



北部都會區

Northern Metropolis

概覽 Overview

- ▲ 覆蓋元朗和北區，佔香港總面積約三分之一
Covers Yuen Long and North districts, about one-third of Hong Kong's total area
- ▲ 以「產業帶動，基建先行」為主軸，成為香港融入國家發展大局的重大節點
Adopts an "industry-driven and infrastructure-led" approach as its key planning axle, and to forge a major hub for Hong Kong to integrate into the overall development of our country
- ▲ 發展成為「國際創科新城」
To develop into a "new international innovation and technology (I&T) city"
- ▲ 集優質生活、產業發展和文化休閒於一體，推動更佳的職住平衡和綠色生活
Integrates quality life, industry development, culture and leisure, and promotes a better home-job balance and green living
- ▲ 完善香港空間規劃，確立「南金融、北創科」布局
To improve the spatial planning of Hong Kong and establish the pattern of "South-North dual engine (finance – I&T)"

重點一覽 Numbers at a Glance

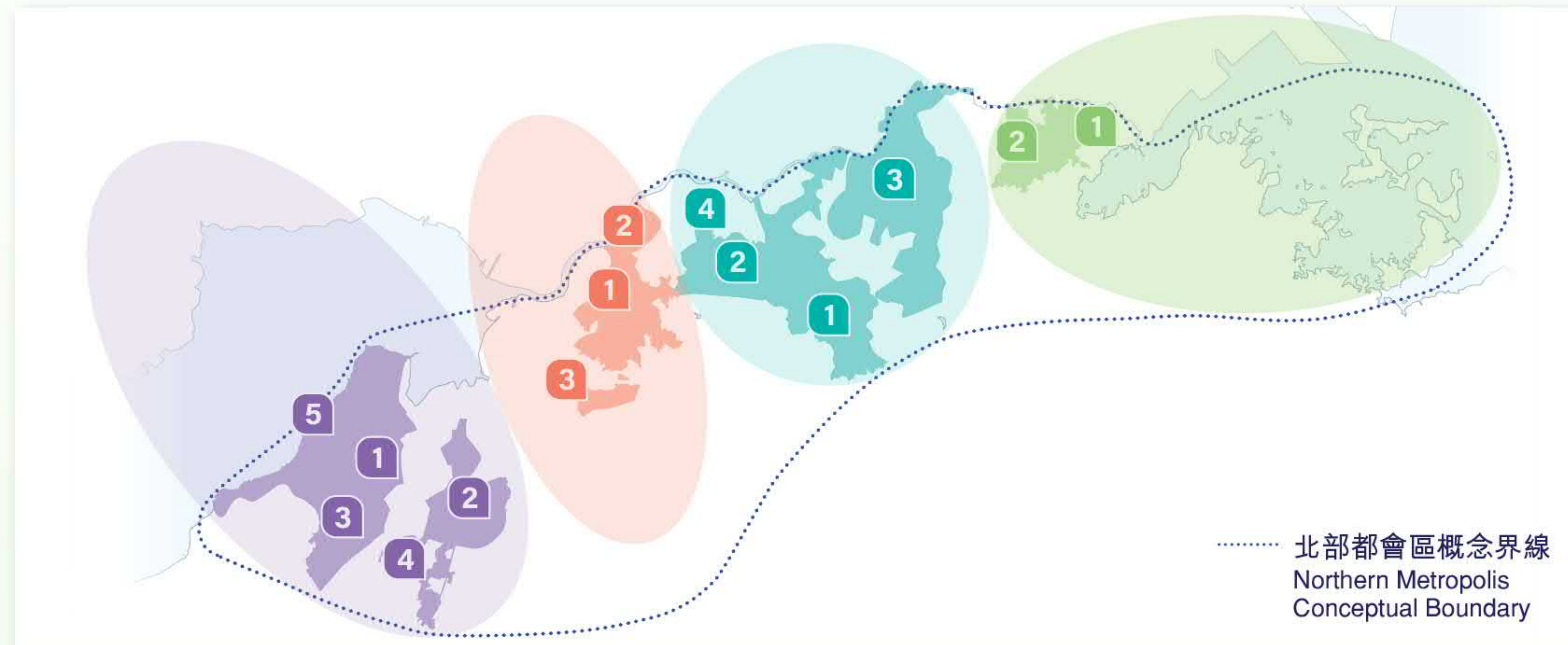


發展目標 Development Goals

- ▲ 開拓土地房屋
Providing land and housing
- ▲ 產業導向，職住平衡
Industry-driven planning and better home-job balance
- ▲ 促進大灣區融合
Promoting integration of the Greater Bay Area
- ▲ 基建先行，鐵路為骨幹
Infrastructure-led, railways as backbone
- ▲ 打造「北都大學教育城」
Developing "Northern Metropolis University Town"
- ▲ 保育生態，城鄉共融
Ecological conservation, urban-rural integration
- ▲ 建設多元藝文康體和青年設施
Developing diversified arts, culture, sports and youth facilities
- ▲ 政府部門進駐，帶動發展
Establishing presence of government departments to drive development

四大區域 Four Major Zones

北部都會區可分為四大區域，各有不同的策略定位和發展主題：
The Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme:



高端專業服務和物流樞紐 High-end Professional Services and Logistics Hub

位處洪水橋一帶，與前海深港現代服務業合作區對接，提供金融和專業服務，並藉着口岸優勢發展現代物流業。
Covering Hung Shui Kiu and the surrounding area, and connecting with the Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone, the hub will provide financial and professional services, and capitalising on the locational advantages of the boundary control point (BCP) for developing modern logistics industry.

- 1 天水圍
Tin Shui Wai
- 2 元朗
Yuen Long
- 3 洪水橋/廈村新發展區
Hung Shui Kiu/Ha Tsuen New Development Area
- 4 元朗南發展區
Yuen Long South Development Area
- 5 流浮山/尖鼻咀/白泥
Lau Fau Shan/Tsim Bei Tsui/Pak Nai

創新科技地帶 Innovation and Technology Zone

覆蓋新田科技城(包括河套區港深創科園在內)，與深圳創科園區產生協同效應，為創科發展的樞紐。牛潭尾預留專上院校用地，推動「產學研」合作。
Covering San Tin Technopole including the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop, it will create synergy with the Shenzhen I&T Zone and serve as a hub for I&T development. Reserving land in Ngau Tam Mei for post-secondary institution use, promoting "research, academic and industry" collaboration.

- 1 新田科技城
San Tin Technopole
- 2 河套區港深創新及科技園
Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 3 牛潭尾
Ngau Tam Mei

口岸商貿及產業區 Boundary Commerce and Industry Zone

佔地最廣，享有羅湖、文錦渡及香園圍三個口岸的地利，帶動先進建造業、綠色產業、食品科技、現代物流業等產業發展，並可推展跨境商業服務和文娛消費，發揮強大的口岸商貿功能。
Occupying the largest stretch of land, this zone enjoys the geographic advantages of the BCPs at Lo Wu, Man Kam To and Heung Yuen Wai. Apart from driving the development of industries such as advanced construction, green environment industries, food technology and modern logistics, this zone will promote cross-boundary business services and entertainment spending, giving full play to its powerful function as a BCP commercial zone.

- 1 粉嶺/上水
Fanling/Sheung Shui
- 2 古洞北/粉嶺北新發展區
Kwu Tung North/ Fanling North New Development Area
- 3 新界北新市鎮
New Territories North New Town
- 4 馬草壠
Ma Tso Lung

藍綠康樂旅遊生態圈 Blue and Green Recreation, Tourism and Conservation Circle

包括紅花嶺、沙頭角、印洲塘等，人文和自然資源豐富，帶動康樂及旅遊發展。
Comprising areas endowed with rich cultural heritage and natural resources, such as Robin's Nest, Sha Tau Kok and Yan Chau Tong, this circle will promote recreation and tourism development.

- 1 沙頭角
Sha Tau Kok
- 2 紅花嶺
Robin's Nest

發展里程碑 Milestones of Development





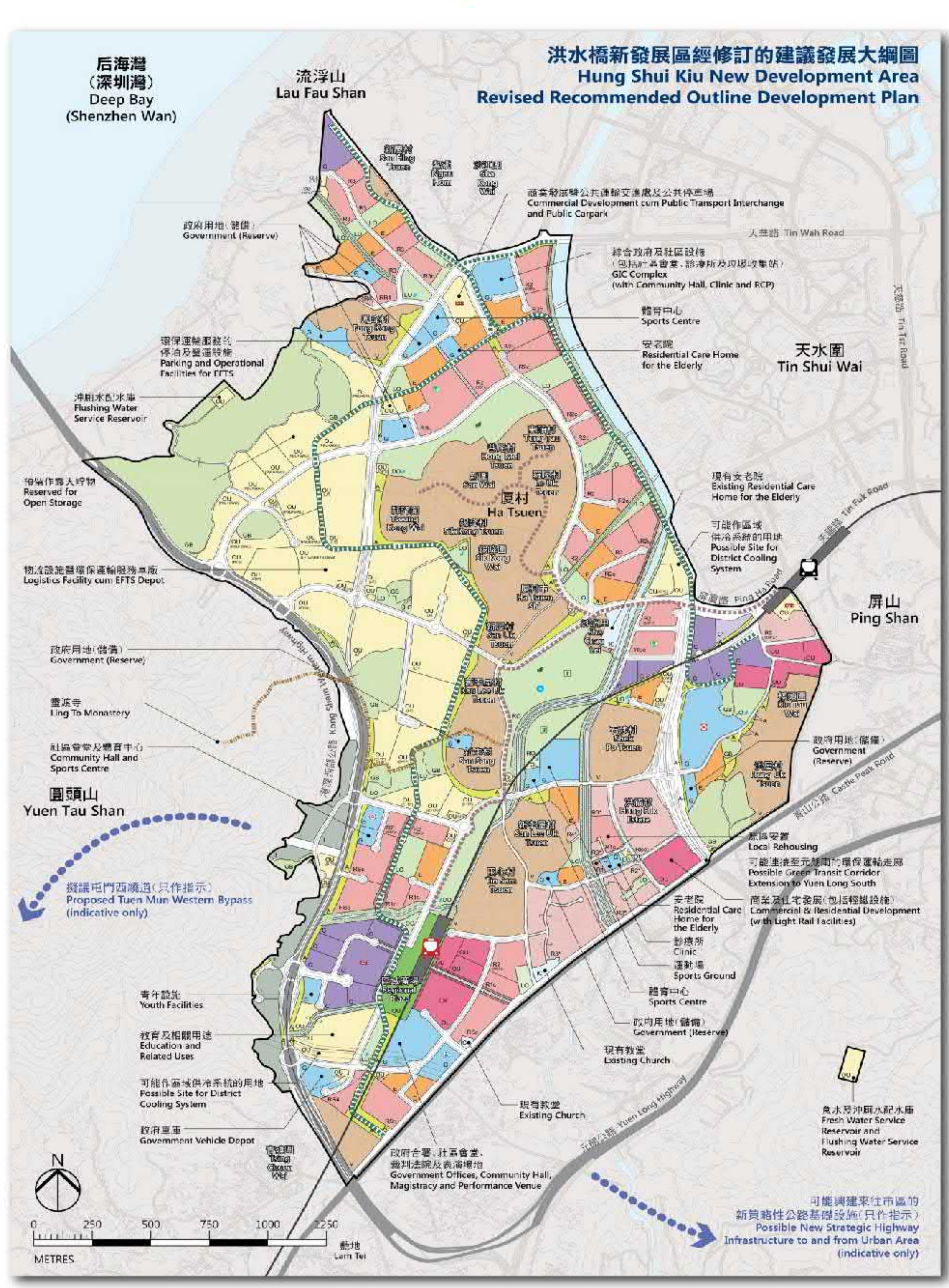
高端專業服務和物流樞紐 High-end Professional Services and Logistics Hub

洪水橋/厦村新發展區 Hung Shui Kiu/Ha Tsuen New Development Area

- ▲ 現代服務業中心，提供專業服務、現代物流業，並作為區域商業中心
Modern services centre, providing professional services and modern logistics as well as serving as a regional commercial centre
- ▲ 靠近深圳灣口岸，經規劃中的港深西部跨境鐵路連接前海，連接交椅洲人工島的鐵路會接駁香港島
Proximity to Shenzhen Bay Port and connected with Qianhai by the Hong Kong-Shenzhen Western Rail Link under planning. Railway linkage to Kau Yi Chau Artificial Islands would further connect with Hong Kong Island
- ▲ 第一期工程於2020年展開，預期第一批公營房屋於2024年入伙，首批現代物流用地於2024年招標。第二期工程於2024年展開，配合屯馬線洪水橋站啟用時間於2030年起開始入伙
First Phase development commenced in 2020, with population intake of the first batch of public housing in 2024, tender for the first batch of modern logistics sites in 2024. Second Phase development commenced in 2024, with population intake starting from 2030, in conjunction with the commissioning of Tuen Ma Line Hung Shui Kiu Station
- ▲ 研究擴展至流浮山、尖鼻咀及白泥一帶，進一步增加房屋及經濟用地
Studying expansion to Lau Fau Shan, Tsim Bei Tsui and Pak Nai to increase housing and economic land



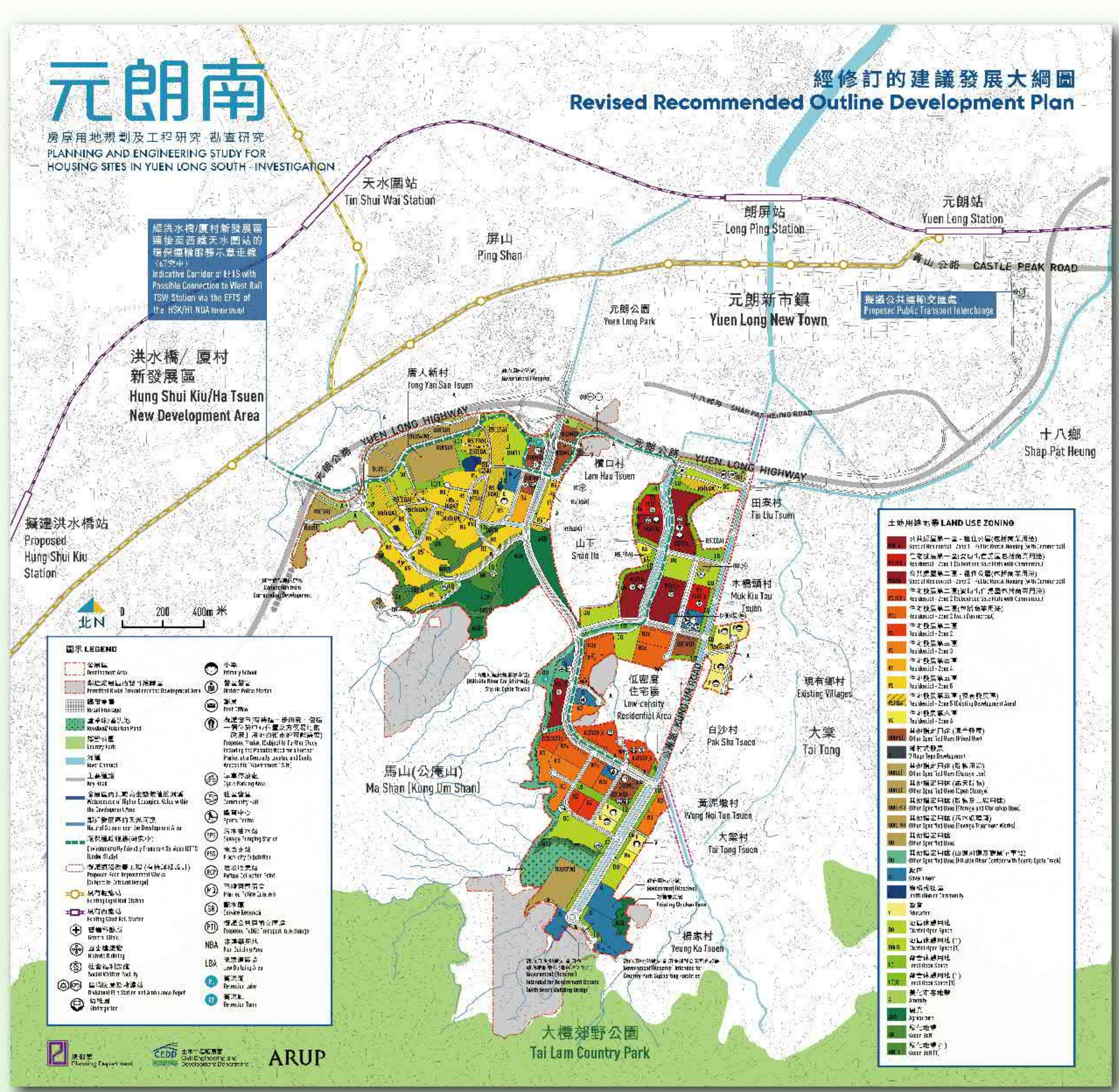
總面積 Total Area: 714 公頃 ha	總人口 Total Population: 231 800	新增房屋單位 New Residential Units: 66 700	就業機會 Employment Opportunities: 150 000
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元朗南發展區 Yuen Long South Development Area

- ▲ 元朗新市鎮的南面擴展部分，主要提供房屋土地
Southern extension of Yuen Long New Town, mainly supplying housing land
- ▲ 現正研究增加第三期發展的規模
Intensification of Phase 3 development under study
- ▲ 第一期工程於2022年展開，首批居民於2029年入伙
First Phase commenced in 2022, first population intake in 2029

總面積 Total Area: 224 公頃 ha
總人口 Total Population: 101 200
新增房屋單位 New Residential Units: 32 900
就業機會 Employment Opportunities: 13 700



推動未來發展
建設宜居活力的國際都會
Driving Towards a Liveable and Vibrant World City

規劃署外展計劃 2024-25
Planning Department Outreach Programme

流浮山 Lau Fau Shan (LFS)

▲ 定位 Positioning

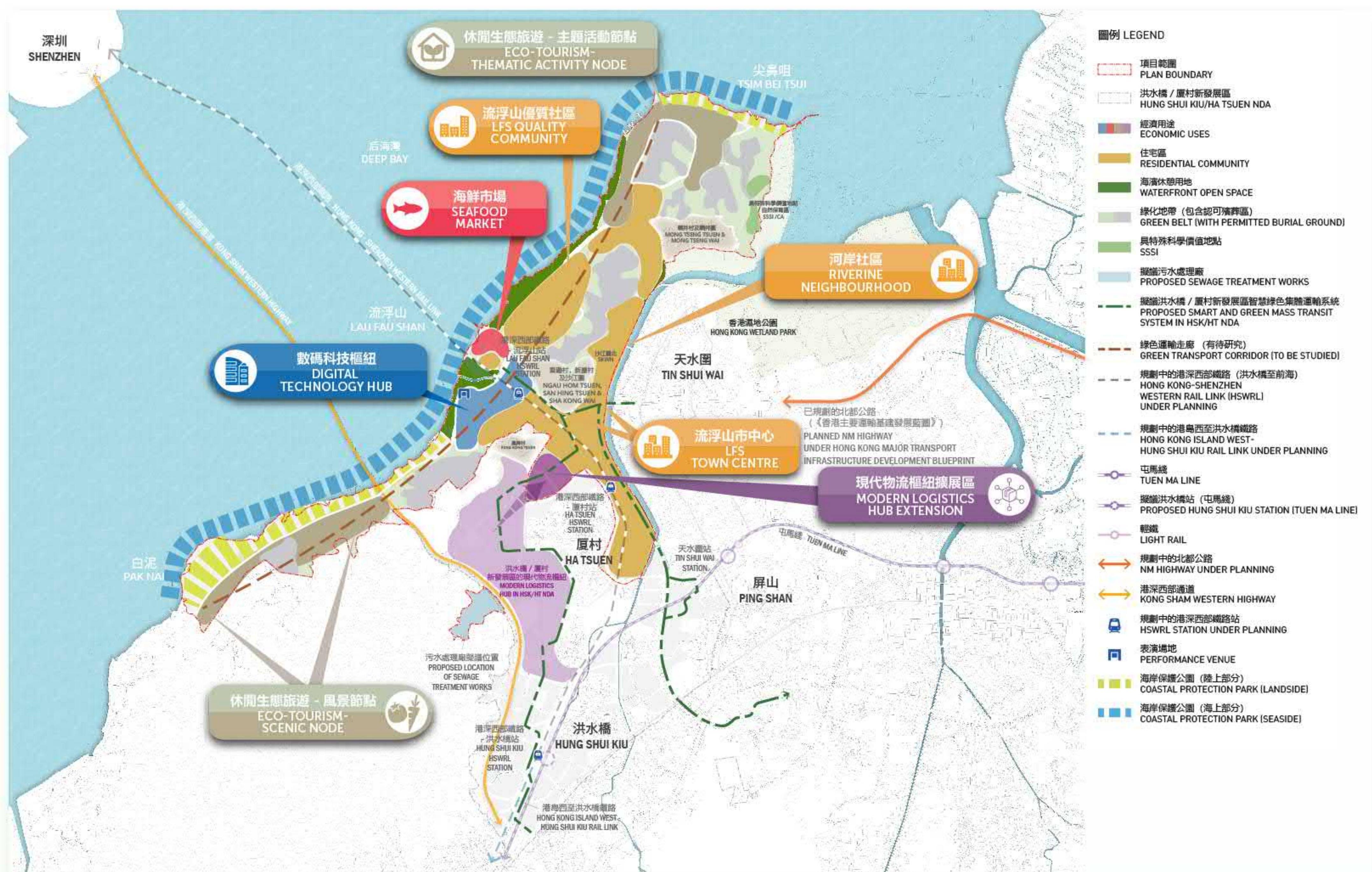
基於流浮山與前海的鄰近距離和協同效應，並考慮到尖鼻咀和白泥的自然景色，流浮山會以數碼科技樞紐為產業定位，亦具潛質發展生態旅遊。

Given LFS's proximity to and synergy with Qianhai and the natural beauty of Tsim Bei Tsui (TBT) and Pak Nai (PN), Digital Technology Hub will be LFS's main industry positioning, while it also has potential to develop eco-tourism.



▲ 概括土地用途概念圖 Broad Land Use Concept Plan

流浮山將會是洪水橋/厦村新發展區的擴展部分，擴展後的新發展區會為北部都會區最西面供應新的經濟和房屋用地。LFS will be an extension of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The extended NDA will be a major source of new economic and housing land in the westernmost area of the Northern Metropolis.



▲ 現有狀況 Existing Conditions



流浮山概況
Overview of Lau Fau Shan



流浮山海鮮市場
Lau Fau Shan Seafood Market



尖鼻咀
Tsim Bei Tsui



白泥
Pak Nai



天水圍河
Tin Shui Wai River

▲ 土地用途預算 Land Use Budget



▲ 主要發展參數 Major Development Parameters

最高地積比率 Maximum Plot Ratio	住用 Domestic 6.5 : 非住用 Non-Domestic 9.5
總人口 Total Population	約 about 141 000-146 000
單位 Flats	約 about 48 000 - 53 000
人才公寓 Talent Accommodation	約 about 1 800
就業職位 Employment	約 about 50 000 (包括約12 000個創科職位及10 000個旅遊業職位) (including about 12 000 in I&T and 10 000 in tourism)
有待進一步研究 Subject to further study.	





▲ 主要規劃及城市設計概念 Major Planning and Urban Design Concepts

▲ 迎接門戶 Creation of a Gateway

擬議港深西部鐵路流浮山站、數碼科技樞紐、臨海表演場地，加上海濱休憩空間，建構成歡迎訪客進入香港的門戶
 The proposed LFS station of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai), Digital Technology Hub, waterfront performance venue and the waterfront open space as a gateway to Hong Kong



▲ 呼應環境 Responsive to Site Context

引入發展密度階梯，於市中心鐵路站附近設置高密度發展，並向尖鼻咀、白泥以及海旁方向遞減，締造公眾樂見的宜居環境
 Gradation of development densities entailing high density developments around railway stations in town centre and descending towards TBT and PN and the seaside, creating a quality living environment attractive to all



▲ 智慧、環保、具抗禦力措施 Smart, Green and Resilient Initiatives

採用15分鐘社區和智慧及可持續出行模式，包括綠色運輸走廊、無車行人區、通風廊、區域供冷系統等建設，推動碳中和及健康生活

Adopting 15-minute neighbourhoods, smart and sustainable mobility with green transport corridor, car-free precincts, breezeways, district cooling system, etc., to encourage carbon neutrality and healthy living



▲ 城鄉共融 Urban-rural Integration

設計上運用合理的建築模式，配合保育/活化自然和文化的元素，確保新發展與現有村落和鄉郊/自然環境和諧融合

Ensuring design harmony between new developments and existing villages and rural / natural environment, utilising sensible built forms and preserving / revitalising natural and cultural elements

▲ 藍綠昇華 Blue-Green Enhancement

景觀及生態走廊與發展集群相互交織，並通過藍綠策略、休憩用地網絡和加強生態網絡，增加生物多樣性

Interweaving landscape and ecological corridors with development clusters, promoting biodiversity through blue-green strategy, open space network and enhancing ecological connectivity





創新科技地帶 Innovation and Technology Zone 新田科技城 San Tin Technopole

▲ 規劃願景與定位 Planning Vision and Positioning



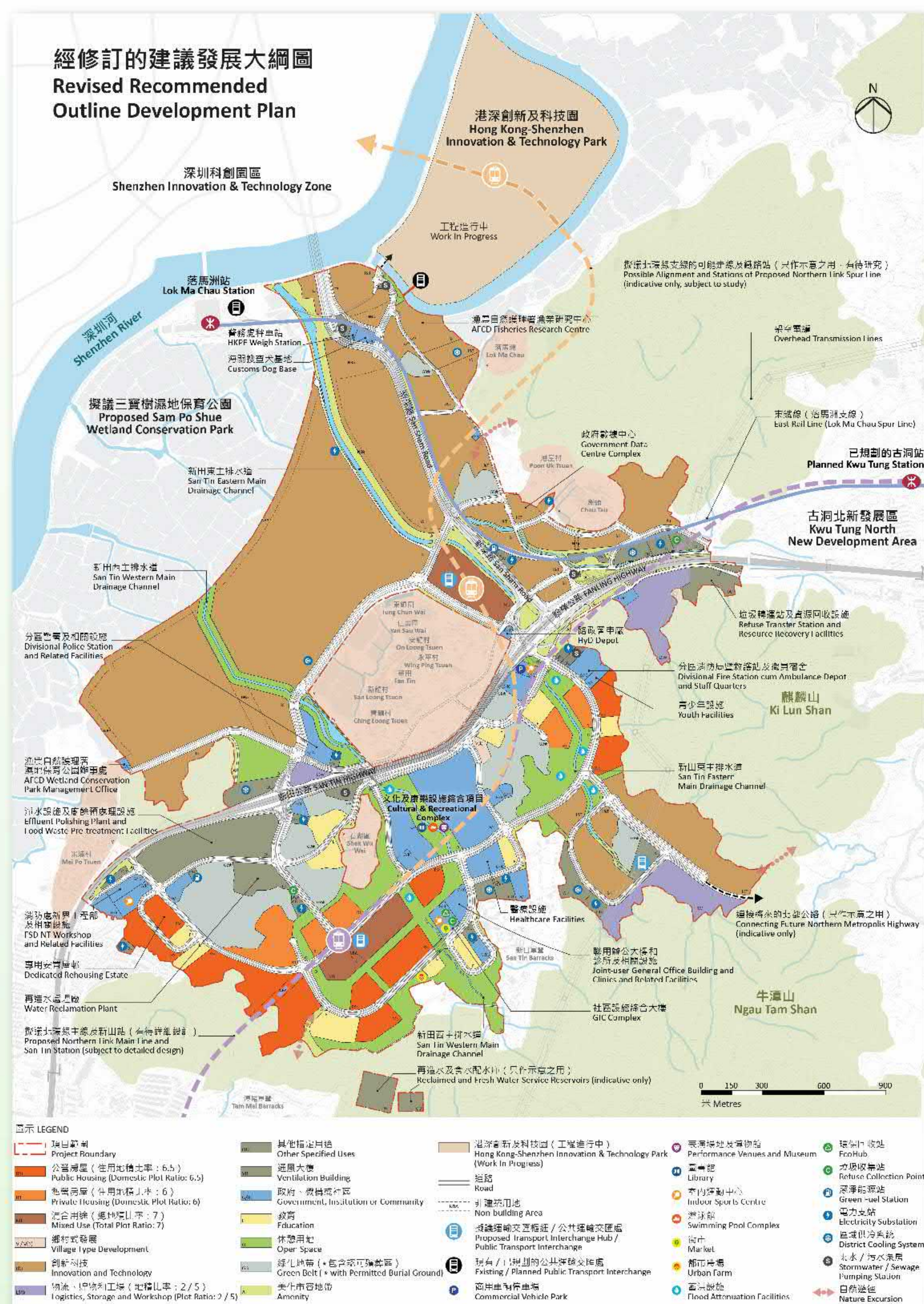
- ▲ 支持香港發展為國際創科中心
Support Hong Kong to develop into an international I&T centre
- ▲ 創科發展集群的樞紐，與深圳科創園區產生協同效應
A hub for clustered I&T development that creates synergy with Shenzhen I&T Zone
- ▲ 助力香港發展「南金融、北創科」的新產業布局
Contribute to the development of a new "South-North dual engine (finance – I&T)" industry pattern
- ▲ 優質、健康、綠色生活的新社區
A new community for quality, healthy and green living



▲ 空間布局 Spatial Layout

新田科技城（包括河套區港深創科園）的總發展面積達626公頃。港深創科園已在興建中，餘下部分大致由創新科技園區和新田市中心所組成。毗鄰新田科技城的三寶樹濕地保育公園，將為創科樞紐提供獨特景緻，同時為其發展創造環境容量。

San Tin Technopole (covering HSITP in the Loop) has a total development area of 626 ha. Excluding HSITP which is under construction, it comprises mainly I&T Park and San Tin Town Centre. The adjoining Sam Po Shue Wetland Conservation Park will provide a unique backdrop for the I&T hub while creating environmental capacity for its development.



註：上述圖則所示的公營及私營房屋僅供參考。就公營或私營房屋的實際分配，政府會在日後適時決定。
 Note: The public/private housing as indicated in the plan above is for indicative purpose only. The actual allocation of land for public or private housing use will be determined in due course.



▲ 土地用途預算 Land Use Budget



▲ 主要發展參數 Major Development Parameters



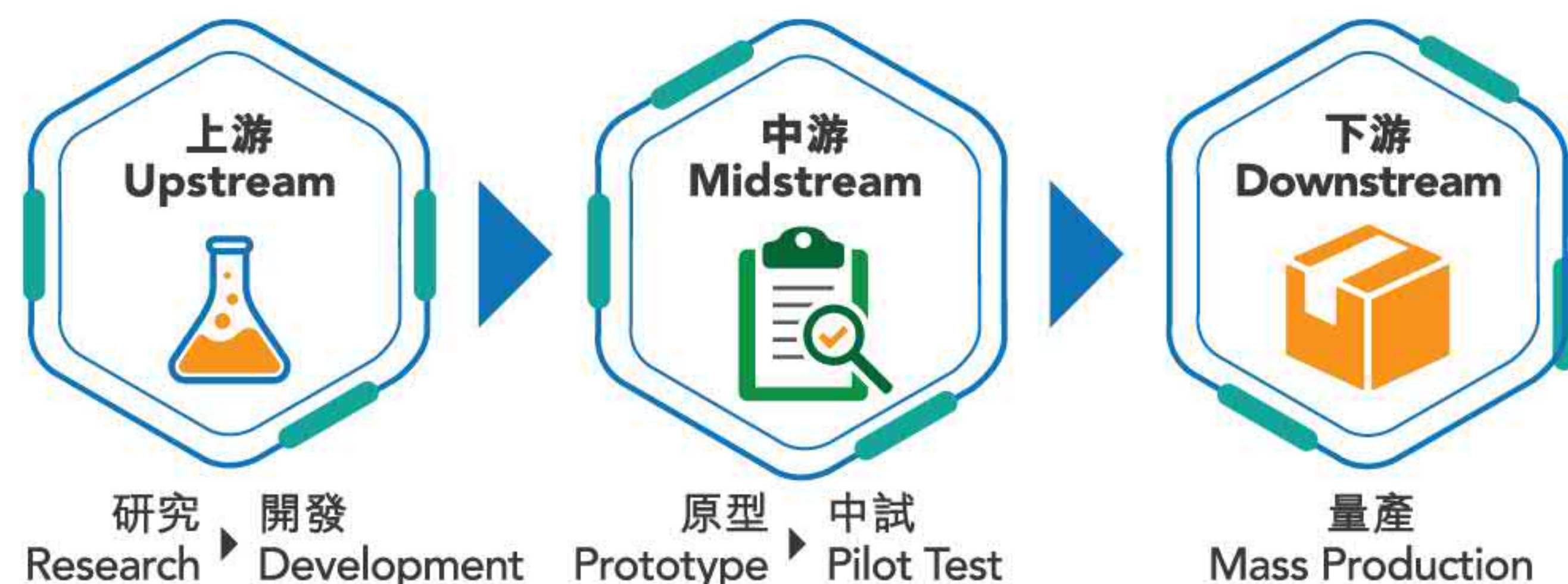
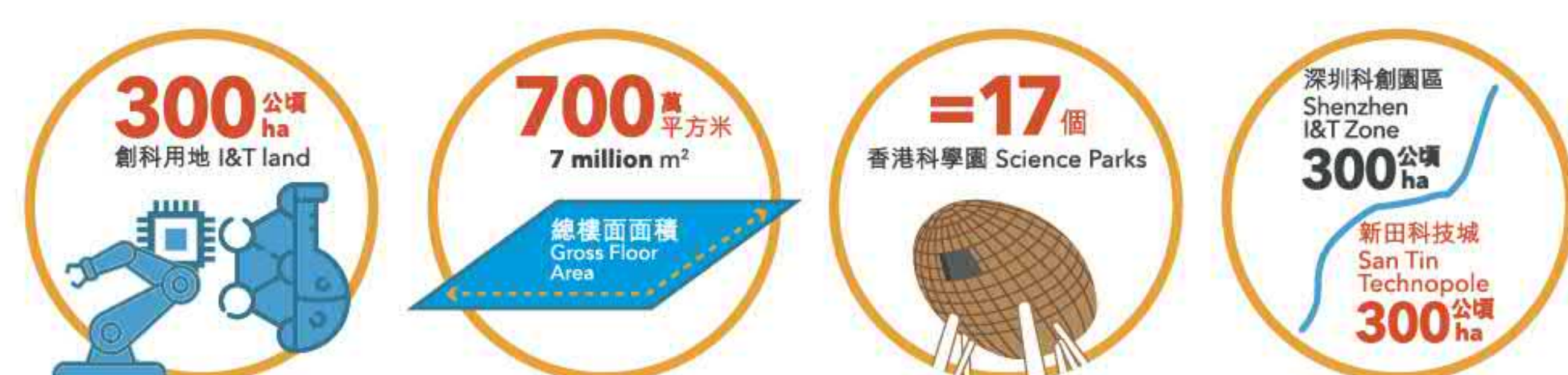
▲ 規劃重點 Key Planning Features

▲ 創科用地 I&T Sites

▲ 創新科技園區和港深創科園將合共提供約：
The I&T Park and HSITP will collectively provide about:

▲ 創新科技園區內有不同面積的相連地塊，能配合不同規模的創科設施和用途的需要。
Connected land parcels of different sizes within the I&T Park could meet the needs of I&T facilities and uses of varying scales.

▲ 創科用地會提供更大的彈性，容許更廣泛而互相兼容的用途，以兼顧不同創科範疇和產業鏈上、中、下游各階段的土地用途、人才公寓和其他配套設施的需要。
To cater for different I&T fields and different stages of the I&T value chain, the needs for talent accommodation and other supporting facilities, maximum flexibility will be provided to allow a wider range of permitted uses which are compatible with each other for I&T land.



▲ 藍綠網絡 Blue-Green Network

活化的河道/排水道、蓄水池、濕地、休憩用地和山丘交織在一起，形成藍綠網絡，創造生態連繫，提高生物多樣性。
Revitalised river/drainage channels, retention ponds, wetland, open space and knolls are knitted closely together to create a blue-green network, which also creates ecological linkages to enhance biodiversity.



融入休憩用地及優化設計的米埔離村鷺鳥林
Mai Po Lung Village Egretty at "Open Space" with Enhanced Features



▲ 交通基建 Transport Infrastructure

擬議的交通基建將促進跨境交通，並加強新田科技城和新界其他地區及市區的連接，包括：
The proposed transport infrastructure will foster cross-boundary travel and enhance the connection of San Tin Technopole with other areas in the New Territories and urban areas. These include:

▲ 三條鐵路（落馬洲支線、北環線主線、北環線支線）
Three major rail links (Lok Ma Chau (LMC) Spur Line, Northern Link (NOL) Main Line and NOL Spur Line)

▲ 四條主要道路（新田公路、粉嶺公路、新深路、北都公路）
Four major roads (San Tin Highway, Fanling Highway, San Sham Road and Northern Metropolis Highway)



▲ 智慧、環保及具抗禦力措施

Smart, Green and Resilient (SGR) Initiatives

為配合《香港氣候行動藍圖2050》發展碳中和社區及應對氣候變化，將採納智慧、環保及具抗禦力措施，例如15分鐘生活圈、通風廊、區域供冷系統、蓄洪設施、再造水設施、智慧及可持續出行配以綠色運輸模式等。

To align with Hong Kong's Climate Action Plan 2050's call for developing carbon neutral community and to address climate change, San Tin Technopole would adopt SGR initiatives, such as 15-minute neighbourhood, breezeways, district cooling system, flood attenuation facilities, water reclamation facilities, smart and sustainable mobility with green transport modes, etc.



▲ 新發展與周邊鄉郊融合

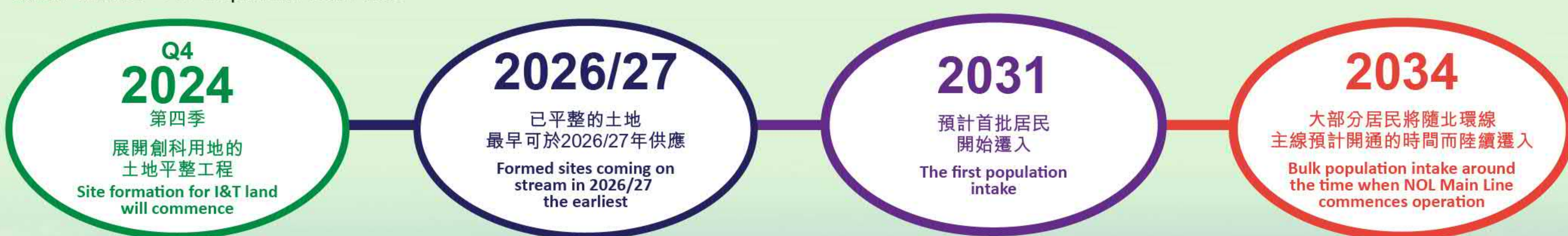
Integration of New Developments with Rural Neighbourhoods

▲ 規劃完備的社區設施和提昇了的基礎建設（包括交通連繫）將惠及新田周邊的鄉村。
Surrounding villages in San Tin will benefit from the comprehensively planned community facilities and improved infrastructure services (including transport connectivity)

▲ 透過恰當的建築形式、生態敏感的景觀設計及保留飛鳥廊道，確保與三寶樹濕地保育公園的和諧融合。
Design harmony with Sam Po Shue Wetland Conservation Park will be assured through sensible built form, ecologically-sensitive landscape treatment and preservation of birds' flight corridors.



▲ 發展時間表 Development Schedule



歡迎瀏覽項目網站，
了解更多詳情。
Please visit our Project
Website for more
information.



項目網站



Project Website

推動未來發展
建設宜居活力的國際都會
Driving Towards a Liveable and Vibrant World City



規劃署外展計劃 2024-25
Planning Department Outreach Programme



Kwu Tung North/Fanling North New Development Area

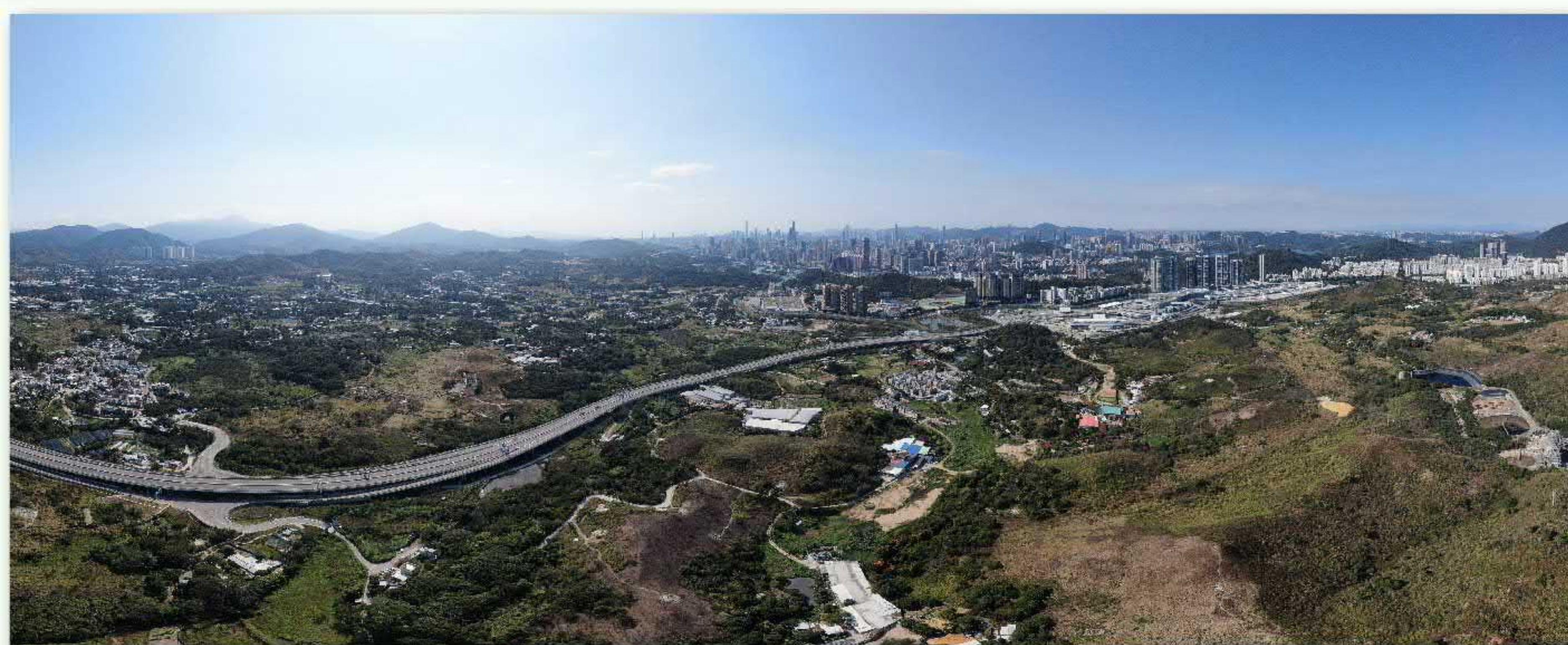
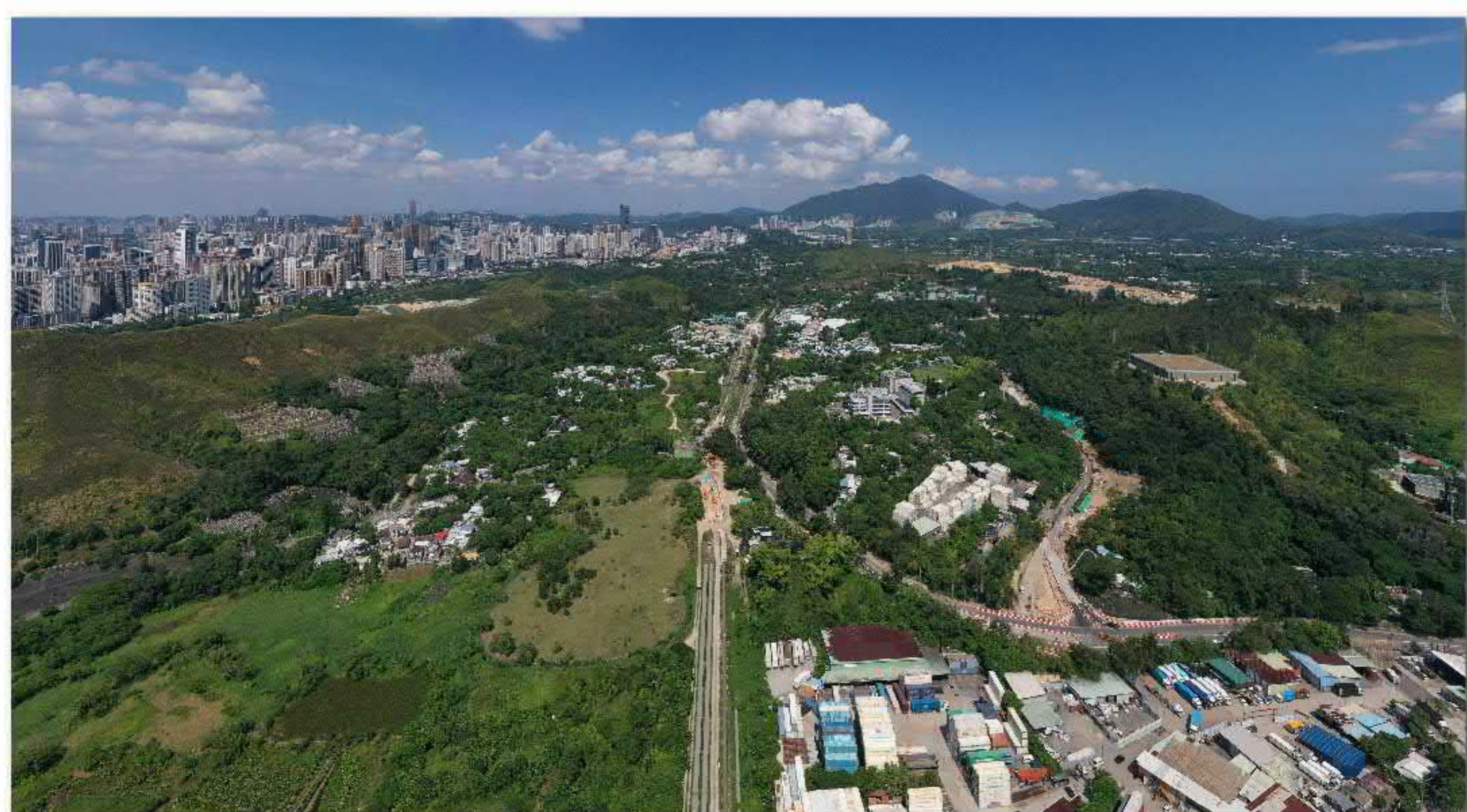
- 就業機會 Employment Opportunities:
53 100





新界北新市鎮（包括羅湖/文錦渡） New Territories North New Town (including Lo Wu/Man Kam To)

- ▲ 擁有羅湖、文錦渡和香園圍三個口岸，對接深圳羅湖區的發展
With Lo Wu, Man Kam To and Heung Yuen Wai Boundary Control Points, connecting with the development of Luohu District in Shenzhen
- ▲ 有潛力發展各種經濟用途，為北部都會區的居民提供不同類型的就業機會
Potential to develop diversified economic uses, providing various employment opportunities for residents in the Northern Metropolis
- ▲ 推動現代物流和其他新興產業如食品科技、綠色/環境產業、先進建造業等
Promote modern logistics and such emerging industries as food technology, green/environmental industry, advanced construction industry, etc.
- ▲ 提供文化、教育和體育設施
Provide culture, education and sports facilities
- ▲ 現正進行規劃及工程研究
Planning and engineering study in progress



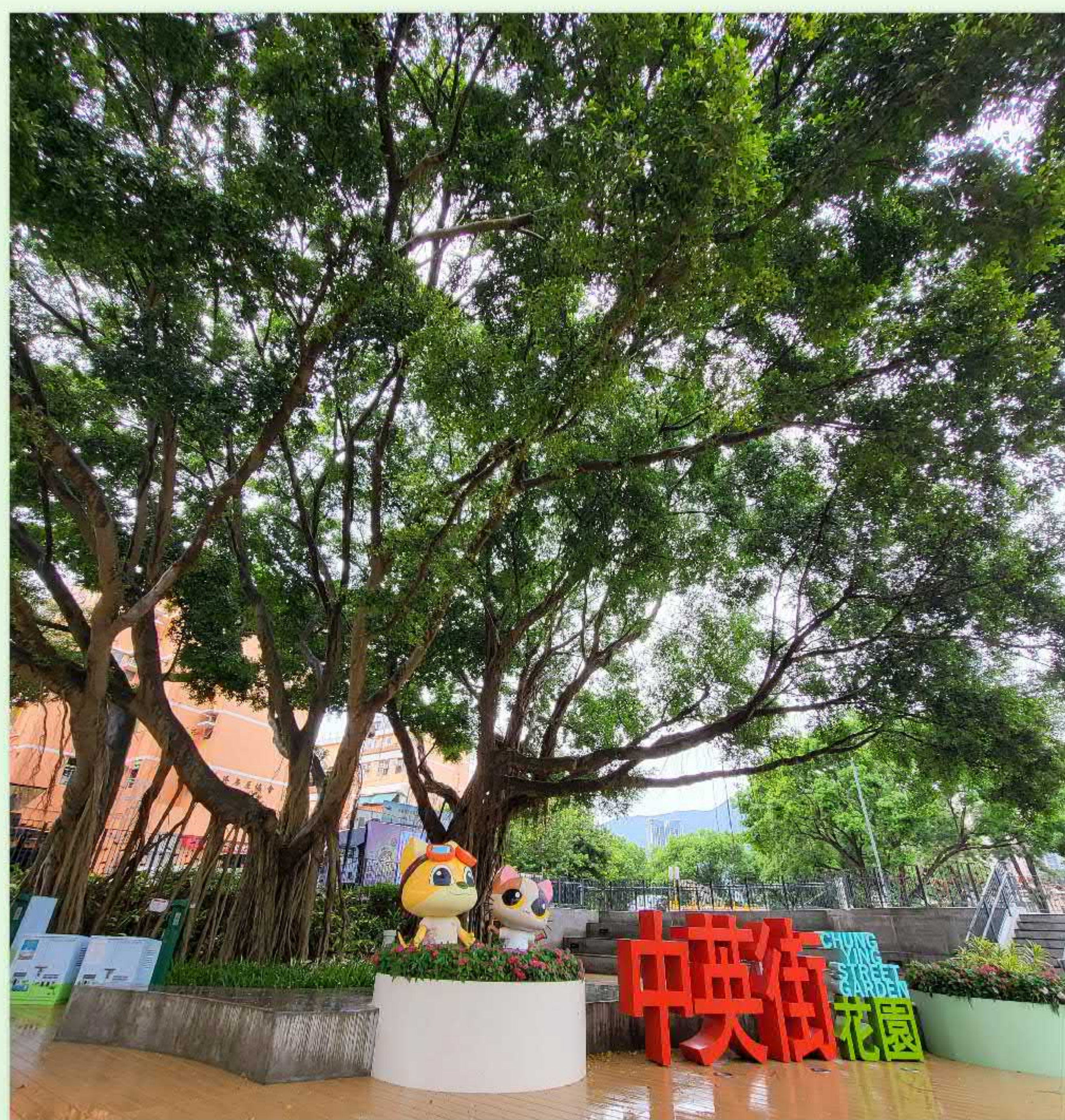
藍綠康樂旅遊生態圈

Blue and Green Recreation, Tourism and Conservation Circle

沙頭角 Sha Tau Kok

在開放沙頭角碼頭計劃於2022年啟動後，第二期沙頭角開放計劃已於2024年1月展開，容許旅客在申請禁區許可證後進入除中英街以外的整個沙頭角遊覽，推廣文化生態旅遊。

Following the launch of the Sha Tau Kok Pier opening up scheme in 2022, the Second Phase Opening-up of Sha Tau Kok began in January 2024, allowing tourists to visit all parts of Sha Tau Kok (except Chung Ying Street) after applying for a Closed Area Permit, promoting cultural and eco-tourism.



推動未來發展
建設宜居活力的國際都會



規劃署外展計劃 2024-25
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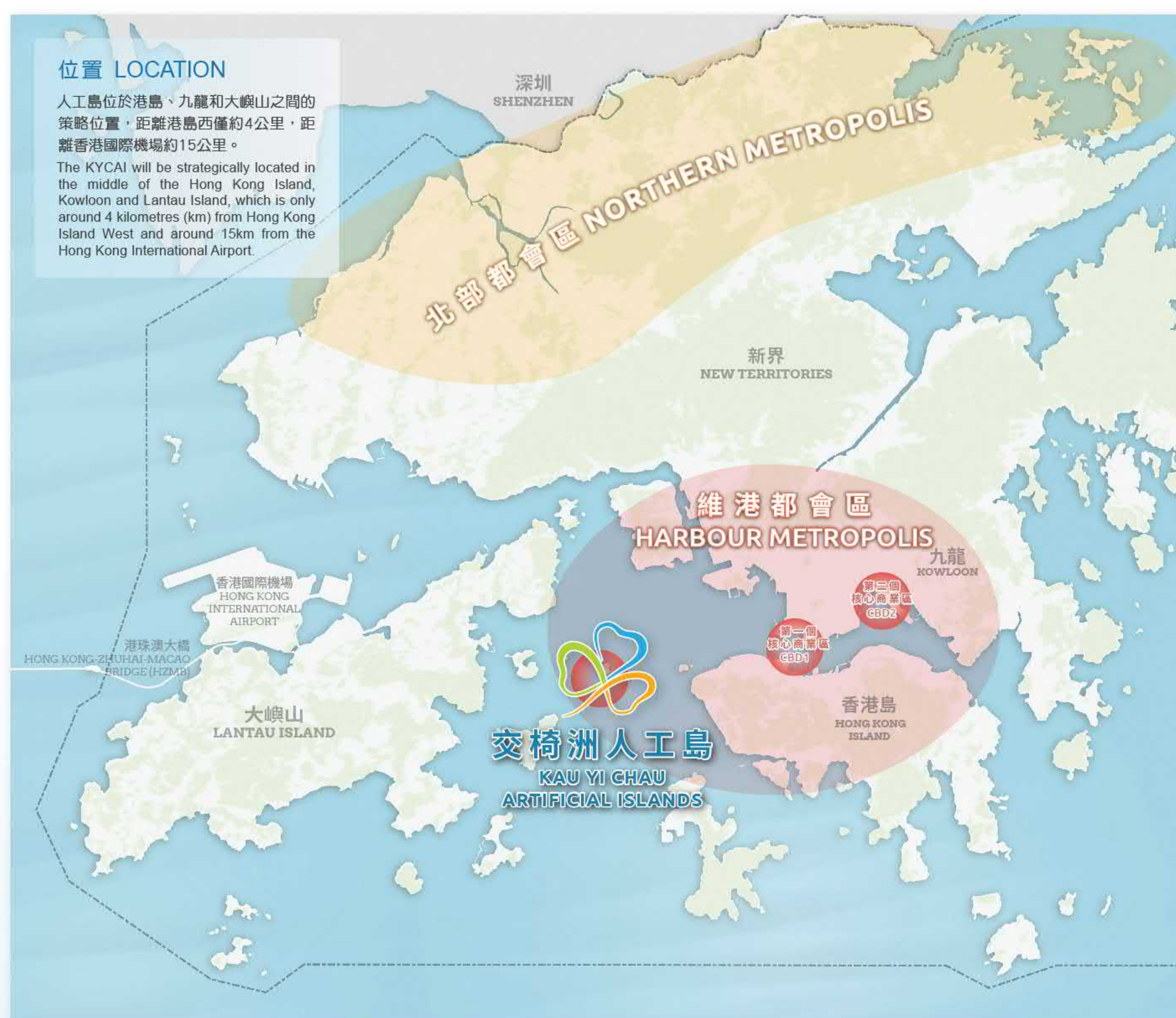


交椅洲人工島

Kau Yi Chau Artificial Islands

土木工程拓展署和規劃署於2021年6月開展中部水域人工島研究，主要包括為交椅洲人工島進行規劃及工程研究，以及就連接人工島的策略性道路和鐵路進行技術可行性研究。
The Study on the Artificial Islands in the Central Waters commissioned by the Civil Engineering and Development Department and the Planning Department in June 2021 mainly comprises a planning and engineering study on the Kau Yi Chau Artificial Islands (KYCAI) and a technical feasibility study on strategic road and rail connecting the artificial islands.

策略定位 Strategic Positioning



- 1** 交椅洲人工島將提供土地以應付中長期的土地需求，一方面增加公營及私營房屋供應，另一方面透過發展商業區，進一步提升香港的經濟競爭力
The KYCAI will provide land to meet medium to long-term land requirement for increasing public and private housing supply, while at the same time further enhancing Hong Kong's economic competitiveness through the development of a business area
- 2** 支援人工島發展而建議的策略性運輸基建設施，將大幅提升維港都會區與北部都會區的連接，亦鞏固大嶼山連接世界及大灣區其他城市的「雙門戶」優勢，以及進一步完善香港整體交通網絡
The proposed strategic transport infrastructure for supporting the artificial islands will significantly enhance the connection between the Harbour Metropolis and the Northern Metropolis, reinforce Lantau's edge as "Double Gateway" to the world and other Greater Bay Area (GBA) cities, and further refine Hong Kong's overall transportation network
- 3** 人工島距離現有市區不遠，能提供調遷空間支援港島和九龍舊區重建所引起的連鎖流動
Situated not far from the existing urban area, the KYCAI can offer decanting spaces to support the chain flows arising from the redevelopment of old urban districts of Hong Kong Island and Kowloon

規劃目標 Planning Objectives



繁榮多元

PROSPEROUS AND DIVERSE

提升香港的國際競爭力和區域重要性，為長遠多元經濟發展作出準備
Enhance Hong Kong's international competitiveness and regional significance and prepare for long-term diversified economic development



綠色宜居

GREEN AND LIVEABLE

構建可持續、易達及以人為本的社區，採用15分鐘生活圈規劃概念，鼓勵居民以步行或騎單車等健康模式出行
Create sustainable, accessible and people-oriented communities, adopt the planning concept of 15-minute neighbourhood and encourage residents to travel by healthy modes such as walking or cycling



前瞻創新

FORWARD-LOOKING AND INNOVATIVE

全面落實智慧、環保及具抗禦力的城市策略，讓人工島成為城市創新典範，迎接全球和區域性的變化
Comprehensively implement a smart, green and resilient (SGR) city strategy with a view to making the artificial islands an exemplar of urban innovation which embraces global and regional changes

六大亮點 6 Highlights



採用「三個島嶼」設計以配合周邊環境
Adopt a "three-island" design to match the surrounding environment



採用15分鐘生活圈規劃概念，創造宜居社區
Adopt a "15-minute neighbourhood" concept for a liveable community



透過智慧、環保及具抗禦力的城市策略，達致碳中和目標
Achieve the target of carbon neutrality through SGR city strategy



構建一個集工作、居住及休閒娛樂的商業區
Create a "Work-Live-Play" business area



聯通世界及大灣區，開闢關鍵路線，打通香港策略交通網絡
Connect the world and GBA and develop key routes for opening up Hong Kong's strategic transportation network

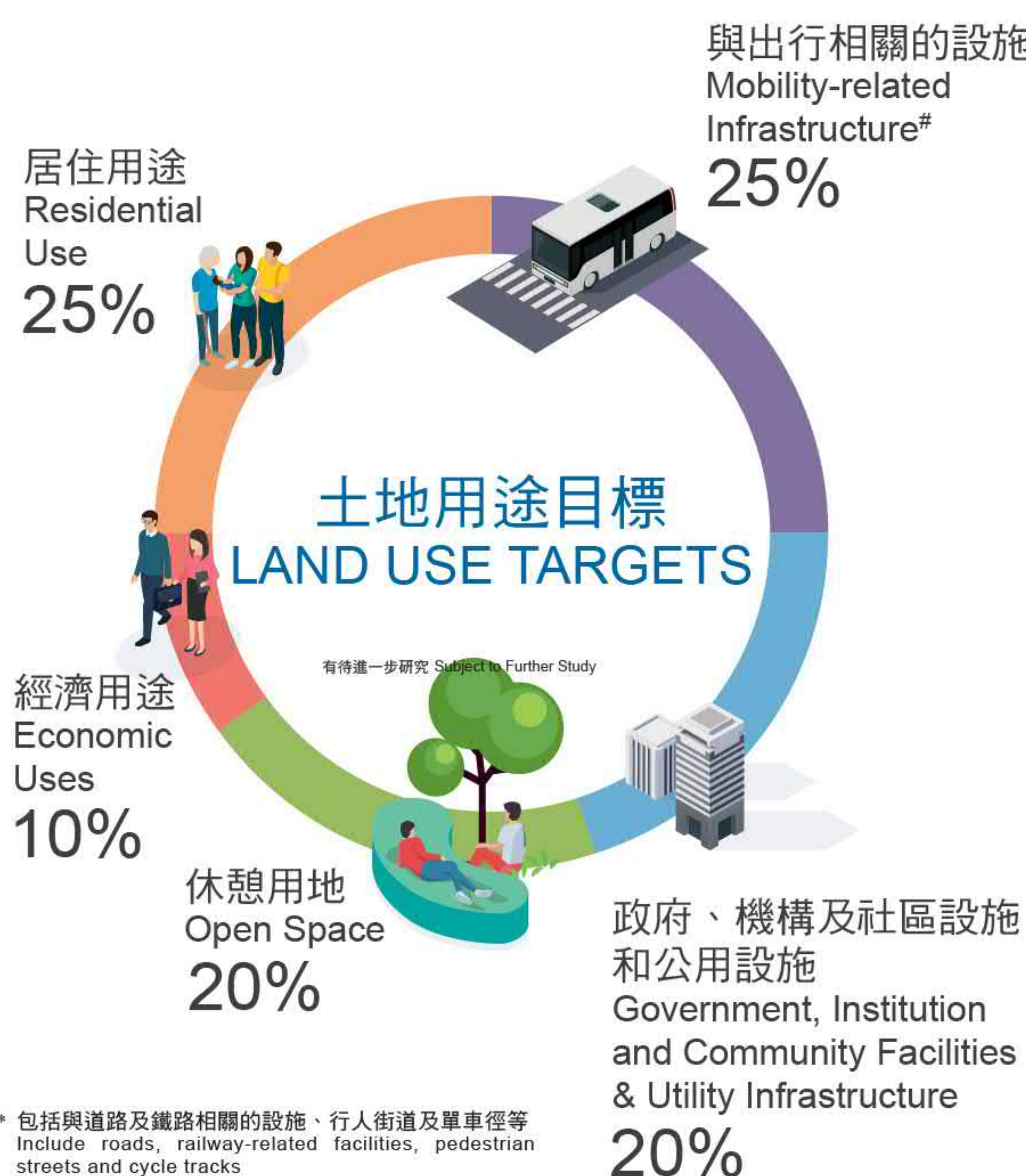


邀請專業學會組成平台細化人工島的設計，體現民間參與規劃交椅洲人工島
Invite professional institutes to set up a platform to develop the detailed design of the artificial islands, realising community participation in planning KYCAI

未來人工島模擬圖
Rendered Illustration of KYCAI
圖片設計的目的僅供參考 Artist's Impression for Illustrative Purpose Only



概括土地用途 Broad Land Use



完成後的主要發展參數 Major Development Parameters Upon Full Development



主要規劃概念 Major Planning Concepts

1. 1個集工作、居住、休閒娛樂的交椅洲人工島
A “Work-Live-Play” KYCAI
2. 以15分鐘生活圈概念規劃七個宜居生活社區
Seven liveable living communities planned with 15-minute neighbourhood concept
3. 推廣健康生活和生物多樣性的藍綠網絡
Blue-green network for promoting healthy living and biodiversity
4. 採用智慧、環保及具抗禦力的城市策略
Adopting smart, green and resilient (SGR) city strategy

共同規劃 Planning Together

交椅洲人工島是規劃師開拓創新和促進聯繫的地方 - 一起 • 我們建島未來
KYCAI - Where Planners Pioneer and Connect - Together We Build the Islands of the Future

我們將持分者連繫起來，並致力在討論中達成共識，以便在發展計劃中提出平衡各方關注的可行建議，務求於下一階段落實建議。

We will continue to connect the stakeholders and strive to achieve a common ground of discussion with the aim of putting forward balanced proposals on the development plan and taking forward to later stage for implementation.

未來海濱長廊及人工島之間的水道模擬圖
Rendered Illustration of Waterfront Promenade and Water Channel between Artificial Islands
僅供說明的構想圖 Artist's Impression for Illustrative Purpose Only

推動未來發展 建設宜居活力的國際都會
Driving Towards a Liveable and Vibrant World City



規劃署外展計劃 2024-25
Planning Department Outreach Programme