



Northern Metropolis Development Strategy

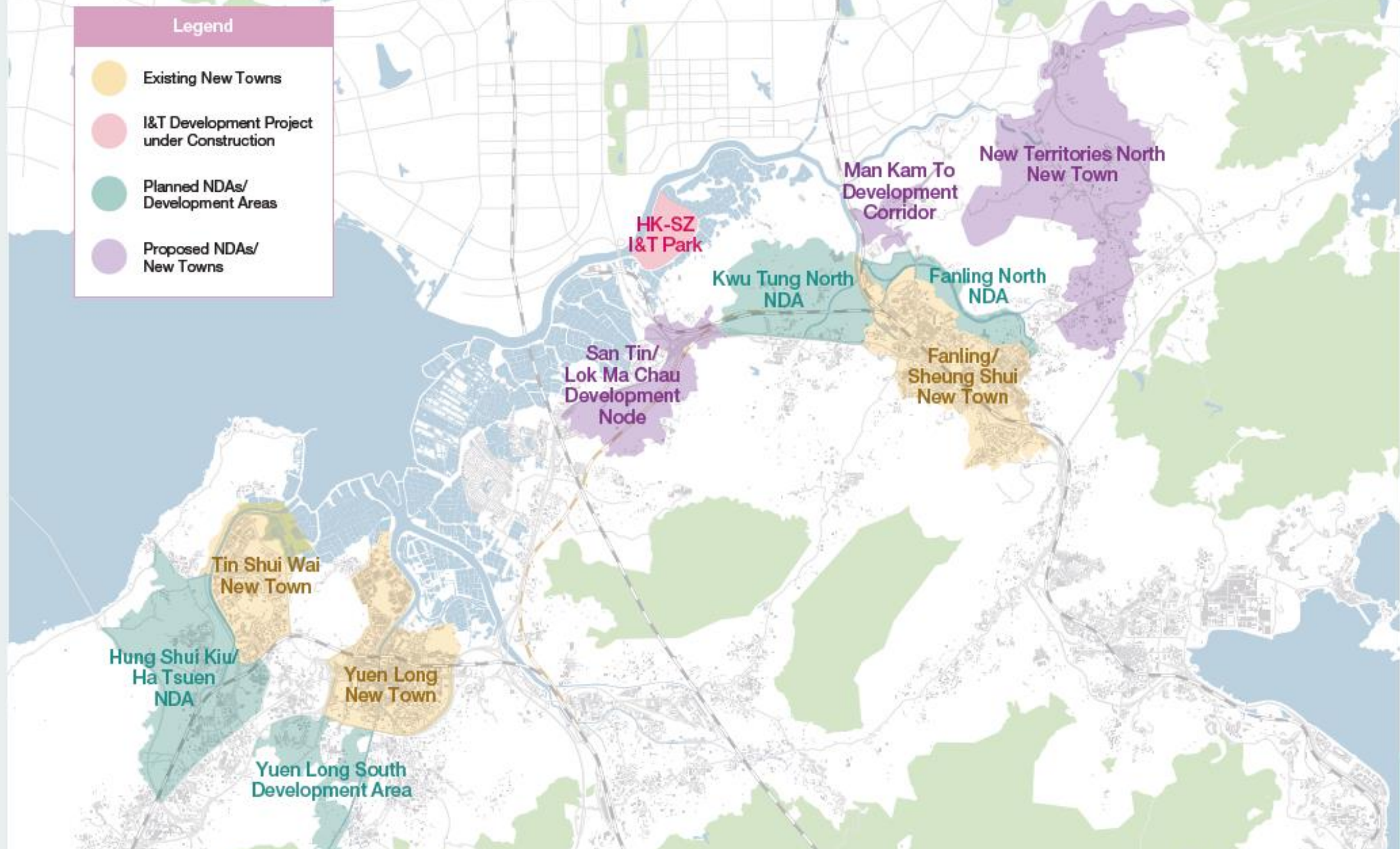
Report
6 October 2021





Legend

- Existing New Towns
- I&T Development Project under Construction
- Planned NDAs/ Development Areas
- Proposed NDAs/ New Towns





THE HONG KONG POLYTECHNIC UNIVERSITY
SCHOOL OF ARCHITECTURE

The Hong Kong Polytechnic University
SCHOOL OF ARCHITECTURE





Day 2 - 25 June 23



Day 1 - 24 June 23

Northern Metropolis: Future City Vision

2-Day Forum and Workshop
24-25 June 2023

The Hong Kong
Institute of Architects
香港建築師學會



SPEAKERS



Mr. Vic YAU, JP
Director, Northern Metropolis
Co-ordination Office,
Development Bureau, HKSAR Government



Ar K. S. WONG, GBS, JP
Chairman, Wu Zhi Qiao Charitable
Foundation
Former Secretary for the Environment,
HKSAR Government (2012-2022)



Ms. Christine LOH, SBS, JP, OBE
Chief Development Strategist at the
HKUST Institute for the Environment
Under Secretary for the Environment,
HKSAR Government (2012-2017)



Dr. Bosco CHAN
Director (Conservation)
WWF - Hong Kong



Ar Benny CHAN
President
The Hong Kong Institute of Architects



Prof. LI Chi Miu, Phyllis, BBS
Fellow
The Hong Kong Institute of Planners



Ms. Katie CHICK
Hon. Secretary
The Hong Kong Institute of
Architectural Conservationists



Ir Aaron BOK
President
The Hong Kong Institution of Engineers



Mr. Roy NG
Campaign Manager
The Conservancy Association



Sr C. K. LAU
Past President
The Hong Kong Institute of Surveyors



Dr. Yin-Lun CHAN
Council Member
The Hong Kong Institute of
Landscape Architects



Mr. Barry WILSON
President
The Hong Kong Institute of Urban
Design

SPEAKERS



Prof. Thomas CHUNG
Associate Professor
School of Architecture, The Chinese University of Hong Kong
Professor CHUNG main focus is on regenerative approaches to countryside conservation, co-creative place-making, and design for well-being. His ongoing projects on rural revitalization and co-creative conservation have received competitive grants, government funding, and research consultancies. Thomas is recognized for his award-winning projects, Value Farm and Floating Fields, which fuse ecological design with socially innovative public space. Thomas has researched the urban metabolism of HK's inner-city districts and urban-rural settlements since 2008.



Prof. Wallace CHANG
Associate Professor,
Faculty of Architecture, The University of Hong Kong
Professor CHANG is an award-winning architect and theorist, focusing on urban design, cultural conservation, and community participation. He advocates for civil consciousness on urban environment and sustainable planning and is a social activist for community conservation. He conducts research and exhibits in Habitat City and Bamboo Theatre. His research, the Kai Tak River Green Corridor Community Education Project, focuses on cultural identity and urban sustainability during urban transformation in Hong Kong and southern Chinese cities.



Prof. Mee Kam NG
Vice Chairperson, Department of Geography and Resource Management
Professor Mee Kam Ng is the Director of the Urban Studies Programme, Associate Director of the Institute of Future Cities and the Hong Kong Institute of Asia-Pacific Studies at CUHK. She is a Fellow of the RTPi and a Fellow of the Academy of Social Sciences in the UK, as well as a Fellow of the HKIP. She has published widely on planning and sustainability issues in Pacific-Asia. Her publications have earned her seven HKIP Awards and the 2015 Association of European Planning Schools Best Published Paper Award. She has been consultant to the United Nations and the European Union.



Prof. Gianni TALAMINI
Associate Professor, Program Leader of the Master of Urban Design and Regional Planning
Department of Architecture and Civil Engineering, City University of Hong Kong
Gianni is an award-winning Italian architect, urbanist, and scholar. He is the Principal Investigator of a research project funded by the Research Grants Council of Hong Kong, titled 'Symbiotic Urbanism for a Horizontal Metropolis', with a focus on the application of the Horizontal Metropolis Model to the New Territories of Hong Kong. Gianni works for an environmentally symbiotic, culturally leavened, and spatially just society.



Mr. Kim Ching CHAN
Co-founder, Liber Research Community
Chan Kim Ching was trained as a geographer, who also becomes interested in urban planning. Kim Ching studies our city critically from a spatial dimension on a daily basis, in a hope to discover potential to bring in progressive values to our city through quality research. He also frequented universities/tertiary institutions as a visiting/guest lecturer.

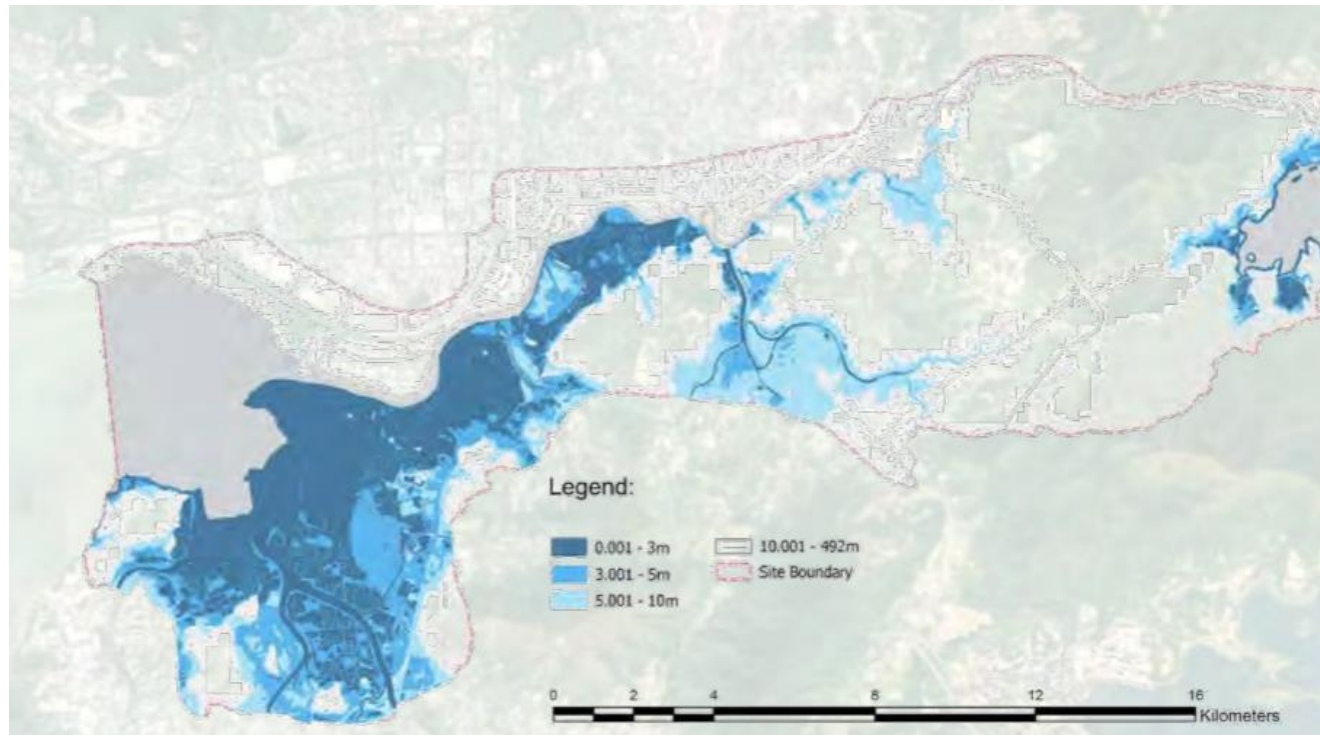
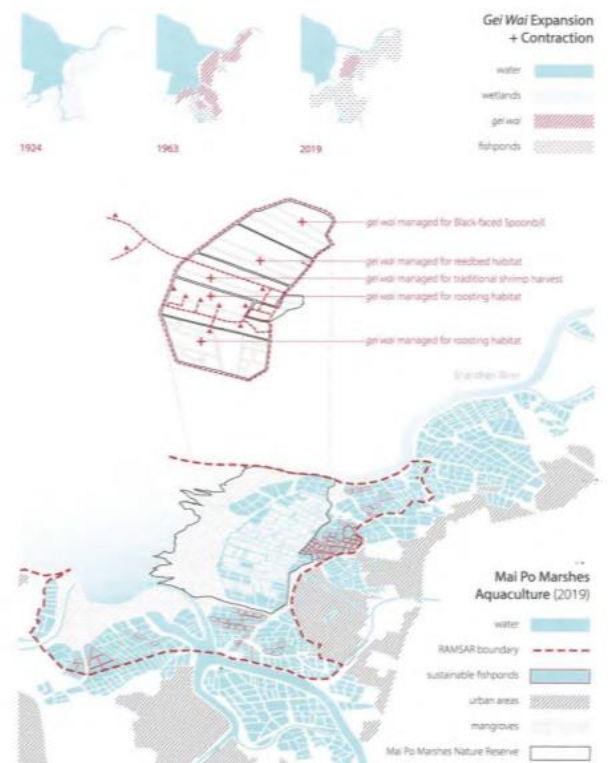


Five Big Clans in the New Territories

- Tang Clan: since the Song Dynasty, settled in Sham Tin (Changed to Kam Tin in 1587) in **973 A.D.**
- Hau Clan: since Song Dynasty (around Kwu Tung) (**1026**)
- Man Clan: since Yuan (**1271-1368**) and Ming Dynasty (**1368-1644**) (Tuen Mun and Yuen Long San Tin)
- Liu Clan: **Yuan Dynasty** (Sheung Shui areas)
- Pang Clan: **end of 14th century** (Fanling)



Wetlandscape – historical



Natural assets of NM



> 2,000 ha wetlands



rural countryside

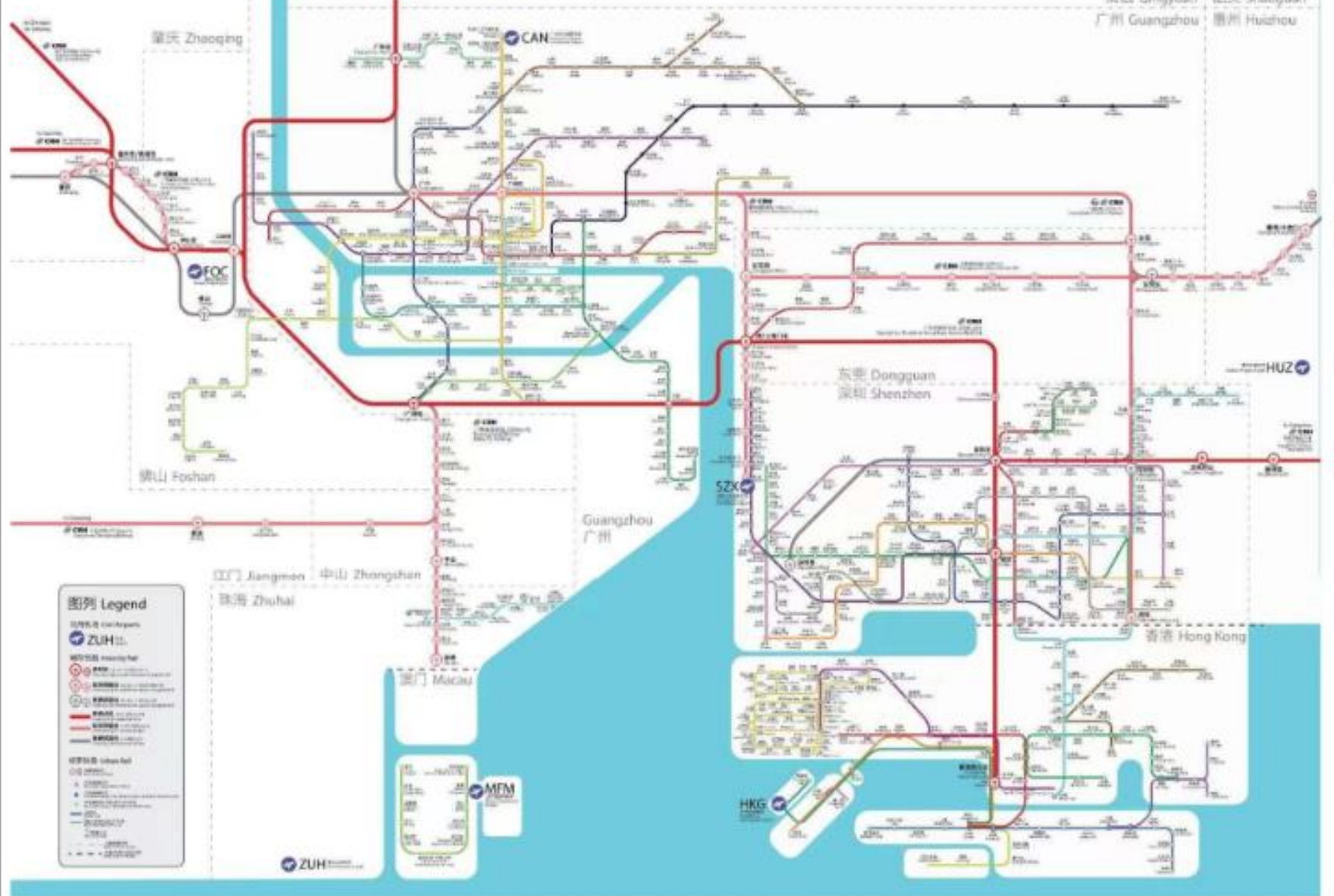


12 km high conservation value shoreline



> 5 km² active farmland (of 7 km² remaining)

粤港澳大湾区轨道交通线路图 Greater Bay Area Rail Transit Network

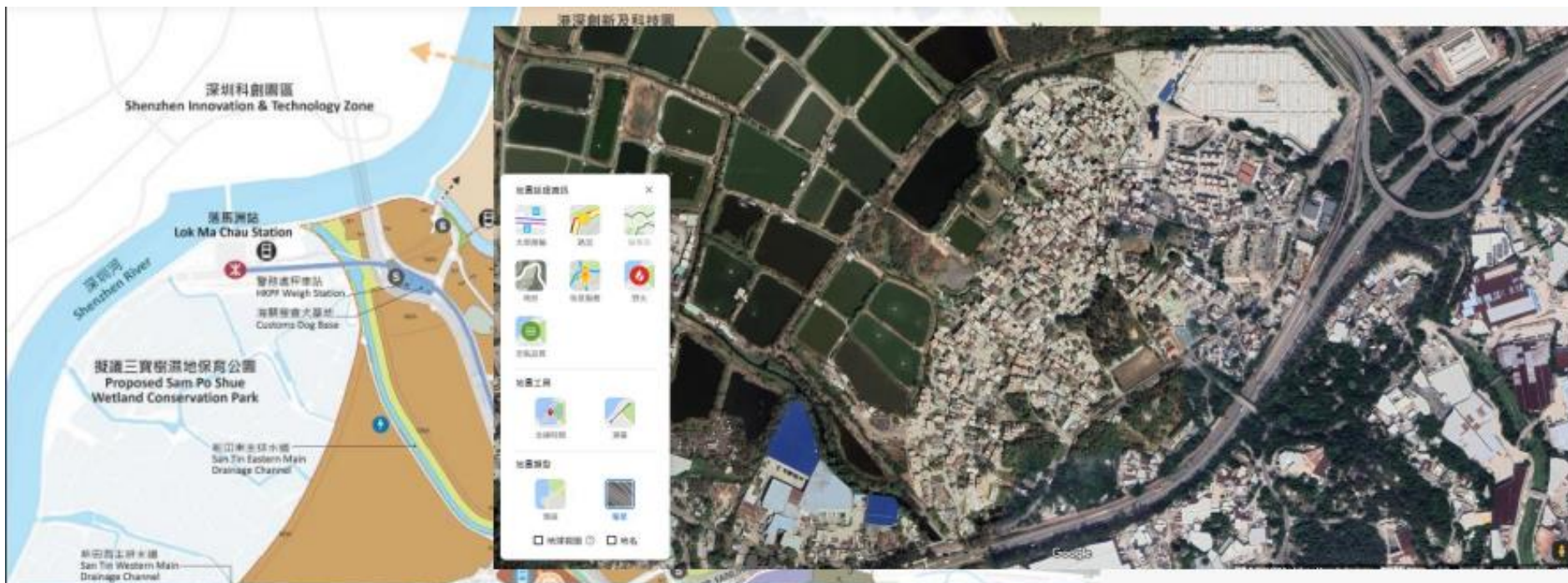


RETHINKING THE CITY

Are the new 'mega-city' maps of GBA still going to show how Hong Kong is at the focus of this new region?

Borders are regarded as the edge zones of cities and thus often become associated with the concepts of exclusion and marginalisation (Newman, 2003).

Will Hong Kong become marginalised as the suburbs of the world's largest ever city?

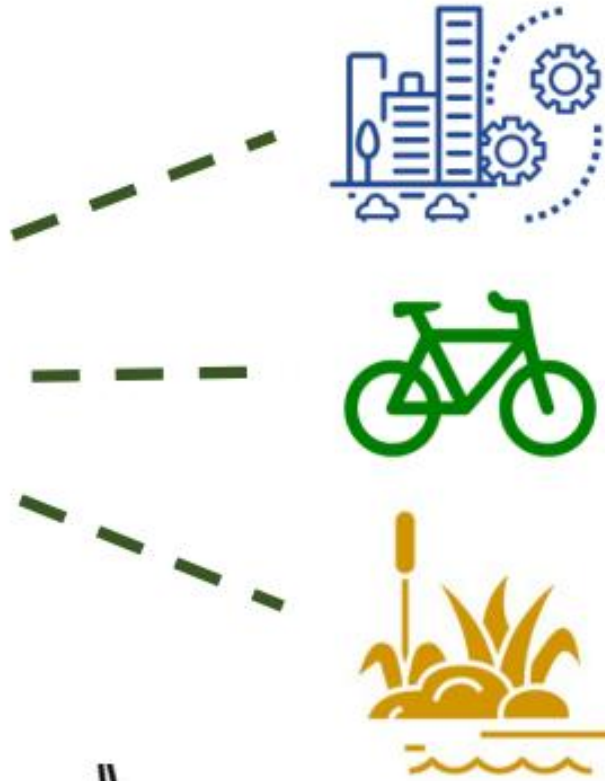


Potential threats for Cultural Landscapes in NM:

- Fragmentation
- Urbanization vs Urban-Rural Integration

Northern Metropolis Development

Environment and sustainability as core considerations



- Well-balanced infrastructure to reduce long transit

- Environmental-friendly mode of transportation

- Preservation of land with high eco-value



NORTHERN METROPOLIS FORUM

Co-organised by The HKIA Northern Metropolis Task Force & Healthy City Initiatives



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

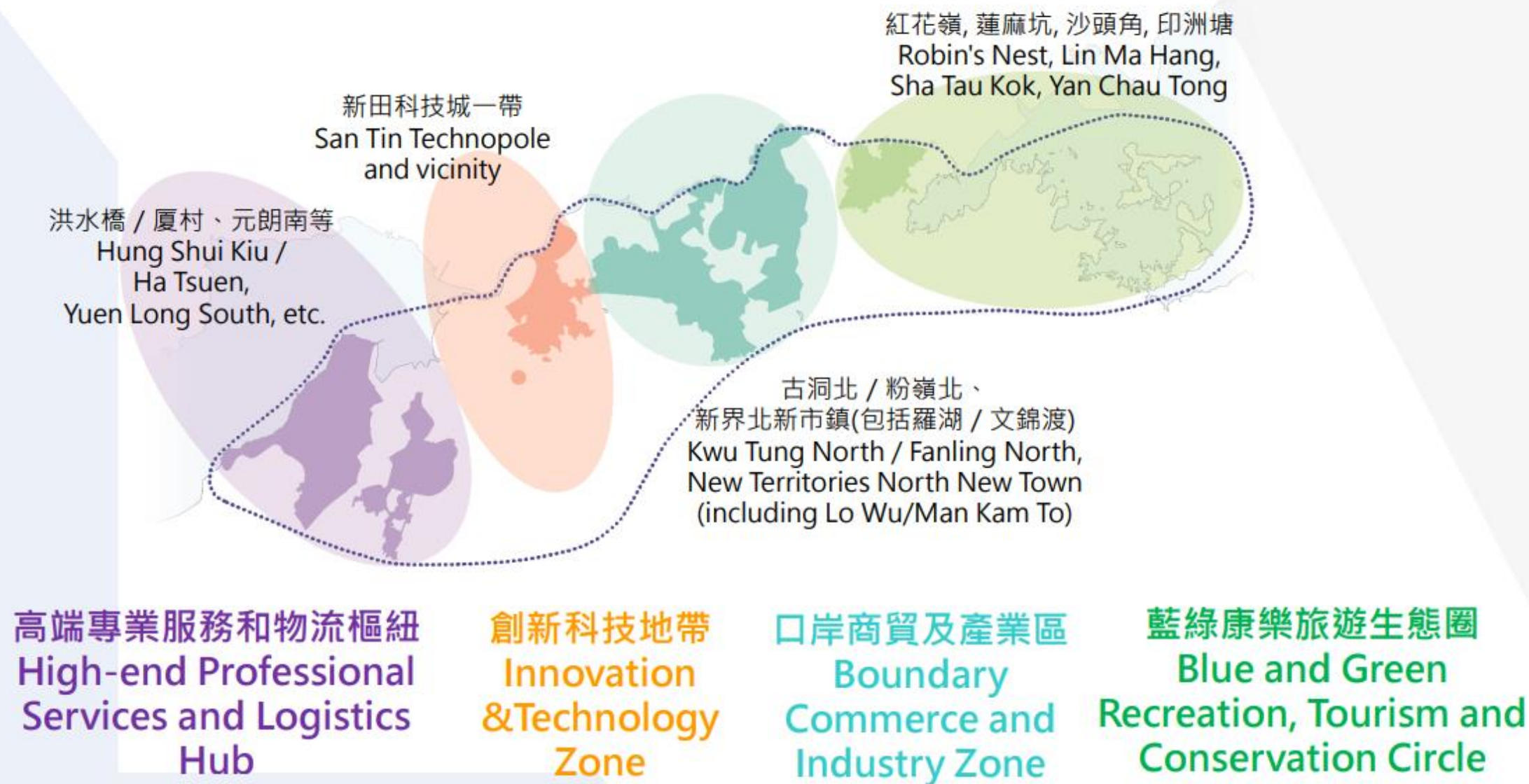
打造「北都大學教育城」
Developing
“NM University Town”

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



Key Planning Principles in Northern Metropolis Development Strategy

Urban-Rural Integration



Proactive Conservation



High-quality Outdoor Eco-recreation/tourism Outlets



What we can learn from our counterparts on I&T land development



Special mean of land disposal	Lease before assignment	Land allocation	Direction application through JTC	<i>Normally by tender</i>
Average accommodation value (HKD / psf)	\$39	\$48	\$247	\$3,539 (KCTL 531 – ESR) \$3,387 (FSSTL 245 – Chevalier)
Average term of tenure	30 years	50 years	Up to 30 years	<i>50 years</i>
Sub-lease arrangement	Up to max. 20% of total GFA (for land purchased) No sub-lease allowed (for land leased)	Only allowed for designated sectors on M0 land (≥500 sq. m. GFA to ≤50% of total GFA)	No restrictions on landlord or tenant's related businesses Max. 30% of GFA to non-related companies with a max. of 3 years	*Based on the average accommodation value of comparable industrial land only

Net-zero Carbon by 2050: It's closer than it looks

Green issues are significant in leasing and design

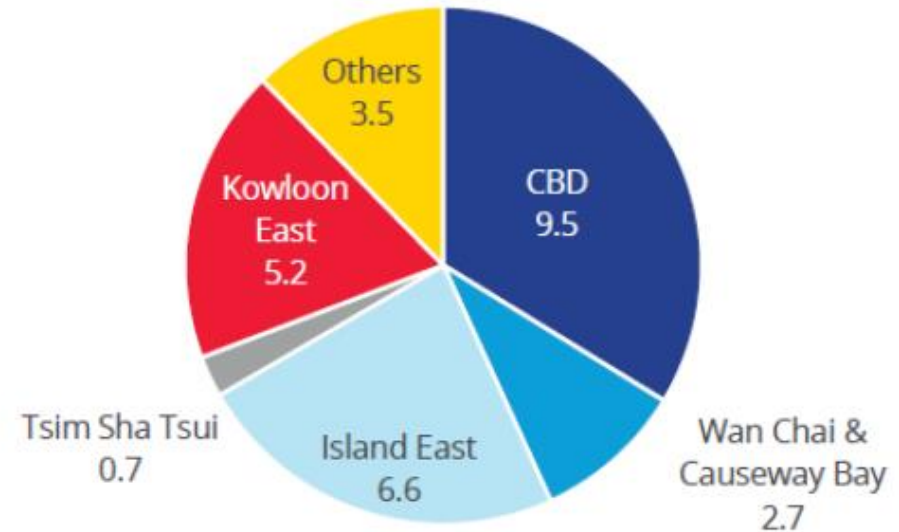
Increase of environmentally certified Grade A office*



Source: BEAM Plus Directory and LEED Directory

*Environmentally certified buildings refer to office buildings that either provisionally or are eventually certified as bronze, silver, gold or platinum under the BEAM Plus and/or LEED rating systems.

Environmentally certified buildings* by district (in NFA million sq. ft.)



- Increased environmental awareness among the public driving corporations to commit to sustainability objectives. Those commitments influence local offices' operations and decision-making on where to rent.
- The shift in occupiers' expectations supports Landlords' rationale for investing in their buildings to make them more energy efficient.

后语

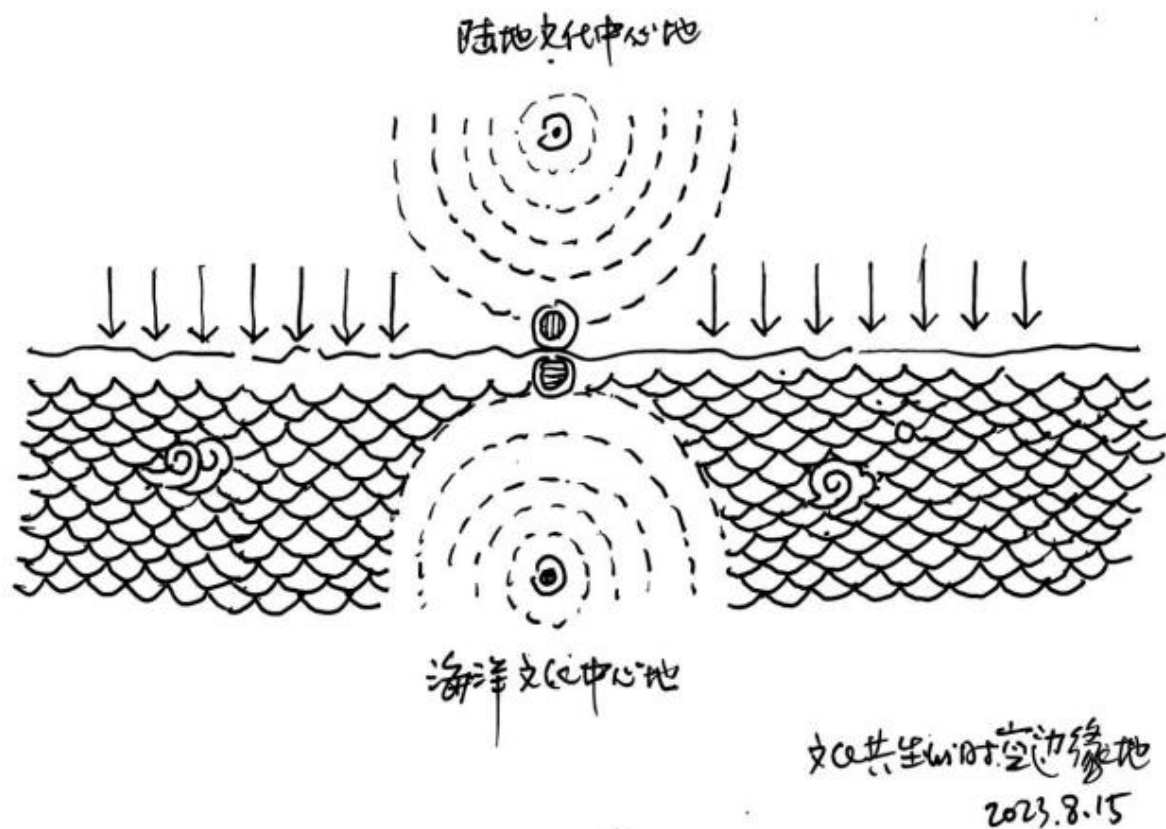
沿河环湾的流域共生之城

城市即文明。

文明就是内生的进步和与外部的开放和交流的结果，深圳河（湾）既是一个自然地理名称，也是一个文化（明）的符号。

深港相向跨过深圳河（湾）的异合是中国现代化和国际化最独特的想象。

一河两制、各显其能的全新沿河环湾的城市发展模式，将在大湾区规划建设包容自然的现代城市、示范开放的、共生美好生活的双城异合的特别城市功能区。

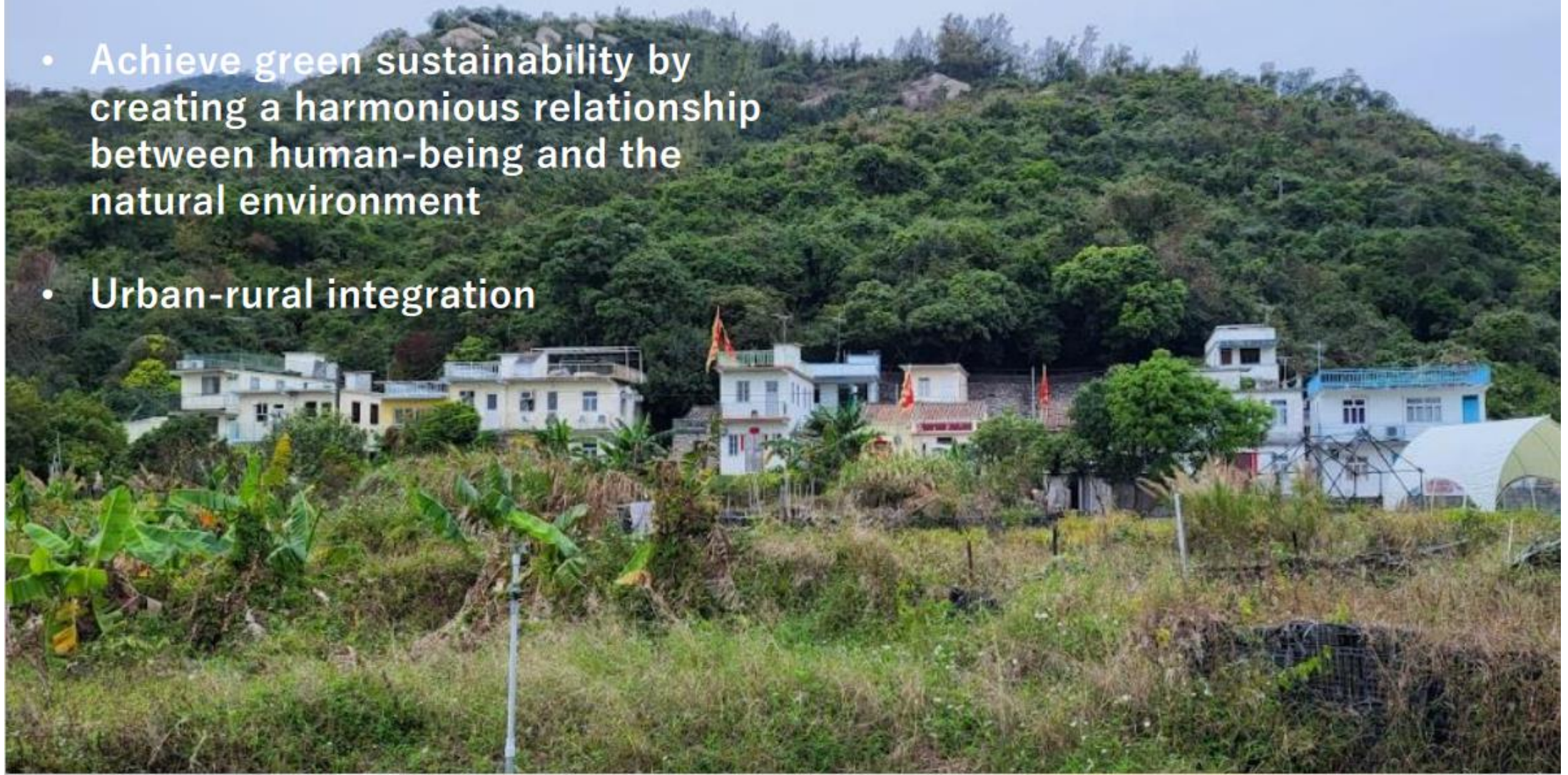


Nightmare if :

- ❖ It is just another residential property project
- ❖ It is an industrial town encircling the villages (village in a city, old Kowloon City)
- ❖ The villages are forced to deteriorate by ugly policies such as development restrictions
- ❖ The ponds and wetlands are landfilled to become industrial estates or mere buildings (just another Science park?)

RECOMMENDATIONS

- Integrate conservation with the local history and culture
- User-inclusive
- Achieve green sustainability by creating a harmonious relationship between human-being and the natural environment
- Urban-rural integration



思考1：深港政治制度的不同

核心角色：政府

南头古城更新合作模式： 政府主导、企业实施、村民参与

项目由南山区政府成立的“南头古城保护与利用工作指挥部”主导，旨在召集各职能局、属地单位作为参与单位共同推进南头更新工作。主要由南山区政府投资，资金用于古城基础设施升级、古建修缮保护、街区打造、文化策展、景观环境提升等公共部分建设。

万科作为代建单位进行规划、设计、施工一体化建设管理。后续的持续运营，由深圳万科、南山区属国企深汇通投资控股有限公司、南头村集体经济组织南头城实业股份有限公司合资成立运营公司作为运营主体，同时动员企业、社会、商户、居民共同参与。

政府主导

- 发起者：组织多方资源
- 资助者：财政资金支持
- 规则制定者：路径、机制、边界
- 实施者：部分参与

企业实施

- 代建单位：
规划、设计、工一体化建设
- 搭建运营管理平台：
占股运营公司，组建运营团队

居民参与

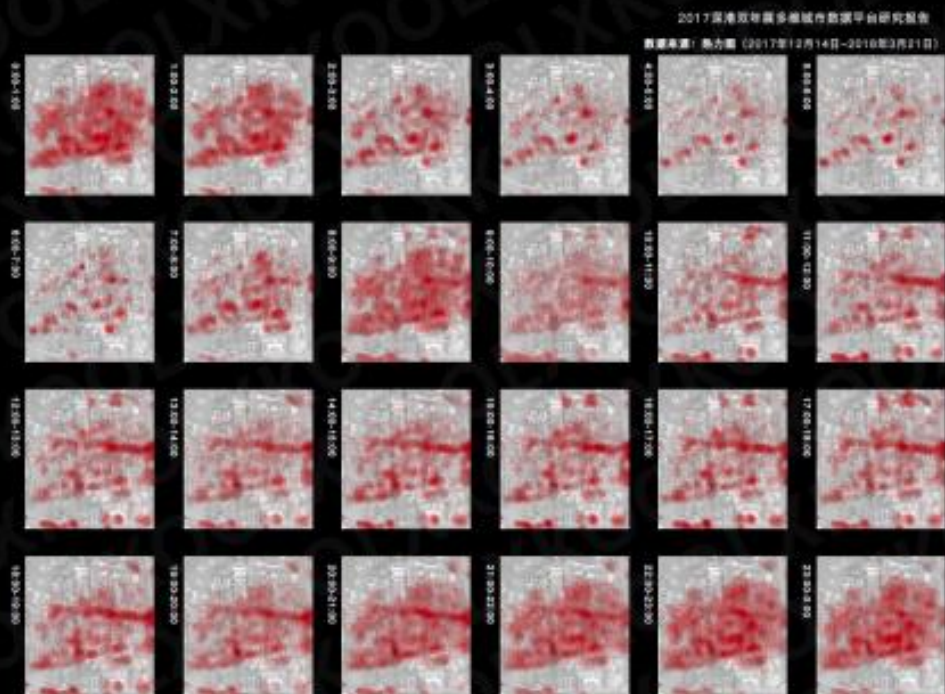
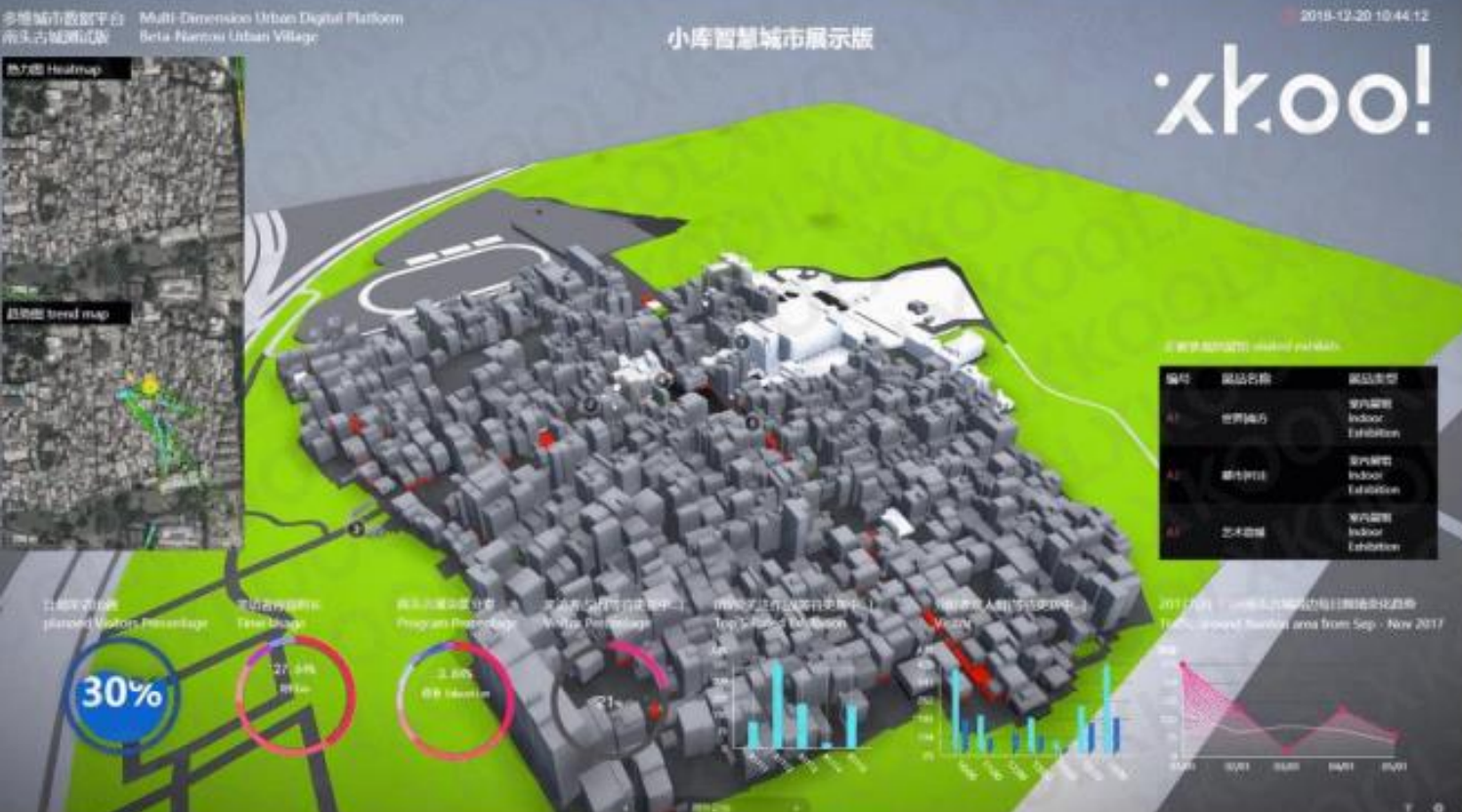
- 提供租赁空间
- 占股运营公司
- 社区营造...

Multiple Benefits Agricultural Heritage Preservation

- Green, open space
- Community Activities
- Recreation
- Food Education
- Wildlife habitats
- Carbon sink
- Alternative employment opportunity



Multi-Dimension Urban Digital Platform



10 Recommendations for Growing I&T Industry in Hong Kong (Part 1)

1. Focus on Tech Clusters
Riding on Hong Kong's
Proven Industries

2. Attract Tech Giants and
Anchor Companies Based
on the Focused Tech Clusters

3. Internationalize GBA Tech
and Market to Emerging
Political-favorite Countries

4. Leverage Talents
and Cost Advantages
in the GBA

5. Strategically Position key
tech parks, research centers
and university research

6. Turn Digital
Transformation of
Enterprises and SMEs into
Startups' Sandboxes

7. Cultivate Intrapreneurship,
Startups Spin-out and CVC
in Enterprises

8. Change Mindset of
Young Generation and Their
Parents on Entrepreneurship

9. Attract Students in
Emerging Countries to
Hong Kong

10. Rethink
What We Should "Not to Do"

中港交匯圈

北區最大優勢是毗鄰深圳，充分利用「北部都會區」的邊境優勢使其成為足以媲美維港都會的新經濟引擎是優先的發展考量。

SZ-HK Synergy

- NM is strategically located to the border of SZ
- NM could be a new economic engine similar to the current CBD of HK

Our insights and recommendations to the government

Industry-led development and prioritise development of high-end biomedical technologies

Leveraging HK's strong biomedical research and industry expertise, it is essential to **prioritise advanced biomedical technology and AI data science**. Spatial requirements of these sectors also align well with the Technopole's geographical context.

Simplify process to flow talent, logistics, capital, and information between HK and SZ

Biomedical I&T firms requires large amount of biomedical sample and experiment data to develop. **Establishing free flow of biological genetic samples between HSITP and Hetao region** could be a starting point.



"Park in Park" concept for integration of living environment and I&T-related land

Accommodate great variety of ancillary facilities and activity nodes in the I&T Park of San Tin Technopole to create a human-centred neighbourhood desirable to world-class I&T community.

Hetao as the place for innovation of rules & regulations

Foster the synergistic development of the Hong Kong Park and the Shenzhen Park with innovative measures. The **cross-boundary flow of talent, capital, sample and data** is crucial for a deeper and frictionless integration of the GBA region.

Thank You

