



北部都会区 Northern Metropolis

概览 Overview

- 复盖元朗和北区，占香港总面积约三分之一
Covers Yuen Long and North districts, about one-third of Hong Kong's total area
- 以「产业带动，基建先行」为主轴，成为香港融入国家发展大局的重大节点
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
- 发展成为「国际创科新城」
To develop into a "new international innovation and technology (I&T) city"
- 集优质生活、产业发展和文化休闲于一体，推动更佳的职住平衡和绿色生活
Integrates quality life, industry development, culture and leisure, and promotes a better home-job balance and green living
- 完善香港空间规划，确立「南金融、北创科」布局
To improve the spatial planning of Hong Kong and establish the pattern of "South-North dual engine (finance – I&T)"

重点一览 Numbers at a Glance

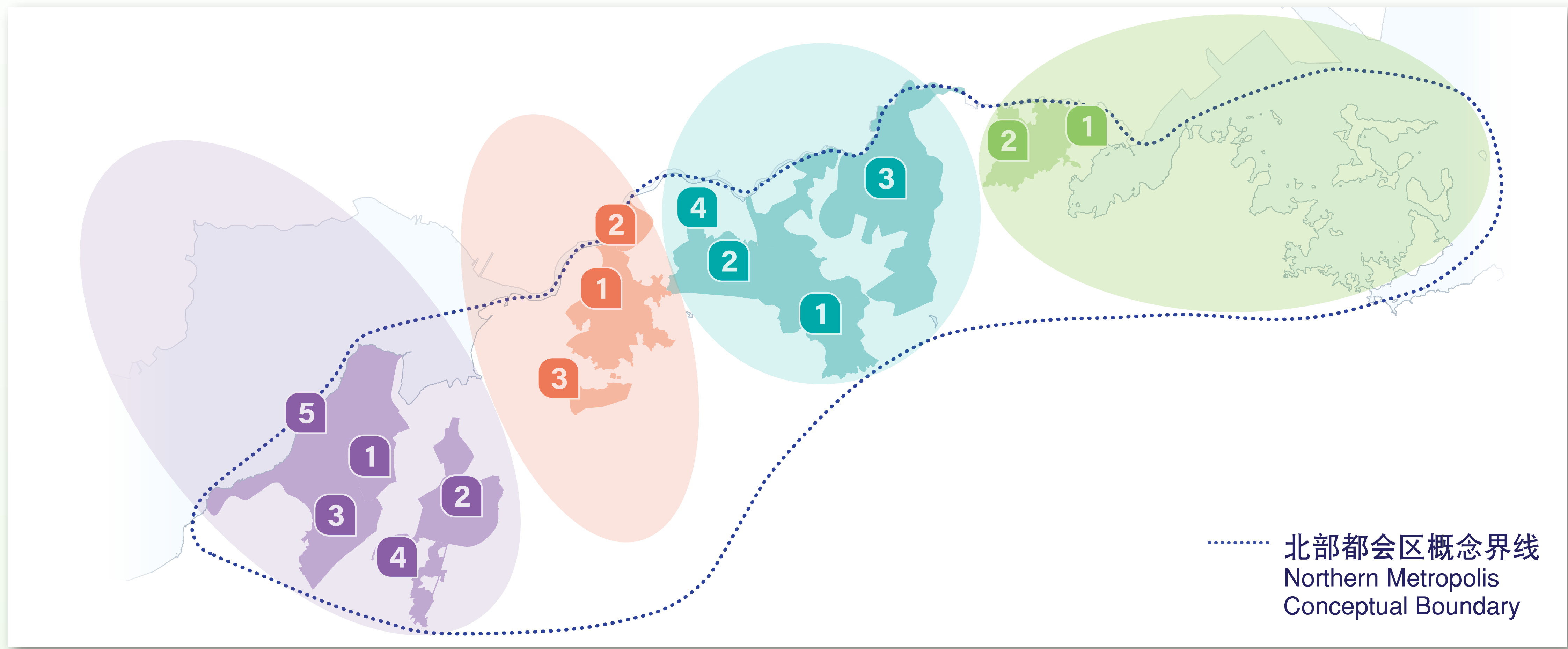


发展目标 Development Goals

- 开拓土地房屋
Providing land and housing
- 产业导向，职住平衡
Industry-driven planning and better home-job balance
- 促进大湾区融合
Promoting integration of the Greater Bay Area
- 基建先行，铁路为骨干
Infrastructure-led, railways as backbone
- 打造「北都大学教育城」
Developing "Northern Metropolis University Town"
- 保育生态，城乡共融
Ecological conservation, urban-rural integration
- 建设多元艺文康体和青年设施
Developing diversified arts, culture, sports and youth facilities
- 政府部门进驻，带动发展
Establishing presence of government departments to drive development

四大区域 Four Major Zones

北部都会区可分为四大区域，各有不同的策略定位和发展主题：
The Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme:



高端专业服务和物流枢纽 High-end Professional Services and Logistics Hub

位处洪水桥一带，与前海深港现代服务业合作区对接，提供金融和专业服务，并借着口岸优势发展现代物流业。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.

- 天水围
Tin Shui Wai
- 元朗
Yuen Long
- 洪水桥/厦村新发展区
Hung Shui Kiu/Ha Tsuen New Development Area
- 元朗南发展区
Yuen Long South Development Area
- 流浮山/尖鼻咀/白泥
Lau Fau Shan/Tsim Bei Tsui/Pak Nai

创新科技地带 Innovation and Technology Zone

复盖新田科技城(包括河套区港深创新科技园在内)，与深圳科创园区产生协同效应，为创科发展的枢纽。牛潭尾预留专上院校用地，推动「产学研」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.

- 新田科技城
San Tin Technopole
- 河套区港深创新及科技园
Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 牛潭尾
Ngau Tam Mei

口岸商贸及产业区 Boundary Commerce and Industry Zone

占地最广，享有罗湖、文锦渡及香园围三个口岸的地利，带动先进制造业、绿色产业、食品科技、现代物流业等产业发展，并可推展跨境商业服务和文娱消费，发挥强大的口岸商贸功能。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.

- 粉岭/上水
Fanling/Sheung Shui
- 古洞北/粉岭北新发展区
Kwu Tung North/ Fanling North New Development Area
- 新界北新市镇
New Territories North New Town
- 马草垄
Ma Tso Lung

蓝绿康乐旅游生态圈 Blue and Green Recreation, Tourism and Conservation Circle

包括红花岭、沙头角、印洲塘等，人文和自然资源丰富，带动康乐及旅游发展。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.

- 沙头角
Sha Tau Kok
- 红花岭
Robin's Nest

发展里程碑 Milestones of Development



推动未来发展
建设宜居活力的国际都会
Driving Towards a Liveable and Vibrant World City



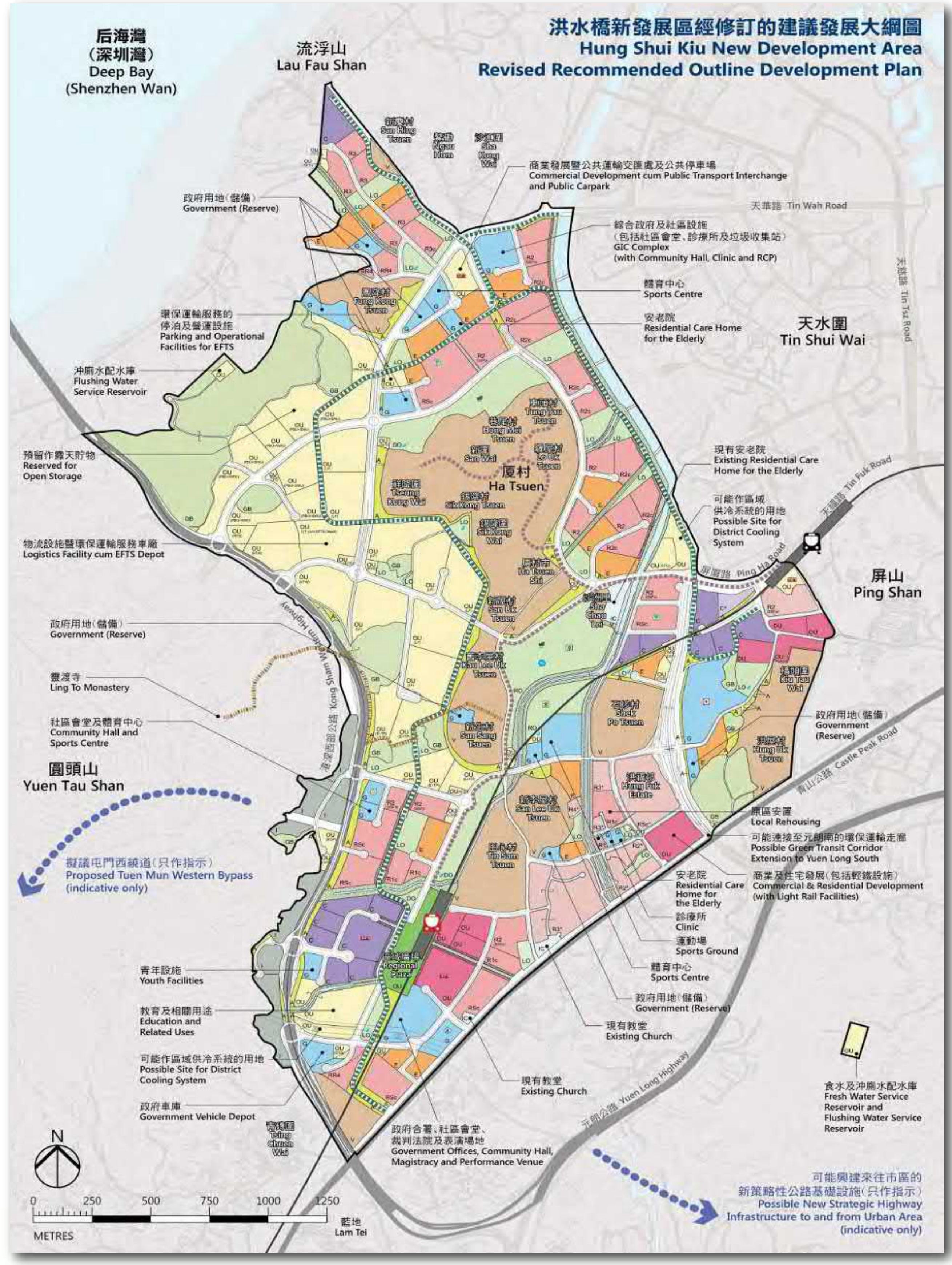
规划署外展计划 2024-25
Planning Department Outreach Programme



高端专业服务和物流枢纽 High-end Professional Services and Logistics Hub

洪水桥/厦村新发展区 Hung Shui Kiu/Ha Tsuen New Development Area

- ▲ 现代服务业中心，提供专业服务、现代物流业，并作为区域商业中心
Modern services centre, providing professional services and modern logistics as well as serving as a regional commercial centre
- ▲ 靠近深圳湾口岸，经规划中的港深西部跨境铁路连接前海，连接交椅洲人工岛的铁路会接驳香港岛
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
- ▲ 第一期工程于2020年展开，预期第一批公营房屋于2024年入伙、首批现代物流用地于2024年招标。第二期工程于2024年展开，配合屯马线洪水桥站启用时间于2030年起开始入伙
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
- ▲ 研究扩展至流浮山、尖鼻咀及白泥一带，进一步增加房屋及经济用地
Studying expansion to Lau Fau Shan, Tsim Bei Tsui and Pak Nai to increase housing and economic land



总面积 Total Area: 714 公顷 ha	总人口 Total Population: 231 800	新增房屋单位 New Residential Units: 66 700	就业机会 Employment Opportunities: 150 000
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元朗南发展区 Yuen Long South Development Area

- ▲ 元朗新市镇的南面扩展部分，主要提供房屋土地
Southern extension of Yuen Long New Town, mainly supplying housing land
- ▲ 现正研究增加第三期发展的规模
Intensification of Phase 3 development under study
- ▲ 第一期工程于2022年展开，首批居民于2029年入伙
First Phase commenced in 2022, first population intake in 2029



总面积 Total Area: 224 公顷 ha	总人口 Total Population: 101 200	新增房屋单位 New Residential Units: 32 900	就业机会 Employment Opportunities: 13 700
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推动未来发展
Driving Towards a Liveable and Vibrant World City

建设宜居活力的国际都会
Planning Department Outreach Programme

规划署外展计划 2024-25



流浮山 Lau Fau Shan (LFS)

定位 Positioning

基于流浮山与前海、尖鼻咀和白泥的自然景色，流浮山会以数码科技枢纽为产业定位，亦具潜质发展生态旅游。

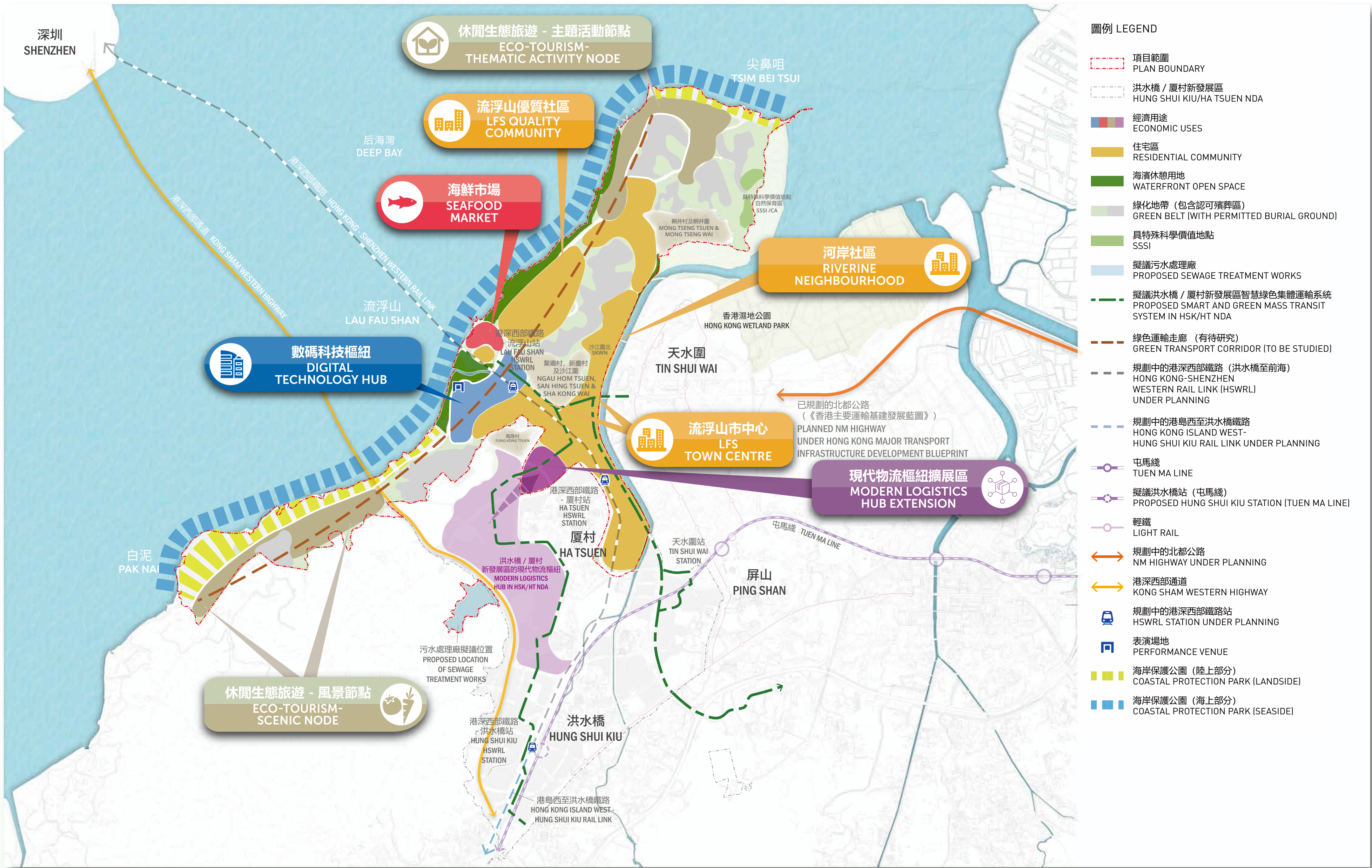
Given LFS's proximity to and synergy with Qianhai and the natural beauty of Tsim Bei Tsui (TBT) and Pak Nai (PN), Digital Technology Hub will be LFS's main industry positioning, while it also has potential to develop eco-tourism.



概括土地用途概念图 Broad Land Use Concept Plan

流浮山将会是洪水桥/厦村新发展区的扩展部分，扩展后的新发展区会为北部都会区最西面供应新的经济和房屋用地。

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.



现有状况 Existing Conditions



流浮山概况
Overview of Lau Fau Shan



流浮山海鲜市场
Lau Fau Shan Seafood Market



尖鼻咀
Tsim Bei Tsui

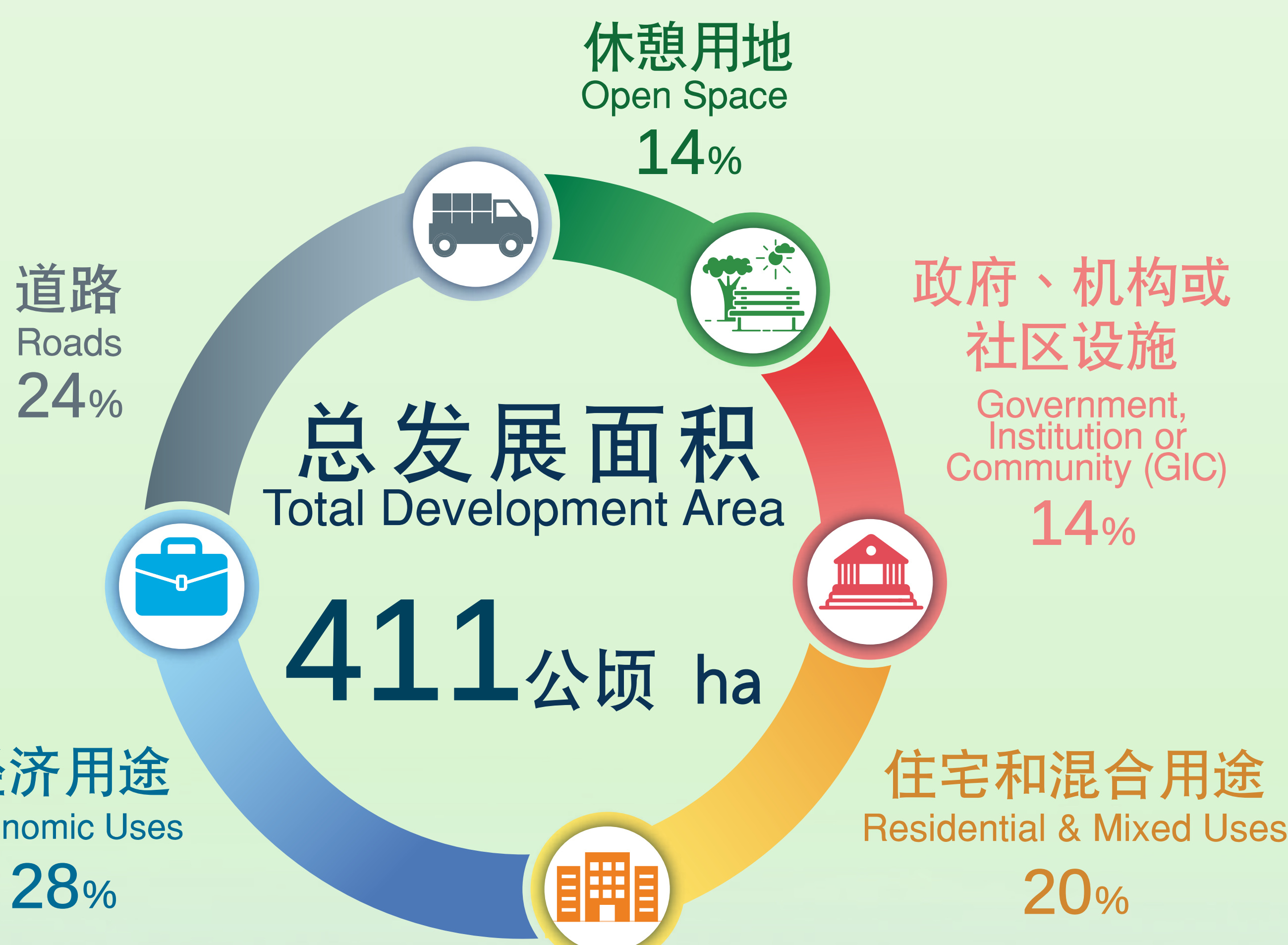


白泥
Pak Nai



天水圍河
Tin Shui Wai River

土地用途预算 Land Use Budget



主要发展参数 Major Development Parameters

最高地积比率 Maximum Plot Ratio	住用 Domestic 6.5 : 非住用 Non-Domestic 9.5
总人口 Total Population	约 about 141 000-146 000
单位 Flats	约 about 48 000 - 53 000
人才公寓 Talent Accommodation	约 about 1 800
就业职位 Employment	约 about 50 000 (包括约12 000个创科职位及10 000个旅游业职位) (including about 12 000 in I&T and 10 000 in tourism)
有待进一步研究 Subject to further study.	



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▲ 主要规划及城市设计概念 Major Planning and Urban Design Concepts

▲ 迎接门户 Creation of a Gateway

拟议港深西部铁路流浮山站、数码科技枢纽、临海表演场地，加上海滨休憩空间，建构成欢迎访客进入香港的门户

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



▲ 呼应环境 Responsive to Site Context

引入发展密度阶梯，于市中心铁路站附近设置高密度发展，并向尖鼻咀、白泥以及海旁方向递减，缔造公众乐见的宜居环境

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、环保、具抗御力措施 Smart, Green and Resilient Initiatives

采用15分钟社区和智慧及可持续出行模式，包括绿色运输走廊、无车行人区、通风廊、区域供冷系统等建设，推动碳中和及健康生活

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



▲ 城乡共融 Urban-rural Integration

设计上运用合理的建筑模式，配合保育/活化自然和文化的元素，确保新发展与现有村落和乡郊/自然环境和谐融合

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

▲ 蓝绿升华 Blue-Green Enhancement

景观及生态走廊与发展集群相互交织，并通过蓝绿策略、休憩用地网络和加强生态网络，增加生物多样性

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





创新科技地带 Innovation and Technology Zone

新田科技城 San Tin Technopole

▲ 规划愿景与定位 Planning Vision and Positioning

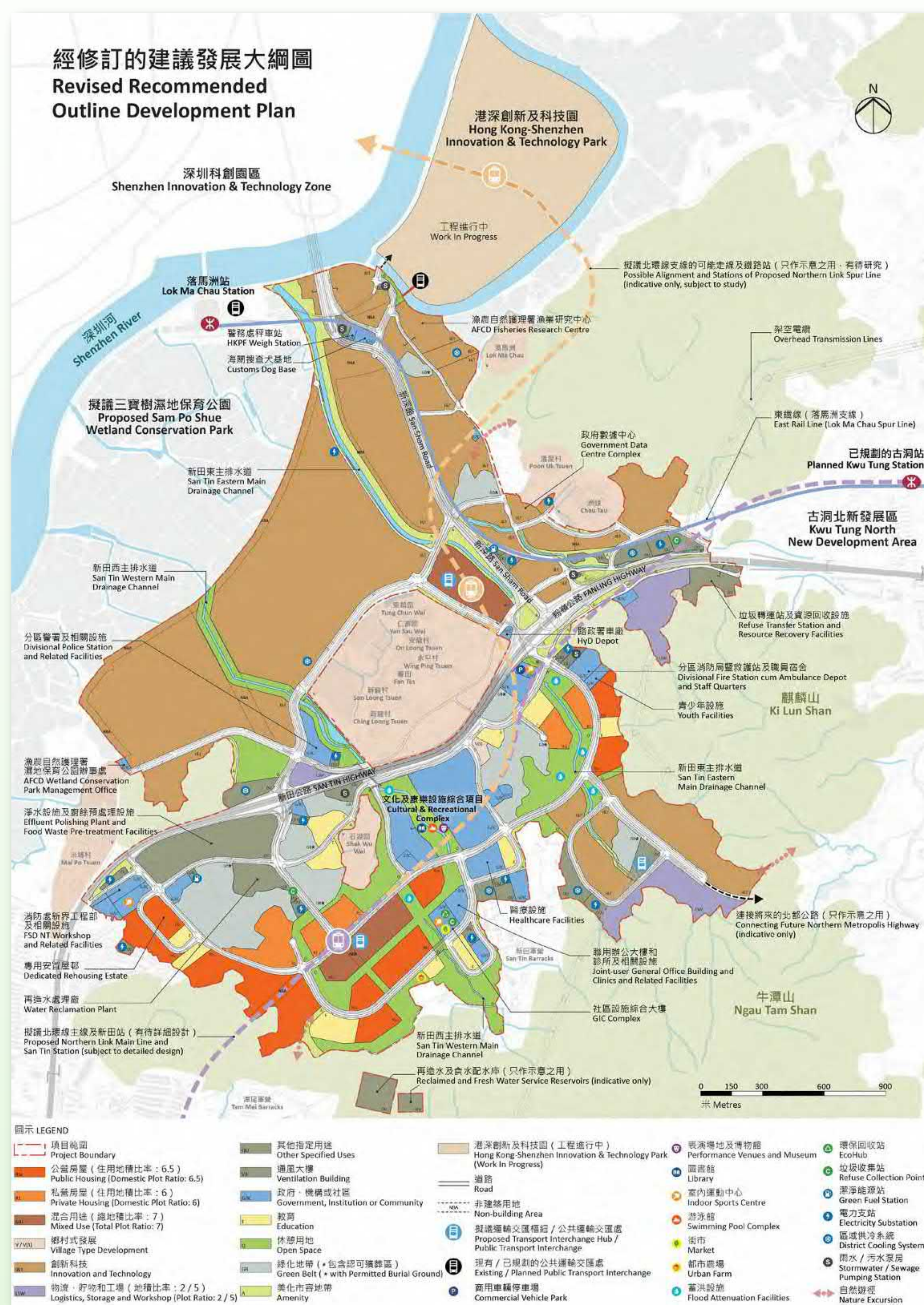


- ▲ 支持香港发展为国际创科中心
Support Hong Kong to develop into an international I&T centre
- ▲ 创科发展集群的枢纽，与深圳科创园产生协同效应
A hub for clustered I&T development that creates synergy with Shenzhen I&T Zone
- ▲ 助力香港发展「南金融、北创科」的新产业布局
Contribute to the development of a new "South-North dual engine (finance – I&T)" industry pattern
- ▲ 优质、健康、绿色生活的新社区
A new community for quality, healthy and green living



▲ 空间布局 Spatial Layout

新田科技城（包括河套区港深创科园）的总发展面积达626公顷。港深创科园已在兴建中，余下部分大致由创新科技园区和新田市中心所组成。毗邻新田科技城的三宝树湿地保育公园，将为创科枢纽提供独特景致，同时为其发展创造环境容量。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.



注：上述图则所示的公营及私营房屋仅作参考。就公营或私营房屋的实际分配，政府会在日后适时决定。
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.



创新科技园区
I&T Park



新田市中心
San Tin Town Centre

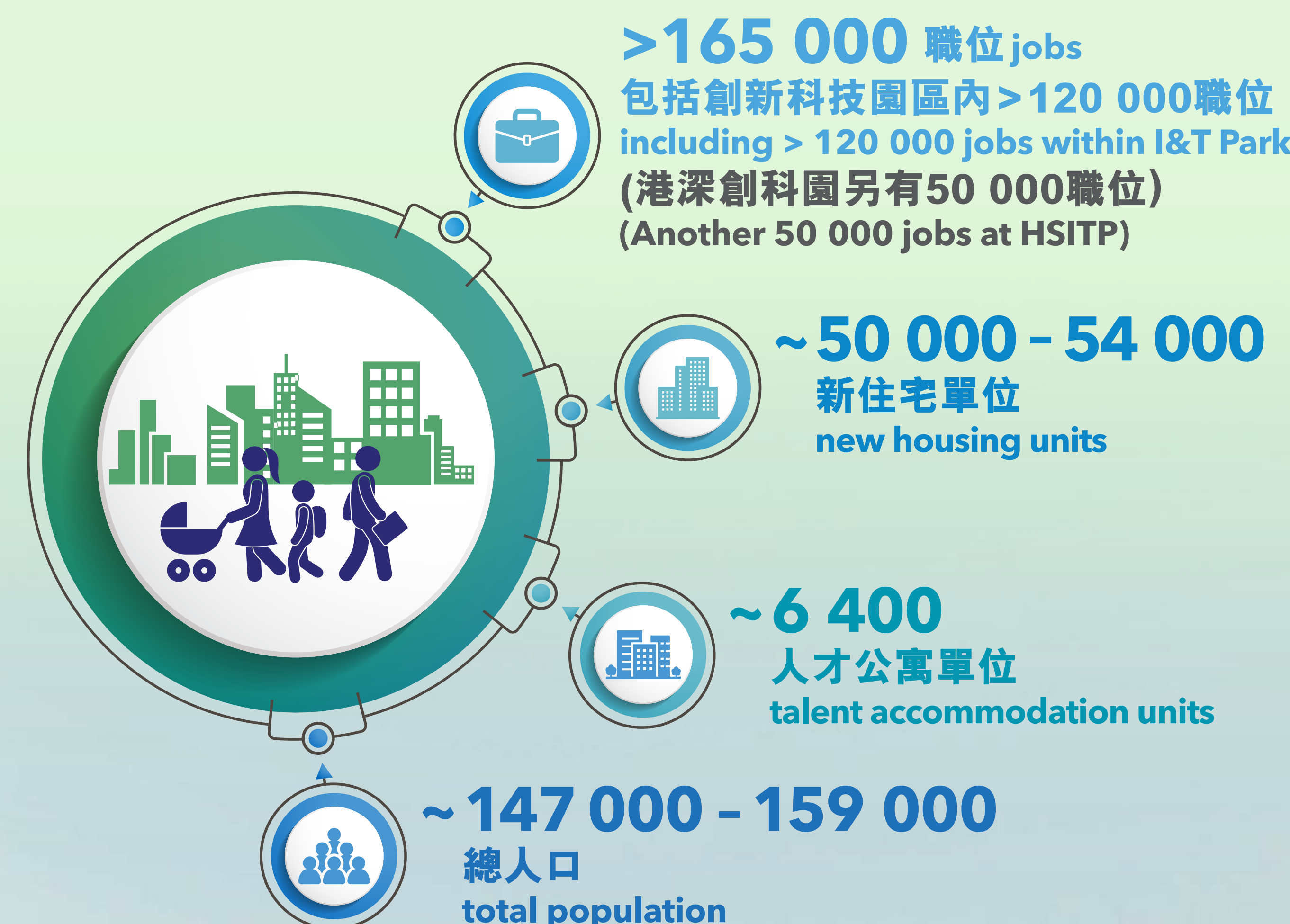


三宝树湿地保育公园
Sam Po Shue Wetland Conservation Park

▲ 土地用途预算 Land Use Budget



▲ 主要发展参数 Major Development Parameters



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Planning Department Outreach Programme
2024-25

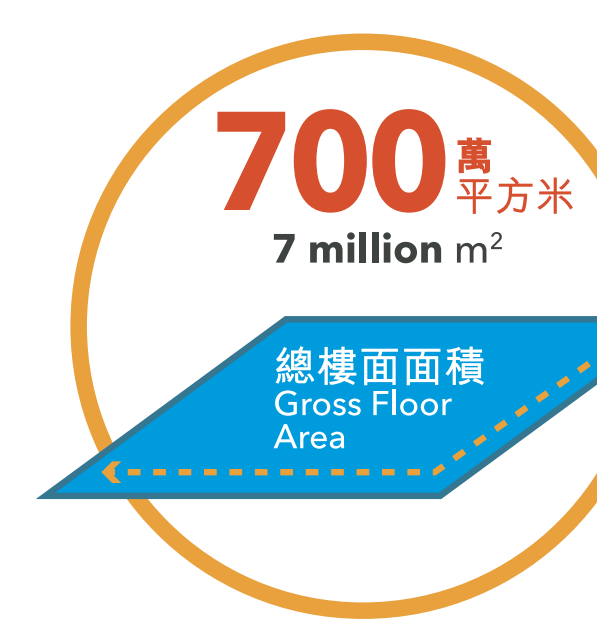
▲ 规划重点 Key Planning Features

▲ 创科用地 I&T Sites

▲ 创新科技园区和港深创科技园将合共提供约：
The I&T Park and HSITP will collectively provide about:

▲ 创新科技园区内有不同面积的相连地块，能配合不同规模的创科设施和用途的需要。
Connected land parcels of different sizes within the I&T Park could meet the needs of I&T facilities and uses of varying scales.

▲ 创科用地会提供更大的弹性，容许更广泛而互相兼容的用途，以兼顾不同创科范畴和产业链上、中、下游各阶段的土地用途、人才公寓和其他配套设施的需要。
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.



研究 開發
Research Development



原型 中試
Prototype Pilot Test



量產
Mass Production

▲ 蓝绿网络 Blue-Green Network

活化的河道/排水道、蓄水池、湿地、休憩用地和山丘交织在一起，形成蓝绿网络，创造生态连系，提高生物多样性。
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.



融入休憩用地及优化设计的米埔
陇村鹭鸟林
Mai Po Lung Village Egretty at
"Open Space" with Enhanced
Features



仅供说明的构想图 "Artist's impression for illustrative purpose only"



活化后的新田西主排水道
Revitalised San Tin Western
Main Drainage Channel



仅供说明的构想图 "Artist's impression for illustrative purpose only"

▲ 交通基建 Transport Infrastructure

拟议的交通基建将促进跨境交通，并加强新田科技城和新界其他地区及市区的连接，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:

▲ 三条铁路（落马洲支线、北环线主线、北环线支线）
Three major rail links (Lok Ma Chau (LMC) Spur Line, Northern Link (NOL) Main Line and NOL Spur Line)

▲ 四条主要道路（新田公路、粉岭公路、新深路、北都公路）
Four major roads (San Tin Highway, Fanling Highway, San Sham Road and Northern Metropolis Highway)



▲ 智慧、环保及具抗御力措施

Smart, Green and Resilient (SGR) Initiatives

为配合《香港气候行动蓝图2050》发展碳中和社区及应对气候变化，将采纳智慧、环保及具抗御力措施，例如15分钟生活圈、通风廊、区域供冷系统、蓄洪设施、再造水设施、智慧及可持续出行配以绿色运输模式等。

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.



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▲ 新发展与周边乡郊融合

Integration of New Developments with Rural Neighbourhoods

▲ 规划完备的社区设施和提升了的基础建设（包括交通连系）将惠及新田周边的乡村。
Surrounding villages in San Tin will benefit from the comprehensively planned community facilities and improved infrastructure services (including transport connectivity)

▲ 透过恰当的建筑形式、生态敏感的景观设计及保留飞鸟廊道，确保与三宝树湿地保育公园的和谐融合。
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.



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▲ 发展时间表 Development Schedule



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Website for more
information.



项目网站



Project Website

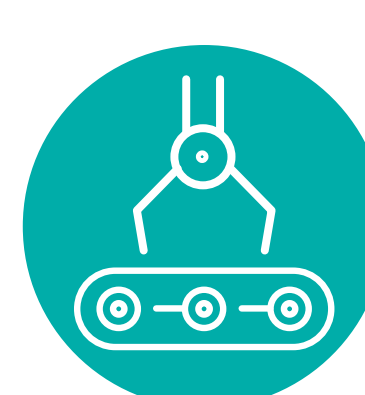
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口岸商贸及产业区

Boundary Commerce and Industry Zone

古洞北/粉岭北新发展区

Kwu Tung North/Fanling North New Development Area

- ▲ 以房屋发展为主，亦可支持邻近新田科技城的房屋需要

Mainly focus on housing developments, which may also cater for the housing needs of the nearby San Tin Technopole

总面积 Total Area:

612 公顷
ha

新增人口 New Population:

226 700

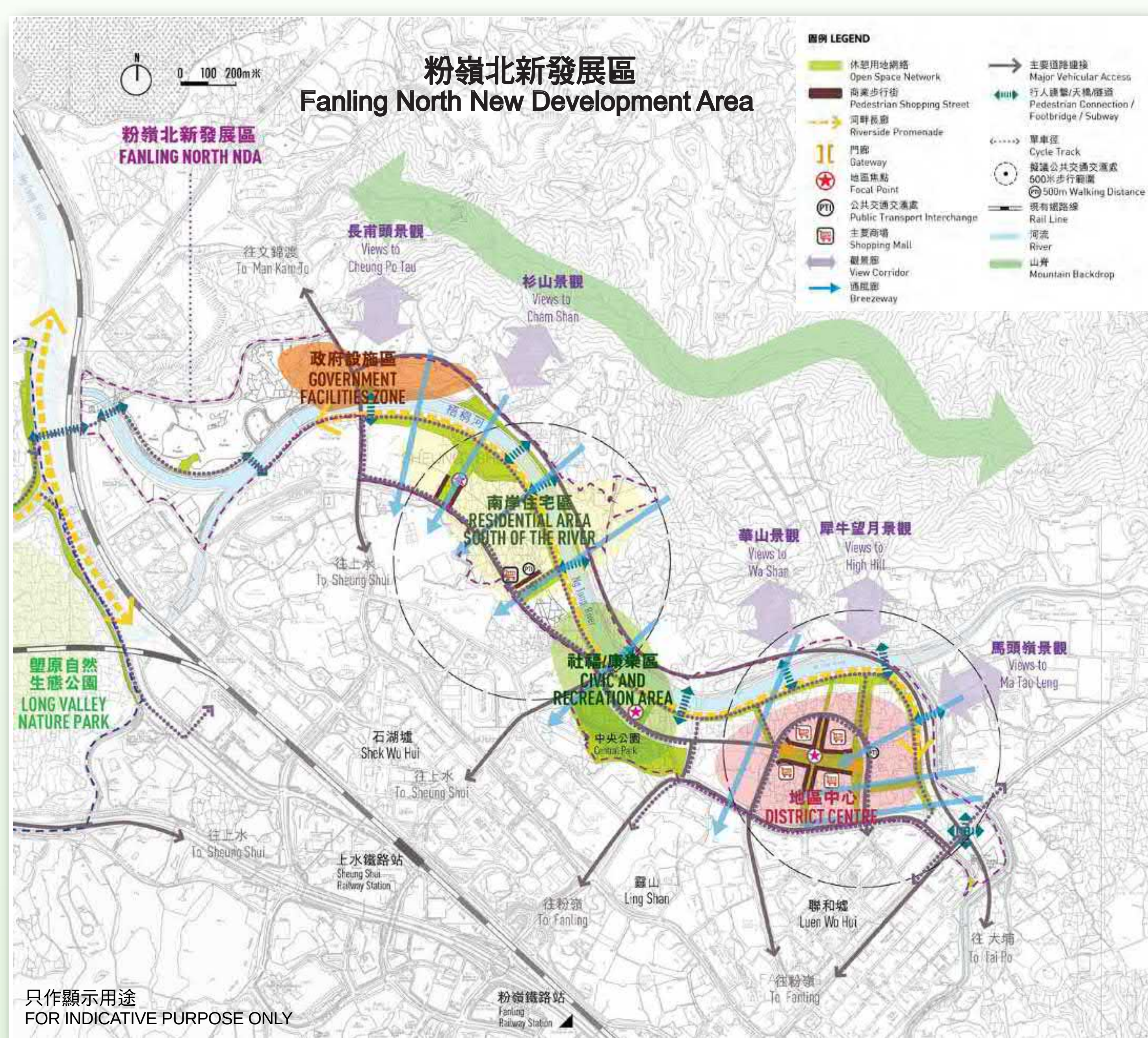
新增房屋单位 New Residential Units:

86 200

就业机会 Employment Opportunities:

53 100

- ▲ 在古洞北新发展区预留用地兴建政府联用办公大楼，以容纳现时位于市区核心商业区而没有特定地域要求的政府部门
Earmarked a site in the Kwu Tung North New Development Area for developing a sizable joint-user government office building to accommodate the government offices currently in central business districts with no specific location requirements
- ▲ 第一阶段发展的工程于2019年展开，两幅私营房屋用地于2021年出售，首批私营房屋已于2022年年底入伙。公营房屋将于2026年开始大规模入伙
Works for the First Phase development commenced in 2019. Two private residential sites were sold in 2021, with population intake starting from end-2022. Bulk population intake of the public housing development is expected in 2026
- ▲ 正研究将古洞北新发展区扩展至马草垄一带，成为与河套区港深创新及科技园的连接交汇点
Studying the expansion of the Kwu Tung North New Development Area to the Ma Tso Lung area to provide an intersection linking the Hong Kong-Shenzhen Innovation and Technology Park in the Loop



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规划署外展计划 2024-25
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新界北新市镇（包括罗湖/文锦渡） New Territories North New Town (including Lo Wu/Man Kam To)

- ▲ 拥有罗湖、文锦渡和香园围三个口岸，对接深圳罗湖区的发展
With Lo Wu, Man Kam To and Heung Yuen Wai Boundary Control Points, connecting with the development of Luohu District in Shenzhen
- ▲ 有潜力发展各种经济用途，为北部都会区的居民提供不同类型的就业机会
Potential to develop diversified economic uses, providing various employment opportunities for residents in the Northern Metropolis
- ▲ 推动现代物流和其他新兴产业如食品科技、绿色/环境产业、先进建造业等
Promote modern logistics and such emerging industries as food technology, green/environmental industry, advanced construction industry, etc.
- ▲ 提供文化、教育和体育设施
Provide culture, education and sports facilities
- ▲ 现正进行规划及工程研究
Planning and engineering study in progress



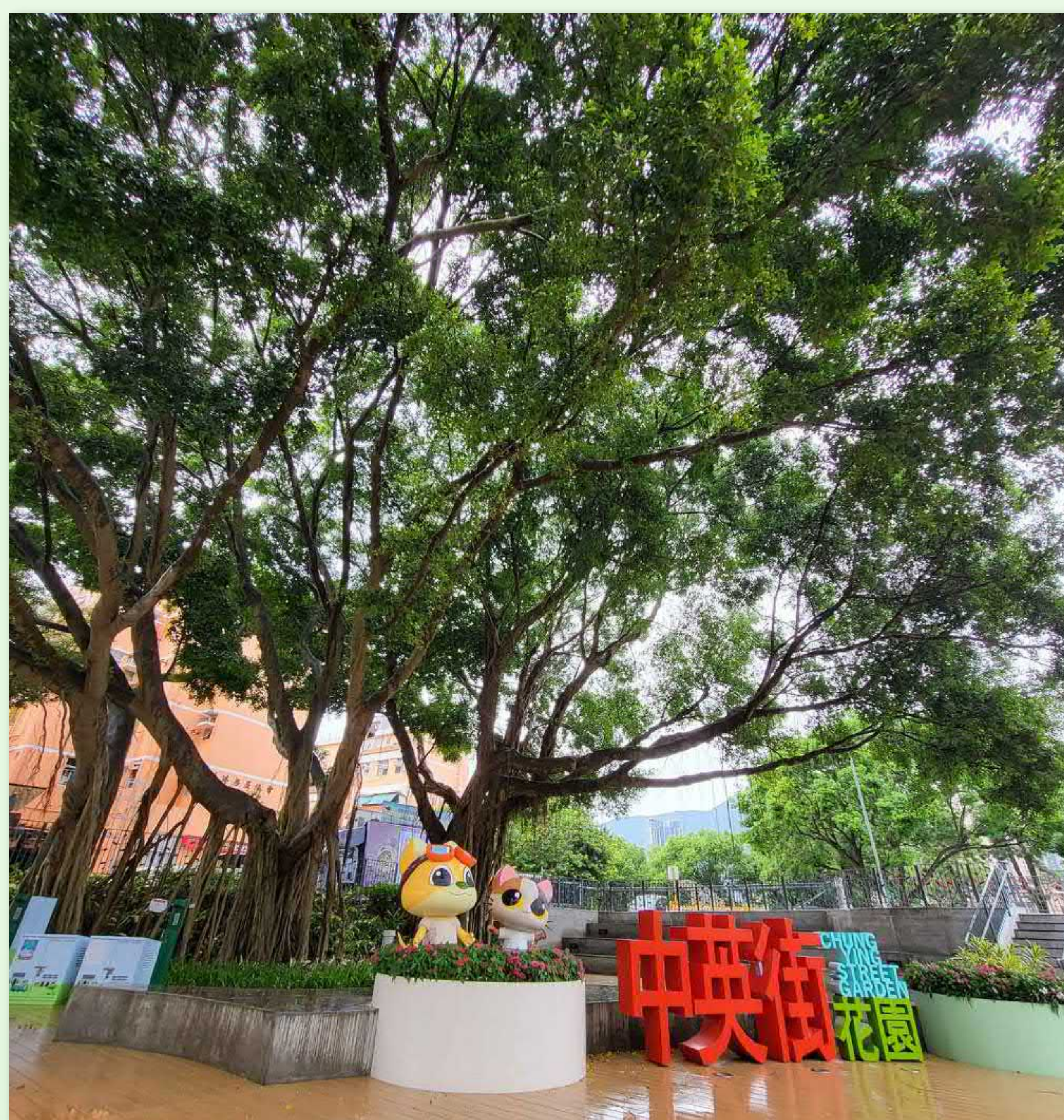
蓝绿康乐旅遊生态圈

Blue and Green Recreation, Tourism and Conservation Circle

沙头角 Sha Tau Kok

在开放沙头角码头计划于2022年启动后，第二期沙头角开放计划已于2024年1月展开，容许旅客在申请禁区许可证后进入除中英街以外的整个沙头角遊覽，推广文化生态旅游。

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.



推动未来发展
建设宜居活力的国际都会



规划署外展计划
Planning Department Outreach Programme

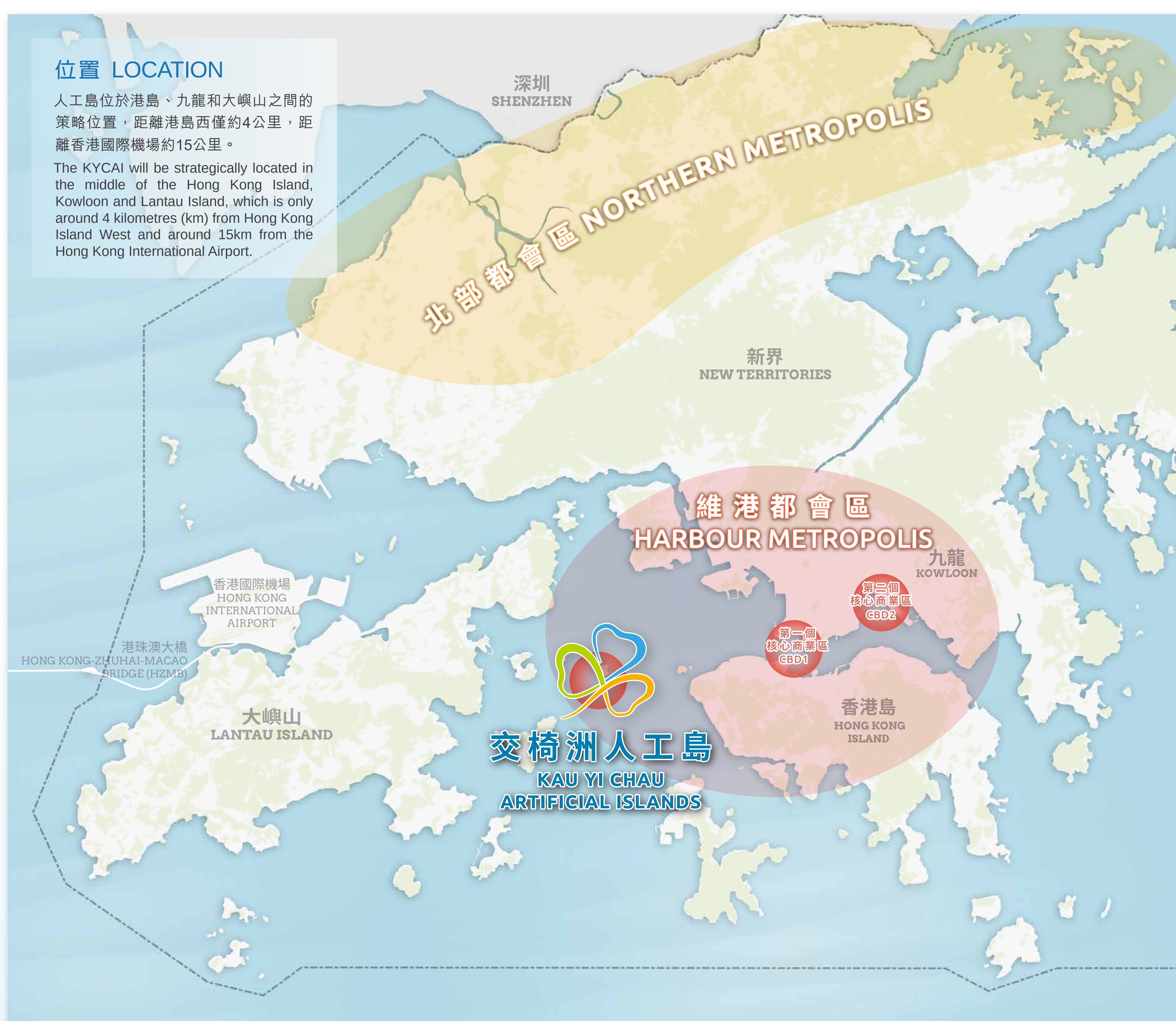
2024-25

交椅洲人工島

Kau Yi Chau Artificial Islands

土木工程拓展署和规划署于2021年6月开展中部水域人工岛研究，主要包括为交椅洲人工岛进行规划及工程研究，以及就连接人工岛的策略性道路和铁路进行技术可行性研究。
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** 交椅洲人工岛将提供土地以应付中长期的土地需求，一方面增加公营及私营房屋供应，另一方面透过发展商业区，进一步提升香港的经济竞争力
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** 支援人工岛发展而建议的策略性运输基础设施，将大幅提升维港都会区与北部都会区的连接，亦巩固大屿山连接世界及大湾区其他城市的「双门户」优势，以及进一步完善香港整体交通网络
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** 人工岛距离现有市区不远，能提供调迁空间支援港岛和九龙旧区重建所引起的连锁流动
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

规划目标 Planning Objectives



繁荣多元 PROSPEROUS AND DIVERSE

提升香港的国际竞争力和区域重要性，为长远多元经济发展作出准备
Enhance Hong Kong's international competitiveness and regional significance and prepare for long-term diversified economic development



绿色宜居 GREEN AND LIVEABLE

构建可持续、易达及以人为本的社区，采用15分钟生活圈规划概念，鼓励居民以步行或骑单车等健康模式出行
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



前瞻创新 FORWARD-LOOKING AND INNOVATIVE

全面落实智慧、环保及具抗御力的城市策略，让人工岛成为城市创新典范，迎接全球和区域性的变化
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

六大亮点 6 Highlights



采用「三个岛屿」设计以配合周边环境
Adopt a "three-island" design to match the surrounding environment



采用15分钟生活圈规划概念，创造宜居社区
Adopt a "15-minute neighbourhood" concept for a liveable community



透过智慧、环保及具抗御力的城市策略，达致碳中和目标
Achieve the target of carbon neutrality through SGR city strategy



构建一个集工作、居住及休闲娱乐的商业区
Create a "Work-Live-Play" business area



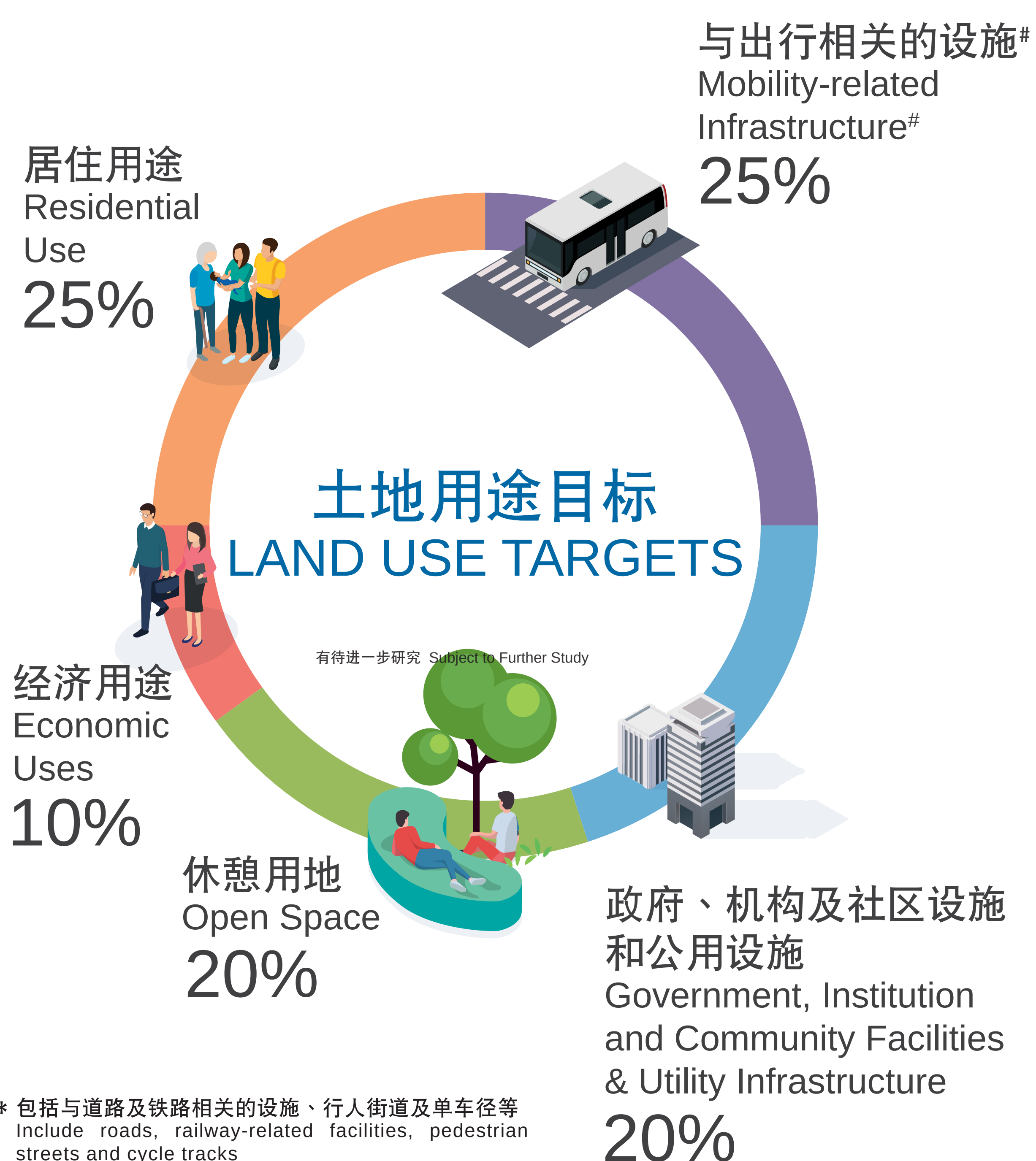
联通世界及大湾区，开辟关键路线，打通香港策略交通网络
Connect the world and GBA and develop key routes for opening up Hong Kong's strategic transportation network



邀请专业学会组成平台细化人工岛的设计，体现民间参与规划交椅洲人工岛
Invite professional institutes to set up a platform to develop the detailed design of the artificial islands, realising community participation in planning KYCAI

未来人工岛模拟图
Rendered Illustration of KYCAI
仅供参考的模拟图 艺术家的印象仅供参考





- #### 4. 采用智慧、环保及具抗御力的城市策略
- Adopting smart, green and resilient (SGR) city strategy

我们将持分者连系起来，并致力在讨论中达成共识，以便在发展计划中提出平衡各方关注的可行建议，务求于下一阶段落实建议。

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

仅供说明的构想图 Artist's Impression for Illustrative Purpose Only

