

Development Proposals of New Territories North New Town and Ma Tso Lung

PURPOSE

This paper briefs Members on the preliminary development proposals of New Territories North New Town (NTN New Town) and Ma Tso Lung (MTL) in the Northern Metropolis (NM).

DEVELOPMENT POSITIONING

2. The NM Action Agenda promulgated in October 2023 outlines the development positioning of four major zones in the NM¹. The Government has also undertaken to release the land use proposals for all new land development projects in or before 2024. NTN New Town and MTL are located within the Boundary Commerce and Industry Zone² (**Enclosure 1**) and are the last two new development projects in NM to have their preliminary development proposals announced.

3. With a project area of about 1,420 hectares (ha), **NTN New Town** covers the Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South areas. With the advantage of having three boundary control points (BCPs) at Lo Wu, Man Kam To and Heung Yuen Wai, NTN New Town has potential to develop various BCP-related economic uses and industries requiring large land area for operation. It can be developed into a **BCP business district and a base**

¹ The four major zones, from west to east, are the High-end Professional Services and Logistics Hub, Innovation and Technology Zone, Boundary Commerce and Industry Zone, and Blue and Green Recreation, Tourism and Conservation Circle.

² The Boundary Commerce and Industry Zone also covers Kwu Tung North (KTN)/Fanling North New Development Area (NDA) and the existing Sheung Shui and Fanling New Towns.

for emerging industries, complementary to the developments of the Luohu District in Shenzhen (SZ)³.

4. To support the development of NTN New Town, the HK Major Transport Infrastructure Development Blueprint released in end 2023 has recommended two railways and one major road (兩鐵一路) projects (**Enclosure 1**) in the eastern part of NM, proposed to be completed in and after 2039, to enhance the connectivity across the NDAs in NM and among various BCPs. The two railways are the east-west running Northern Link Eastern Extension (NOLE) and the north-south running Northeast New Territories Line (NENTL). One major road refers to NM Highway (NTN New Town Section) which will be an east-west corridor connecting NTN New Town and other NDAs in NM⁴.

5. **MTL**, covering a project area of about 55 ha, is situated at the north of the KTN NDA. About 49 ha of the area is part of the previously planned KTN NDA. Considering that the future road⁵ linking up HK-SZ Innovation and Technology Park (HSITP) at the Loop and KTN will be passing through MTL, and the NM Highway (Kwu Tung Section) under planning is also proposed to be routing through MTL, MTL can serve as a node linking the Loop and KTN as well as other development areas in NM, and provide convenient community services and daily living support for the future innovation and technology (I&T) enterprises of the Loop.

6. The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the planning and engineering studies for NTN New Town and MTL in October 2021 and October 2022 respectively in order to formulate the recommended land use proposals for these two NDAs.

³ Luohu District in SZ is the earliest developed area in SZ. It is also an area where many Hong Kong (HK) people reside and many HK enterprises operate. According to the planning of SZ's Luohu District, developments in the area around Luohu Port would focus on diverse consumption services, gateway commercial centre development, aesthetic medical/dental services, life and health industry, etc.; the Wenjindu Port area would focus on cross-boundary business services; and the Liantang area would focus on modern logistics industry.

⁴ The approximately 23-km NM Highway under planning consists of four sections from west to east, namely Tin Shui Wai Section, San Tin Section, Kwu Tung Section and NTN New Town Section, linking up various NDAs in NM.

⁵ Eastern Connection Road of the Loop under planning.

BROAD LAND USE CONCEPT OF NEW TERRITORIES NORTH NEW TOWN

Overall Planning and Urban Design Concepts

7. The overall planning framework of NTN New Town consists of a **Green Spine (一廊)** which connects the major development components in the eastern and western parts of the NDA; **two Development Axes (二軸)** constituted by the compact, convenient and cohesive communities built around the stations of NOLE and NENTL; and **three Ports (三關)** viz. Lo Wu, Man Kam To and Heung Yuen Wai BCPs which offer opportunities for developing the surrounding areas to boost gateway economy.

8. To take forward the objective to develop NM into our second economic engine, an industry-driven planning approach is adopted. It is proposed to reserve land for development of diverse industries in the Heung Yuen Wai and Hung Lung Hang areas to leverage their proximity to Heung Yuen Wai Highway and connection to the future NM Highway, while BCP-related economic uses will be clustered in the areas around Heung Yuen Wai BCP, Man Kam To BCP and Lo Wu South. Under the concept of “city-industry integration”, the land reserved for different industries and businesses will provide economic drivers, which would also integrate with the surrounding communities for enhancing vibrancy of the NDA.

9. Higher density developments are planned around the proposed railway stations to enhance utilisation of land and commuting convenience, while duly respecting the character of the existing village zones and striving to achieve urban-rural integration as elaborated in paragraph 17 below. NTN New Town will be developed as a liveable, smart and green carbon-neutral community, with measures to increase climate resilience and promote biodiversity. Other key urban design features include: adopting “15-minute neighbourhood” in planning daily amenities; leveraging blue & green resources to create a culture-nature-recreation connector; providing a comprehensive pedestrian and cycling network to promote active mobility and green living; enriching the townscape by layers of building heights; incorporating view corridors to enhance the permeability of the NDA; and reserving breezeways to reduce heat island effect.

10. The broad land use concept of NTN New Town (**Enclosure 2**) has the following highlights:

Project Highlight 1: Gateway Economy

11. The areas in the vicinity of the BCPs used to be closed areas, serving mainly security and cross-boundary functions. The integration of HK and SZ with increasing cross-boundary passenger flow presents huge opportunities for the development of the

boundary areas, while the proposed NOLE and NENTL can strengthen the connections among various land-based BCPs and drive the development of the areas. It is proposed to develop the areas around Heung Yuen Wai and Man Kam To BCPs (around 225 ha) into **Boundary Mixed Use Areas (Enclosure 2b)**, where business, financial and professional services etc. that HK enjoys clear competitive edges can be provided alongside leisure, retail etc. services for locals and cross-boundary visitors to boost the gateway economy. The residential flats to be provided in the areas may also serve the accommodation needs of frequent cross-boundary travellers.

Project Highlight 2: Emerging Industries

12. Tapping the extensive space available in NTN New Town, the proximity to BCPs and the “East-in East-out” strategy for cross-boundary freight traffic⁶, about 210 ha of land has been reserved in this NDA for different types of industries, broadly including the following categories, creating diverse job opportunities for talents and local residents while promoting home-job balance (**Enclosure 2c**):

- (a) **modern logistics** (including logistics parks with both multi-storey logistics complexes and open-air operations) (about 85 ha), leveraging the strengthened role of Heung Yuen Wai BCP under the “East-in East-out” strategy for cross-boundary freight traffic;
- (b) **food-related uses** (including food cold chain facilities, multi-storey hydroponic farms, multi-storey livestock farms, etc.) (about 25 ha). Conglomeration of these uses could build up a food supply chain (including production and distribution of food) with emphasis on food safety and high quality food production;
- (c) **green industry** (including EcoPark II, yard waste treatment and recycling facilities) (about 25 ha) to promote circular economy;
- (d) **advanced construction industry** (including research and development, certification, storage and training facilities and high productivity construction (such as Modular Integrated Construction (MiC) and Multi-trade Integrated Mechanical, Electrical & Plumbing (MiMEP) related uses)) (about 20 ha), strengthening the leading position of HK’s advanced construction industry in the Greater Bay Area (GBA); and

⁶ Under the “East-in East-out, West-in West-out” strategy, Liantang/Heung Yuen Wai will be the eastern BCP and SZ Bay will be the western BCP handling cross-boundary freight traffic between HK and SZ, whereas the other land-based BCPs will be designated for cross-boundary passenger use.

- (e) **advanced manufacturing industry** (including emerging industries which are tech-driven for production, and land reserved for new industrialisation and meeting future industrial development needs, in particular emerging industries that cannot be foreseen at this stage, so as to allow HK to get better prepared to seize future opportunities) (about 55 ha).

Project Highlight 3: Cultural, Education and Sports Hub

13. The central part of NTN New Town will become a hub with the agglomeration of post-secondary education, cultural and sports facilities (**Enclosure 2d**). The proposed facilities would promote a sense of belonging for communities, especially for the youth to explore and maximise their potential, and to realise their ambitions and sense of fulfilment. They would not only add diversity and vigour to this NDA, but also elevate HK's presence on the regional and international stage.

14. About 40 ha of land has been reserved for post-secondary education use as an important part of the **University Town**⁷. This would help develop HK into an international hub for high-calibre talents. Besides, about 50 ha of land is set aside to create a Cultural Node and Sports Hub. Land has been reserved in the **Cultural Node** for the second campus of HK Academy for Performing Arts, a museum cluster and a performance venue. Crossing-over with the cultural heritage resources in the area, these proposed facilities will help nurture arts talents for HK, strengthening HK's status as an East-meets-West centre for international cultural exchange. The **Sports Hub** will accommodate various facilities and venues where international and local sports competitions and events could be hosted, whilst providing training venues for local athletes and promoting new and urban sports. These will also contribute to the development of sports as an industry in HK.

Project Highlight 4: Green • River • Valley

15. With a length of around 8 km, a green spine composed of **DJW Greenway**⁸ and **Central River Valley (Enclosure 2e)** is proposed to connect the eastern and western parts of the NDA, which will be a unique blue-green landscape, embodying nature-based solutions and enhancing biodiversity, through such measures as maximising greenery, creating habitats, developing a nature garden and revitalising rivers. Also, flood retention facilities will be incorporated and river improvement

⁷ The NM University Town also includes 46 ha and 5 ha of land reserved for post-secondary education use in Ngau Tam Mei and Hung Shui Kiu/Ha Tsuen NDA respectively.

⁸ DJW Greenway is an open space corridor to be constructed above and on both sides of the **Dongjiang water mains** in Man Kam To which supply water to HK. Apart from allowing visitors to enjoy the open space, it would also enable visitors to learn about the history and importance of the provision of water supply from Dongjiang.

works would be carried out to raise the flood prevention capacity of new developments and villages, and strengthen resilience to climate change.

16. This green spine will also serve as a culture-nature-recreation connector embracing urban-rural integration. It will link up the rural villages, new communities, historic buildings, cultural and sports facilities, and the open space in the NDA. The pedestrian/cycling networks extending from this green spine would further link up the surrounding trails and countryside (which would lead to Lung Yeuk Tau Heritage Trail, Robin's Nest Country Park, Pat Sin Leng Country Park, Wa Shan, etc.), promoting healthy living and green tourism.

Urban-Rural Integration

17. Urban-rural integration is another important aspect in planning NTN New Town. All 21 recognised/indigenous villages within the NDA are preserved and various urban design measures will be adopted to ensure that new developments will blend in with the villages harmoniously (including providing suitable open space/amenity areas around the village zones as far as possible to serve as buffer, reducing the building heights of the nearby developments and preserving view corridors where appropriate to allow for visual relief and better urban-rural transition, etc.). As mentioned in paragraph 15 above, the 8 km long green spine and its extended open space and pedestrian/cycling network will further bridge the rural and urban life, helping to promote and demonstrate the rich humanity resources within the NDA. Moreover, the villagers will benefit from the comprehensively planned community, recreational and commercial facilities as well as improved internal and external connectivity, infrastructures (including water supply, sewerage, drainage) and measures in combating climate change (e.g. greenery, breezeways, flood attenuation facilities). The Project will also bring a diversity of job opportunities to the villagers. The Government has launched a consultancy study on how to further promote urban-rural integration in the entire NM, which will include formulating guidelines for the implementation of urban-rural integration.

Land Use Budget and Major Development Parameters

18. The total development area of NTN New Town is about 1,175 ha⁹ with the land use budget as follows:

⁹ It is mentioned in paragraph 3 above that NTN New Town has a project area of about 1,420 ha. While 1,175 ha of which are proposed for development, the remaining 245 ha not recommended for development are either existing uses to be retained or planned developments, including village zones, green belt (including permitted burial grounds), Heung Yuen Wai BCP, East Rail Line, Queen's Hill public housing development, etc.

Proposed Land Use	Area (ha)	Percentage (%)
Industries	210 ⁽¹⁾	18
Post-secondary Education Use	40	3
Cultural and Sports Facilities	50	4
Residential and Mixed Use ⁽²⁾	220	19
Public Facilities	190	16
Open Space	205	18
Nature Garden	20	2
Others (roads, amenity areas, etc.)	240	20
Total Development Area	1,175	100

(1) Including logistics, storage and workshop (85 ha); food-related uses (25 ha); green industry (25 ha); advanced construction industry (20 ha); and advanced manufacturing industry (55 ha).

(2) For sites within 500m from railway station, the proposed plot ratio is 6.5 – 7.

19. Major development parameters of NTN New Town are as follows:

Number of Flats	About 163,000 – 176,000 ⁽¹⁾
Total Population	About 449,000 – 484,000 ⁽²⁾
Number of New Jobs	About 165,000

(1) Including private and public housing flats. The 16,000 existing and planned public housing flats in Queen's Hill are counted.

(2) Including the existing population and population in the planned public housing development in Queen's Hill of about 51,000.

Public Facilities and Infrastructures

20. Public services and essential infrastructure facilities, such as water treatment works, effluent polishing plant, etc. must be provided to support the development of NTN New Town. New advanced waste-to-energy facility and other waste management facilities (e.g. collection and recycling facilities, food waste pre-treatment facilities, etc.), food control facilities, slaughterhouse, etc. will also be planned to serve the entire NM and wider areas. These supporting facilities will be located at the fringe of the NDA and as far away from the core areas and major population clusters as practicable, and with direct connection to the major road system to minimise the impacts of the related vehicles on the developments in the area. Suitable architectural design and mitigation measures will also be adopted to ensure their exterior designs could blend in well with the neighbouring environment and minimise their impacts on the communities.

21. Other major **Smart Green & Resilient (SGR) infrastructures/measures** proposed in this NDA include district cooling system, water reclamation facilities, blue-green drainage infrastructure (e.g. flood retention facilities, porous pavement, bioswales, green roofs), smart utilities (e.g. common utility enclosure, water intelligent network, smart lamp post), use of renewable energy (e.g. solar power, biogas), promotion of green mobility (e.g. green fuel stations, pedestrian and cyclist friendly design), etc. Together with other proposed planning and urban design measures (such as “15-minute neighbourhood” and aligning breezeways with prevailing wind directions) and the territorial decarbonisation measures recommended under HK’s Climate Action Plan 2050¹⁰, these measures will help HK work towards the carbon neutrality target before 2050.

Priority Development Area – Heung Yuen Wai Boundary Mixed Use Area, Enterprise Park and University Town

22. NTN New Town is the largest NDA in NM. Its development area (about 1,175 ha) is much larger than that of other NDAs¹¹, accounting for over one-third of some 3,000 ha of new land supply of the entire NM. It would take about 20 years or longer to implement the project by phases. To optimise the use of this piece of new development land, and to rationally spread out the cost for land resumption and construction to ensure efficient use of resources with due consideration of the impacts on existing communities and economic activities, we will adopt a pragmatic approach to implement NTN New Town by phases. We will carefully consider the scale of each development phase with a view to ensuring a steady and orderly land supply for different economic uses/industries.

23. We propose to first proceed with a Priority Development Area (PDA) of about 206 ha, with considerations that public housing is not the primary implementation priority for NTN New Town¹² and to make good use of the BCP and Heung Yuen Wai Highway. We propose to prioritise the development of the Heung Yuen Wai area (including the Boundary Mixed Use Area and Enterprise Park) and University Town to boost gateway economy, foster emerging industries and nurture high-calibre talents, with details as follows:

¹⁰ HK’s Climate Action Plan 2050 has set out the territory-wide decarbonisation measures under four strategies, viz. net-zero electricity generation, energy saving and green buildings, green transport, and waste reduction.

¹¹ For example, the development area of KTN/Fanling North NDA is about 320 ha, the development area of Hung Shui Kiu/Ha Tsuen NDA is about 440 ha and the development area of Yuen Long South Development is about 180 ha.

¹² This is because more than sufficient land has been identified to meet the public housing supply target under the Long Term Housing Strategy over the next 10 years.

- (a) **Heung Yuen Wai Boundary Mixed Use Area and Enterprise Park** – Under the “East-in East-out” strategy for cross-boundary freight traffic, Heung Yuen Wai BCP will be the only land-based BCP handling cross-boundary freight in the eastern part of HK while its cross-boundary passenger flow is rising continuously. It is proposed to make full use of the existing BCP facilities and road infrastructures, such as Heung Yuen Wai Highway, to prioritise the development of (1) Heung Yuen Wai Boundary Mixed Use Area and (2) Heung Yuen Wai Enterprise Park. This could provide land for gateway economic uses (e.g. commerce/business, retail, personal services) and emerging industries (e.g. modern logistics, food-related uses, advanced construction industry, advanced manufacturing industry) so as to take forward the development positioning of NTN New Town (as stated in paragraph 3 above). About 12,000 to 13,000 flats of mainly private housing would also be provided together with supporting community facilities.
- (b) **University Town** – It is proposed to prioritise the development of the sites around Ta Kwu Ling to the south of Heung Yuen Wai area for establishment of the University Town, with the aim of developing HK into an international hub for high-calibre talents. The post-secondary institutions may synergise with the industries and economic uses in NM, while also deepening the collaboration with GBA cities on post-secondary education and related fronts. The University Town will enjoy the unique landscape of the Central River Valley. The open space alongside will become the foreground of the University Town, providing water-friendly experience and enriching its ambience. Apart from campus development, the reserved land may also provide student hostels for students of different post-secondary institutions. In the vicinity of the University Town, about 5,000 to 6,000 private flats would be provided as an alternative accommodation choice for teachers and students.

24. The proposed area of the PDA in NTN New Town is shown in **Enclosure 2f**. The proposed land use budget of the PDA is as follows:

Proposed Land Uses	Area (ha)	Percentage (%)
Industries	64 ⁽¹⁾	31
Post-secondary Education Use	40	19
Residential and Mixed Use ⁽²⁾	23	11
Public Facilities	6	3
Open Space	28	14
Other (roads, amenity areas, etc.)	45	22
Total Development Area	206	100

(1) Including logistics, storage and workshop (20 ha), food-related uses (5 ha), advanced construction industry (6 ha), and advanced manufacturing industry (33 ha).

(2) Proposed plot ratio is 6.5 – 7.

25. Major development parameters of the PDA are as follows:

Number of New Flats	About 17,000 – 19,000
New Population	About 45,000 – 49,000
Number of New Jobs	About 47,000

26. The remaining development land of about 960 ha in the NDA could be considered for phased development in the medium to long term, based on the following packaging while the order of implementation would be reviewed based on the actual circumstances:

- (a) areas near Hung Lung Hang and Man Kam To BCP: providing land mainly for construction of public facilities, and development of gateway economic uses, advanced construction and green industries, etc.;
- (b) Ping Che, Ta Kwu Ling, and Queen's Hill areas: providing land mainly for residential development and provision of cultural and sports facilities; and
- (c) Lo Wu South area: providing land mainly for residential development.

BROAD LAND USE CONCEPT OF MA TSO LUNG

27. As an extension of KTN NDA and a node linking KTN and the Loop, MTL is mainly planned for private housing¹³ with open spaces and ancillary facilities providing support to the housing and daily needs of the I&T talents of the Loop and KTN. We also recommend to retain the existing MTL Stream with planned open spaces on its both sides, forming a north-south green and natural corridor that links the open space in KTN to Hoo Hok Wai Wetland at the north.

28. The broad land use concept of MTL (**Enclosures 3 and 3a**) has the following highlights:

Project Highlight 1: A Linking Node

29. To be completed in 2031, the Eastern Connection Road will connect KTN and the Loop through MTL. With its convenient transport, it will only take about several minutes to drive from MTL to KTN or to the Loop. The NM Highway (Kwu Tung Section) under planning is also proposed to be routing through MTL, making MTL as a node linking the Loop and KTN as well as other development areas in NM.

Project Highlight 2: A Liveable Community

30. As an extension of KTN NDA, MTL is planned as a new residential community, providing private housing, with open spaces and supporting facilities to meet the accommodation and daily needs of the I&T talents of the Loop and synergising with the open space and sports facilities in KTN nearby.

Project Highlight 3: Blue Green Inclusion

31. The existing natural MTL Stream will be preserved. Together with the proposed open spaces on its both sides, it will form a green and natural north-south corridor in the area, extending to the open spaces in KTN to the south, and the wetlands in Hoo Hok Wai to the north. Flood prevention facilities will also be integrated to mitigate flood risks and ensure public safety, showcasing the concerted efforts of conservation and creation of a blue-green inclusive environment.

¹³ About 30,000 public housing units would be provided in the adjacent KTN NDA.

Land Use Budget and Major Development Parameters

32. The total development area of MTL is about 52 ha¹⁴ and the land use budget is as follows:

Proposed Land Uses	Area (ha)	Percentage (%)
Residential	15	29
Public Facilities	13	25
Open Space	10	19
Natural Stream	5	10
Other (roads, amenity areas, etc.)	9	17
Total Development Area	52	100

33. Major development parameters of MTL are as follows:

Number of New Flats	About 9,800 – 10,700
New Population	About 25,600 – 28,000
Number of New Jobs	About 3,000

IMPACTS ON EXISTING RESIDENTS AND OPERATIONS

34. Implementation of the two NDAs, especially the large-scale NTN New Town, would inevitably affect some existing rural settlements (mostly squatters), graves/urns/shrines, brownfield operations, agricultural activities/farmland/livestock farms, etc. It is proposed to implement the works in phases, which indicates that affected households and operators could be relocated by phases in an orderly manner. We would adopt a “people-oriented” approach, closely communicate with the stakeholders and provide necessary information and assistance throughout the implementation process. Eligibility reviews for the households and operators will be conducted at appropriate timing to facilitate the arrangement for rehousing and compensation.

¹⁴ It is mentioned in paragraph 5 above that MTL has a project area of about 55 ha. While 52 ha of which are proposed for development, the remaining 3 ha not recommended for development, currently being “Green Belt” in the KTN NDA, is recommended to be retained as “Green Belt”.

NEXT STEPS AND IMPLEMENTATION PROGRAMME

35. Taking into account the public views received, we would refine the relevant land use proposals and formulate the Recommended Outline Development Plans for NTN New Town and MTL with relevant technical assessments/engineering design.

36. According to the current programme, the food control facilities within the PDA of NTN New Town could be implemented earlier so as to transform Man Kam To BCP into a passenger only BCP by relocating its food control function to Heung Yuen Wai BCP as early as possible. Government-initiated works for the remaining parts of the PDA may commence as early as 2028/29. For MTL, part of the development area falls within the Remaining Phase Development of KTN NDA, where site formation and infrastructure works could commence in 2027 the earliest. As the works commence, the first batch of affected households and operators in NTN New Town (except the food control facilities) and MTL is anticipated to depart in around 2028 and 2027 the earliest respectively.

37. Regarding the implementation approach, apart from the conventional government-funded and government-led site formation and infrastructure arrangements, we would consider other approaches such as in-situ land exchange and large-scale land disposal. For example, the area around Heung Yuen Wai BCP, which is proposed with more residential and commercial uses and enjoys the advantage of the existing infrastructures (including Heung Yuen Wai BCP and Heung Yuen Wai Highway), can capitalise on the benefits brought by the cross-boundary passenger flow and the surrounding industries. As such, this area would have good potential for large-scale land disposal, leveraging the market forces to speed up the development pace and quantum. Large-scale land disposal may also be considered for MTL which serves primarily as a private residential area.

38. After the relevant land uses have been finalised, we will further consider the implementation programme and phasing plan.

ADVICE SOUGHT

39. Members are invited to offer views on the preliminary development proposals of NTN New Town and MTL.

ENCLOSURES

Enclosure 1	Location Plan of NTN New Town and Ma Tso Lung
Enclosure 2	NTN New Town - Broad Land Use Concept
Enclosures 2a – 2e	NTN New Town - Rendered Illustrations
Enclosure 2f	NTN New Town - Priority Development Area
Enclosure 3	Ma Tso Lung - Broad Land Use Concept
Enclosure 3a	Ma Tso Lung - Rendered Illustrations

**DEVELOPMENT BUREAU
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT
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