "Golden Triangle" with Qingshuihe Station in SZ to facilitate interactions and co-operation



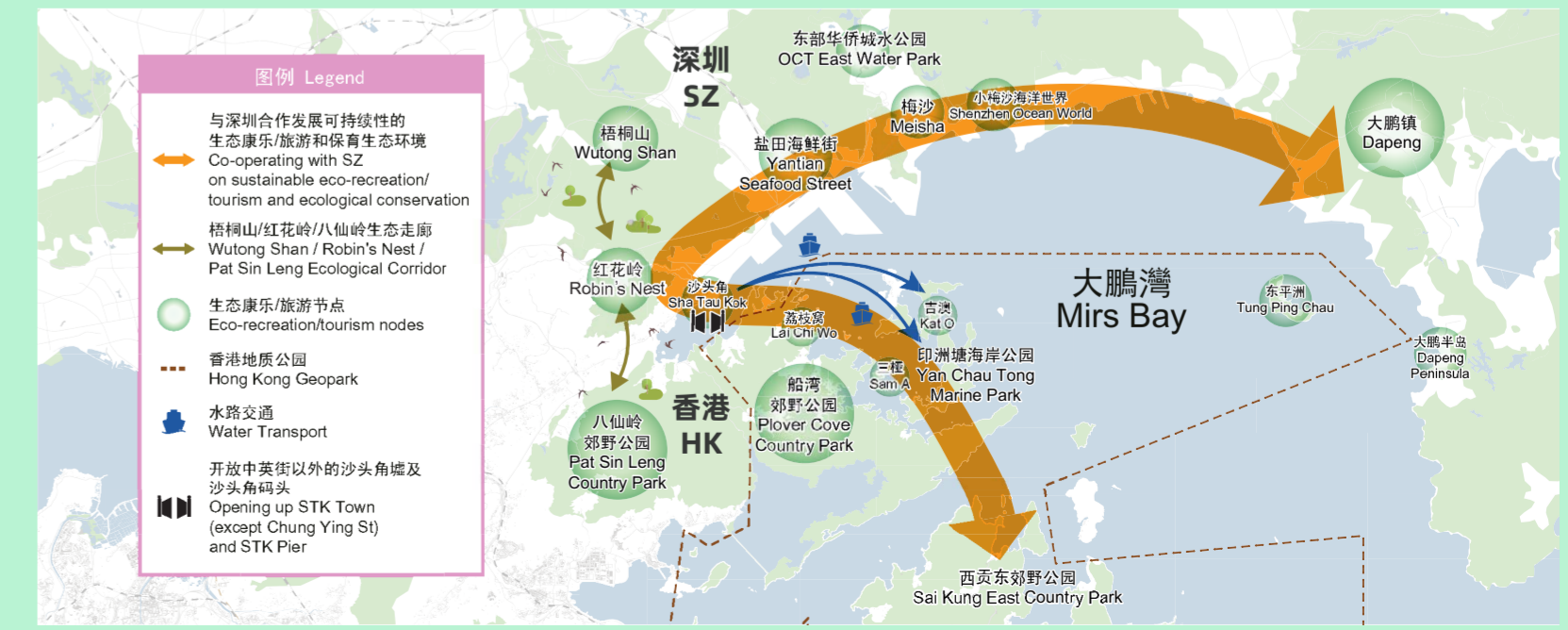
板块四: 香园围生物科技及食品创科中心 Block Four: Heung Yuen Wai Bio-tech and Food-tech Centre

- ◆ 重点围绕香园围站发展, 并扩大至恐龙坑、打鼓岭及坪峯
Focusing development around HYW Station and expanding to Hung Lung Hang, Ta Kwu Ling and Ping Che
- ◆ 承担鲜活货检测及猪只中央屠宰功能
Functioning as cross-boundary fresh food inspection and centralised livestock slaughtering
- ◆ 发展现代化农业
Developing modernised agriculture
- ◆ 构建高端科技食品及农产品完整的产业生态系统
Creating a complete industry ecosystem of high-tech food and agricultural products
- ◆ 与大鹏国际食品谷、盐田区及坪山区对接
Interfacing with Dapeng International Food Valley, Yantian District and Pingshan District



板块五: 沙头角生态康乐/旅游节点 Block Five: Sha Tau Kok Eco-recreation/tourism Node

- ◆ 开放沙头角墟 (中英街除外) 及沙头角码头
Opening up STK Town (except Chung Ying Street) and STK Pier
- ◆ 与盐田区及大鹏新区对接
Interfacing with Yantian District and Dapeng New District
- ◆ 与深合作发展可持续的生态康乐/旅游和保育生态环境
Co-operating with SZ on sustainable eco-recreation/tourism and ecological conservation



对《发展策略》的评价 Appreciation of the Development Strategy

传媒 Media

自《发展策略》公布以来，至2022年4月底，我们记录到超过380篇报章意见和评论文章。社会普遍支持北部都会区发展，评价相当正面。

Since the promulgation of the Development Strategy, as at end of April 2022, we have taken stock of over 380 editorials and commentary articles.

The community in general supports the development of the Northern Metropolis with fairly positive responses.

香港特区行政长官 林郑月娥女士

Mrs Carrie Lam, The Chief Executive of HKSAR

(行政长官2021施政报告)

这是首份由香港特区政府编制，在空间观念及策略思维上跨越港深两地行政界线的策略和纲领。

(The Chief Executive's 2021 Policy Address)

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 HK and SZ.

新加坡驻香港总领事馆总领事 王首毅先生

Mr Ong Siew Gay, Consul - General of the Republic of Singapore in HK

(China Daily, 22.12.2021)

The proposed Northern Metropolis will be a game changer..... intended to diversify HK's economic structure..... toward generating employment and growth from the IT and startups sector and in advanced manufacturing..... positioning the government and civil service for a more active role in economic planning and social policies..... to use HK's hub role to tap on the enormous economic energies of the GBA through further integration.

广东省省长 王伟中先生

Mr Wang Weizhong, Governor of Guangdong Province

(2022年广东省政府工作报告)

高水平规划建设深港口岸经济带，积极对接香港北部都会区发展策略，拓展深港合作新空间。

(Report on the Work of Guangdong Government 2022)

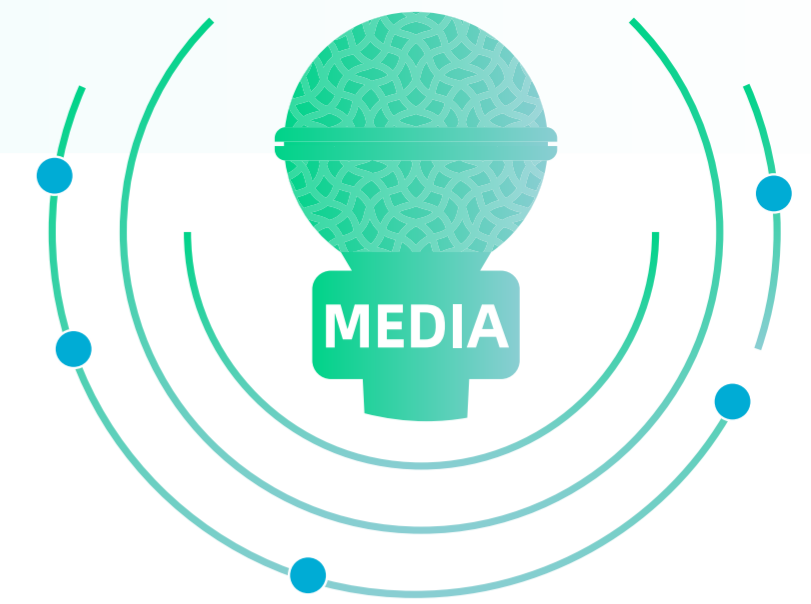
We will work to plan and establish SZ-HK Control Point Economic Belt by actively aligning with the Northern Metropolis Plan of HKSAR, creating new space for SZ-HK cooperation.

深圳市市长 覃伟中先生

Mr Tan Weizhong, Mayor of Shenzhen Municipality

(2022年深圳市政府工作报告)

积极对接香港发展规划，高水平规划建设深港口岸经济带、沙头角深港国际旅游消费合作区，推进皇岗口岸重建，推进沙头角口岸规划重建和罗湖口岸等片区升级改造，优化深圳湾口岸功能，开展前海口岸、港深西部铁路规划研究，拓展深港合作新空间。



《发展策略》的策略性意义 Strategic Significance of the Development Strategy

突破性 Ground-breaking

- ◆ 首份由政府编制超越港深两地行政边界的发展策略
The first development strategy prepared by the Government that goes beyond the administrative boundary of HK and SZ
- ◆ 促进港深融合，注入发展动力
Fostering HK-SZ integration and injecting impetus for development
- ◆ 应对发展/房屋用地短缺，同步改善职住平衡
Tackling development/housing land shortage and concurrently improving home-job balance

前瞻性 Visionary

- ◆ 超越「新市镇发展」模式及区议会界线
Transcending the New Town Development model and DC boundaries
- ◆ 创造新经济，构建宜居宜业都会区
Creating a new economy and a promising metropolis for people to live in and work

规划先创性 Pioneering Planning

- ◆ 宏观及系统化的跨境规划思维
Macro and systematic cross-boundary planning mindset
- ◆ 扩大的规划尺度及空间框架：双城三圈
Broadened planning scale and spatial framework: Twin Cities, Three Circles
- ◆ 行动导向的发展策略：五规合一（空间、产业、交通、保育、社区）
Action-oriented development strategy: 5 planning in an integrated manner (spatial, industrial, transport, conservation and community)
- ◆ 综合规划完整的都会区
Comprehensive planning for a complete metropolis



简体中文版



English Version

