



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

香港建築師學會就發展北部都會區的重點意見

嶄新思維、跨境規劃

1. 香港建築師學會(HKIA)支持政府以嶄新思維、跨越深港行政界線的《港深跨境策略性空間框架》打造北部都會區。除了可以大幅增加土地供應之外，《兩城三圈》的規劃概念也可以加強香港及深圳在基建、創意科技、人才、教育、生態及旅遊資源方面的協同效應，加強兩個城市的競爭力。
2. HKIA 支持設立北部都會區高層次的政府專責機構，統領及指導相關的政策高級部門推動北部都會區的計劃。以及牽頭與深圳市相關單位進行溝通，協調規劃的落實，例如交通網絡、生態走廊及候鳥遷徙路線等等。

宜居城市、匯聚人才

3. 成功的城市必須匯聚人才，透過優質的建築、園境以及城市設計打造宜居及高效的都市是不可或缺的。HKIA 建議政府優化現行挑選顧問公司的制度，確保設計質素。
4. 很高興見到政府積極保育北都的生態多樣性及生態生境網絡。我們多年來鼓勵政府以 3-D 的規劃及城市設計概念，以及綜合發展的模式，盡量善用有限的土地資源之餘，也可以更有效地把現有的生態、農業及環境資源，以及必須的文化、康體及社區設施融入城市設計之中，以打造獨一無二的大都會。
5. 政府應考慮以地下鐵路及公路的形式避免對有農業及生態價值的地方造成影響，以及使用環保和可持續的運輸模式，以減少對私家車的依賴及道路面積，創造步行友善的宜居城市。
6. 在規劃時，政府應考慮循序漸進的方法，而非在單一時間框架內全面發展，以便更多自然和文化資源得以保留。此外在進行環境影響評估和批准重新規劃之前，政府應制定措施，以保障農地不再變成棕地，保存正在逐漸消失的綠色資源。

傳統村落文化遺產

7. 除了天然生態資源之外，北部都會區有豐富的傳統村落的文化遺產資源，包括民居、廟宇、祠堂、橋、池塘、田地、門樓、護城河和風水林等等，不少是密不可分地交織在一起的。在規劃北區之前，政府必須進行全面的調查、測繪和分析。除了認可村民名單的範圍，也應該包括在 1970 年代新界現代發展之前已建立的傳統聚落。HKIA 相信若果規劃得宜的話，在北部都會區發展的過程中也可保育具傳統文化價值的遺跡，為北部都會區增添特色。

與時並進、更新規劃標準 / 現行政策



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8. 政府也可以趁機會檢討及優化現行的《香港規劃標準與準則》，以應對新的規劃概念的需要。同時，政府也可以考慮包含創新的規劃和城市設計，例如農地應可被視作休憩用地，以彰顯其生態價值。
9. 關於現行「新界小型屋宇政策」，社會已商討多時。HKIA 建議政府適時檢討這政策，尋求社會各方包括新界原居民均可接受的方案。

經濟效益、培育專才

10. HKIA 歡迎政府計劃在北部都會區提供土地供生產及儲存 MiC 之用，可以把更大份額的 MiC 經濟效益留在香港之餘，也可更有效地培育本地「組裝合成」建築法(MiC) 或「裝配式建築」(DfMA) 專才和技術。
11. 政府在施政報告 (2022) 中曾提及北部都會區將以高新科技為發展方向。但綜覽香港整體，以高新科技為目標的發展項目正在不同地區遍地開花，例如科學園和落馬洲河套區等，學會建議政府及創新科技局應制訂一個明確的整體發展藍圖和願景，按每個地區的不同情況和條件，釐定出清晰的政策目標，才能達致各個地區相輔相成，互補長短的整體長遠規劃效果，加強香港競爭力。
12. HKIA 期望政府加強公眾參與的力度，進一步優化北部都會區嶄新的規劃概念。



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The Hong Kong Institute of Architects (HKIA) Statements on the Development of the Northern Metropolis.

Innovative Thinking, Cross-Boundary Planning

1. The Hong Kong Institute of Architects (HKIA) supports the government's "Hong Kong-Shenzhen Cross-Boundary Strategic Spatial Plan" to create the Northern Metropolis with innovative thinking that crosses the administrative borders between Hong Kong and Shenzhen. In addition to significantly increasing land supply, the planning concept of "Two Cities, Three Circles" can enhance the synergistic effects of infrastructure, creative technology, talents, education, ecology, and tourism resources between Hong Kong and Shenzhen, and strengthen the competitiveness of the two cities.
2. HKIA supports the establishment of a high-level government dedicated agency to lead and guide relevant policy departments in promoting the Northern Metropolis plan. It should also coordinate with relevant units in Shenzhen to implement the planning, such as transportation networks, ecological corridors, and bird migration routes.

Livable City, Talent Agglomeration

3. Successful cities must attract talent, and creating livable and efficient cities through quality architecture, landscape, and urban design is essential. HKIA suggests that the government optimize the current system for selecting consultant firms to ensure design quality.
4. We are pleased to see the government actively conserving the ecological diversity and habitat network of the Northern Metropolis. Over the years, we have encouraged the government to use the 3-D planning and urban design concept, as well as the comprehensive development model, to make the best use of limited land resources while also effectively integrating existing ecological, agricultural, and environmental resources, as well as necessary cultural, recreational, and community facilities, into urban design to create a unique metropolis.
5. The government should consider using underground railways and roads to avoid affecting areas with agricultural and ecological value, and use environmentally friendly and sustainable transportation modes to reduce reliance on private cars and road space, creating a pedestrian-friendly, livable city.
6. In planning, the government should adopt a gradual approach rather than comprehensive development within a single time frame to preserve more natural and cultural resources. Before conducting environmental impact assessments and approving redesigned plans, the government should establish measures to ensure that agricultural land does not turn into brownfield sites and to preserve disappearing



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green resources.

Traditional Villages and Cultural heritage

7. In addition to natural ecological resources, the Northern Metropolis has abundant cultural heritage resources of traditional villages, including houses, temples, shrines, bridges, ponds, fields, gatehouses, moats, and feng shui woods, many of which are intertwined. Before planning the North District, the government must conduct a comprehensive investigation, survey, and analysis. In addition to approving the scope of the villagers' list, traditional settlements established before the modern development of the New Territories in the 1970s should also be included. HKIA believes that if planned appropriately, the development of the Northern Metropolis can also conserve relics with traditional cultural values, adding uniqueness to the Northern Metropolis.

Keeping Up with the Times, Updating Planning Standards / Current Policies

8. The government can also take the opportunity to review and optimize the current "Hong Kong Planning Standards and Guidelines" to meet the needs of new planning concepts. At the same time, the government can also consider including innovative planning and urban design, such as considering agricultural land as recreational open space to highlight its ecological value.
9. Regarding the current "Small House Policy" in the New Territories, the community has discussed it for a long time. HKIA suggests that the government review this policy in a timely manner and seek solutions acceptable to all parties, including the original inhabitants of the New Territories.

Economic Benefits, Cultivating Talents

10. HKIA welcomes the government's plan to provide land in the Northern Metropolis for the production and storage of Modular Integrated Construction (MiC), which can leave a larger share of MiC economic benefits in Hong Kong while also more effectively cultivating local MiC or Design for Manufacture and Assembly (DfMA) talents and technologies.
11. The government mentioned in the Policy Address (2022) that the Northern Metropolis will take high-tech innovation as its development direction. However, high-tech development projects with this goal are blooming in different regions throughout Hong Kong, such as the Science Park and Lok Ma Chau Loop. HKIA recommends that the government and the Innovation and Technology Bureau develop a clear overall development blueprint and vision, define clear policy goals based on the different situations and conditions of each region, and achieve complementary long-term planning effects for each region, enhancing Hong Kong's



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competitiveness.

12. HKIA expects the government to strengthen public participation and further optimize the innovative planning concepts for the Northern Metropolis.

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