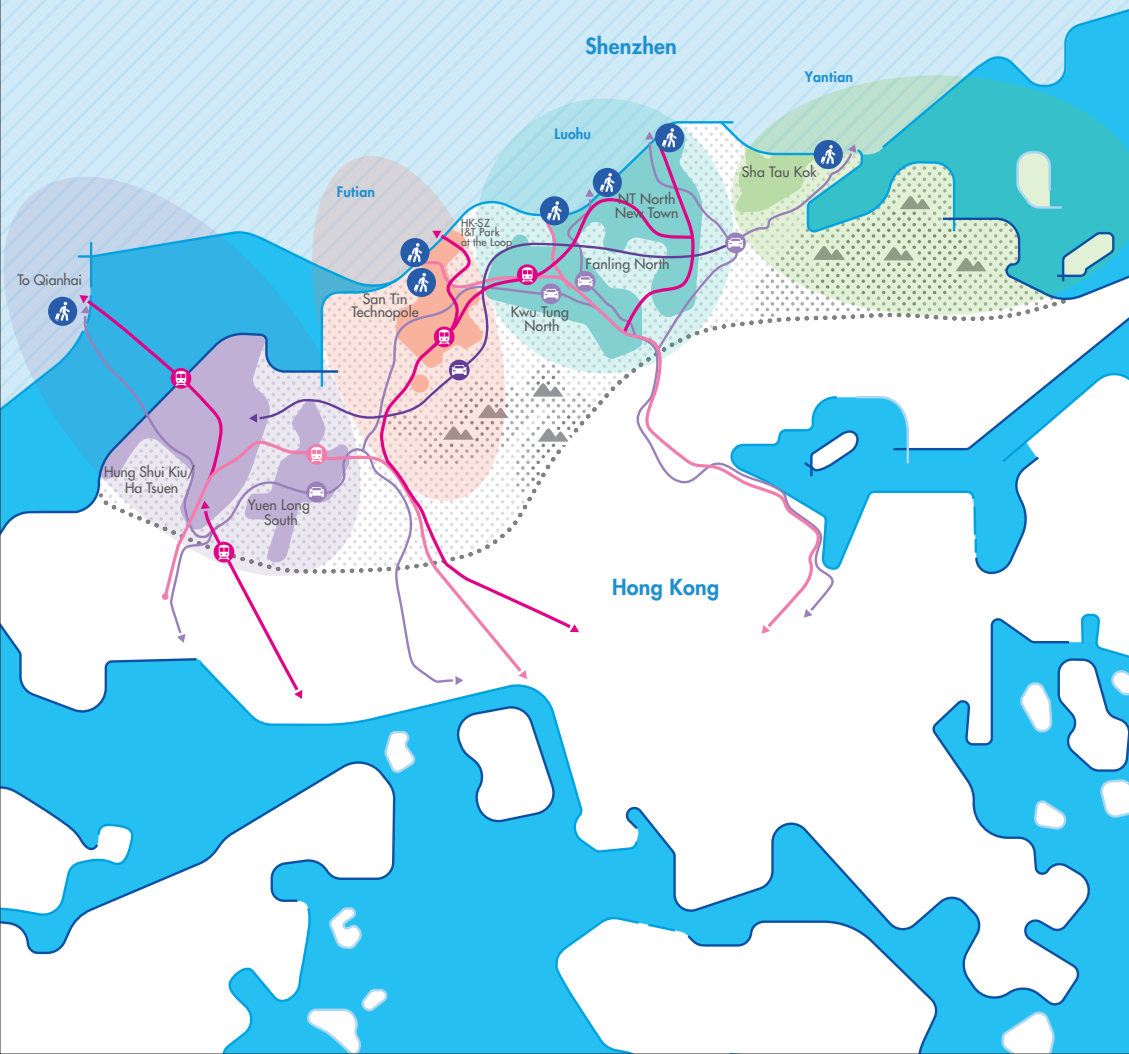


Northern Metropolis

Action Agenda 2023

Summary



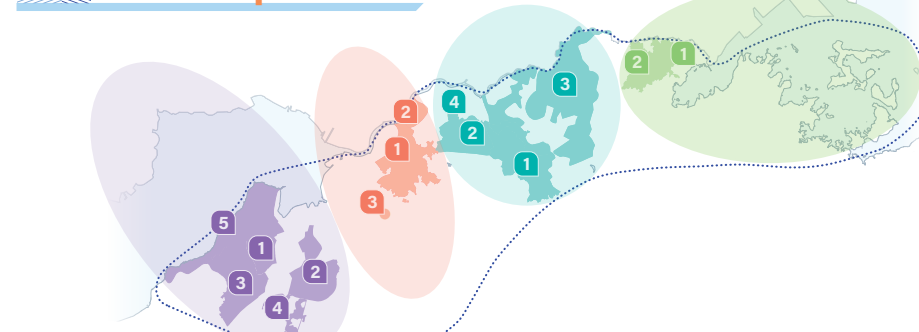
Northern Metropolis

- Covers Yuen Long and North districts, about one-third of Hong Kong's total area
- Some 3 000 hectares of new development land, providing over 500 000 new residential units, creating around 500 000 new jobs and accommodating a population of 2.5 million
- Adopts an "industry-driven and infrastructure-led" approach as its key planning axle, and to be positioned as a major hub for Hong Kong to integrate into the overall development of our country
- To develop into a "new international innovation and technology (I&T) city", integrating quality life, industry development, culture and leisure, and promoting a better home-job balance and green living
- To improve the spatial planning of Hong Kong and establish the pattern of "South-North dual engine (finance – I&T)"

Targets

- Providing land and housing
- Industry-driven planning and a better home-job balance
- Promoting integration of the Greater Bay Area (GBA)
- Infrastructure-led, railways as backbone
- Developing a "Northern Metropolis University Town"
- Ecological conservation, urban-rural integration
- Developing diversified arts, culture, sports and youth facilities
- Establishing presence of government departments to drive development

Four Major Zones



High-end Professional Services and Logistics Hub

- Tin Shui Wai
- Yuen Long
- Hung Shui Kiu / Ha Tsuen New Development Area
- Yuen Long South New Development Area
- Lau Fau Shan / Tsim Bei Tsui / Pak Nai

Innovation and Technology Zone

- San Tin Technopole
- Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- Ngau Tam Mei

Boundary Commerce and Industry Zone

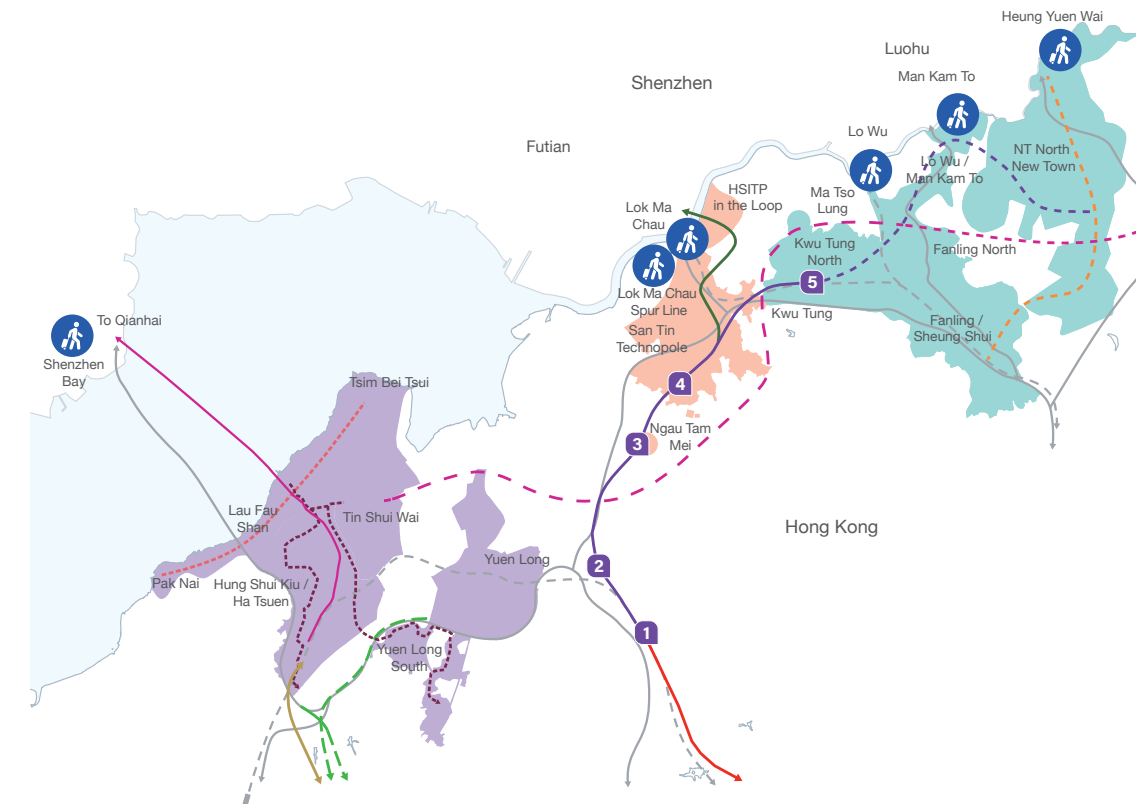
- Fanling / Sheung Shui
- Kwo Tung North / Fanling North New Development Area
- New Territories North New Town and Lo Wu / Man Kam To
- Ma Tso Lung

Blue and Green Recreation, Tourism and Conservation Circle

- Sha Tau Kok
- Robin's Nest

	High-end Professional Services and Logistics Hub	Innovation and Technology Zone	Boundary Commerce and Industry Zone	Blue and Green Recreation, Tourism and Conservation Circle
Development Theme	<ul style="list-style-type: none"> To promote and deepen high-end economic cooperation with Qianhai Cooperation Zone and Nanshan District in such areas as finance, professional services and logistics services High-end professional services will be the industry positioning for Hung Shui Kiu / Ha Tsuen (HSK / HT), helping Mainland enterprises to go global and bringing in overseas enterprises. Also a base for modern logistics industry Lau Fau Shan area will be positioned as a digital technology hub, supported by eco-tourism industry Yuen Long South (YLS) will be mainly for housing 	<ul style="list-style-type: none"> A hub for clustered I&T development, creating synergy with the adjacent Shenzhen I&T Zone San Tin Technopole (including the Hong Kong-Shenzhen I&T Park (HSITP) in the Loop) will provide about 300 hectares of I&T land, capable of providing a gross floor area of about 7 million square metres, equivalent to 17 Science Parks To reserve land in Ngau Tam Mei for post-secondary institution use, with a focus on scientific research and promoting "research, academic and industry" collaboration 	<ul style="list-style-type: none"> With 3 boundary control points (BCPs) and an extensive area, and potential to develop various BCP related economic uses and uses requiring larger land area for operation Capable of developing business services, retail financial services, healthcare services and leisure consumption, and being a base for modern logistics industry. Also a place where emerging industries including food technology, green/environmental industry, advanced construction industry, high-value agriculture and fisheries industry, etc. may develop Kwo Tung North / Fanling North (KTN / FLN) will be mainly for housing and one of the areas where government offices concentrate 	<ul style="list-style-type: none"> Abundant natural resources and a number of traditional rural townships, with potential for recreation and tourism development Phase Two of the opening up of Sha Tau Kok Frontier Closed Area (except Chung Ying Street) Hong Kong and Shenzhen Governments to explore the feasibility of establishing a cultural tourism zone in Sha Tau Kok
Transport Infrastructure	<ul style="list-style-type: none"> Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai), Tuen Ma Line Hung Shui Kiu Station and Hong Kong Island West-Hung Shui Kiu Rail Link Green Transit System (GTS) in the area 	<ul style="list-style-type: none"> Cross-boundary Northern Link (NOL) Spur Line and domestic NOL Main Line, Central Rail Link and Northern Metropolis Highway Redevelopment of Huanggang Port 	<ul style="list-style-type: none"> NOL Kwo Tung Station NOL Eastern Extension, Northeast New Territories Line and Northern Metropolis Highway 	<ul style="list-style-type: none"> Redevelopment of Sha Tau Kok BCP
Government, institution or community facilities	<ul style="list-style-type: none"> Joint-user government complex Self-financing post-secondary institution Public hospital Youth-facility building 	<ul style="list-style-type: none"> Iconic cultural complex Post-secondary institution Youth-facility building 	<ul style="list-style-type: none"> Joint-user government office building and complex Post-secondary institution To explore the provision of museum cluster, dedicated performance venue, etc. 	<ul style="list-style-type: none"> Open museum at the Lin Ma Hang Lead Mine site Smart rural conservation trails in Lai Chi Wo, Mui Tsz Lam and Kuk Po
Conservation	<ul style="list-style-type: none"> Coastal Protection Park in Lau Fau Shan 	<ul style="list-style-type: none"> Sam Po Shue Wetland Conservation Park 	<ul style="list-style-type: none"> Long Valley Nature Park in KTN 	<ul style="list-style-type: none"> Robin's Nest Country Park

Transport Infrastructure



- Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu – Qianhai)
- Green Transit System from Tsim Bei Tsui to Pak Nai
- Green Transit System in Hung Shui Kiu / Ha Tsuen and Yuen Long South
- Hong Kong Island West – Hung Shui Kiu Rail Link
- Route 11 (section between Yuen Long and North Lantau), Widening of Yuen Long Highway (section between Lam Tei and Tong Yan San Tsuen) and Tuen Mun Bypass
- Northern Metropolis Highway
- Northern Metropolis Highway (New Territories North New Town Section)
- Northern Link
- 1 Kam Sheung Road
- 2 Au Tau
- 3 Ngau Tam Mei
- 4 San Tin
- 5 Kwo Tung
- Northern Link Spur Line
- Central Rail Link
- Northern Link Eastern Extension
- Northeast New Territories Line
- Control Points
- Existing Railway
- Existing Road

Industry-driven Land Use Planning

I&T

To reserve a large amount of land in San Tin Technopole, Lau Fau Shan area and Sandy Ridge for I&T development; allow flexible zoning and means of land disposal to provide flexibility

Modern Logistics

To provide logistics sites in HSK / HT, near Yuen Long InnoPark and New Territories North (NTN) New Town, creating opportunities for the development of local logistics industry and its upgrading and transformation

Environmental Protection

To reserve land for environmental protection related facilities and the trade, and consider providing land in NTN New Town for EcoParkII; to identify a suitable site to build the third advanced waste-to-energy facility

Agriculture and Fisheries

To reserve land in NTN New Town for multi-storey livestock farms and hydroponic farms, set up a fisheries research centre in San Tin Technopole, and incorporate urban farming element in planning

Construction

To explore site provision for manufacturing and storage of Modular Integrated Construction modules and relevant research, and study the establishment of a Building Testing and Research Institute

Healthcare / Life and Health Technology / Chinese Medicine

To consider providing land for private hospitals and supporting facilities, establish "GBA International Clinical Trial Institute" in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, and reserve space to promote the development of Chinese Medicine

Professional Services

To reserve land for commercial use in HSK / HT, taking advantage of Hong Kong's connectivity to the world and alignment with international practice to assist Mainland enterprises to go global and bring in overseas enterprises

Tourism

To improve infrastructure and enhance tourist receiving capacity; to continue to review and promote the diverse tourism elements within the area, such as cultural heritage, blue-green ecology, village history and national history

Education

To reserve over 60 hectares of land in HSK / HT, Ngau Tam Mei and NTN New Town for post-secondary institution use and develop the "Northern Metropolis University Town", promoting the development of Hong Kong as an international post-secondary education hub; to reserve sites in the Northern Metropolis for international schools

Arts, Culture and Sports

To build iconic cultural facilities including museums, performance venues and large-scale sports and recreation facilities in the area, and leverage the locational advantages of the Northern Metropolis, bringing together diversified exhibitions, performances and events to strengthen collaboration and exchange with GBA



Milestones of Development

Development Indicators

In 2024

To release land use and development proposals for all new land development projects

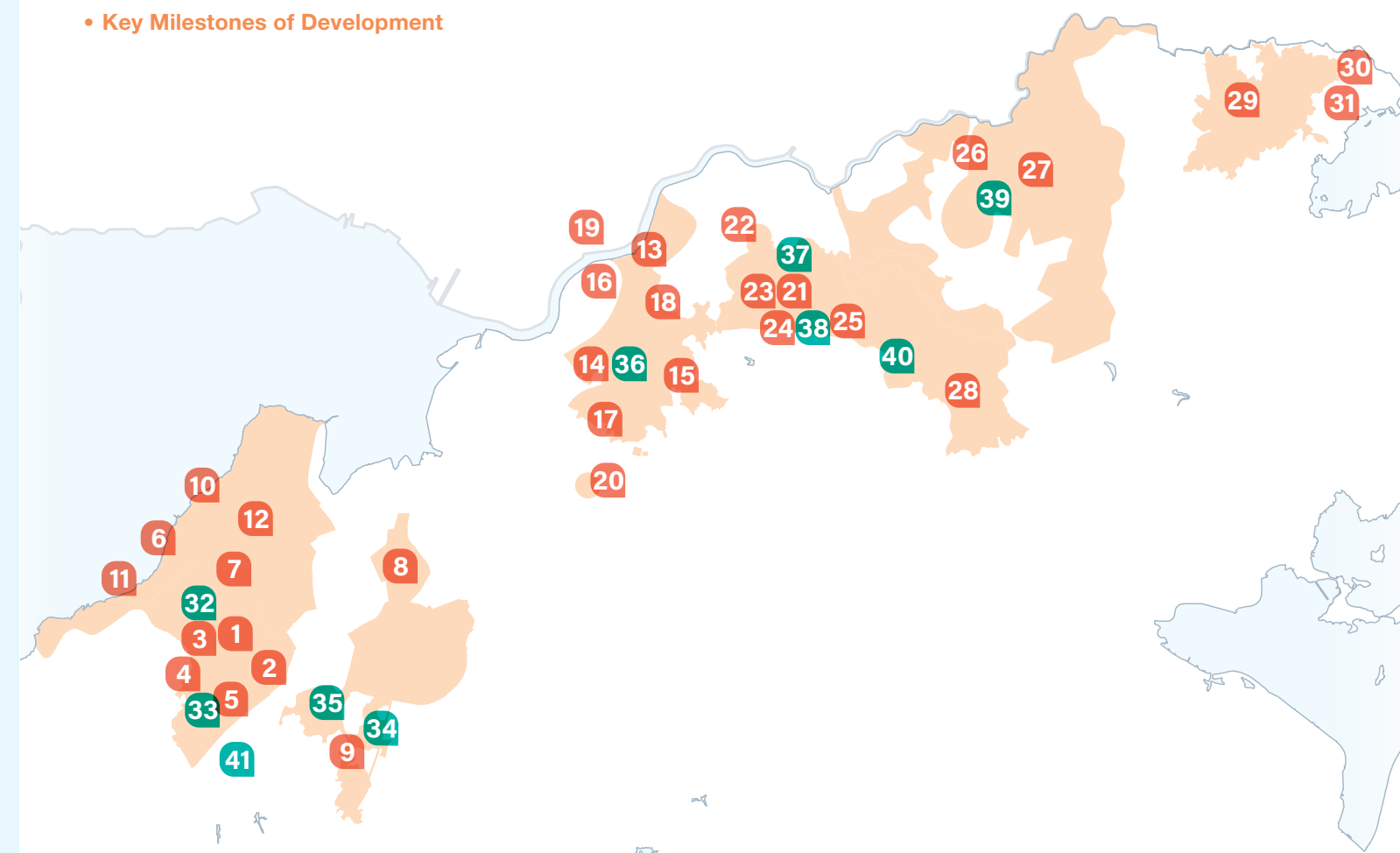
In or before 2027

To commence land resumption procedures for all major development projects

In or before 2032

To form 40% of the new development land and complete 40% of the new flats

Key Milestones of Development



2024-2028

- The first public housing population (dedicated rehousing estates) of HSK / HT will move in
- Site formation and infrastructure works under the First Phase Development of HSK / HT will be completed; site formation and infrastructure works under the Second Phase Development of HSK / HT will commence
- Site formation of the commercial and commercial / residential sites in HSK / HT town centre will be completed
- Site formation of the site in HSK / HT for self-financing post-secondary institution will be completed
- Works of the Hung Shui Kiu Station on Tuen Ma Line will commence
- The Second Stage Study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) will be completed
- Multi-storey building sites for modern industries in HSK / HT and near Yuen Long InnoPark will be tendered
- The Microelectronics Centre in Yuen Long InnoPark will commence operation
- The intensification review for the Third Phase Development of YLS will be completed; site formation and infrastructure works under the Second Phase Development of YLS will commence; site formation and infrastructure works under the First Phase Development of YLS will be completed
- Development proposal for Lau Fau Shan will be released
- The feasibility study on the GTS of Tsim Bei Tsui to Pak Nai will be completed
- The Heritage Conservation and Resource Centre in Tin Shui Wai will be open
- The first three buildings at the HSITP in the Loop will be completed progressively
- Site formation of the first batch of land in San Tin Technopole (area outside the HSITP in the Loop) will be completed
- The consultancy study on the development of new I&T land in San Tin Technopole will be completed
- The Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy will be completed

2029-2033

- Works of NOL Main Line will commence
- Detailed planning and design of NOL Spur Line will commence
- The new Huanggang Port building will be completed
- Development proposal for Ngau Tam Mei will be released
- Site formation and infrastructure works under the First Phase Development of KTN / FLN will be completed; site formation and infrastructure works under the remaining phase of KTN / FLN will commence; the first public housing population of KTN / FLN will move in
- Development proposal for Ma Tso Lung will be released
- Kwu Tung Station will be commissioned
- Works of the joint-user government office building and the joint-user complex in KTN will commence
- The Long Valley Nature Park will be open to the public
- Development proposal for NTN New Town and Lo Wu / Man Kam To (LW / MKT) will be released
- Site formation and infrastructure works of the first batch of land in NTN New Town and LW / MKT will commence
- The works of New Territories East Cultural Centre will be completed
- The statutory procedures for establishing the Robin's Nest Country Park will be completed
- Phase Two scheme of opening up Sha Tau Kok Frontier Closed Area (except Chung Ying Street) will commence
- Progressive implementation of tourism development at the Sha Tau Kok Frontier Closed Area, and exploration with the Shenzhen Municipal Government on the feasibility of establishing a Hong Kong Sha Tau Kok and Shenzhen Shatoujiao cultural tourism zone, including ways to facilitate access of visitors from both places to the tourism zone
- Site formation and infrastructure works under the Second Phase Development of HSK / HT will be completed
- The Hung Shui Kiu Station on Tuen Ma Line will be commissioned
- The first public housing population of YLS will move in
- Site formation and infrastructure works under the Second Phase Development of YLS will be completed
- The first I&T business and population of San Tin Technopole will move in
- Site formation and infrastructure works under the remaining phase of KTN / FLN will be completed
- Works of the joint-user government office building and the joint-user complex in KTN will be completed
- Site formation of the first batch of land in NTN New Town and LW / MKT will be completed
- The North District Hospital expansion project will be substantially completed
- Route 11 (section between Yuen Long and North Lantau), Tsing Yi-Lantau Link, Widening of the Yuen Long Highway (section between Lam Tei and Tong Yan San Tsuen), and Tuen Mun Bypass will be commissioned in phases in or before 2033

