



Conceptual Framework

The Chief Executive announced in the 2024 Policy Address to adopt, on a pilot basis, a large-scale land disposal approach to expedite the development of the Northern Metropolis. Sizable land parcels comprising sites of commercial value and public facilities will be selected for open tender and granted to successful bidders for comprehensive development. This approach will provide a new avenue for enterprises to participate in this important development in Hong Kong, speed up the development of the residential flats, industry and public facilities in the Northern Metropolis, and help reduce the Government's financial outlay.

The Government has identified three land parcels in Hung Shui Kiu/ Ha Tsuen New Development Area ("HSK NDA") (12.5 ha), Fanling North New Development Area ("FLN NDA") (15.9 ha) and San Tin Technopole ("STT") (18.6 ha) as pilot areas. Each pilot area covers residential, industry and public facility sites.

Developers are required to carry out site formation and engineering infrastructure works for all the sites in the pilot areas, and hand back to the Government for management or disposal specified Government Premises and public facilities such as roads and open space after completion, while retaining specified sites of commercial value for their own development.

The Government is currently inviting interested parties to submit expression of interest for the pilot areas.

1 The NDAs where the pilot areas are located have completed statutory rezoning procedures. Developers are required to develop the pilot areas in accordance with the statutory planned uses of the sites. According to the established town planning procedure, it is possible to allow minor relaxation of the development parameters (e.g. plot ratio) of the sites, subject to application and Town Planning Board's approval.

2 The Government will complete resumption of private lands in the three pilot areas and, together with the government lands involved, provide compensation and rehousing arrangements to eligible households and business operators affected, before handing over the pilot areas to successful bidders. The pilot areas will be handed over to the Developers, free of households and business operators, when the tenders are awarded.

3 The tenders will be awarded under a cash tender approach, to the highest bidder that reaches the reserve price set by the Government. The payment to be offered by the Developer in its bid for a pilot area should in theory have taken into account his estimation of the costs of site formation and engineering infrastructure works and construction of other facilities on sites to be handed back to Government upon completion of relevant works.

4 Participation of joint ventures or consortiums formed by enterprises is allowed.

Hung Shui Kiu NDA Pilot Area

Advantages of Pilot Area

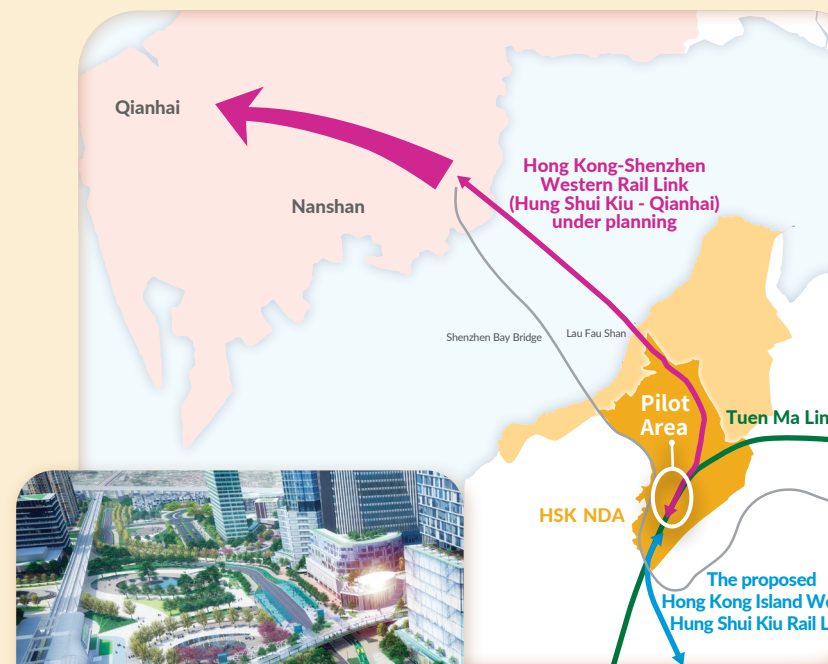
Positioning of HSK NDA

- ▲ Situated in the "High-end Professional Services and Logistics Hub" in the Northern Metropolis, HSK NDA, with its proximity to and connectivity with the Nanshan District and Qianhai Cooperation Zone in Shenzhen, to be further enhanced by the future cross-boundary railway under planning, can develop high-end professional services (such as financial, wealth management, legal services etc.) serving local, Mainland and overseas businesses, and cross-boundary logistics
- ▲ The "OU(E&TP)" sites in the NDA can accommodate a wide range of uses, including commercial, retail, technology, convention, modern logistics and non-polluting industrial uses, and benefit from the clustering and synergy effects of the co-existence of various uses of lands in the NDA. For example, with the Mainland's vast consumer market, Hong Kong's trade and logistics sectors benefits from the rapidly growing cross-boundary e-commerce business. The "OU(E&TP)" sites, with their proximity to the Mainland market and connection with Hong Kong International Airport, are ideal operation locations to reinforce Hong Kong's position as a global trade centre and smart supply-chain hub

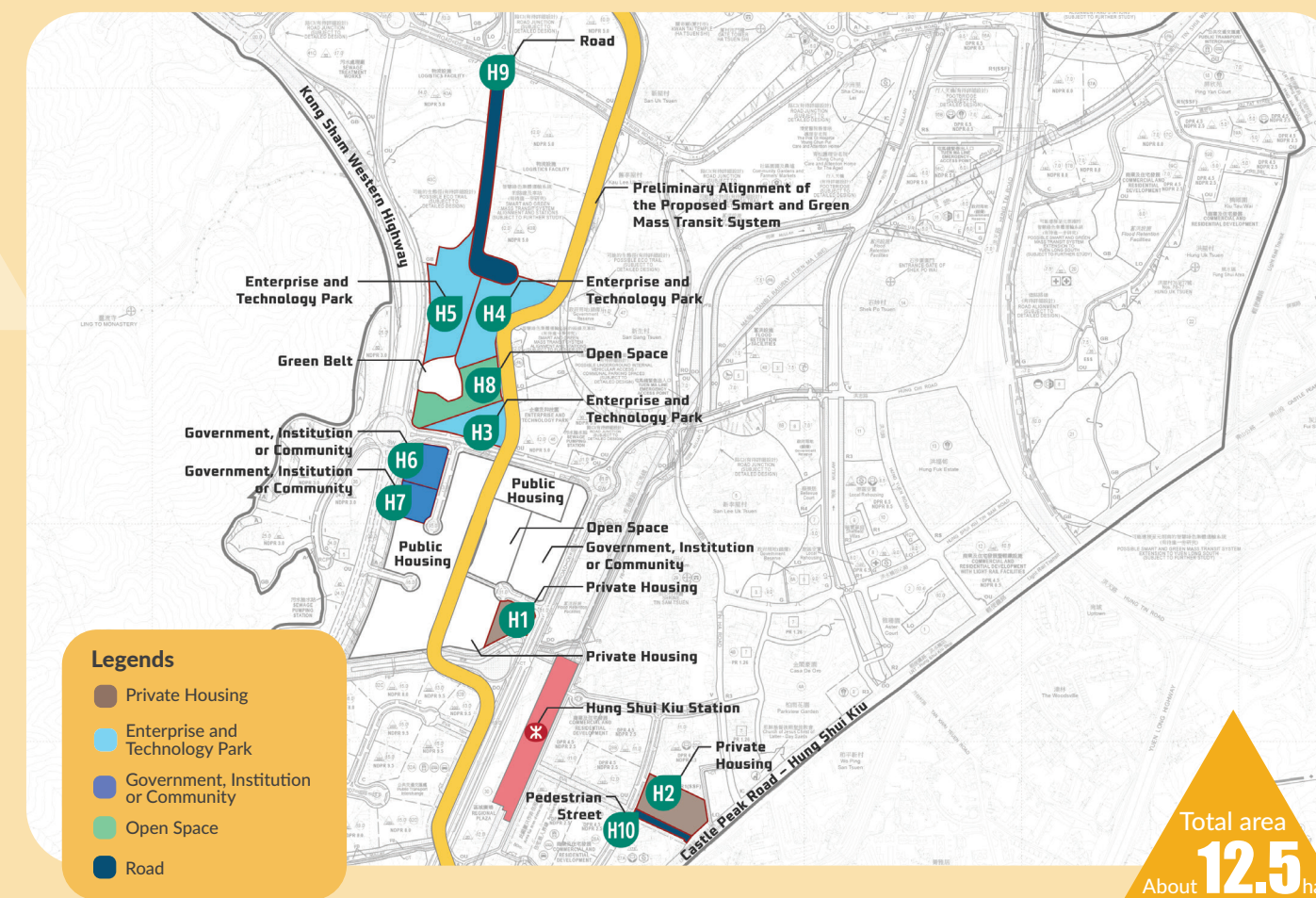


Connectivity

- ▲ The two private housing sites are situated at the future town centre of HSK NDA where three railways (i.e. Tuen Ma Line, the planned Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) ("HSWRL") and the proposed Hong Kong Island West-Hung Shui Kiu Rail Link) will converge, providing excellent connectivity in terms of local and cross-boundary transport



Earliest tender time
2025



Carry out site formation works and retain the sites for development and construction of superstructure

Private Housing Sites

- H1** Site area: About 0.67 ha (Note)
Plot ratio: 6 (domestic)
0.5 (non-domestic)
- H2** Site area: About 1.32 ha
Plot ratio: 6 (domestic)
0.5 (non-domestic)

Enterprise and Technology Park Site

- H3** Site area: About 1.05 ha
Plot ratio: 5

Carry out site formation works and then hand back to the Government

Enterprise and Technology Park Sites

- H4** Site area: About 2.16 ha
- H5** Site area: About 2.34 ha

Government, Institution or Community Sites

- H6** Site area: About 0.77 ha
- H7** Site area: About 0.63 ha

Note: The area of this private housing site will be subject to the result of a land exchange application under the Enhanced Conventional New Town Approach at an adjoining site.

Carry out site formation and construction works, then hand back to the Government

Open Space

- H8** Site area: About 1.57 ha
- Road / Pedestrian Street**
- H9** Site area: About 1.8 ha
- H10** Site area: About 0.21 ha

Total area
About 12.5 ha

Fanling North Pilot Area

Advantages of Pilot Area

Positioning of FLN NDA

- ▲ Situated in the “Boundary Commerce and Industry Zone” in the Northern Metropolis, FLN NDA is one of the major sources of future housing supply in the next ten years, providing over 30,000 public and private housing units
- ▲ A site of about 5.2 ha in the NDA adjacent to Man Kam To Road is reserved for logistics facility uses. With its close proximity to the Man Kam To and Heung Yuen Wai boundary control points, it can be used for the development of cross-boundary logistics business



Earliest tender time
2025



Connectivity

- ▲ FLN NDA is close to Sheung Shui and Fanling stations, as well as three boundary control points (Lo Wu, Man Kam To and Heung Yuen Wai). The vehicular travelling time from the FLN Pilot Area to the above-mentioned train stations/boundary control points is within 10 minutes

Well-established Community

- ▲ The adjacent Fanling and Sheung Shui are mature new towns with a full range of supporting community facilities that meet the living needs



Carry out site formation works and retain the sites for development and construction of superstructure		
Private Housing Sites		
F1	Site area: About 0.88 ha	Plot ratio: 4:2
F2	Site area: About 0.88 ha	Plot ratio: 4:2
F3	Site area: About 1.2 ha (Note)	Plot ratio: 2:4
Carry out site formation works and then hand back to the Government		
Logistics Facility Site (Part)		
F4B	Site area: about 4.2 ha	
Bus Depot Site		
F5	Site area: About 3.2 ha	
Government, Institution or Community Site		
F6	Site area: About 1.6 ha	
Village Resite Site		
F7	Site area: About 0.2 ha	
Carry out site formation and construction works, then hand back to the Government		
Logistics Facility Site (Part)		
(Construct a multi-storey building for modern industries with total gross floor area of 50,000 sqm ² for the Government)		
F4A	Site area: About 1 ha	
Open Space		
F8	Site area: About 0.9 ha	
F9	Site area: About 1.4 ha	
Road		
F10	Site area: About 0.42 ha	

San Tin Technopole Pilot Area

Advantages of Pilot Area

Positioning of STT

- ▲ Situated in the “Innovation and Technology Zone” in the Northern Metropolis, STT, including the Hong Kong- Shenzhen I&T Park (“HSITP”) in the Loop, will provide 300 ha of I&T land. This will significantly increase the supply of I&T land in Hong Kong, at a strategic location that would create synergy with the Shenzhen I&T zone just across the boundary, providing sufficient space to accommodate the upstream, midstream and downstream sectors of the I&T industry chain, addressing the land shortage problem facing the sector and conducive to a more well-rounded I&T development
- ▲ Site formation and engineering infrastructure works for development of STT Phase 1 Stage 1 commenced in December 2024, targeting to have the first batch of I&T sites formed in 2026. Intake of I&T enterprises will drive housing demand. It is expected that the first population intake will be in 2031



Earliest tender time
2026

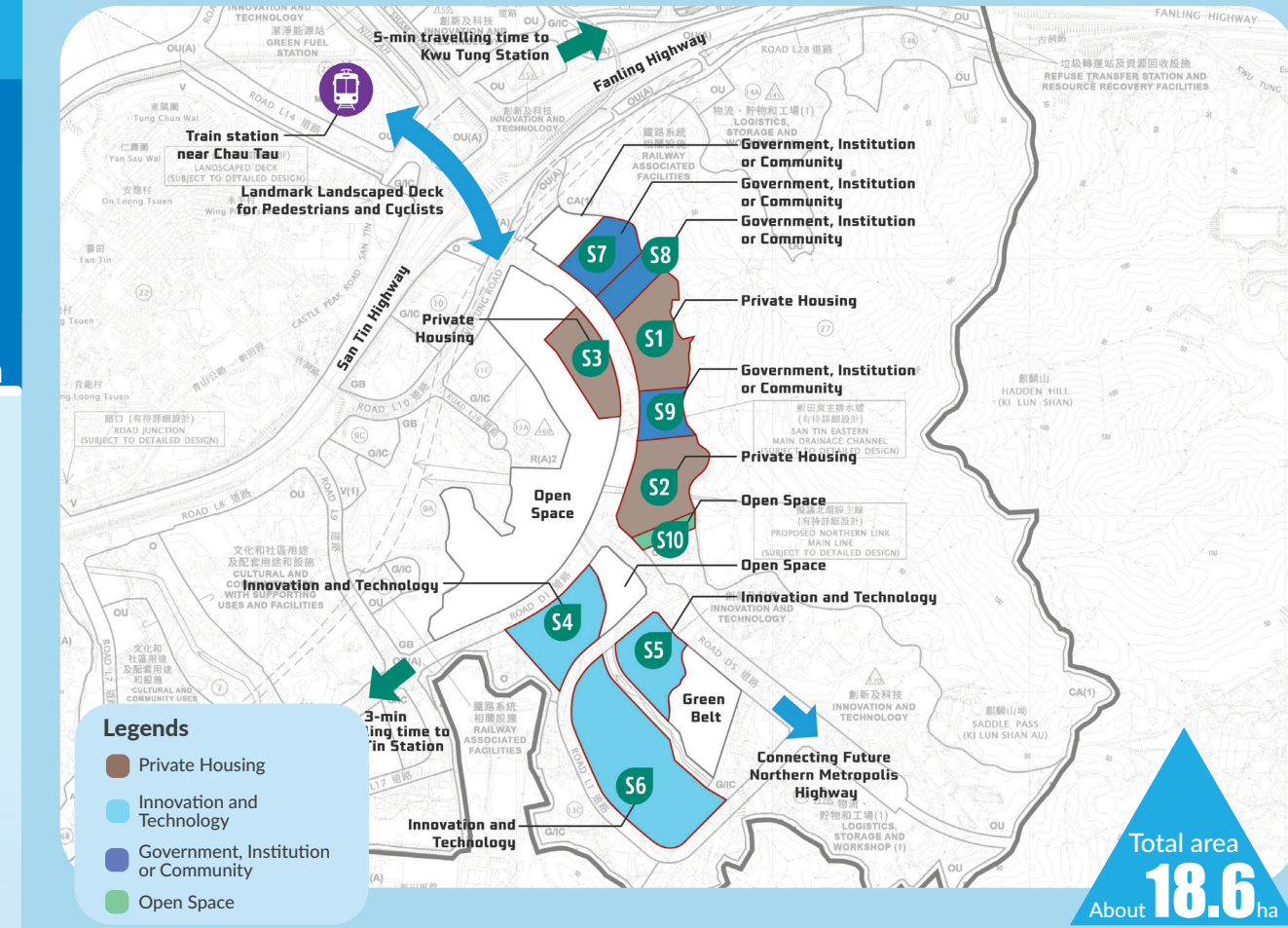


- ▲ STT also seeks to provide a comprehensive residential neighbourhood supported by quality open space (including open space along revitalised river channels) and key cultural and recreational facilities

Connectivity

- ▲ STT is located at the interchange of the Northern Link (“NOL”) Main Line and the NOL Spur Line, providing seamless internal and external transport links:
 - ▼ The detailed planning and design of NOL Main Line is underway. The construction works are anticipated to commence in 2025 for completion in 2034
 - ▼ The Government is actively collaborating with Shenzhen authorities and the MTR Corporation Limited (“MTRCL”) on the planning work. The MTRCL targets to commence the detailed planning and design of the project in early 2025
 - ▼ Kwo Tung Station of the NOL Main Line targets to be commissioned in 2027

- ▲ Travelling time to the planned San Tin Station on the NOL Main Line and the station near Chau Tau on the NOL Spur Line will be about 3 minutes, while travelling time to the Kwo Tung Station will be around 5 minute



Carry out site formation works and retain the sites for development and construction of superstructure

Private Housing Sites		
S1	Site area: About 2.16 ha	Plot ratio: 6 (domestic)
		0.5 (non-domestic)
S2	Site area: About 2.34 ha	Plot ratio: 6 (domestic)
		0.5 (non-domestic)
S3	Site area: About 1.63 ha	Plot ratio: 6 (domestic)
		0.5 (non-domestic)

Carry out site formation works and then hand back to the Government

Innovation and Technology Sites		
S4	Site area: about 2.2 ha	
S5	Site area: About 1.7 ha	
S6	Site area: About 5.2 ha	
Government, Institution or Community Sites		
S7	Site area: About 1.47 ha	
S8	Site area: About 0.65 ha	
S9	Site area: About 0.87 ha	

Carry out site formation and construction works, then hand back to the Government

Open Space		
S10	Site area: About 0.37 ha	

The Government launched a three-month exercise on 31 December 2024 to invite interested parties to submit expression of interest (EOI) for the three pilot areas of large-scale land disposal in the Northern Metropolis. Interested enterprises must deposit their EOI in the designated box of Room 2129-30, 21/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, by **noon on March 31, 2025 (Monday)**.

Please scan the QR code to visit the Northern Metropolis website for more details.



This Invitation is not a prequalification exercise to shortlist or prequalify any Interested Party for the Government tender exercise(s) for any of the pilot areas. Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the subsequent competitive bidding in the Government tender exercise(s) for the pilot areas.

Please contact Assistant Secretary for Development (Northern Metropolis) Policy Support for any matters relating to this invitation (Tel: 3915 4219, fax: 3915 4299 or email: nmco-ecoi@devb.gov.hk).