

《北部都會區行動綱領》

Northern Metropolis Action Agenda

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中華人民共和國香港特別行政區政府
發展局

北部都會區統籌辦事處

Northern Metropolis Co-ordination Office
Development Bureau

The Government of the Hong Kong Special Administrative Region
of the People's Republic of China



背景 Background

- 《2023年施政報告》：北部都會區的規劃會以「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
2023 Policy Address: The Northern Metropolis (NM) is to adopt an “industry-driven and infrastructure-led” approach as its key planning axle, which will forge a major hub for HK to integrate into the overall development of our country



背景 Background

- 《行動綱領》詳細勾劃北部都會區發展藍圖，包括四大區域發展定位、主要建設、保育項目、發展時間表等，亦有專章討論政府如何按不同產業需要，規劃及提供區內土地，切合「產業導向」的發展主題
Action Agenda outlines the development blueprint of NM in detail, including the development positioning of the four major zones, major developments, conservation projects, development programme, etc., and contains a specific chapter on how the Government plans and provides land based on the needs of different industries, in line with the “ industry-driven” development approach



願景和目標 Vision and Target

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 Greater Bay Area

基建先行，鐵路為骨幹
Infrastructure-led,
railways as backbone

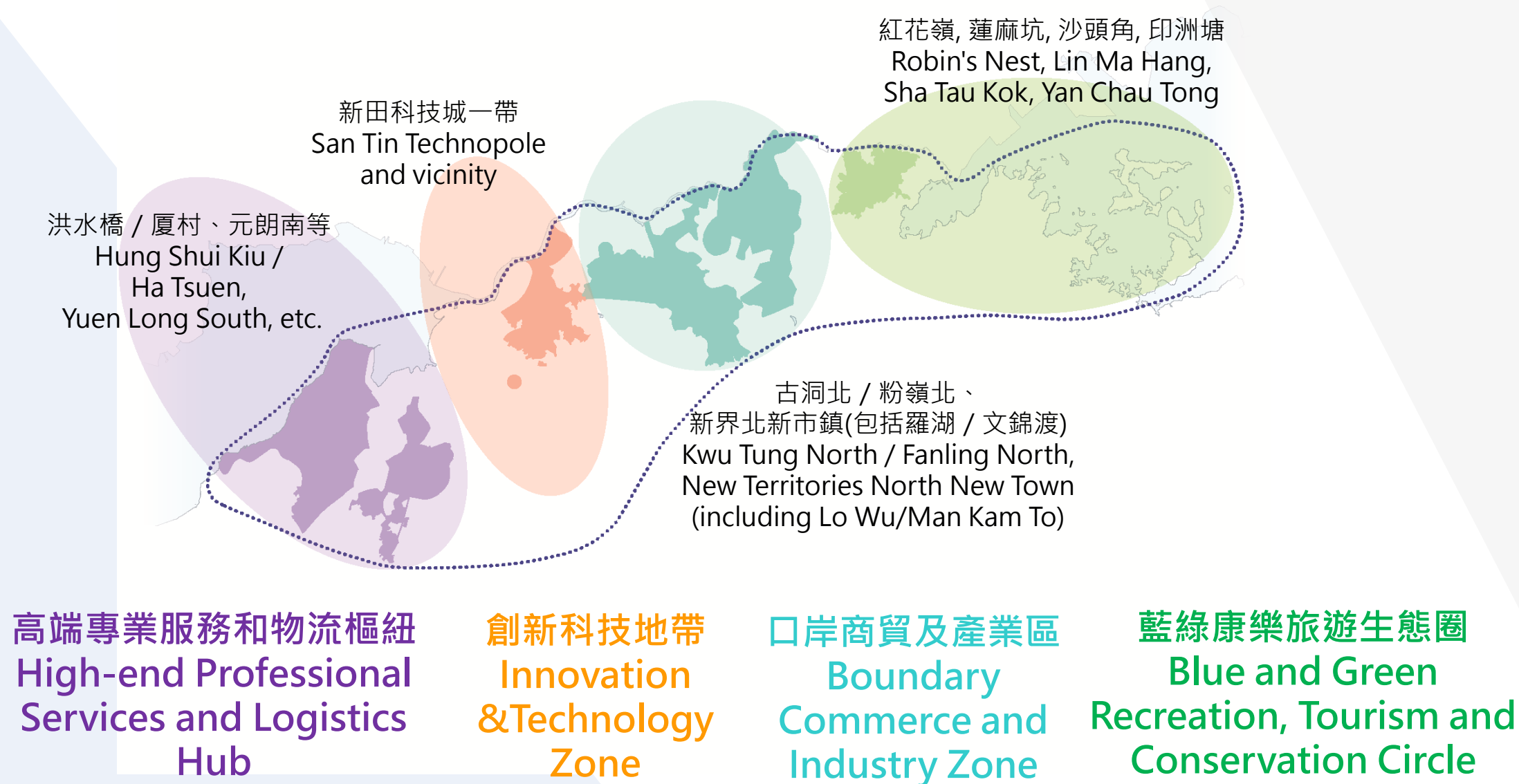
打造「北都大學教育城」
Developing
“NM University Town”

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



高端專業服務和物流樞紐

High-end Professional Services and Logistics Hub

- 擁有靠近深圳灣口岸及毗鄰前海合作區和南山區的地利，以及港深西部鐵路（洪水橋至前海）和港島西至洪水橋鐵路的優勢

Advantages of being close to Shenzhen Bay Port as well as Qianhai Cooperation Zone and Nanshan District, and to be connected by HK-SZ Western Rail Link (Hung Shui Kiu-Qianhai) and HK Island West-Hung Shui Kiu Rail Link



高端專業服務和物流樞紐

High-end Professional Services and Logistics Hub

發展主題及產業定位

Development theme and industry positioning

- 與前海合作區和南山區在金融、專業服務、物流服務等領域推動和深化高端經濟合作，成為現代服務業中心

Promote and deepen high-end economic cooperation with Qianhai Cooperation Zone and Nanshan District in areas of finance, professional services and logistics services, to be transformed into a modern services centre

- 洪水橋 / 厦村以高端專業服務為產業定位，協助前海、南山和其他內地企業通過香港拓展海外市場

High-end professional services will be the industry positioning for Hung Shui Kiu (HSK)/ Ha Tsuen (HT), helping enterprises in Qianhai, Nanshan and elsewhere in the Mainland to expand their overseas markets through HK

- 已規劃200萬平方米商業樓面面積
2 million m² of commercial floor area planned



高端專業服務和物流樞紐

High-end Professional Services and Logistics Hub

發展主題及產業定位

Development theme and industry positioning

- 洪水橋 / 厦村亦將是現代物流重鎮，連同元朗南共預留 70 多公頃物流用地

HSK/HT will also be a major modern logistics hub which, together with Yuen Long South (YLS), provides more than 70 ha of logistics land

- 流浮山主要以數碼科技樞紐為產業定位，亦具潛質發展生態旅遊；發展方案將於2024年出台

Digital technology hub will be the main industry positioning for Lau Fau Shan, while it also has potential to develop eco-tourism; development proposal of Lau Fau Shan to be released in 2024

- 元朗南以房屋為主，可提供30 000多個單位

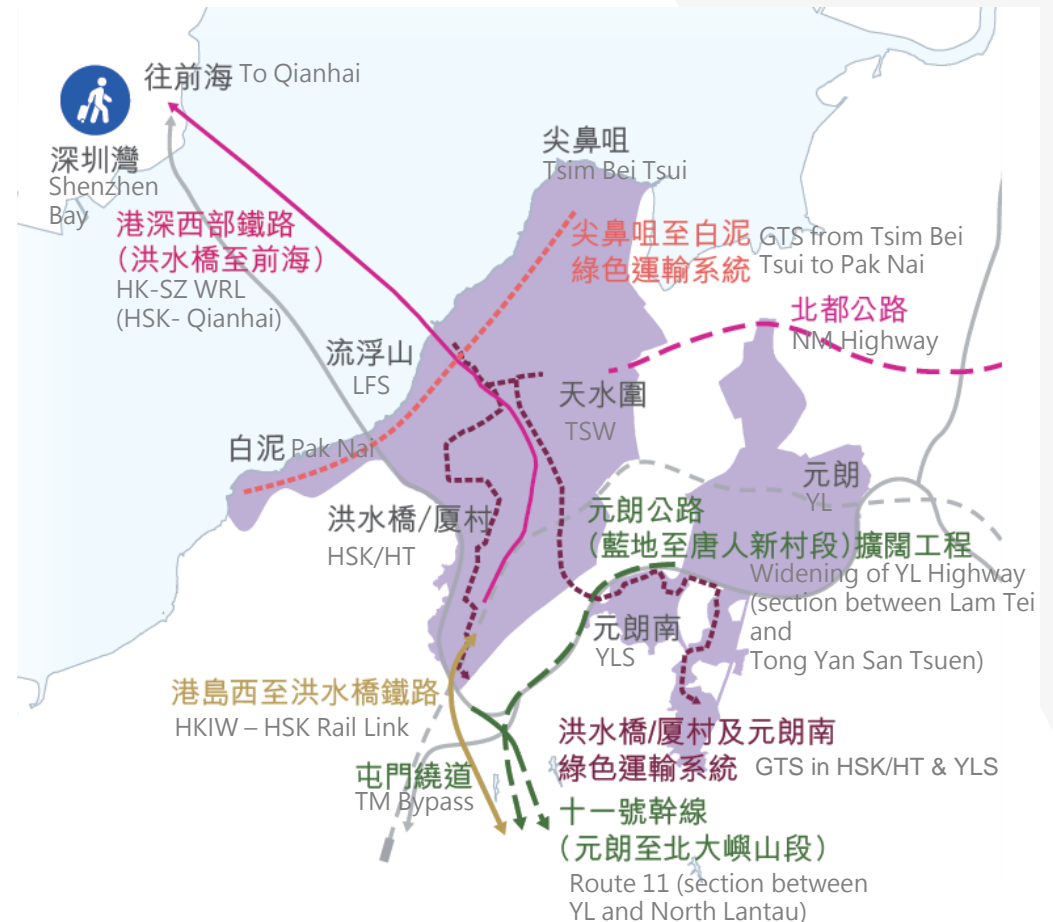
YLS mainly for housing development, capable of providing more than 30 000 units



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

交通基建 Transport Infrastructure

- 港深西部鐵路 (洪水橋至前海)
Hong Kong-Shenzhen Western Rail Link
(Hung Shui Kiu-Qianhai)
- 屯馬線洪水橋站
Tuen Ma Line HSK Station
- 港島西至洪水橋鐵路
Hong Kong Island West - HSK Rail Link
- 綠色運輸系統
Green Transit System
- 其他道路項目
Other road projects



高端專業服務和物流樞紐

High-end Professional Services and Logistics Hub

政府、機構或社區設施 GIC facilities

- 政府聯用綜合大樓
Joint-user government complex
- 5公頃自資專上院校用地
5 ha of land for self-financing post-secondary institution
- 7公頃用地作新公營醫院
7 ha of land reserved for new public hospital

保育 Conservation

- 流浮山一帶設海岸保護公園
Coastal Protection Park in Lau Fau Shan



創新科技地帶 I&T Zone

- 創科發展集群的樞紐，與毗鄰的深圳科創園區產生協同效應
A hub for clustered innovation and technology (I&T) development to create synergy with the adjoining Shenzhen I&T Zone



創新科技地帶 I&T Zone

發展主題及產業定位

Development theme and industry positioning

- 新田科技城提供約300公頃創科用地，可容納700萬平方米總樓面面積，相等於17個科學園
San Tin Technopole will provide about 300 ha of I&T land, capable of accommodating 7 million m² of gross floor area, equivalent to 17 Science Parks
- 河套區港深創科園聯同深圳科創園區組成「深港科技創新合作區」
HSITP in the Loop and Shenzhen I&T Zone will form the Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone



創新科技地帶 I&T Zone

發展主題及產業定位

Development theme and industry positioning

- 河套區港深創科園首三座大樓於2024年年底起陸續落成。新田科技城首批新創科土地平整工程會在同年動工，最早在2026年完成土地平整
First 3 buildings of HSITP will be completed in phases from end 2024. Site formation of first batch of I&T land in San Tin Technopole will commence in the same year, with completion in 2026 the earliest
- 鄰近的牛潭尾地區預留專上院校用地，聚焦科研，鼓勵產學研合作；發展方案將於2024年出台
To reserve land for post-secondary institutions in Ngau Tam Mei nearby with a focus on scientific research, promoting “research, academic and industry” collaboration; development proposal of Ngau Tam Mei to be released in 2024



創新科技地帶 I&T Zone

交通基建 Transport Infrastructure

- 北環線支線
Northern Link (NOL) Spur Line
- 北環線主線、中鐵線及北都公路
NOL Main Line, Central Rail Link and NM Highway
- 皇崗口岸重建
Redevelopment of Huanggang Port



創新科技地帶 I&T Zone

政府、機構或社區設施 GIC Facilities

- 標誌性文化設施綜合項目
Iconic cultural complex project
- 青年設施大樓
Youth facility building

保育 Conservation

- 三寶樹濕地保育公園
Sam Po Shue Wetland Conservation Park



口岸商貿及產業區

Boundary Commerce and Industry Zone

- 新界北新市鎮藉3個口岸之利，有潛力發展各種與口岸相關、或需較大土地面積運作的經濟用途

With 3 boundary control points (BCPs), New Territories North (NTN) New Town has potential to develop various BCP related economic uses or uses that require larger land area for operation



口岸商貿及產業區

Boundary Commerce and Industry Zone

發展主題及產業定位

Development theme and industry positioning

- 新界北新市鎮：適合發展商業服務、零售金融服務、醫療服務、休閒消費
NTN New Town: suitable for developing business services, retail financial services, healthcare services and leisure consumption
- 現代物流業的據點；提供再工業化的空間；可發展食品科技、綠色環境工業、先進建造業等新興產業
A foothold of modern logistics industry; provide space for re-industrialisation; may accommodate emerging industries such as food technology, green/environmental industry and advanced construction industry, etc.
- 在香園圍邊境管制站附近預留土地，集中提供鮮活食品過境檢測等設施。
文錦渡可成為純旅檢口岸
To reserve land near Heung Yuen Wai BCP for facilities such as boundary crossing and inspection facilities for fresh food. Man Kam To to become a passenger-only BCP



口岸商貿及產業區

Boundary Commerce and Industry Zone

發展主題及產業定位

Development theme and industry positioning

- 「組裝合成」組件生產、貯存和相關研究用地
Land for manufacturing and storage of MiC modules and relevant research
- 綠色環境產業用地（包括環保園2期）
Land for green environmental industry including EcoParkII
- 沙嶺2公頃已平整用地，改作創科及相關用途，屬短期內的創科熟地供應
To change 2 ha of formed site in Sandy Ridge to I&T and related purposes - a “spade-ready” site available for I&T use in the short-term
- 古洞北 / 粉嶺北以房屋為主，政府辦公室集中地
Kwu Tung North (KTN)/ Fanling North primarily as residential communities and a place where government offices concentrate



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

交通基建 Transport infrastructure

- 古洞站 (2027年竣工)
Kwu Tung Station (completion in 2027)
- 兩鐵一路新項目：
 - 北環線東延線
 - 新界東北線
 - 北都公路
- 2 new railway lines and 1 new road：
 - Northern Link Eastern Extension
 - Northeast New Territories Line
 - NM Highway



口岸商貿及產業區

Boundary Commerce and Industry Zone

政府、機構或社區設施 GIC Facilities

- 古洞北政府聯用辦公大樓及聯用綜合大樓
Joint-user government office building and joint-user complex at KTN
- 新界北新市鎮預留專上院校用地
Reserve land in NTN New Town for post-secondary institutions
- 香港演藝學院另一校舍用地
Hong Kong Academy for Performing Arts to establish another campus
- 北區醫院擴建，新界北新市鎮預留公營及私營醫療設施用地
North District Hospital under expansion; to reserve land in NTN New Town for public and private healthcare facilities
- 古洞南農業園 Agri-park at Kwu Tung South

保育 Conservation

- 塱原自然生態公園 Long Valley Nature Park



藍綠康樂旅遊生態圈

Blue and Green Recreation , Tourism and Conservation Circle

- 天然資源豐富，並擁有很多傳統鄉鎮，具有潛力作康樂及旅遊發展。沙頭角墟為現時本港僅餘位處邊境禁區的鄉鎮，深具歷史意義和特色

Abundant natural resources as well as quite a number of traditional rural townships, potential for development of recreation and tourism. Sha Tau Kok Town is currently the only township in HK that is located within Frontier Closed Area, with great historical significance and uniqueness



藍綠康樂旅遊生態圈

Blue and Green Recreation , Tourism and Conservation Circle

發展主題及產業定位

Development theme and industry positioning

- 推展第二期沙頭角禁區（除中英街）開放計劃
Take forward Phase Two scheme on opening up Sha Tau Kok Closed Area (except Chung Ying Street)
- 與深圳市政府共同研究香港沙頭角和深圳沙頭角發展文化旅遊區的可行性
Explore with Shenzhen Municipal Government the feasibility of establishing a cultural tourism zone



藍綠康樂旅遊生態圈

Blue and Green Recreation , Tourism and Conservation Circle

發展主題及產業定位

Development theme and industry positioning

- 設立紅花嶺郊野公園，與深圳共建貫穿深港兩地的生態廊道
Establish the Robin's Nest Country Park, work with Shenzhen to build an ecological corridor connecting HK and Shenzhen

主要基建 Major infrastructure

- 沙頭角口岸重建
Redevelopment of Sha Tau Kok BCP



產業導向的土地規劃

Industry-driven Land Use Planning

以產業發展為導向，促進經濟和社會發展為目標
Industry-driven approach and promoting economic and social development as target

創科
I&T

現代物流
Modern
logistics

環保
Environmental
protection

建造
Construction

漁農
Agriculture
and fisheries

醫療/健康/
中醫藥
Healthcare/
Life & Health
Technology/ Chinese
Medicine

旅遊
Tourism

藝術、文化和
體育
Arts, Culture
and Sports

專業服務
Professional
Services

教育
Education

發展里程碑 Milestones of Development

2024
年或之前
In or before

所有新土地發展項目制
訂土地用途和發展方案
To release land use
and development
proposals on all new
land development
projects

2027
年或之前
In or before

為所有主要發展項目
啟動收地程序
To commence land
resumption
procedures for all
major development
projects

2032
年或之前
In or before

完成平整新發展土地和
落成新增單位各四成
To form 40% of the
new development
land and complete
40% of the new flats

未來路向 Way Forward

- 未來十年發展里程碑
Milestones of development in next 10 years
- 《行動綱領》適時更新
Action Agenda to be updated
- 物色地點籌建展覽館
Identifying location to build exhibition centre



謝謝
Thank you



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