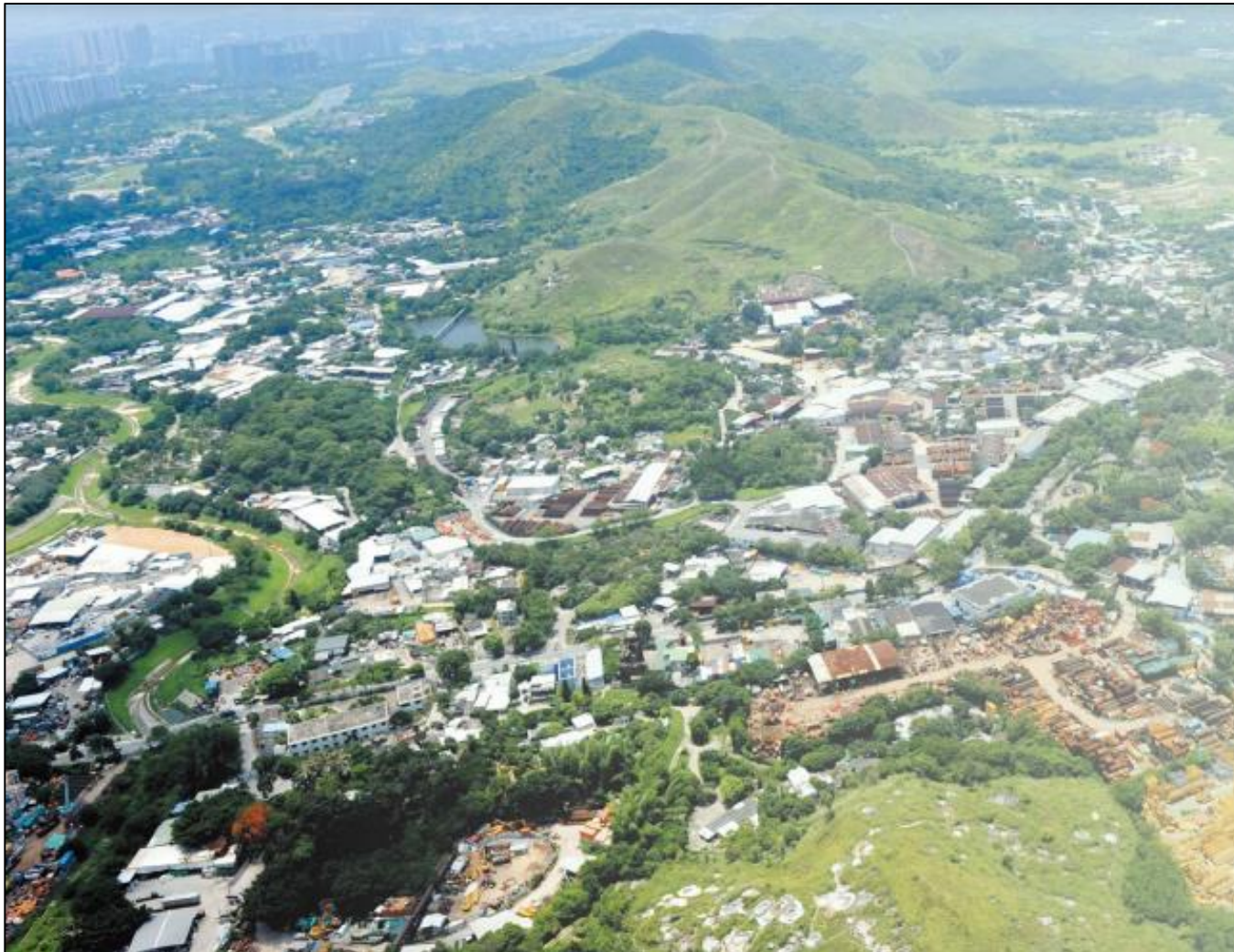


# Reimagining the Northern New Territories: Some Strategic Planning Suggestions for the Northern Metropolis

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25 June, 2023

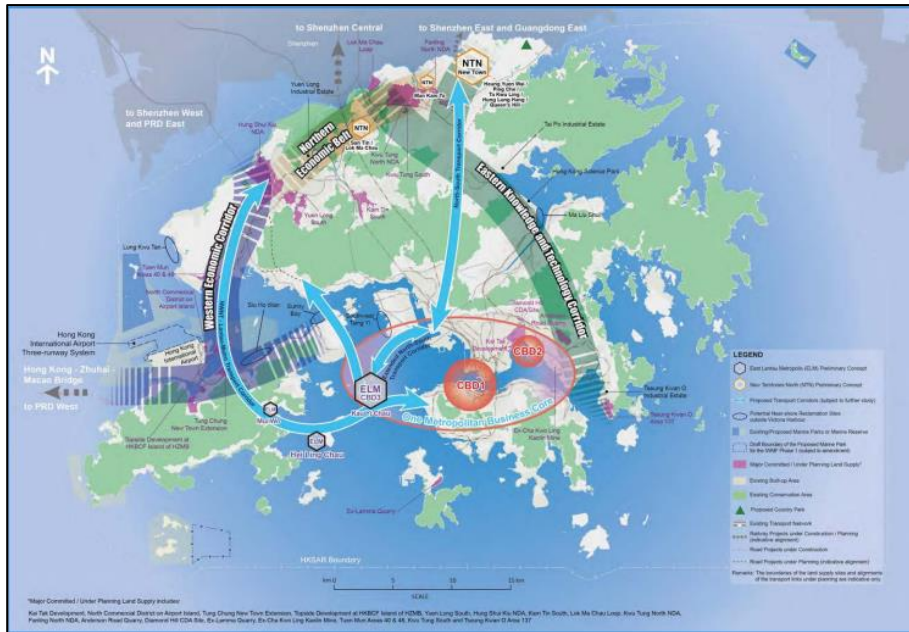
# Context

- The present northern New Territories (NT):
  - Boundary between Hong Kong and Shenzhen + new towns + NDAs + rural areas

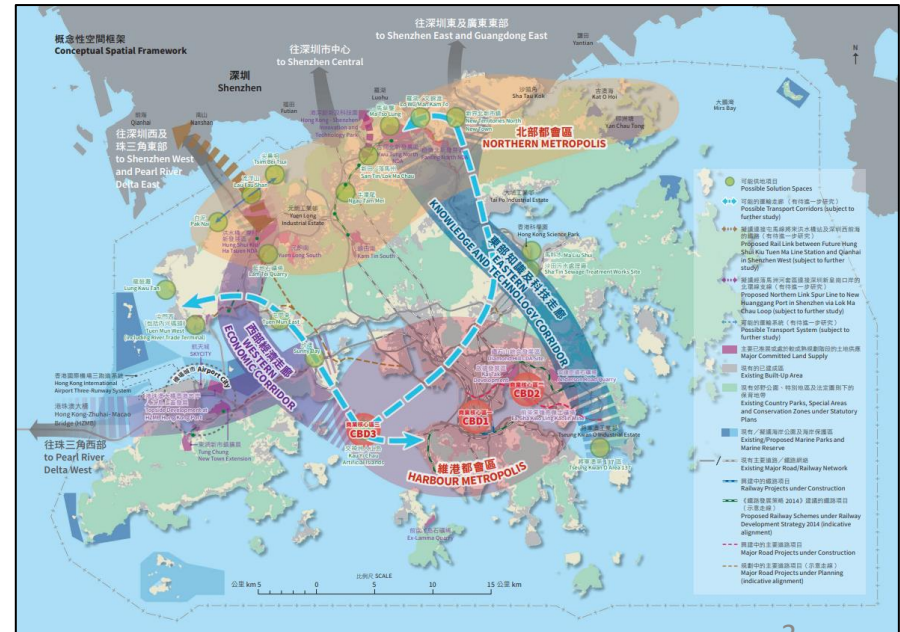


# Context

- Hong Kong 2030+ (2016):
  - Northern Economic Belt to capture economic potential of the boundary location
- Hong Kong 2030+ (2021):
  - Northern Metropolis as a new urban area in addition to the main urban area (Harbour Metropolis)
- Northern Metropolis Development Strategy (2021):
  - *A new engine of economic and urban growth*



Source: Hong Kong 2030+ Public Engagement Booklet (2016)



Source: Hong Kong 2030+ Booklet (2021)

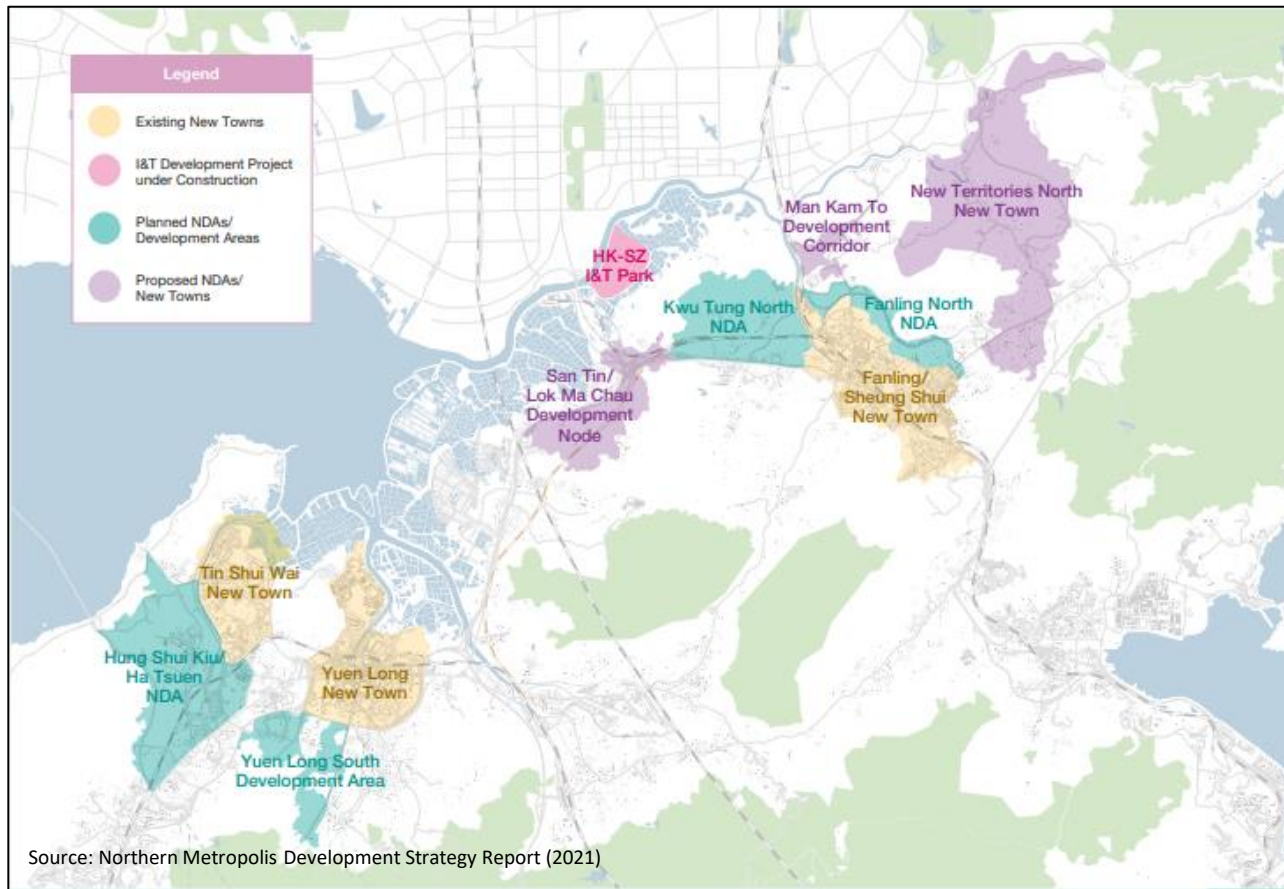
# “Two Cities, Three Circles” (雙城三圈)



Source: Northern Metropolis Development Strategy Report (2021)

# 4 Ps framework for reimagining the northern NT

- A new urban growth area with about 30,000 ha of land, 2,500,000 population, 650,000 employment and a focus for substantial public and private sector investments over the next 20 years
- *A holistic and coordinated approach supported by urban innovations is necessary for making the Northern Metropolis a city of tomorrow*



# 4 Ps framework for reimagining the northern NT

- Boundary:
  - A *physical barrier* and a dividing force but also *opportunities* from cross boundary interactions, cooperation and integration, leveraging differences between Mainland and Hong Kong
  - A *4 Ps framework* suggested to reimagine the northern NT from the northern frontier of Hong Kong to *a sustainable urban development* taking care of:
    - *People*: inclusive community
    - *Prosperity*: economic prosperity
    - *Planet*: environmental sustainability
    - *Place*: a unique, diverse and vibrant city of tomorrow
- References for the first 3Ps:
  - The 2030 Agenda for Sustainable Development with 17 Sustainable Development Goals, “*a plan of action for people, planet and prosperity*” (United Nations (2015))
  - The New Urban Agenda, “*a collective vision to promote sustainable urban development*” and “*to leverage the key role of cities as a driver of sustainable development in an urbanizing world*” (United Nations (2017))

# Prosperity: Thinking beyond “Two Cities, Three Circles” (雙城三圈)

- The Greater Bay Area (GBA) is a key National City Cluster (城市羣) under National 14th Five-Year- Plan
- The core cities have complex urban systems of their own e.g. Guangzhou Metropolitan Area (廣州都市圈) comprising Guangzhou, Foshan and other complementary cities, Shenzhen Metropolitan Area (深圳都市圈) comprising Dongguan, Huizhou, Shenzhen-Shantou Special Cooperation Zone with complementary functions
- There are technology corridors in east and west GBA
- There are four key cooperation platforms (合作平台) bringing opportunities to Hong Kong including Greater Qianhai (大前海), Nansha (南沙), Lok Ma Chau Loop (河套) and Hengqin (橫琴)

# The Greater Bay Area

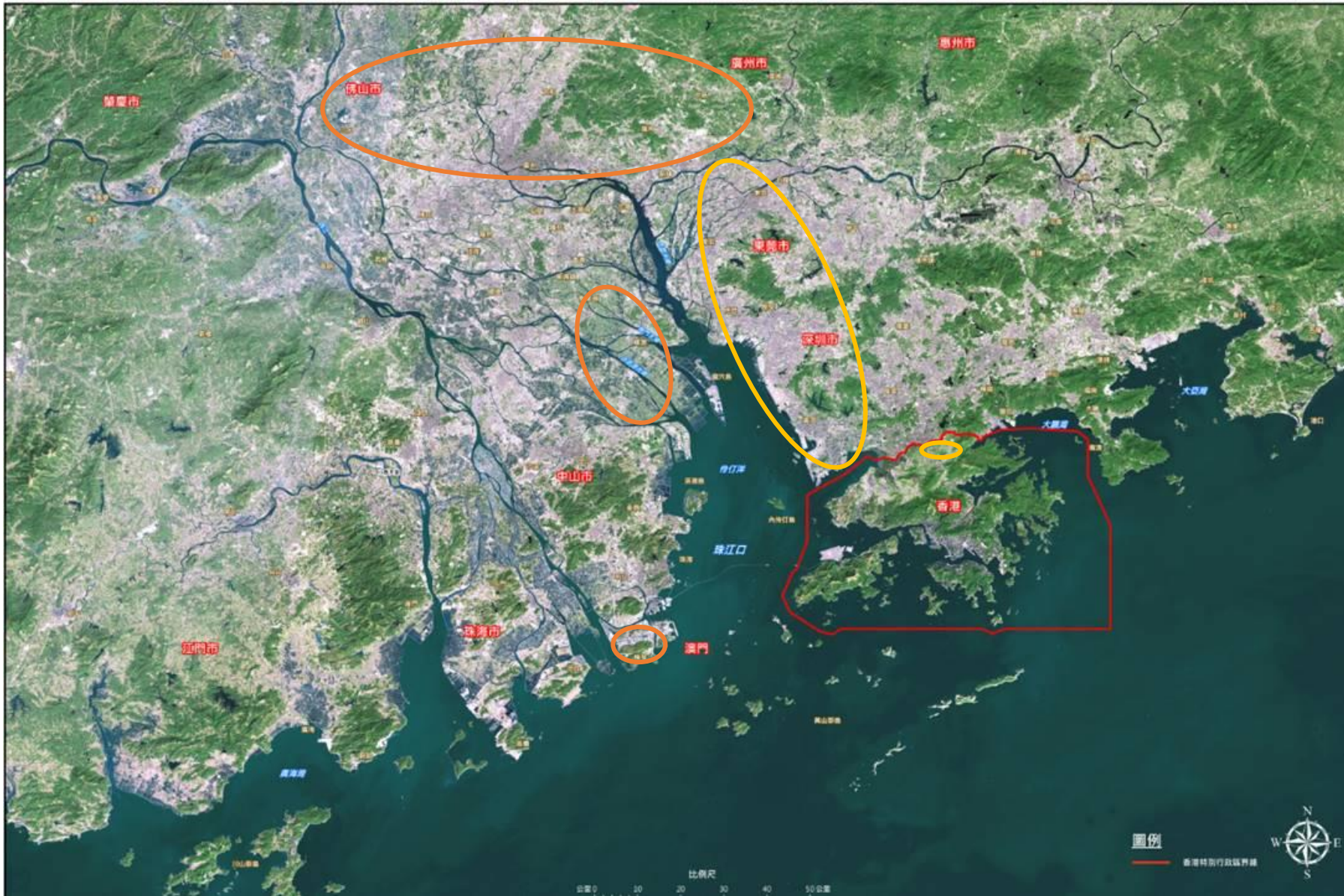


Photo source: Planning Department



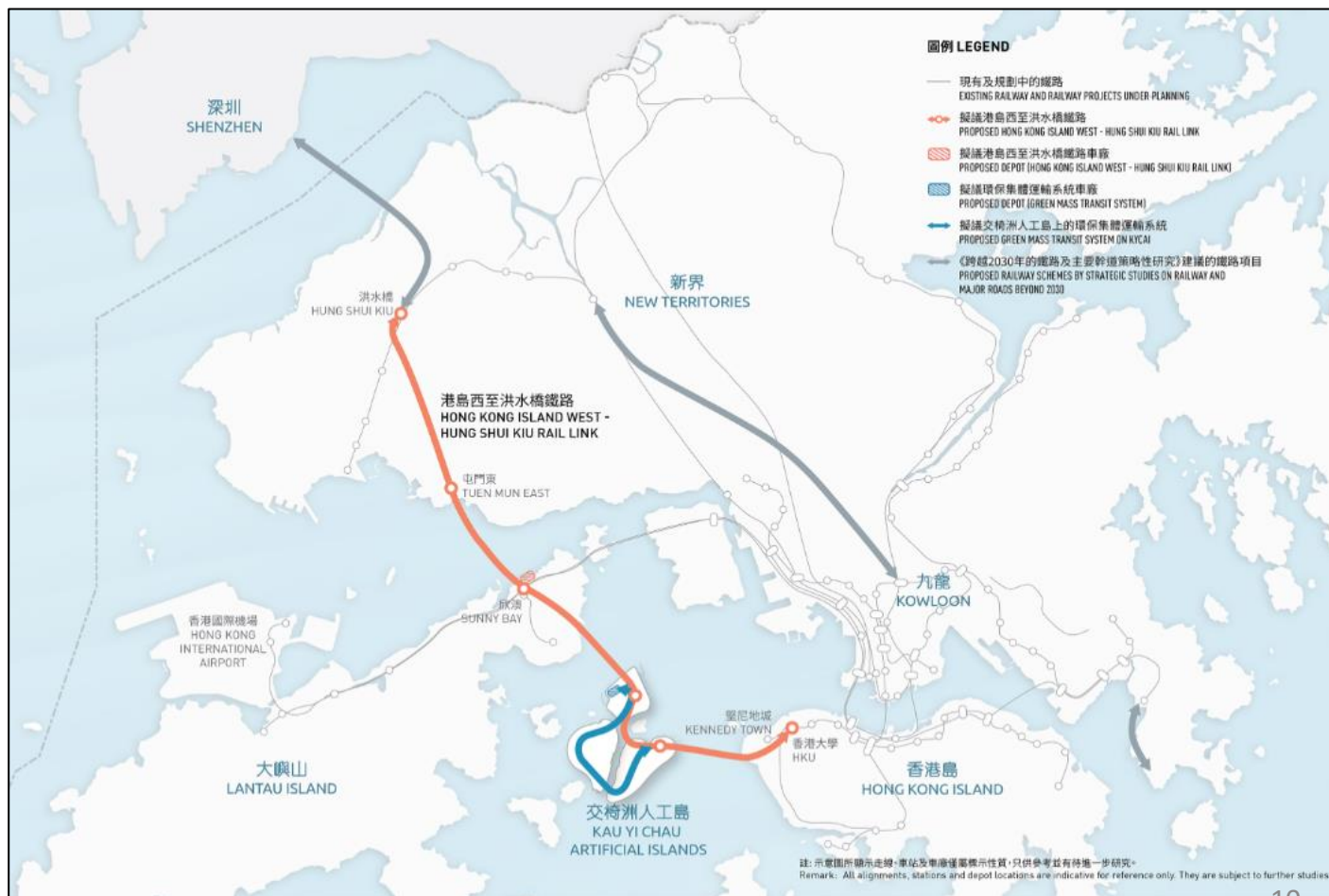
# Prosperity: Thinking beyond “Two Cities, Three Circles” (雙城三圈)

- The Northern Metropolis should also look beyond Shenzhen for:
  - *Physical integration*: based on transport and digital connectivity which compresses the concept of space and time and redefines the commuting circle, business circle and living circle, etc
  - *Functional integration*: based on comparative advantages
  - Positioning itself in the GBA, building up synergy and facilitating flow of people, goods, capital and ideas on different fronts



# Prosperity: Thinking beyond “Two Cities, Three Circles” (雙城三圈)

- Internally, the Northern Metropolis should forge *a stronger functional link with the Harbour Metropolis*, for instance a business hub to support closer relationship with the GBA and complementary to three CBDs e.g. Hung Shui Kiu on the Western Economic Corridor.

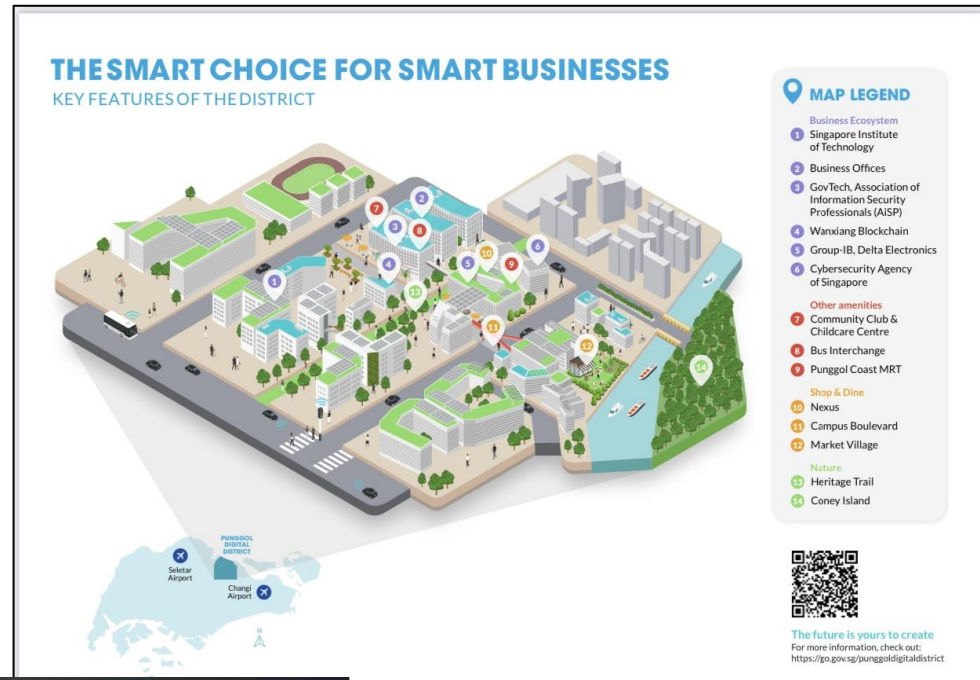




# Prosperity: New economic space to support innovation and technology (I&T) industry

- New economic space to promote I&T not a conventional property development
- Strong industry policy support for I&T, plus:
  - *Clear positioning* and specific anchor I&T industries for individual clusters e.g. San Tin, Lok Ma Chau Loop, Hung Shui Kiu, and possibly NT North New Town
  - Ecosystem, master planning and key planning and development parameters
  - Integration with surrounding community

- Two overseas examples of new economic space to support digital economy
  - Punggol Digital District, Singapore
  - Jurong Innovation District, Singapore

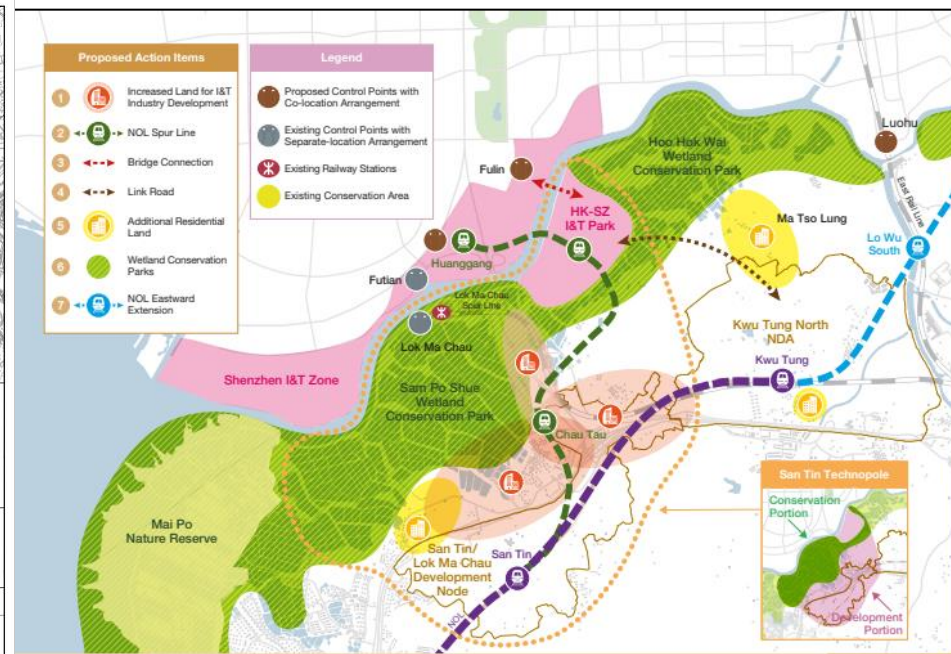


# Planet: An environmentally friendly urban development

- Nature has no boundaries. Need to manage water resources, ecosystems, blue and green assets and air quality relevant to GBA and the Northern Metropolis from a *regional perspective*
- Positively creating and regenerating the environmental capacity in tandem with expanding the development capacity is in line with the advocacy of Hong Kong 2030+
- *Not overshooting the environmental limit*



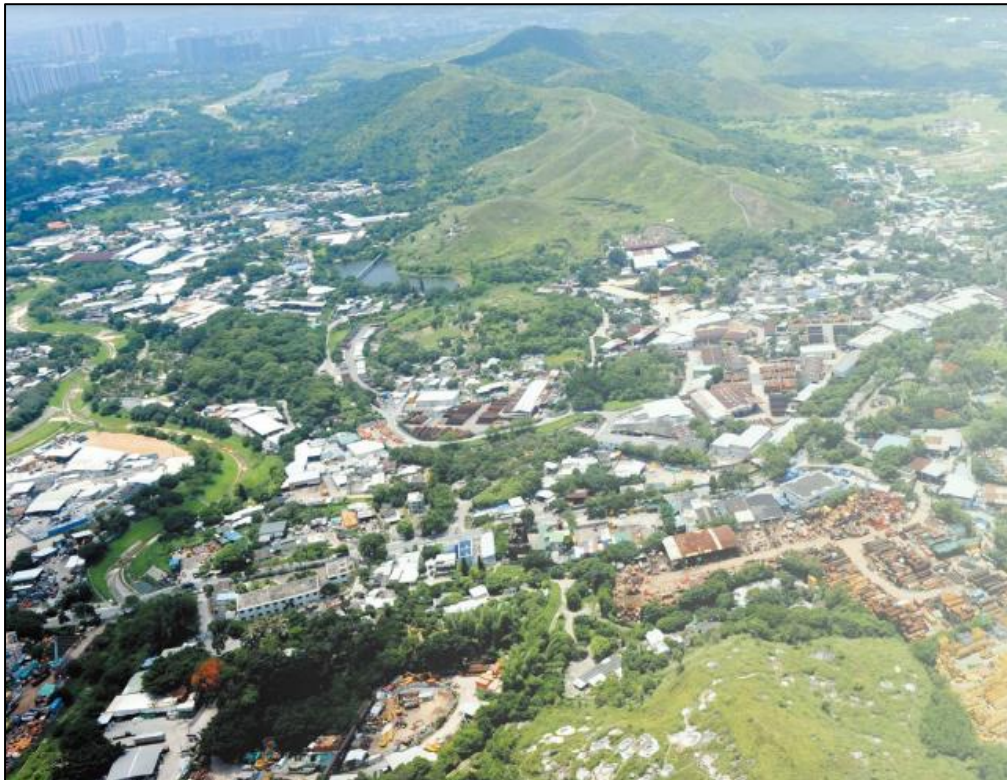
Source: TPB PG- No.12C (2014)



Source: Northern Metropolis Development Strategy Report (2021)

# People: A people-centric urban development

- *Who are the people affected? More innovative solutions?*
  - Rehousing of clearances (dedicated rehousing estates/ more variety of public housing?)
  - Relocation of brownfields and other commercial undertakings (brownfield policy? multi-level compounds?)
  - Village removal (more land efficient arrangement?)



# People: A people-centric urban development

- *Who are the people living in the Northern Metropolis?*
- *A more diverse population profile:* indigenous villagers/ residents, new town/ NDA residents, plus:
- more local workers, more talents, more business operators, more frequent travellers, more transient population, etc
- Northern Metropolis should be planned for *liveability for all*, not just new residents



# Place: A unique, diverse and vibrant city of tomorrow

- Respecting the urban-rural- countryside-nature continuum of the NT



Upland and Green Land © CEDD



Agricultural Land © CEDD



Villages © CEDD



Photo source: Hong Kong 2030+ Public Engagement Booklet (2016)

# Place: A unique, diverse and vibrant city of tomorrow

- Building up the city attributes based on a coherent planning, urban design and landscape framework



# Place: A unique, diverse and vibrant city of tomorrow

- Correcting the urban-rural dichotomy approach in the past:
  - Tidying up haphazard brownfields
  - Upgrading rural areas
  - Agriculture and aquafarming revitalisation
  - Preserving and revitalizing the heritage of NT
  - More orderly Small House developments
  - Heritage and culture based rural revitalisation
  - An expanded wetland and country park system, etc
- Creating *an inclusive smart, green and resilient city of tomorrow* through the use of technology

Thank you