

Northern Metropolis

Action Agenda

2023



Hong Kong Special Administrative Region
of the People's Republic of China

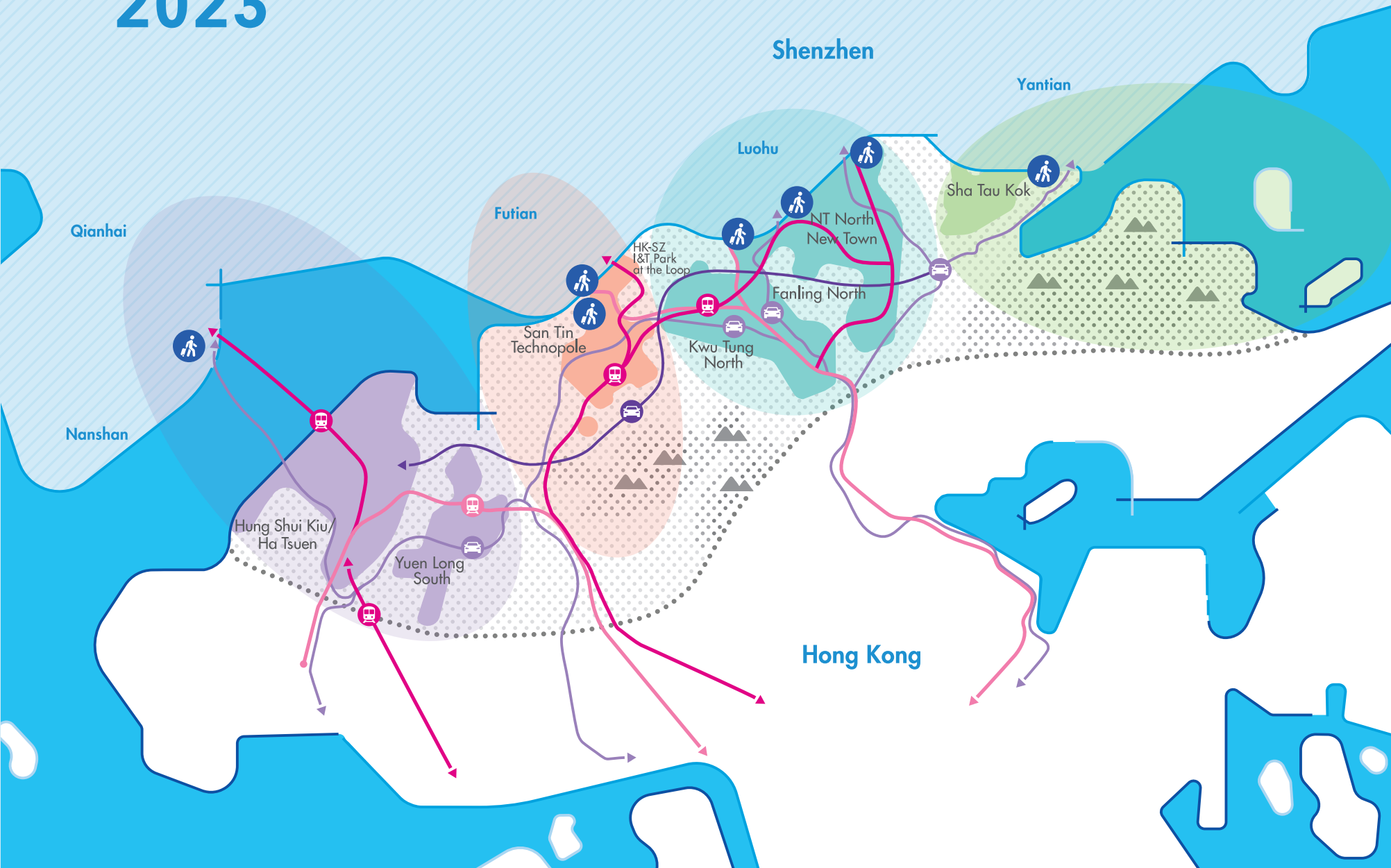


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Background and Vision

A “new international I&T city”
integrating quality life, promising industries
and culture and leisure



1 Background and Vision

1.1 Background

- In October 2021, the Government put forward the Northern Metropolis Development Strategy, proposing to develop the northern part of Hong Kong into a metropolitan area, ideal for people to live, work and travel, and increase land for housing, industries and community facilities on top of the development projects already underway, with improved transport infrastructure. The 2022 Policy Address further suggested that the Northern Metropolis, as one of the priorities of the current-term Government, will be the foothold for Hong Kong's strategic development, and the new engine for Hong Kong to scale new heights. According to the 2023 Policy Address just announced, the Northern Metropolis is to adopt an “industry-driven and infrastructure-led” approach as its key planning axle, and become a major hub for Hong Kong to integrate into the overall development of our country.
- The Northern Metropolis has an area of 30 000 hectares, around one-third of Hong Kong's total. It covers the Yuen Long and North districts, encompassing existing new towns in Yuen Long, Tin Shui Wai, Fanling and Sheung Shui, etc., various New Development Areas (NDAs) at different planning and development stages, as well as their neighbouring areas. Currently, it has a population of around 980 000, with about 400 000 residential units and about 134 000 job opportunities.

- To develop the Northern Metropolis is to actively respond to and capitalise on the national development strategies. The 14th Five-Year Plan supports Hong Kong to develop into an international innovation and technology (I&T) centre. It also suggests improving mechanisms to facilitate Hong Kong's and Macao's integration into the overall development of the country, and complementary and coordinated development with the Mainland for the high-quality development of the Guangdong - Hong Kong-Macao Greater Bay Area (GBA). The Outline Development Plan for Guangdong-Hong Kong-Macao Greater Bay Area proposes “the development of the GBA and of a world-class city cluster”, and supports the development of the Hong Kong-Shenzhen I&T Park (HSITP) in the Loop and the adjacent Shenzhen I&T Zone. These major national strategies generate strong impetus for growth for Hong Kong,

and facilitate our collaborations with other GBA cities for better development. Close to Shenzhen's metropolitan core and I&T base with the strongest development momentum with the locational advantage of having 7 boundary control points (BCPs), the Northern Metropolis will be the engine driving Hong Kong's development and an essential platform for our cooperation with other GBA cities.

- The Action Agenda outlines the development positioning of the four major zones in the Northern Metropolis (the High-end Professional Services and Logistics Hub, the I&T Zone, the Boundary Commerce and Industry Zone, and the Blue and Green Recreation, Tourism and Conservation Circle), and the features of their future development.

Making full use of national strategies





1.2 Vision and Target

■ It is our vision to develop the Northern Metropolis into a “new international I&T city”, integrating quality life, industry development, culture and leisure, and promoting a better home-job balance and green living. We have the following specific development goals:

- **Providing land and housing:** Insufficient supply of land and housing has been a long-standing problem of Hong Kong. The Northern Metropolis will be a major source of land supply for Hong Kong in the future, providing some 3 000 hectares of new development land. Not less than 1 400 hectares will be available for development within the next ten years, accounting for about 40 percent of the total “spade-ready land” to be provided in the coming decade. The new development land within the Northern Metropolis can provide over 500 000 new residential units, making it an arsenal of future housing supply for Hong Kong. Upon full development, the entire Northern Metropolis is expected to accommodate a population of 2.5 million, around one-third of Hong Kong’s current population.
- **Industry-driven planning and a better home-job balance:** The Northern Metropolis can provide a large amount of land for the development of I&T and other industries, thereby injecting new impetus into Hong Kong’s economy. On the I&T front in particular, the Northern Metropolis will help Hong Kong develop into an international I&T centre under a new industry pattern of “South-North dual engine (finance - I&T)”. The new development land within the Northern Metropolis will create around 500 000 new jobs. These new job opportunities will help reduce cross-regional commuting and promote a better home-job balance.
- **Promoting integration of the GBA:** The development of the Northern Metropolis will enable Hong Kong to forge closer economic cooperation and be better connected with other GBA cities, capitalising on the important opportunities arising from the high quality development in the GBA. In particular, the different zones of the Northern Metropolis

and the corresponding areas in Shenzhen can complement one another and develop in a coordinated manner. This will not only create strong growth impetus for Hong Kong, but also provide a new focus for and inject new vigour into the development of the entire GBA.

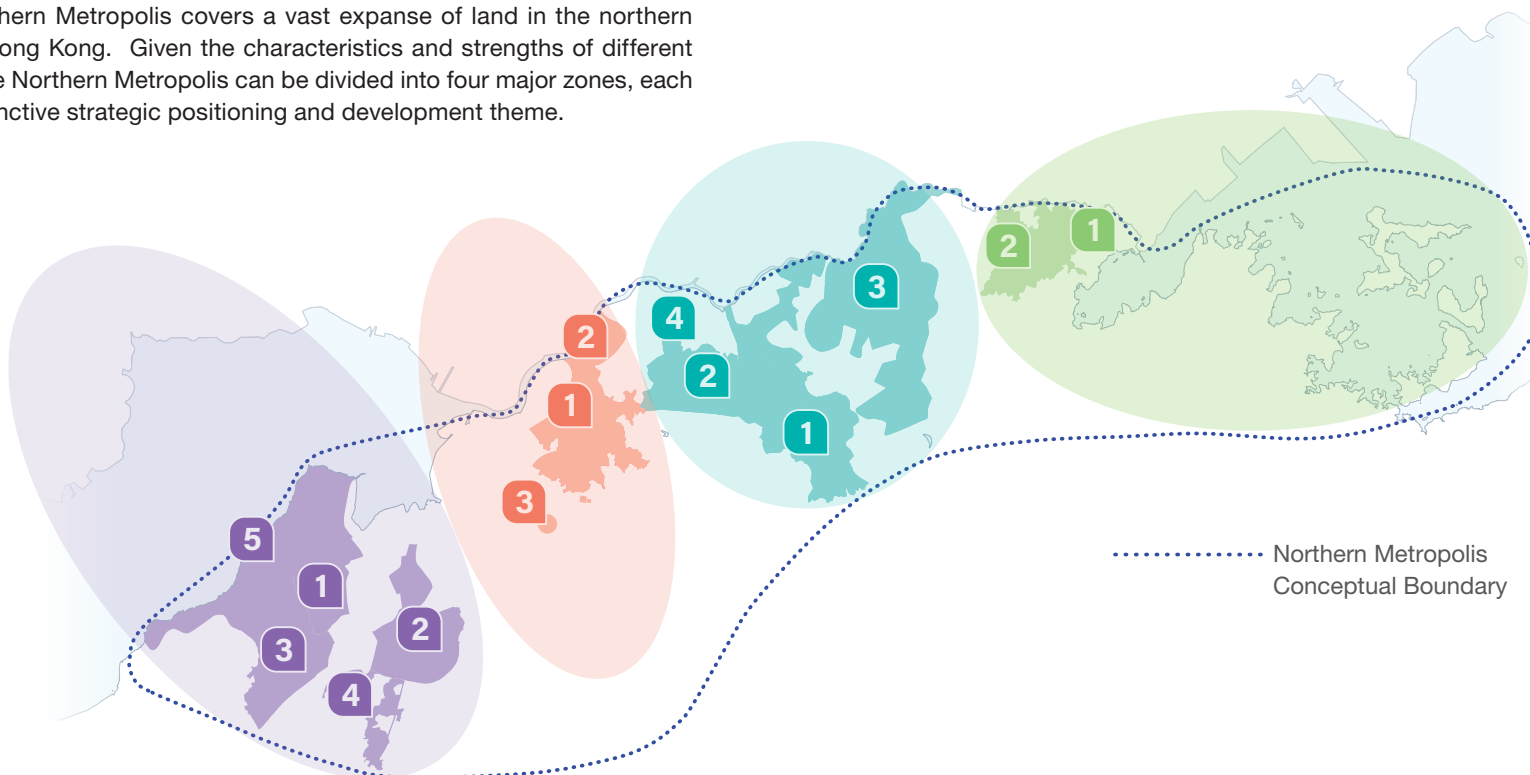
- Infrastructure-led, railways as backbone:** The “infrastructure-led” principle guides the development of the Northern Metropolis. This includes planning strategic railways as the backbone with major roads to strengthen the internal connections of the Northern Metropolis and its connections with the Mainland and the other parts of Hong Kong. In particular, the two new cross-boundary railways under planning, connecting Hung Shui Kiu with Qianhai and San Tin with Huanggang, will further promote exchanges between Hong Kong and Shenzhen and unleash enormous development momentum. The Transport and Logistics Bureau (TLB) plans to publish the “Hong Kong Major Transport Infrastructure Development Blueprint” by the end of this year to outline all major transport infrastructure projects at a macro level and the ways in which they will improve the railway and major road networks.
- Developing a “Northern Metropolis University Town”:** With new land, new population, excellent connectivity, I&T development opportunities, and close connections with the Mainland, the Northern Metropolis will provide valuable opportunities for the post-secondary education sector, enabling institutions to establish footholds, develop new areas of education, explore regional cooperation opportunities, and promote vocational and professional education and training (VPET). The Government will develop the “Northern Metropolis University Town” by reserving more than 60 hectares of land in Hung Shui Kiu / Ha Tsuen (HSK / HT), Ngau Tam Mei and New Territories North (NTN) New Town, encouraging post-secondary institutions to strengthen co-operation with renowned Mainland and overseas institutions, and achieve greater synergy through resources sharing and complementary industry development within the region.

- Ecological conservation, urban-rural integration:** The Northern Metropolis has rich and diverse habitats. For example, there are large areas of wetlands, fish ponds, swamps, reed beds and mangroves in the west. Among them, the mangroves, wetlands and fish ponds in Mai Po and the Inner Deep Bay are designated as wetlands of international importance under the Ramsar Convention. These are ecological environments worthy of dedicated protection in the GBA and even southern China. The environmental capacity of these areas can be increased through proactive conservation and restoration. In addition, the traditional rural townships in the Northern Metropolis possess rich historical and cultural resources. They can be integrated with the future development in harmony, standing out as a characteristic of the Northern Metropolis. The Northern Metropolis will also be a sustainable carbon-neutral community, helping Hong Kong meet the target of carbon neutrality before 2050. The NDAs will adopt resilient designs, capable of meeting the challenges of climate change and extreme weather, and ensuring public safety.
- Developing diversified arts, culture, sports and youth facilities:** The Northern Metropolis can provide land for the development of arts, culture, sports and youth facilities, in line with the “14th Five-Year Plan” which is clear in its supports for Hong Kong to develop into an East-meets-West centre for international cultural exchange, the Youth Development Blueprint which seeks to promote the long-term development of Hong Kong’s youths, and sports development policy, etc.
- Establishing presence of government departments to drive development:** Experiences in other places suggest that early presence of government departments in new areas helps promote business activities and support services generating impetus for growth and bringing vitality. The Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses.



1.3 Four Major Zones

- The Northern Metropolis covers a vast expanse of land in the northern part of Hong Kong. Given the characteristics and strengths of different areas, the Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme.



High-end Professional Services and Logistics Hub

- 1 Tin Shui Wai
- 2 Yuen Long
- 3 Hung Shui Kiu / Ha Tsuen New Development Area
- 4 Yuen Long South New Development Area
- 5 Lau Fau Shan / Tsim Bei Tsui / Pak Nai



Innovation and Technology Zone

- 1 San Tin Technopole
- 2 Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 3 Ngau Tam Mei



Boundary Commerce and Industry Zone

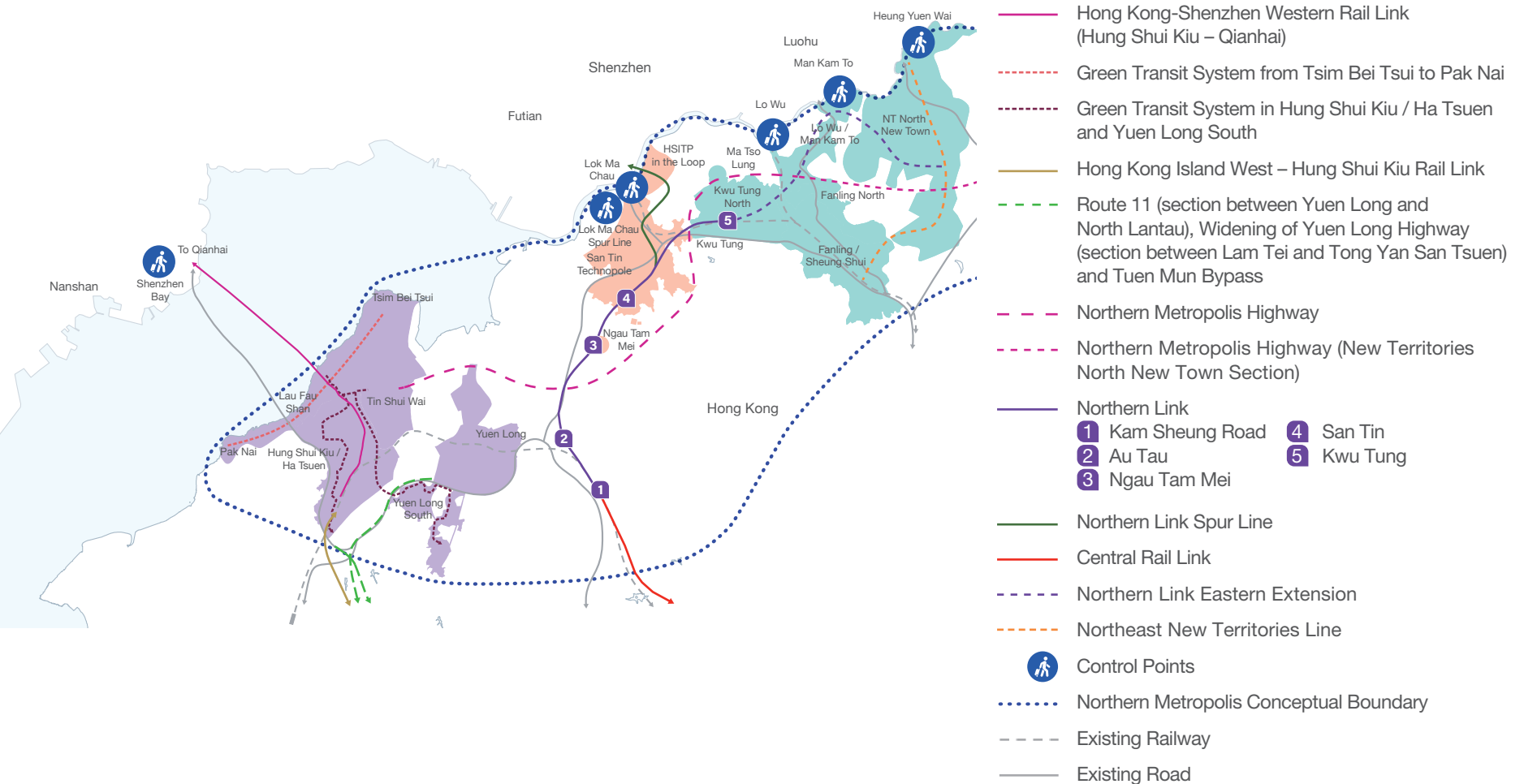
- 1 Fanling / Sheung Shui
- 2 Kwu Tung North / Fanling North New Development Area
- 3 New Territories North New Town and Lo Wu / Man Kam To
- 4 Ma Tso Lung



Blue and Green Recreation, Tourism and Conservation Circle

- 1 Sha Tau Kok
- 2 Robin's Nest

- In the following sections, we will focus on the development themes, industry positioning, housing supply and employment opportunities, transport infrastructure, government, institution or community (GIC) facilities, conservation projects, etc. of the four major zones.
- The development parameters and progress of major land development projects in the four major zones are set out at Annex.



High-end Professional Services and Logistics Hub

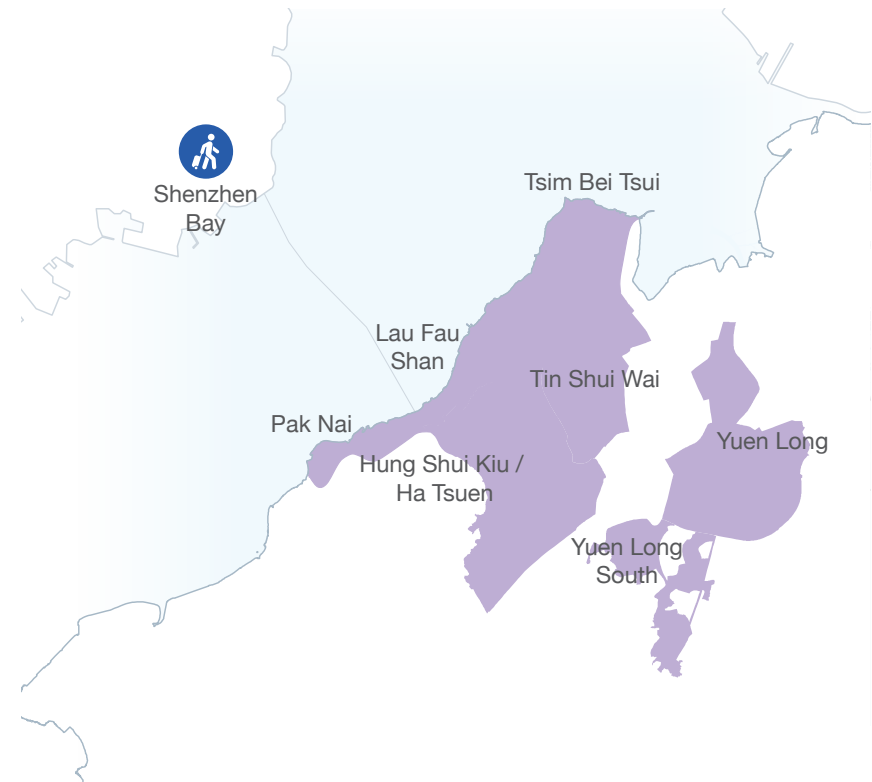
A modern services centre with
seamless connectivity with
Qianhai Cooperation Zone



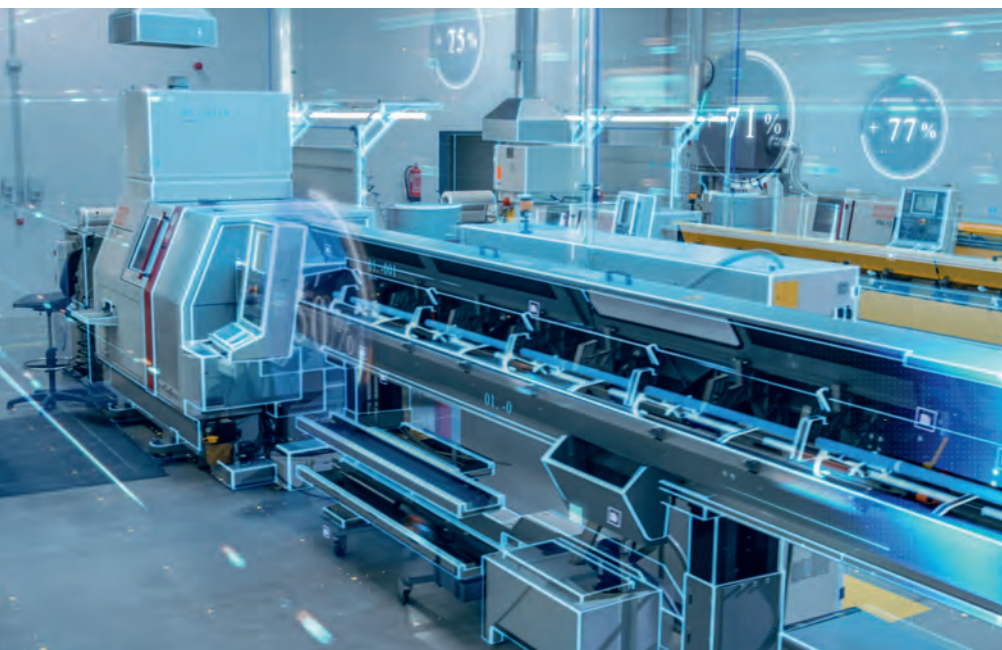
2 High-end Professional Services and Logistics Hub

2.1 Development theme and industry positioning

- Situated in the west of the Northern Metropolis, this zone covers new towns in Yuen Long and Tin Shui Wai, HSK / HT and Yuen Long South (YLS) under development, as well as Lau Fau Shan / Tsim Bei Tsui / Pak Nai area (Lau Fau Shan) under planning. This zone is just a bay away from the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone (Qianhai Cooperation Zone) and the Nanshan District in Shenzhen, and is connected with the Shenzhen Bay Port via the Shenzhen Bay Bridge. It possesses rich ecological resources, including a natural coastline and near-shore mangroves in the west, the Hong Kong Wetland Park and wetlands around Fung Lok Wai.
- The development of the Qianhai Cooperation Zone commenced in 2010. Over the years, through measures such as tax incentives, implementation support funds and opening up of professional services, Qianhai Cooperation Zone has been offering favorable conditions for Hong Kong enterprises to operate. In September 2021, the State Council promulgated the “Plan for Comprehensive Deepening Reform and Opening Up of the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone” (Qianhai Plan), significantly expanding the total area of the Qianhai Cooperation Zone from 14.92 square kilometres to 120.56 square kilometres. It emphasises the promotion of high-level opening-up of the Qianhai Cooperation Zone, the promotion of innovative development of modern service industries, and the expedition of the establishment of a system for modern services compatible with Hong Kong and international standards. The Qianhai Plan does not only enhance the functions of the Qianhai Cooperation Zone, but also foster the long-term development of different professional services sectors in Hong Kong.



- The Qianhai Cooperation Zone serves as a hub for financial services, legal services, information services, technology services, modern logistics, and cultural and creative industries. It vigorously attracts enterprises and talents from Hong Kong and all over the world to forge an international business environment. Meanwhile, the Nanshan District, being a new high-tech cluster with a population of 1.8 million, focuses on the development of innovative technology, finance and other professional services. The Qianhai Cooperation Zone and the Nanshan District are home to a large number of global and regional headquarters of multinational corporations, state-owned enterprises, unicorn companies and start-ups, with strong economic strength.
- HSK / HT and Lau Fau Shan, close to the Shenzhen Bay Port as well as the Qianhai Cooperation Zone and Nanshan District, to be served by the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) under planning and the proposed Hong Kong Island West-Hung Shui Kiu Rail Link, will be developed into a new area of more than 1 200 hectares. This zone can work with the Qianhai Cooperation Zone and Nanshan District in such areas as finance, professional services and logistics services, promoting and deepening high-end economic cooperation. It can be transformed into a modern services centre and a hub for talents travelling frequently between the two places, serving the entire GBA.
- High-end professional services will be the industry positioning for HSK / HT. It can help enterprises in Qianhai, Nanshan and elsewhere in the Mainland to expand their overseas markets by capitalizing on Hong Kong's unique strengths in professional fields such as finance, insurance, wealth and risk management and its legal, mediation and arbitration, accounting and other professional services that are in line with international practices. HSK / HT will provide at least 2 millions square metres of commercial floor area for local and international enterprises to provide high-end professional services. Part of it will come from the commercial and commercial/residential sites adjacent to the Hung Shui Kiu Station on the Tuen Ma Line. These sites will be formed in 2026, and the buildings thereon can be completed in 2030 to match with the commissioning of the Hung Shui Kiu Station that year.
- HSK / HT is adjacent to the Shenzhen Bay Port. Given the “East in East out, West in West out” strategy for cross-boundary freight traffic, HSK / HT is well placed to become a major modern logistics hub. Industrial sites of over 70 hectares have been reserved in HSK / HT and YLS. Most of them can be developed for multi-storey buildings (MSBs) for modern industries. The first batch of MSB sites in HSK / HT and near Yuen Long InnoPark, mainly for modern logistics and / or vehicle sales, servicing and maintenance purposes, will shortly be tendered



progressively, providing a gross floor area of about 720 000 square metres starting from 2027-28 the earliest. Upon completion, successful tenderers have to hand over 30% of the floor area to the Government for accommodating some brownfield operations affected by government development projects. These MSBs, together with the InnoPark of the Hong Kong Science and Technology Parks Corporation in Yuen Long, including the Microelectronics Centre scheduled for commissioning in 2024, will help encourage manufacturers to set up production bases in Hong Kong, promote smart production and attract high value-added technology industries and manufacturing operations.

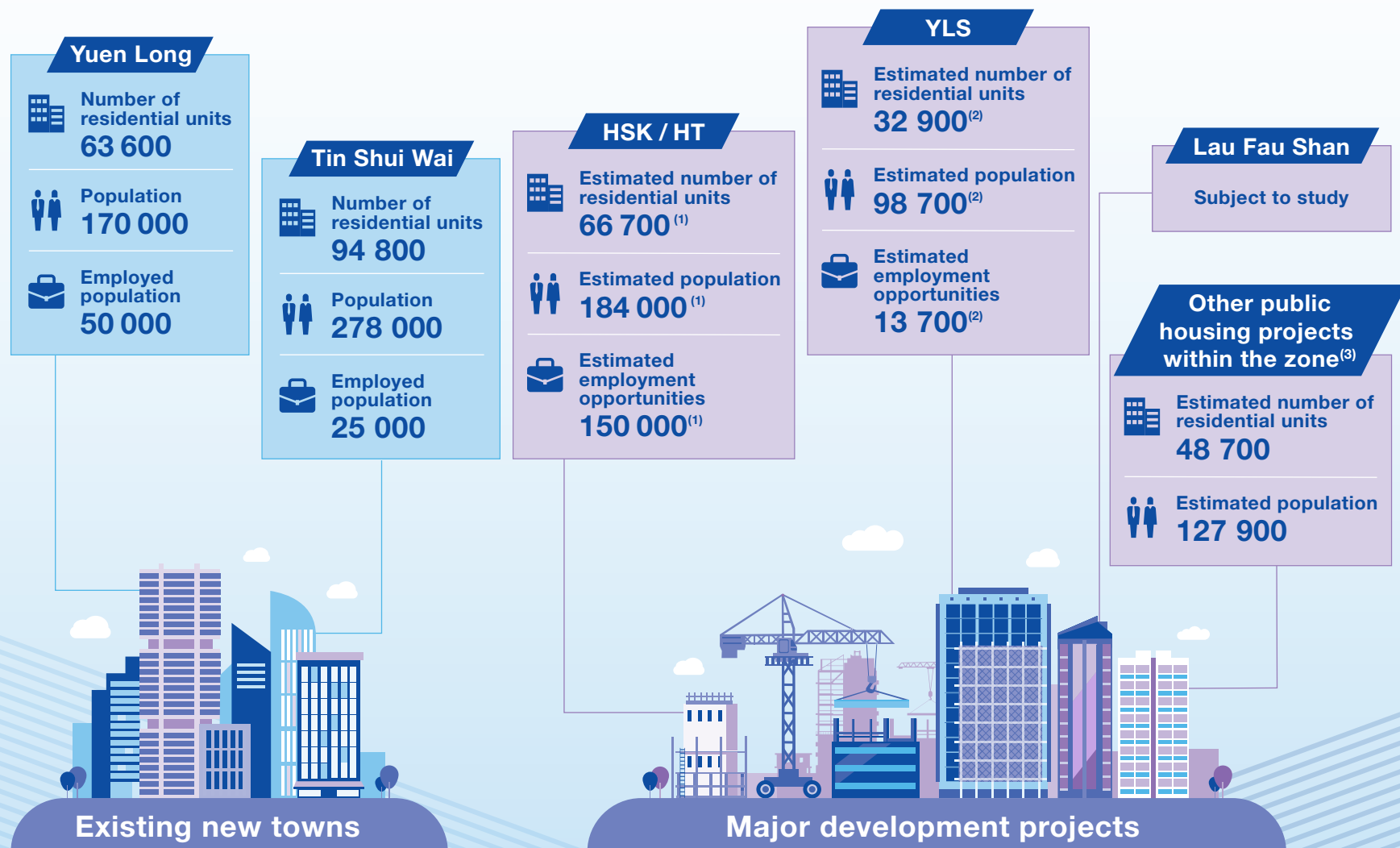
- Digital technology hub will be the main industry positioning for Lau Fau Shan, where iconic I&T facilities of a scale comparable to the Cyberport will be set up to adopt digital technology to promote integration of new and traditional economies, covering financial technology, smart living, digital entertainment, etc., and support young people to start businesses, thereby becoming a start-up base. To this end, the Government has invited the Cyberport to commission a preliminary planning study for establishing I&T facilities in Lau Fau Shan.
- Lau Fau Shan also has the potential to develop eco-tourism. The Government, for example, is exploring the designation of part of the coastal areas as a Coastal Protection Park. The land use proposal for Lau Fau Shan, including its industry planning, is expected to be available next year.
- YLS will be a community mainly for housing development, providing more than 30 000 residential units. An intensification review for the Third Phase Development of YLS is underway and expected to be completed in 2024.
- The construction works for HSK / HT and YLS are underway. The progress of the relevant projects is set out at Annex.



*Hung Shui Kiu / Ha Tsuen NDA
(Conceptual Image)*

2.2 Housing supply and employment opportunities

Information on the existing new towns and major development projects in this zone is set out below:



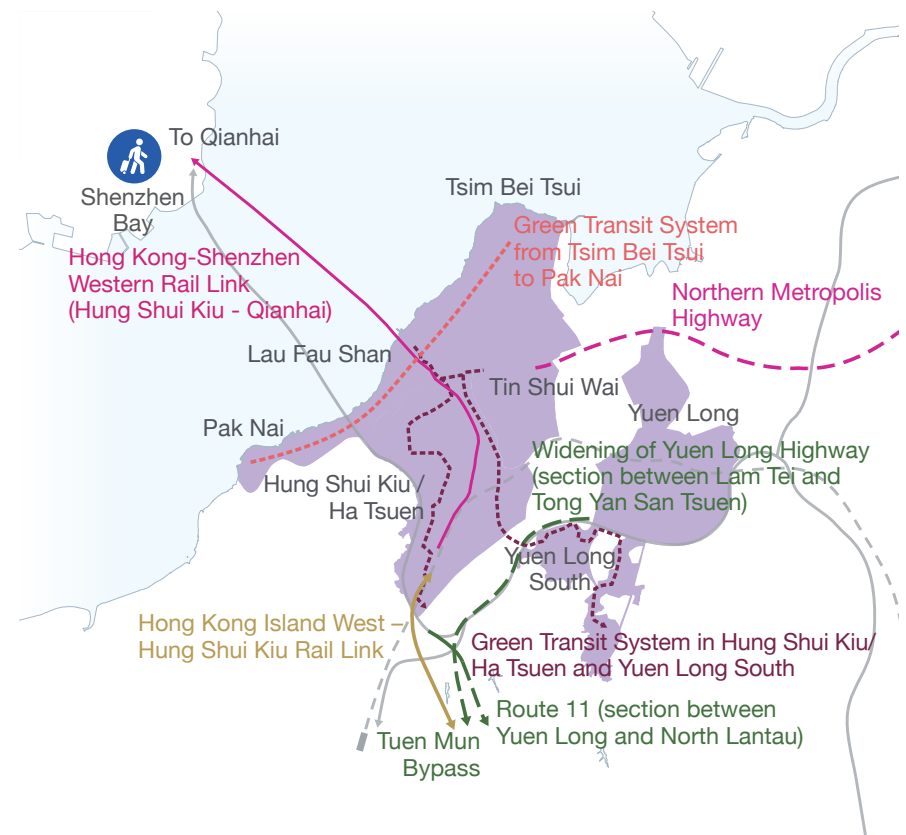
(1) The figures may be varied subject to the results of the on-going planning study on Lau Fau Shan area.

(2) The figures may be updated subject to the results of the on-going intensification review for the Third Phase Development.

(3) The public housing projects within the zone to be completed in 2024-2033, including Tan Kwai Tsuen, Long Bin, etc.

2.3 Transport infrastructure

- In respect of cross-boundary transport, the proposed 18-kilometre long Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) will run from the area around the Hung Shui Kiu Station on the Tuen Ma Line, passing through Ha Tsuen and Lau Fau Shan, crossing the Deep Bay to reach Qianhai via the Shenzhen Bay Port. Connecting to the transport networks in the Mainland, the railway will make the two places a strategic hub along the transport corridor on the east bank of the Pearl River, promoting integrated development of Hong Kong and other GBA cities. The HKSAR Government and the Shenzhen Municipal Government have completed the First Stage Study which established the strategic value and necessity of the project. The Second Stage Study covers topics such as the planning, preliminary engineering feasibility, effectiveness, environmental impact as well as the construction and operational arrangements of the railway. It is expected to be completed in mid-2024.
- In respect of local transport, the proposed Hung Shui Kiu Station on the Tuen Ma Line will lie between the existing Tin Shui Wai Station and Siu Hong Station in Tuen Mun. It will be situated at HSK / HT town centre. The detailed planning and design for the Hung Shui Kiu Station is underway. The construction works are scheduled to commence in 2024 and be completed in 2030 to meet the major population intake in HSK / HT and support the development of industries in the NDA.
- Besides, we propose to extend the strategic railway proposed under the Kau Yi Chau Artificial Islands project (Kau Yi Chau) northwards to Hung Shui Kiu to connect with the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) under planning, with a view to strengthening the connection among Kau Yi Chau, the Northern Metropolis and the Hong Kong-Shenzhen Western Rail Link, and improving the connectivity of Hong Kong's rail network. The proposed Hong Kong Island West-Hung Shui Kiu Rail Link is about 30 kilometres in length and will pass through Kai Yi Chau, Sunny Bay and Tuen Mun East. The relevant study on Kau Yi Chau commenced in June 2021 and is expected to enter the detailed design stage in 2024.



- To provide efficient, convenient and comfortable cross-boundary and local public transport services, and to enhance the overall travel experience of the public, a new generation of transport interchange hubs will be built at various locations in the Northern Metropolis. Through integrated spatial design, the transport interchange hubs will provide connection for different public transport services. They will be equipped with ancillary facilities such as park-and-ride, parking for bicycles and electric mobility devices and digital information platform to make interchange more convenient. The hubs will also incorporate shopping and dining facilities to cater for passengers' needs. A new-generation transport interchange hub is planned to be provided near the Hung Shui Kiu Station on the Tuen Ma Line.

- The planned Green Transit System (GTS) in HSK / HT and YLS will connect the residential and commercial areas, employment nodes and key community facilities. Taking into account study findings, the Government will plan the way forward and implementation arrangement for the GTS to meet the traffic and transport needs of the two NDAs. The Government is also exploring the feasibility of extending the GTS to Tsim Bei Tsui and Pak Nai as well as the stations of the Hong Kong-Shenzhen Western Rail Link. It is expected that the feasibility study will be completed in 2024.
- To cater for the traffic need arising from the development of the Northwest New Territories, the Government is taking forward a series of road infrastructure projects. As for connection

with the urban areas, the Government is implementing Route 11 (section between Yuen Long and North Lantau), the Tsing Yi-Lantau Link and the widening of the Yuen Long Highway (section between Lam Tei and Tong Yan San Tsuen). As regards road connection between the Northwest New Territories and the airport and Lantau, the Government is implementing the Tuen Mun Bypass project to link up Lam Tei to Tuen Mun Area 40 as well as Tuen Mun-Chep Lap Kok Tunnel.

Green Transit System (Conceptual Image)



2.4 GIC facilities

- The Government will construct a joint-user government complex near the Hung Shui Kiu Station on the Tuen Ma Line, providing government offices and other GIC facilities.
- A site of about 5 hectares is reserved in HSK / HT for development of a new campus by a self-financing post-secondary institution. This, together with other sites to be planned for post-secondary institutions in the Northern Metropolis, will form the “Northern Metropolis University Town”. The site formation works of the site in HSK / HT is expected to be completed in 2026. The Education Bureau (EDB) will invite eligible self-financing post-secondary institutions to submit proposals.
- In respect of cultural and recreational facilities, a Heritage Conservation and Resource Centre is under construction in Tin Shui Wai new town, scheduled for opening in 2028. The Resource Centre will be equipped with facilities including thematic exhibition galleries, a lecture hall and multi-purpose activity rooms with the aim to enhance public understanding of and interest in art, history, culture, science and heritage conservation. The Resource Centre will also serve as a platform for nurturing young people and facilitating cultural exchange and support Hong Kong’s development as an East-meets-West centre for international cultural exchange. In addition, the Government is exploring the provision of a dedicated performance venue in Lau Fau Shan which will occupy an area of about 2 hectares.
- The Government also plans to provide a youth facility building in HSK / HT with the objectives of (a) providing a venue for better and deeper exchange, interaction and cooperation between the youths from the Mainland and Hong Kong; (b) promoting exchange and cooperation for youth volunteerism and cross-boundary volunteerism; and (c) serving as a venue for engaging youth participants in various programmes and activities of the Home and Youth Affairs Bureau (HYAB) / Youth Development Commission as well as the new offline platform of the brand new “Youth Link”.
- The Government also proposes to set up an innovation and entrepreneurial base for youths in HSK / HT with facilities such as entrepreneurship support centre, co-working space, office space and event hall, with a view to attracting young entrepreneurs to gather and form a cluster of youth start-ups, as well as facilitating collaboration with other innovation and entrepreneurial bases in the GBA.
- At present, the zone has 2 public hospitals, namely the Tin Shui Wai Hospital and Pok Oi Hospital. The Government is reviewing the Second Hospital Development Plan, including enhancing the hospital services in the western and northern parts of the New Territories and rationalizing the distribution of existing hospitals and proposed projects. A site of about 7 hectares has been reserved in HSK / HT for a new public hospital.



2.5 Conservation

- The existing Hong Kong Wetland Park in Tin Shui Wai is a world-class eco-tourism attraction. The Government is now studying the establishment of a Coastal Protection Park in Lau Fau Shan, covering coastal natural habitats such as mangroves, mudflats and fish ponds in the Deep Bay. Through proper management and planning, the proposed Coastal Protection Park can conserve the Deep Bay wetland ecosystem and provide outdoor eco-recreation space.
- The Mai Po Inner Deep Bay Ramsar Site in Hong Kong and the Guangdong Shenzhen Futian Mangrove Wetlands of International Importance share the Shenzhen Bay (Deep Bay) ecosystem and are ecologically linked. They also serve as internationally important over-wintering and resting sites for waterbirds on the East Asian-Australasian Flyway. Hong Kong and Shenzhen signed a framework arrangement for the conservation of Shenzhen Bay (Deep Bay) Wetlands this year, with a view to actively promoting joint efforts in conserving the Shenzhen Bay (Deep Bay) wetland ecosystem, including sharing waterbird monitoring data, setting up joint database, sharing experience in managing mangroves, and deepening nature education, training and exchanges.

Hong Kong Wetland Park

2.6 Major developments in the next three years (2024-2026)

- MSB sites in HSK / HT and near Yuen Long InnoPark will be tendered
- Site formation and infrastructure works under the Second Phase Development of HSK / HT will commence
- The first public housing population (dedicated rehousing estates) in HSK / HT will move in
- The intensification review for the Third Phase Development of YLS will be completed
- Development proposal for Lau Fau Shan will be released
- The Microelectronics Centre in Yuen Long InnoPark will commence operation
- Works of the Hung Shui Kiu Station on the Tuen Ma Line will commence
- The Second Stage Study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) will be completed
- The feasibility study on the GTS of Tsim Bei Tsui to Pak Nai will be completed
- Site formation and infrastructure works under the First Phase Development of HSK / HT will be completed
- Site formation and infrastructure works under the Second Phase Development of YLS will commence
- Site formation of the commercial and commercial / residential sites in HSK / HT town centre will be completed
- Site formation of the site in HSK / HT for self-financing post-secondary institution will be completed





Hung Shui Kiu / Ha Tsuen NDA (Conceptual Image)

Innovation and Technology Zone

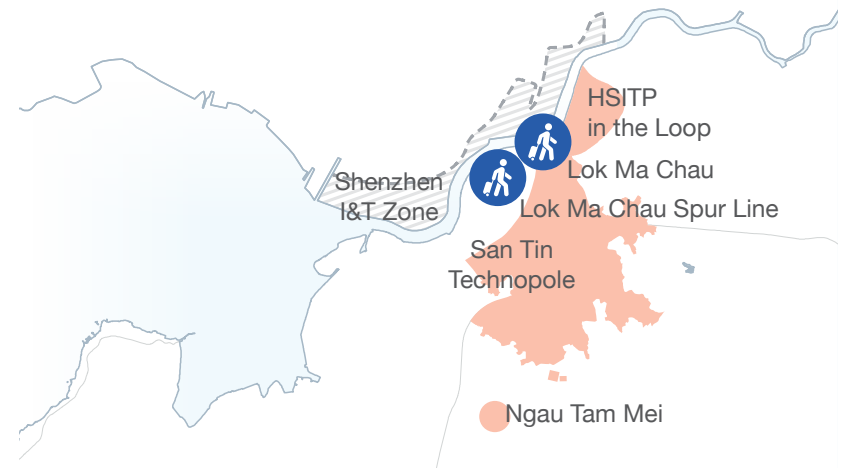
A hub for I&T clusters with strong
synergy with Shenzhen I&T Zone



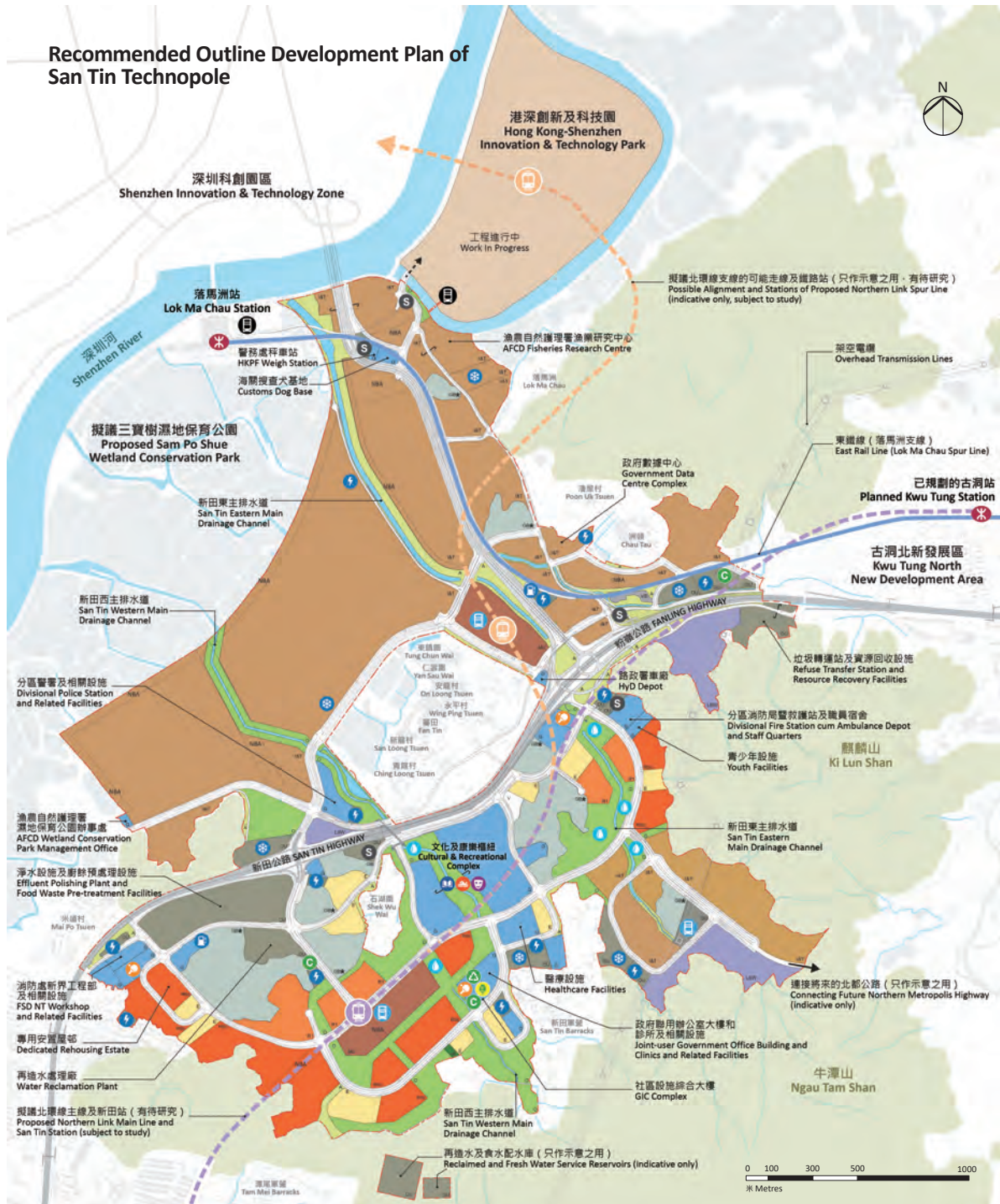
3 Innovation and Technology Zone

3.1 Development theme and industry positioning

- Situated at the heart of the Northern Metropolis, this zone covers San Tin Technopole (including the HSITP in the Loop and San Tin areas), and extends southwards along the Northern Link to the Ngau Tam Mei area. To the north, it connects to the Futian District in Shenzhen and the Shenzhen I&T Zone through the Lok Ma Chau Spur Line / Futian BCP and Lok Ma Chau / Huanggang BCP. There are wetlands and fish ponds along Shenzhen River, including Mai Po, Nam Sang Wai and Sam Po Shue. The inland area is surrounded by mountains such as Ki Lun Shan, Ngau Tam Shan and Kai Kung Leng. The area is rich in cultural resources, including a number of traditional villages, Tai Fu Tai Mansion and the Man Lun Fung Ancestral Hall which are declared monuments, as well as the Man Ancestral Hall which is a Grade 1 historic building, etc.
- San Tin Technopole is the focus of development in this zone. It also serves as the core of industry development of the entire Northern Metropolis. Adjacent to the Shenzhen I&T Zone, San Tin Technopole is strategically positioned as a hub for clustered I&T development, which will create synergy with the Shenzhen I&T Zone, assist Hong Kong in developing the industry pattern of “South-North dual engine (finance - I&T)”, and become a new community for quality, healthy and green living.
- Hong Kong has many edges in I&T development including a highly internationalised environment, strong basic scientific research capabilities, and close connections with other GBA cities. Out of the 600 hectares of land in the San Tin Technopole, about half will be I&T land. The 300-hectare I&T land will be distributed in the San Tin / Lok Ma Chau area and the HSITP in the Loop, capable of providing a gross floor area of about 7 million square metres, equivalent to 17 Science Parks. The HSITP and the Shenzhen I&T Zone will form the Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone (Cooperation Zone), realising the development pattern of “one river, two banks” and “one zone, two parks”.



Recommended Outline Development Plan of San Tin Technopole



圖示 LEGEND

- 項目範圍
Project Boundary
- BSc 公營房屋 (住用地積比率: 6.5)
Public Housing (Domestic Plot Ratio: 6.5)
- R1 私房房屋 (住用地積比率: 6)
Private Housing (Domestic Plot Ratio: 6)
- MU 混合用途 (總地積比率: 7)
Mixed Use (Total Plot Ratio: 7)
- I&T 創新科技
Innovation and Technology
- LSW 物流、貯物和工場 (地積比率: 2 / 5)
Logistics, Storage and Workshop (Plot Ratio: 2 / 5)
- G 政府、機構或社區
Government, Institution or Community
- E 教育
Education
- OU 其他指定用途
Other Specified Uses
- VB 通風大樓
Ventilation Building
- UF 都市農場
Urban Farm
- O 休憩用地
Open Space
- A 美化市容地帶
Amenity
- V 鄉村式發展
Village Type Development
- GB 綠化地帶 (*包含認可墳葬區)
Green Belt (*with Permitted Burial Ground)
- 港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)
- 道路
Road
- 非建築用地
Non-building Area
- 擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange
- 現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange
- 表演場地及博物館
Performance Venues and Museum
- 圖書館
Library
- 室內運動中心
Indoor Sports Centre
- 游泳館
Swimming Pool Complex
- 街市
Market
- 蓄洪設施
Flood Attenuation Facilities
- 環保回收站
EcoHub
- 垃圾收集站
Refuse Collection Point
- 潔淨能源站
Green Fuel Station
- 電力支站
Electricity Substation
- 區域供冷系統
District Cooling System
- 雨水 / 污水泵房
Stormwater / Sewage Pumping Station



- In August this year, the State Council announced the “Development Plan for Shenzhen Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone”. The Shenzhen Park is positioned as a pilot zone for the Cooperation Zone, a pilot zone for international advanced science and technology innovation rules, and a pilot transformation cluster in the GBA. It will inject new impetus into the promotion of development of the I&T industry and high-quality economic cooperation in the Cooperation Zone. Hong Kong will continue to actively cooperate with Shenzhen and promote the location advantages of the Cooperation Zone under “one river, two banks” and “one district, two parks”, including striving to put into trial exclusive cross-boundary policies to ensure the convenient flow of personnel, materials, funds, data and other innovation elements, improving the I&T ecosystems in Hong Kong and Shenzhen and deepening I&T cooperation between Hong Kong and Shenzhen. Hong Kong can give full play to its advantages of being supported by the motherland and connected to the world, and help develop the GBA into an international science and technology innovation centre.
- The Innovation, Technology and Industry Bureau (ITIB) is undertaking a consultancy study on the development of new I&T land around San Tin within the San Tin Technopole, with a view to recommending specific I&T uses in the I&T value chain (i.e. upstream (research and development), midstream (prototype or application) or downstream (manufacturing) processes) for development on different land parcels in the area, requisite infrastructure and supporting facilities, operation mode, and strategies for attracting business and investment, etc. The preliminary findings of the study are expected to be available in early 2024.
- The first three buildings of the HSITP in the Loop are under construction, to be completed in phases from end-2024 onwards. The ITIB has made reference to the operation modes of industrial parks in the Mainland and overseas to explore ways to accelerate and optimise the development of the first phase of the HSITP. The planning of the first phase of the HSITP has initially been completed, with a gross floor area of up to 10 million square feet. Areas with different industrial themes are planned, including life and health technology area, “research, academic and industry” area, artificial intelligence and data science area, new technology advanced manufacturing area, talent accommodation area, commercial and ancillary facilities, etc. The ITIB will progressively announce further results of the preliminary research. Meanwhile, the site formation works of the first batch of I&T land in San Tin Technopole outside the Loop will also commence in 2024, scheduled for completion in 2026 the earliest.

San Tin Technopole (Conceptual Image)



- In the long term, the ITIB will explore the establishment of an Artificial Intelligence Supercomputing Facility at a suitable location in the Northern Metropolis to enhance Hong Kong’s research and development capabilities in different scientific fields, accelerate the development of digital economy and stimulate the development of the artificial intelligence industry ecosystem.
- The Health Bureau (HHB) and the Hospital Authority (HA) will collaborate with the ITIB and relevant government departments to examine how to support universities and the I&T industry to conduct research on life and health technology and to develop Hong Kong into an international healthcare innovation hub. For this, the Government will establish the “Greater Bay Area International Clinical Trial Institute” in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone to coordinate and enhance the work on and development of clinical trials, to coordinate the development with the Shenzhen Park, and to promote cooperation with the Mainland (especially the GBA) on clinical trials. These measures will help attract more top-notch talents of the healthcare sector and top-class pharmaceutical enterprises in the world to set up their businesses in Hong Kong and promote local development of scientific research.
- San Tin Technopole will also provide about 16 hectares of logistics land for the development of MSBs, thereby promoting the development of the industry and providing space to accommodate some brownfield operations affected by government development projects.
- A fisheries research centre will be set up in San Tin Technopole for scientific research, training and serving as a demonstration zone on modernised aquaculture technology, e.g. breeding and hatchery, research and development of fish feed, and disease control and prevention, etc. It will also facilitate the transfer of knowledge and technology to practitioners of the industry and provide technical support, so as to promote the modernisation, upgrading and transformation of the industry, and enhance the productivity of pond fish farming.
- In addition to providing land for I&T and other industries, San Tin Technopole will be developed into a liveable town with comprehensive community facilities, spacious public and green spaces, advanced and resilient infrastructure and smart designs. It will provide about 50 000 to 54 000 housing units, and about 6 400 units of talent accommodation to support the operation of I&T enterprises.
- Ngau Tam Mei is on the Northern Link and just one station away from San Tin Technopole. The Government plans to reserve land in the area for use of post-secondary institutions, with a focus on scientific research, to complement the I&T development in San Tin Technopole, promoting “research, academic and industry” collaboration. Such land, together with other sites to be planned for post-secondary institutions in the Northern Metropolis, will form the “Northern Metropolis University Town”.
- The land use proposal of San Tin Technopole has been made public. In addition, the Government is conducting a planning study on the Ngau Tam Mei area. It is expected that public consultation on the development proposal will be launched in 2024. The progress of the relevant projects is set out at Annex.

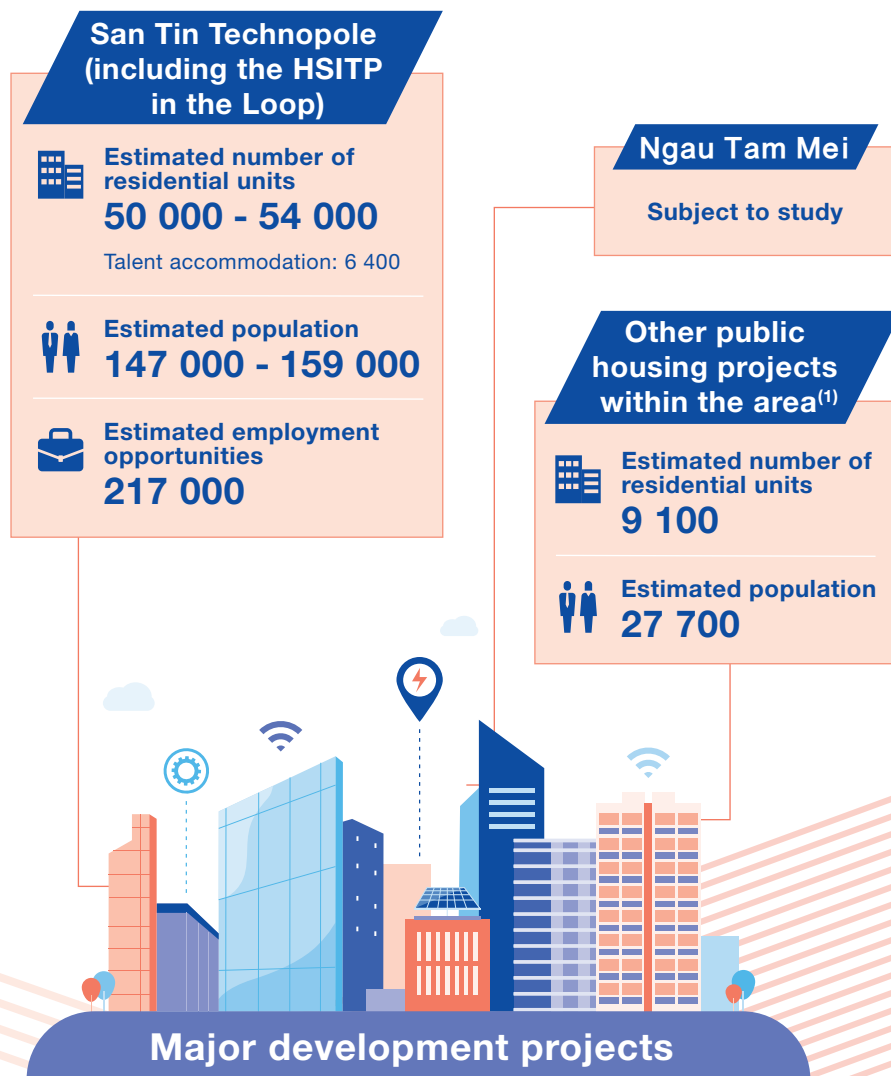




San Tin Technopole
(Conceptual Image)

3.2 Housing supply and employment opportunities

Information on major development projects in the zone is set out below:



(1) Including the public housing projects within the area to be completed in 2024 to 2033, mainly at Kam Tin South.



San Tin Technopole (Conceptual Image)

3.3 Transport infrastructure

- This zone will benefit from a number of railway and road projects under planning / study and the redevelopment of the Lok Ma Chau / Huanggang BCP.
- The NOL Main Line - The NOL Main Line will be a 10.7-kilometre long railway link between the existing Kam Sheung Road Station and the future Kwu Tung Station, with 3 intermediate stations at Au Tau, Ngau Tam Mei and San Tin. Upon completion, the NOL, together with the existing East Rail Line and Tuen Ma Line, will form a railway loop linking up the New Territories and urban areas in Kowloon. It will not only improve the existing railway network by serving the Kwu Tung North NDA (KTN) and San Tin Technopole, but also unleash the potential of land around Au Tau, Ngau Tam Mei and San Tin. The construction works are expected to commence in 2025 for completion in 2034.
- The NOL Spur Line - The NOL Spur Line will be about 5.8 kilometres in length. Its alignment will start from the San Tin Station on the NOL Main Line, with intermediate stations near Chau Tau and at the HSITP in the Loop, and connect to the new Huanggang Port in Shenzhen. It will strengthen our cross-boundary transport link and also enhance the external transport connection of the I&T sites in San Tin Technopole including the Loop. The TLB is actively taking forward the relevant work with the Mainland authorities and the MTR Corporation Limited, with a view to reaching consensus with the Mainland authorities on the implementation arrangement for the Shenzhen section of the NOL Spur Line and commencing detailed planning and design of the project in 2024.





Lok Ma Chau Control Point

- The Central Rail Link and Northern Metropolis Highway - The Central Rail Link preliminarily proposed under “Strategic Studies on Railways and Major Roads beyond 2030” (RMR2030+) is about 16 kilometres in length. It will stretch from Kam Tin in Yuen Long and pass through the Northeast Tsuen Wan/Northeast Kwai Chung, and then link to the existing Kowloon Tong Station for interchange with the East Rail Line and Kwun Tong Line. The Northern Metropolis Highway proposed under RMR2030+ is about 18 kilometres in length. It will start from Tin Shui Wai in the west, link up Ngau Tam Mei, San Tin Technopole and KTN, and stretch to Lo Wu South in the east serving the Northern Metropolis east to west. The TLB plans to publish the “Hong Kong Major Transport Infrastructure Development Blueprint” by the end of 2023, which will include optimised plans for the Central Rail Link and the Northern Metropolis Highway.
- The Government has been collaborating with the Shenzhen Municipal Government on the redevelopment of the Huanggang Port, targeting to complete the new Huanggang Port building by the end of 2025. To enhance the handling capacity of the port, the Governments of both sides have agreed to adopt the “co-location arrangement” and are actively exploring “collaborative inspection and joint clearance”, which will improve clearance experience and efficiency. The “co-location arrangement” at the new Huanggang Port will release some 20 hectares of land at the Lok Ma Chau BCP for I&T use. Besides, the Government will also explore establishing in the Loop bridge connection across Shenzhen River as a small BCP to facilitate frequent cross-boundary travel of I&T practitioners between Hong Kong and Shenzhen. The initial concept is to allow pre-registered persons to travel between the Loop on the Hong Kong side and the Shenzhen I&T Zone under an innovative and convenient entry arrangement, providing maximum convenience to users. The Government will discuss the details with the Mainland authorities.

3.4 GIC facilities

- The Government has reserved land of about 15 hectares near the San Tin Station of the NOL to accommodate an iconic cultural complex to promote the arts, culture and creative industries, and help develop Hong Kong into an East-meets-West centre for international cultural exchange. Initially, it may include:

- a major museum

- a major performing arts venue with flexible theatre spaces

- a major library with contemporary design as a regional information centre and a cultural focal point

- outdoor performance venues and a swimming pool

- The Government also plans to provide a youth facility building in San Tin Technopole, with similar functions as the youth facility building in HSK / HT.
- A site of about 2 hectares has been reserved in San Tin Technopole for healthcare facilities, which may be used for private hospital development. Besides, the HA is reviewing the options of public hospital location, including the feasibility of constructing a public hospital in Ngau Tam Mei.



3.5 Conservation

- An important ecological environment in this zone, Mai Po Inner Deep Bay has been listed as a Wetland of International Importance under the Ramsar Convention. This wetland is a shallow bay with extensive intertidal mudflats backed by mangroves, tidal shrimp ponds (gei wais), fish ponds, and reedbed. The Mai Po wetland serves as an important over-wintering and resting site for migratory birds during their migrations. More than 50 000 migratory birds stop by this wetland each year.
- The Agriculture, Fisheries and Conservation Department (AFCD) has commenced a Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy, which covers the wetlands in Sam Po Shue. The study is expected to be completed in the first half of 2024. In particular, the proposed Sam Po Shue Wetland Conservation Park, through restoration and conservation of wetlands and fishponds, will create environmental capacity to make up for the loss in ecological and fisheries functions due to the filling of some fish ponds as a result of the development of San Tin Technopole.
- To promote sustainable development of the agriculture and fisheries industries, the Government will reserve land in the Sam Po Shue Wetland Conservation Park for the development of modernised aquaculture as well as promotion of scientific research on aquaculture, to help the upgrading and transformation of the fisheries industry.

3.6 Major developments in next three years (2024-2026)

- The Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy will be completed
- The consultancy study on the development of new I&T land in San Tin Technopole will be completed
- Development proposal for Ngau Tam Mei will be released
- The first three buildings at the HSITP in the Loop will be completed progressively
- Site formation and infrastructure works of the first phase of San Tin Technopole (outside the HSITP in the Loop) will commence
- Detailed planning and design of the NOL Spur Line will commence
- Works of the NOL Main Line will commence
- The new Huanggang Port building will be completed
- Site formation of the first batch of land in San Tin Technopole (outside the HSITP in the Loop) will be completed

Mai Po



Boundary Commerce and Industry Zone

Three boundary crossings to boost commerce and industries



4 Boundary Commerce and Industry Zone



4.1 Development theme and industry positioning

- Situated to the east of San Tin Technopole, this zone covers 3 BCPs, namely Lo Wu, Man Kam To and Heung Yuen Wai. Major developments include the existing new towns in Fanling / Sheung Shui, Kwu Tung North / Fanling North NDA (KTN / FLN) under construction, and NTN New Town (covering Ta Kwu Ling, Heung Yuen Wai, Ping Che, Hung Lung Hang, Queen's Hill, etc.) and Lo Wu / Man Kam To (LW / MKT) under planning.
- This zone connects to the Luohu District in Shenzhen, which is the earliest developed area in Shenzhen. It is also an area where many Hong Kong people reside and many Hong Kong enterprises operate. According to the planning of Shenzhen, the Luohu Port Area would focus on cross-boundary consumption, technological cooperation, creative design and cultural tourism, etc.; the Wenjindu Port Area would focus on research and development services, transformation of technological achievements, professional consultancy, etc.; the Liantang Area would focus on new information technology, digital economy, biomedicine, etc.
- NTN New Town and LW / MKT under planning covers an area of about 1 500 hectares. There is potential to develop various BCP related economic uses and uses requiring larger land area for operation. It can be developed into a BCP business district and a base for emerging industries that can complement the I&T industry in San Tin Technopole and collaborate with the development of the Luohu District in Shenzhen:
 - In terms of commerce, with its proximity to Luohu in Shenzhen and the massive flow of people across the boundaries, business services, retail financial services, healthcare services and leisure consumption, etc. can be developed in this area to meet the need for cross-boundary services and people's livelihood consumption.
 - Under the "East in East out, West in West out" strategy for cross-boundary freight traffic, the Heung Yuen Wai BCP's role in freight traffic will be strengthened. Modern logistics industry can establish a foothold in this zone. This area can also provide space for emerging industries and re-industrialisation, allowing the upgrading and transformation of traditional industries. Emerging industries that



have development potential in the area include food technology, green/environmental industry and advanced construction industry, etc. On the other hand, the rich local cultural resources and the proposed cultural, educational and sports facilities will create diversified job opportunities and add economic vigour to the area.

- The Government is considering reserving land near the Heung Yuen Wai BCP to provide large-scale facilities related to the food supply chain, including relocating the existing boundary-crossing and inspection facilities for fresh food and live food animals at the Man Kam To BCP to somewhere near the Heung Yuen Wai BCP, thereby turning Man Kam To into a passenger-only BCP and unleashing the development potential of the land nearby. The Government also plans to relocate the Sheung Shui Slaughterhouse to the vicinity of Heung Yuen Wai BCP. Fresh food can then be transported via carriageways such as the Heung Yuen Wai Highway to the other parts of Hong Kong. The Government also proposes to reserve land for storage and distribution facilities for chilled meat and poultry in the area to facilitate their import and distribution and to ensure food safety.
- The Government also plans to reserve land in this area to facilitate the trade to develop multi-storey hydroponic farms and multi-storey livestock farms. Advanced technology and efficient and environmental friendly multi-storey operations will be introduced to grow high-yielding fruits and vegetables and raise high-quality poultry and livestock. This will promote the modernisation and sustainable development of the agriculture as well as poultry and livestock industries, enhancing their capacity and creating value.

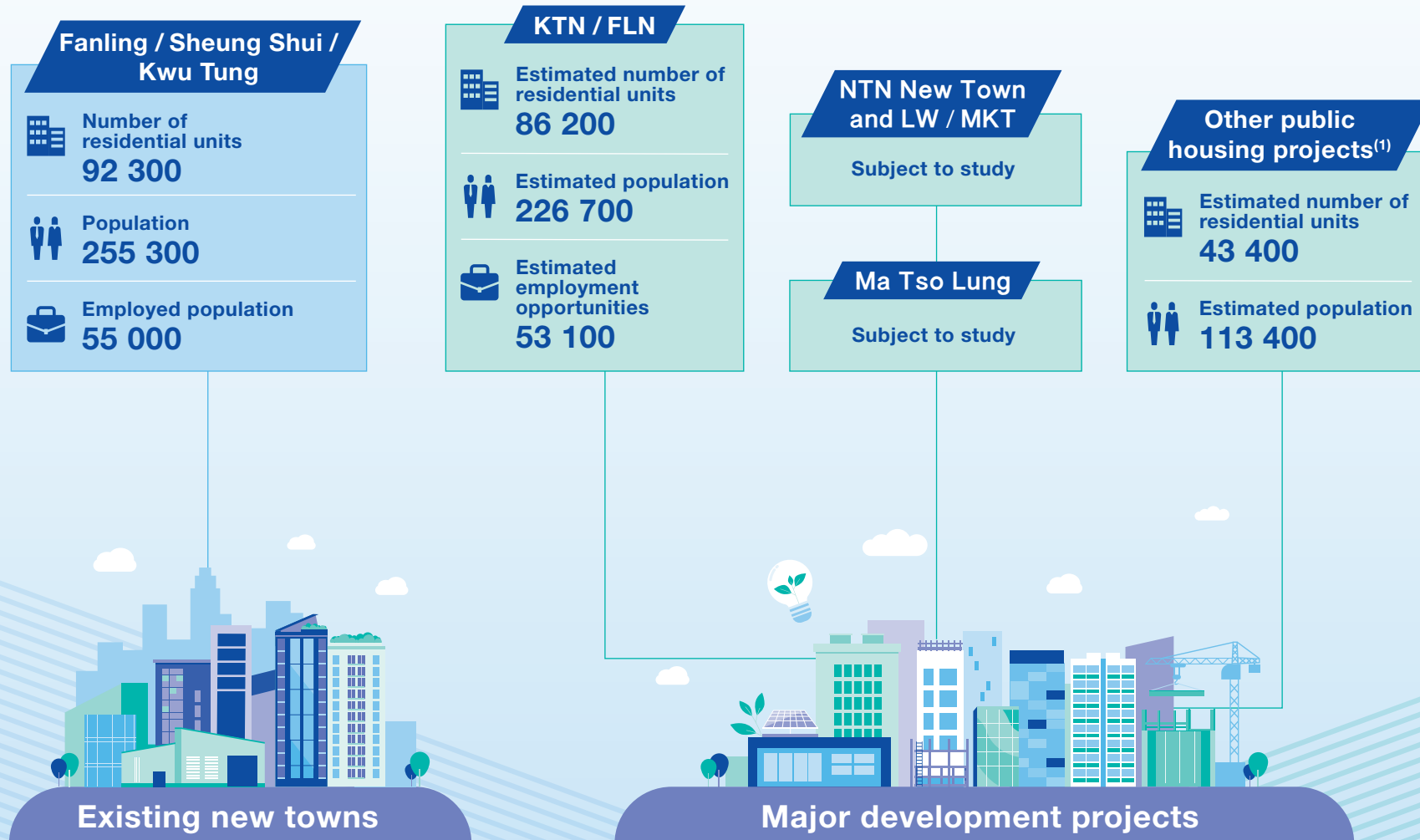
- To strengthen the supply chain of Modular Integrated Construction (MiC) modules, the Development Bureau (DEVB) is studying, among others, the manufacturing, transportation, storage and accreditation of MiC modules. It will also explore the provision of a site in this area for manufacturing and storage of MiC modules and relevant research, with a view to enhancing collaboration with other GBA cities and optimising the MiC supply chain, as well as strengthening the leading position of Hong Kong's construction industry in the adoption of MiC in the region. The study is expected to be completed in 2023-2024. Besides, the Government will explore the provision of land for green environmental industry in the area, including EcoParkII.

- Having reviewed the plan to build public columbarium at Sandy Ridge in the North District and the future supply of public niches, the Government has decided to change the use of the about 2 hectares of formed land to I&T and related uses to tie in with the overall development of the Northern Metropolis.
- KTN / FLN, where works have already commenced, will be primarily residential communities with over 80 000 units, some of which can cater for the housing demand of San Tin Technopole. The population of the first batch of private housing development moved in back in 2022. KTN will also be one of the areas where government offices concentrate.
- The planning and engineering studies of Ma Tso Lung to the north of KTN as well as NTN New Town and LW / MKT are underway. Development proposals will be announced in 2024. The progress of the relevant projects is set out at Annex.



4.2 Housing supply and employment opportunities

Information on the existing new towns and major development projects in this zone is set out below:



(1) Including the public housing projects to be completed in the zone in 2024 to 2033, mainly at Fanling / Sheung Shui new town, Queen's Hill Extension, etc.

4.3 Transport infrastructure

- Construction of Kwu Tung Station at the town centre of KTN commenced in September this year and is expected for completion in 2027 to meet the major population intake in KTN.
- The Government will publish the “Blueprint for the Development of Hong Kong’s Major Transport Infrastructure” at the end of 2023, which will include 2 new railway projects and 1 new road project to promote the development of the eastern part of the Northern Metropolis:
 - Northern Link Eastern Extension: Extending the Northern Link to Ping Che via Lo Wu South, Man Kam To areas to connect NDAs.
 - Northeastern New Territories Line: Providing a north-south railway from Heung Yuen Wai to Fanling Station of the East Rail line, via Ping Che and Queen’s Hill areas, linking up major development nodes.
 - Northern Metropolis Highway (NTN New Town Section): Extending the Northern Metropolis Highway from Fanling North to the east to connect Sha Tau Kok Road Interchange, further enhancing east-west connectivity of the northern part of the New Territories.



Heung Yuen Wai Control Point

4.4 GIC facilities

- The Government plans to construct a joint-user government office building in KTN, to relocate some offices from the urban areas to the Northern Metropolis, thereby driving the development of the area. The Government also plans to construct a joint-user complex in KTN under the “single site, multiple uses” model to house a number of GIC facilities.
- In respect of educational facilities, the Government plans to reserve land in NTN New Town for the development of post-secondary institutions. Together with other land to be planned for post-secondary institutions in the Northern Metropolis, the Government will develop the “Northern Metropolis University Town”. Besides, the Government also plans to establish another campus of the Hong Kong Academy for Performing Arts in the zone, providing the Academy with teaching and performance facilities of a larger scale and higher quality, as well as student hostels to attract talented local and non-local students.
- In respect of cultural and recreational facilities, the New Territories East Cultural Centre in Fanling will serve as a multi-purpose professional performance venue. It will provide a number of performing and rehearsal facilities, including an auditorium, a theatre, a children’s theatre and incubator rooms. Among them, the children’s theatre and incubator rooms are the first of their kind in Hong Kong. Works have commenced this year, with the anticipated completion date in 2028. In addition, the Government will explore the provision of a museum cluster, a dedicated performance venue and sports and recreational facilities in NTN New Town.
- In respect of medical facilities, the North District Hospital expansion project, which will provide additional 1 500 beds, has commenced and will be substantially completed in 2029. The Government also plans to reserve land for public and private healthcare facilities in NTN New Town.
- In terms of agricultural facilities, the Government has set up an Agricultural Park (Agri-Park) in Kwu Tung South to help cultivate agricultural technology and knowledge in managing modern farms. Agri-Park Phase 1 of about 11 hectares has commenced operation progressively from the end of 2022. As for Agri-Park Phase 2, the Government will first develop the first stage (about 19 hectares) while facilitating the trade through public-private partnership to establish a Modernised Techno-Agricultural Park (MTP) covering an area of about 11 hectares. The first stage of the MTP is expected to commence operation in 2024 the earliest.

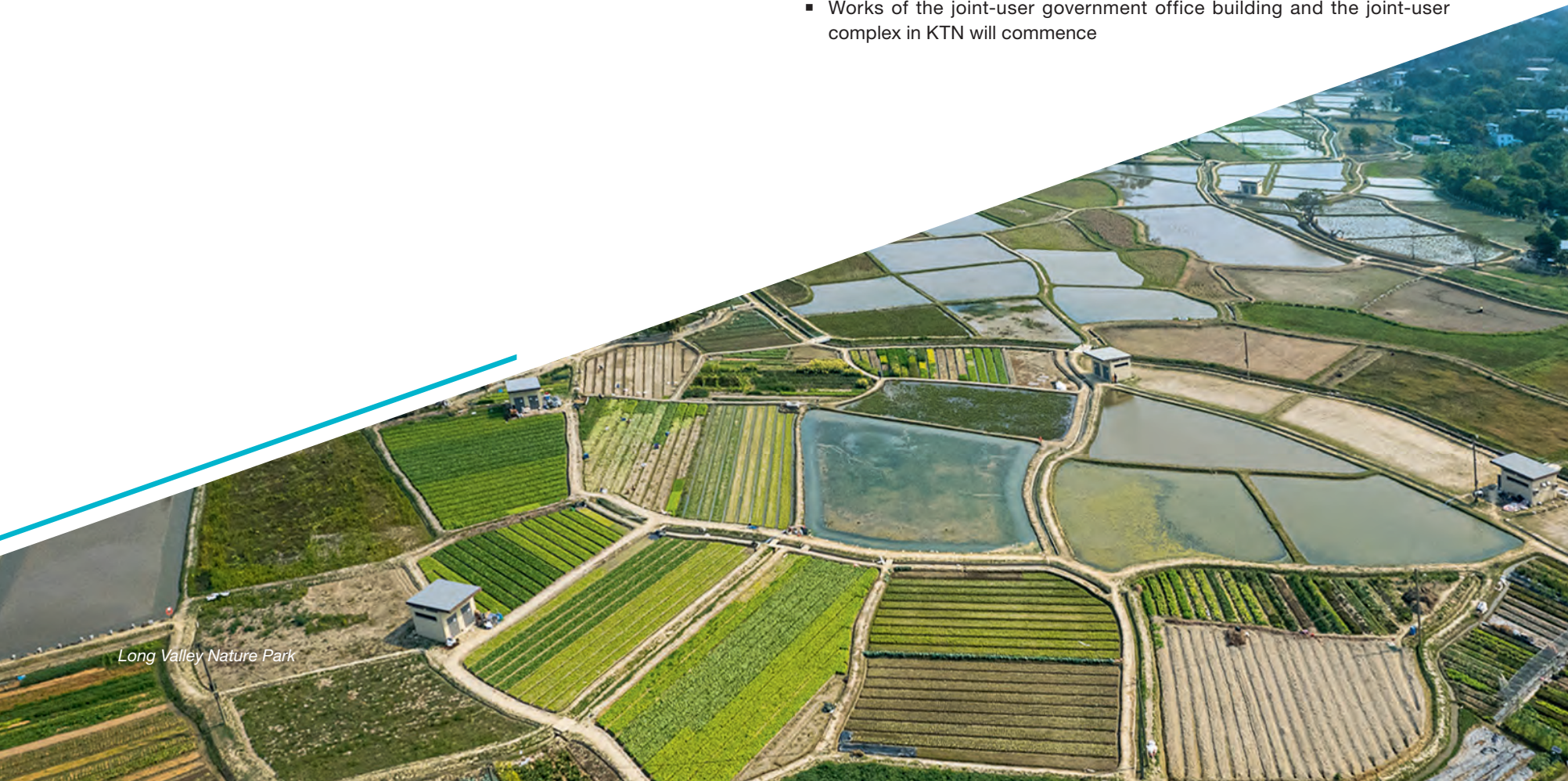


4.5 Conservation

- The Government has set up the Long Valley Nature Park (the Park) to compensate for the ecological impact arising from the development of KTN and FLN. The Park comprises the Biodiversity Zone, Agriculture Zone and Visitor Zone to conserve and enhance the ecological value of the Long Valley freshwater wetland, raise public awareness of the importance of wetlands as well as the relationship between agriculture and biodiversity, and maintain the traditional farming practices in Long Valley. The Park is expected to be open to the public in 2024.

4.6 Major developments in next three years (2024-2026)

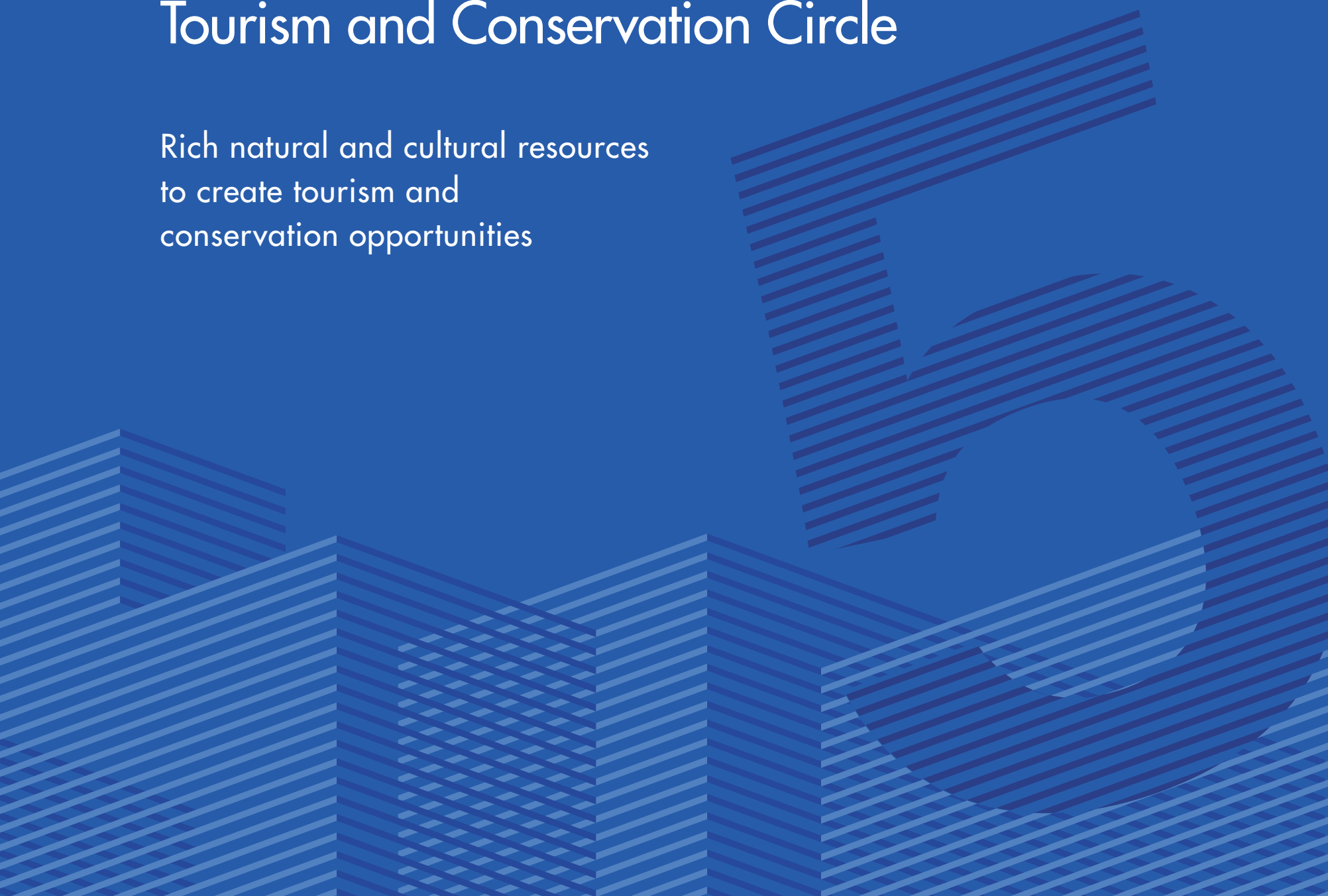
- Site formation and infrastructure works under the remaining phase of KTN / FLN will commence
- Development proposals for NTN New Town and LW / MKT and Ma Tso Lung will be released
- The Long Valley Nature Park will be open to the public
- Site formation and infrastructure works under the First Phase Development of KTN / FLN will be completed; the population of the first batch of public housing units will move in
- Works of the joint-user government office building and the joint-user complex in KTN will commence



Long Valley Nature Park

Blue and Green Recreation, Tourism and Conservation Circle

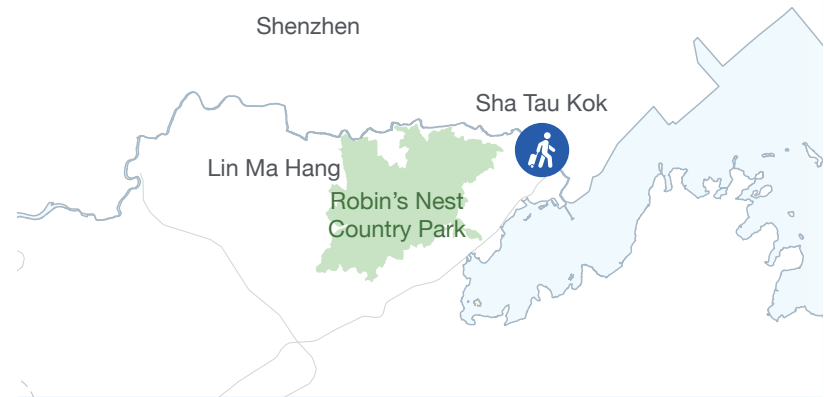
Rich natural and cultural resources
to create tourism and
conservation opportunities



5 Blue and Green Recreation, Tourism and Conservation Circle

5.1 Development theme and industry positioning

- Situated in the easternmost part of the Northern Metropolis, this zone mainly comprises Robin's Nest, Lin Ma Hang, Sha Tau Kok, Yan Chau Tong, as well as coastal villages and the outlying islands. With abundant natural resources including nature reserve, marine parks, Geopark and a number of traditional rural townships, this zone has the potential for recreation and tourism development. The Lin Ma Hang Lead Mine site and its adjoining mountains have ecological, geological and historical values. The Lin Ma Hang Stream nearby, originating from the mountain of Robin's Nest, has been designated as a "Site of Special Scientific Interest". It is intermixed with shrubs, wetlands and natural rivers with magnificent scenery. Sha Tau Kok Town is currently the only township in Hong Kong that is located within the Frontier Closed Area. Within the town, Chung Ying Street bears great historical significance and uniqueness in that it has no border control facilities but only boundary stones demarcating the boundary between Hong Kong and Shenzhen. This zone connects to the Yantian District in Shenzhen where tourism is thriving, providing good opportunities for cross-boundary cooperation.
- In respect of tourism, the "Scheme of opening Sha Tau Kok Pier" was launched in 2022. Designated tour groups can travel to the rural areas such as Lai Chi Wo and Kat O for sightseeing by vessels via Sha Tau Kok Pier during holidays. The daily visitor quota is 500. The Government will implement the Phase Two scheme on opening up Sha Tau Kok Frontier Closed Area (except Chung Ying Street) progressively from early 2024, with the initial phase allowing 1 000 tourists per day to visit Sha Tau Kok, to promote cultural and eco-tourism. The total number of tour group participants will be capped at 700 daily, while the daily quota for individual



visitors will be set at 300. The quotas will be flexibly adjusted taking into consideration the implementation experience and local views. Additional facilities such as a rest garden and a carpark will be provided in the Sha Tau Kok Frontier Closed Area to tie in with the implementation of the scheme. The Government will also explore with the Shenzhen Municipal Government the feasibility of establishing a Hong Kong Sha Tau Kok and Shenzhen Shatoujiao cultural tourism zone, including ways to facilitate access of visitors from both sides to the tourism zone.

- The Government has proposed the establishment of the Robin's Nest Country Park and initiated the needed statutory procedures which are expected to be completed within 2024. This will provide a protected area of around 530 hectares with high ecological, landscape and recreational values in the Northern Metropolis. It will form a cross-boundary ecological corridor with the Shenzhen Wutong Mountain Scenic Area, thereby promoting ecological integration between Hong Kong and Shenzhen. The country park will provide recreational facilities such as a hiking trail network, picnic sites and viewing points. Supporting facilities such as notice boards, road signs, directional signs and rain shelters will also be provided at suitable locations. The Lin Ma Hang Lead Mine site within the country park will be revitalised as an open museum to showcase the mining history and bat ecology to the public. In addition, there are rich and diverse natural, ecological, cultural and historical resources (e.g. Hakka culture and wartime history) in Robin's Nest and the adjacent Sha Tak Kok area. The AFCD is collecting and compiling the relevant information and liaising with the local community to formulate publicity and educational programmes.
- In light of the continuous mountain chain ranging from the Robin's Nest Country Park to the Shenzhen Wutong Mountain Scenic Area, Hong Kong and Shenzhen are working together on an ecological corridor connecting the two places to enhance the protection of habitats with high

ecological value. The AFCD and the Planning and Natural Resources Bureau of Shenzhen Municipality will strengthen the cooperation on the "Wutong Mountain-Robin's Nest ecological corridor". The two sides are formulating a collaboration plan which will include joint efforts in the control and clearance of hazardous species, a project on passageway for small animals, regular visits by officers of the two places and a platform for exchange of ecological information.

- Mirs Bay / Yan Chau Tong is rich in eco-tourism resources. The AFCD has set up tour routes and visitor centres at Lai Chi Wo, Kat O and Ap Chau, which are geological attractions in the Hong Kong UNESCO Global Geopark. It also plans to launch a cultural trail linking Lai Chi Wo, Mui Tsz Lam and Kop Tong with explanatory boards along the way to introduce rural culture and history. In addition, the Countryside Conservation Office under the Environment and Ecology Bureau (EEB) has funded non-profit-making organisations to carry out diversified and innovative rural conservation and rehabilitation projects in Lai Chi Wo and the surrounding areas through the "Countryside Conservation Funding Scheme". Smart rural conservation trails will be set up in Lai Chi Wo, Mui Tsz Lam and Kuk Po to allow visitors to understand the achievements of rural conservation in an interactive mode and enhance the eco-tourism experience.

Sha Tau Kok Frontier Closed Area



5.2 Major infrastructure

In view of the aging facilities of the Sha Tau Kok BCP, the HKSAR Government and the Shenzhen Municipal Government are pressing ahead with the redevelopment of the Sha Tau Kok BCP to enhance clearance efficiency and promote the development of the Sha Tau Kok area. The redeveloped Sha Tau Kok BCP will provide only passenger clearance service.

5.3 Major developments in next three years (2024-2026)

- The statutory procedures for establishing the Robin's Nest Country Park will be completed
- Phase Two scheme on opening up Sha Tau Kok Frontier Closed Area (except Chung Ying Street) will commence
- Progressive implementation of tourism development at the Sha Tau Kok Frontier Closed Area, and exploration with the Shenzhen Municipal Government the feasibility of establishing a Hong Kong Sha Tau Kok and Shenzhen Shatoujiao cultural tourism zone, including ways to facilitate access of the visitors from both places to the tourism zone



Robin's Nest



Industry-driven Land Use Planning

An industry-driven approach to
land supply and planning



6 Industry-driven Land Use Planning

Hong Kong is small and densely populated. The development of many industries have long been constrained by land shortage. The Northern Metropolis provides more than 3 000 hectares of new development land. The land for industries will help address the land shortage issue plaguing the development of industries. The Government will adopt an industry-driven approach in planning and providing land in the Northern Metropolis to promote the development of different industries. The following industries are some examples under the current planning. We will monitor future changes in market demand and development trend of Hong Kong and other GBA cities, and suitably adjust or expand the types of industries worthy of promotion in the Northern Metropolis.

6.1 I&T

- In the past, the supply of land for I&T development in Hong Kong was limited, and has not been able to catch up with the increasing demand arising from I&T development. The Government released the “Hong Kong Innovation and Technology Development Blueprint” in 2022 to set out a clear development path and systematic strategic plan for Hong Kong’s I&T development in the next 5 to 10 years, leading Hong Kong to realise its vision of an international I&T centre. To this end, the Government needs to actively identify and supply new land for I&T development and explore innovative development models, providing space for technology industrial parks and advanced pilot transformation production base.
- To cater for the need of I&T development, the Government has put forward the development proposal for San Tin Technopole, which includes the HSITP in the Loop under construction, providing a total of about 300 hectares of I&T land to accommodate a gross floor area of about 7 million square metres. Meanwhile, the “Development Plan for Shenzhen Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone” promulgated by the State Council has proposed a series of development strategies to promote high-quality I&T development in the GBA, and develop the Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone into a world-class innovation platform. It will serve as an engine that drives I&T development in neighbouring cities, and inject new impetus into the I&T development in Hong Kong.

- In the planning of San Tin Technopole, the Government will allow flexibility in zoning and means of land disposal. Given that the I&T land may have to accommodate different I&T uses, as well as the upstream, midstream and downstream processes of the value chain, and the need to provide talent accommodation and other ancillary facilities, we propose formulating a wider range of permitted uses for the I&T land on the statutory plans that are compatible with one another to provide maximum flexibility. Necessary restrictions if any (such as the number of talent accommodation units to be allowed) may be imposed through administrative means (e.g. land grant) in order to forestall abuse.
- Land will be reserved in Lau Fau Shan to develop a digital technology hub, where iconic I&T facilities of a scale comparable to the Cyberport will be set up for promoting the application of digital technology to traditional economic industries and promoting digital economy. Having reviewed the plan to build public columbarium at Sandy Ridge in the North District and the future supply of public niches, the Government has decided to change the use of the about 2 hectares of formed land to I&T and related uses.

6.2 Modern logistics

- The Northern Metropolis will provide a large number of logistics sites, many of which will allow MSB development, providing opportunities for the development of local logistics industry and its upgrading and transformation. Among them, the first batch of MSB sites in HSK / HT and near Yuen Long InnoPark, mainly for modern logistics and / or vehicle sales, servicing and maintenance purposes, will shortly be tendered in a progressive manner. Apart from HSK / HT which is positioned as a logistics hub, the NTN New Town under planning, enjoying the advantages of the BCPs, may also be considered for reserving land for logistics and related uses, as another foothold for modern logistics industry.
- To further promote the modern logistics development and elevate Hong Kong’s status as an international logistics hub, the TLB will shortly promulgate an Action Plan on Modern Logistics Development. With comprehensive planning, there is potential to develop diversified logistics circles in the Northern Metropolis, to achieve clustering effect and enhance operational efficiency for facilitating the sustainable development of the modern logistics sector.

6.3 Environmental protection

- The Waste Blueprint for Hong Kong 2035 announced in 2021 sets out the vision of “Waste Reduction • Resources Circulation • Zero Landfill”. It outlines the strategies, goals and measures to tackle the challenge of waste management up to 2035. It is the policy of the Government to support the recycling industry to improve quality and efficiency as a whole, to create value, thereby reducing the burden on landfills, as well as promoting the development of the circular economy. The Government hopes to assist the recycling industry in enhancing its operational capacity and efficiency for its sustainable development.
- The development of environmental industry requires adequate land resources. The Government will explore reserving land in different NDAs in the Northern Metropolis for the environmental protection related facilities and the trade, and consider the model of “single site, multiple uses” to increase land efficiency. Among others, the provision of land in NTN New Town for EcoParkII will be considered.
- Besides, the Government is developing a network of modern waste-to-energy (WtE) incinerators at full steam including building the Integrated Waste Management Facilities Phase 2 (I • PARK2). Upon the commissioning of I • PARK2, the North East North Territories Landfill will cease to receive municipal solid waste completely. The Government will also identify a suitable site to build the third advanced WtE facility to provide the essential waste disposal services for the population in the Northern Metropolis in the long run.

6.4 Construction

- To encourage the trade to adopt MiC modules and strengthen the leading position of Hong Kong in the region, the Government will explore the provision of a site in the Northern Metropolis for the manufacturing and storage of MiC modules and relevant research, as well as ways to enhance collaboration with other GBA cities and optimise the MiC supply chain. Separately, the DEVB is studying the establishment of a Building Testing and Research Institute in the Northern Metropolis. Apart from research and development for innovative materials, construction methods and technologies, the Institute will also devise standards, conduct testing and provide accreditation to spearhead innovation and advancement in the construction industry and attract research and development talents to Hong Kong. The Institute will also serve as a platform for our country’s construction standards and related products to align with those in the international market.



6.5 Agriculture and fisheries



- The Government seeks to facilitate the trade's development of multi-storey livestock farms and multi-storey hydroponic farms, so as to promote the modernisation and sustainable development of agriculture, and enhance the productivity of the agricultural industry. The Government will consider reserving land in NTN New Town for these purposes. We will also continue to pursue the Agri-Park project in Kwu Tung South.
- In view of the progress of urbanization in Hong Kong, we will incorporate urban farming elements into planning, making good use of urban spaces such as parks and government buildings in the Northern Metropolis to set up modernised crop farms for commercial agricultural production, thereby providing urban dwellers with good quality and fresh agricultural products with reduced carbon footprints, as well as green landscape for leisure, sightseeing, public education and promotion events for agriculture. The Government will make appropriate arrangement in terms of land use planning.
- A fisheries research centre will be set up in San Tin Technopole for scientific research, training and serving as a demonstration zone on modernised aquaculture technology. Land will be reserved in the Sam Po Shue Wetland Conservation Park for the development of modernised aquaculture to facilitate the upgrading of the fisheries industry and its transformation towards modernised and sustainable development.

6.6 Healthcare / Life and Health Technology / Chinese Medicine



- Quality healthcare service is a valuable asset of Hong Kong. A site of about 2 hectares has been reserved in San Tin Technopole, potentially for private hospital development. As private hospitals may set up satellite day procedure centres/clinics in other well-connected areas to increase patronage, the Government will consider providing land in the Northern Metropolis, especially in the vicinity of BCPs, for the development of supporting private healthcare facilities, to serve the local and cross-boundary demand for healthcare services.
- The Government will establish the “Greater Bay Area International Clinical Trial Institute” in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone in a bid to coordinate and enhance the work on and development of clinical trials, to coordinate the development with the Shenzhen Park and to promote clinical trials cooperation with the Mainland, in particular the GBA. These measures will contribute to attracting more top-notch talents of the healthcare sector and top-class pharmaceutical enterprises in the world to set up their businesses in Hong Kong and promoting high-quality development of scientific research in Hong Kong.
- Chinese Medicine constitutes an integral part of the healthcare system in Hong Kong. The Government has long been committed to promoting high-quality Chinese Medicine development on all fronts. The Chinese Medicine Clinics cum Training and Research Centres (CMCTRs) promote the development of Chinese Medicine through providing services, training and research. The Government and the HA will explore to reserve space in different NDAs within the Northern Metropolis to expand the scale of CMCTRs in a timely manner.

6.7 Tourism



- To promote tourism, the Government will take into account tourism resources and development potentials of different parts of the Northern Metropolis in planning and providing land, and improving existing infrastructure and environment. Target locations include the Lau Fau Shan area, Sha Tau Kok area and eco-tourism attractions such as country parks and wetland conservation parks. The Tourism Commission will actively participate in the planning work of the Northern Metropolis, giving full consideration to tourism needs and seeking to enhance tourist receiving capacity through supporting infrastructure.
- The Government and the Hong Kong Tourism Board will also continue to keep in view the diverse tourism elements within the Northern Metropolis, such as cultural heritage, blue-green ecology, local village history and national history, and arrange suitable promotion as the Northern Metropolis develops. The new cultural and sports facilities in NDAs also present opportunities to foster the integration among culture, sports and tourism.

6.8 Arts, Culture and Sports



- The National 14th Five-Year Plan provides clear support for Hong Kong’s development into an East-meets-West centre for international cultural exchange. The Government has been committed to developing arts, culture and creative industries and has formulated strategic directions for Hong Kong’s development into an East-meets-West centre for international cultural exchange, giving full play to the strengths of Hong Kong as a city where East meets West as well as a melting pot of Chinese and Western cultures under the principle of “One Country, Two Systems”. The initiatives include developing world-class cultural facilities and diversified cultural spaces to provide more opportunities for the arts sector to organise more local and international arts and cultural activities, thereby allowing more arts groups and artists to showcase their works. The new land and new communities in the Northern Metropolis and its strong links with the Mainland will provide new opportunities for these cultural facilities. The traditional townships in the Northern Metropolis, with their rich cultural and historical resources, and the unique urban-rural integration landscape, are also resources to draw upon to increase our soft power.

- The iconic cultural complex in San Tin Technopole, together with the museum cluster and different dedicated performance venues proposed in other NDAs in the Northern Metropolis, will bring together local and international diversified exhibitions and performance programmes. This will help consolidate Hong Kong's position as the East-meets-West centre for international cultural exchange.
- The proposed new campus of the Hong Kong Academy for Performing Arts in NTN New Town will play an important role in nurturing talents. It will enable substantial increase in enrolment capacity for nurturing more performing arts talents with global vision, enhance the communication between the Academy and other arts educational institutes, major performance venues and arts groups of the GBA, and create synergy for development of arts and culture. Meanwhile, cultural exchange and collaboration with the Mainland (including the GBA) and internationally will be strengthened. The development of the culture and creative industries of the two places stands to benefit.
- The Government plans to reserve land in NTN New Town for large-scale sports and recreation facilities. Apart from meeting community needs, these facilities can also be used to strengthen the collaboration and exchange with the GBA, train local athletes and hold different events given their strategic locations in the Northern Metropolis, thereby supporting the development of sports as an industry in Hong Kong.

6.9 Professional Services

- Professional services is one of the pillar industries in Hong Kong. So far they have clustered mainly in the traditional core business districts. The Northern Metropolis, close to the areas in Shenzhen with the strongest development momentum and enjoying the advantage of Hong Kong's connectivity to the world and alignment with international practices, will create new opportunities for professional services. Capitalising on HSK / HT's proximity to the Qianhai Cooperation Zone and the Nanshan District, we will reserve land for commercial use at strategic locations for the trade to provide professional services such as legal services, mediation and arbitration, finance, insurance, wealth and risk management, and accounting. They can assist Mainland enterprises to connect with overseas markets and serve as the testing ground outside the Mainland for internationalisation of their products and servicesground outside the Mainland for internationalisation of their products and services.

6.10 Education

- Our local post-secondary education is highly internationalised and diversified. Hong Kong is renowned for being the only city globally with 5 universities in the world's top 100. By developing Hong Kong into an international post-secondary education hub, we implement the Belt and Road Initiative, promote people-to-people bond, broaden students' international perspective and enhance Hong Kong's competitiveness.
- We plan to reserve over 60 hectares of land in HSK / HT, Ngau Tam Mei and NTN New Town of the Northern Metropolis for post-secondary institutions to develop campuses, thereby accommodating more students, enhancing teaching and learning facilities and supporting provisions, and promoting the development of Hong Kong as an international post-secondary education hub. We will develop the "Northern Metropolis University Town", encouraging post-secondary institutions to strengthen cooperation with renowned Mainland and overseas institutions, and achieving greater synergy through resources sharing and complementary industry development in the region. The EDB has consulted the post-secondary institutions, and will review the distribution of and demand for land for post-secondary education use after collating the relevant information. Land will also be reserved in the Northern Metropolis for VPET development to strengthen its positioning at the post-secondary level.
- The Government is committed to supporting the development of a vibrant international school sector to meet the demand for international school places from non-local families and those coming to Hong Kong for work or investment. The Government will reserve sites in the Northern Metropolis for development of international schools, and will keep in view the demand and supply of international school places, allocating sites to increase supply when needed.

Milestones of Development

Full steam ahead



7 Milestones of Development

7.1 Development Indicators

The Government will expedite the implementation of the Northern Metropolis under the principle of enhancing quantity, speed, efficiency and quality, with the following indicators as our objectives:

We will further leverage market forces to expedite the development of the Northern Metropolis. We will extend the “Enhanced Conventional New Town Approach” to all new development areas and improve its operational arrangements, including applying the land exchange arrangements to designated sites for industries and private community / welfare facilities, and facilitating landowners owning 90% or above of the private land within the designated development site to carry out consolidated development.

In or before
2024

To release land use and development proposals for all new land development projects in or before 2024

In or before
2027

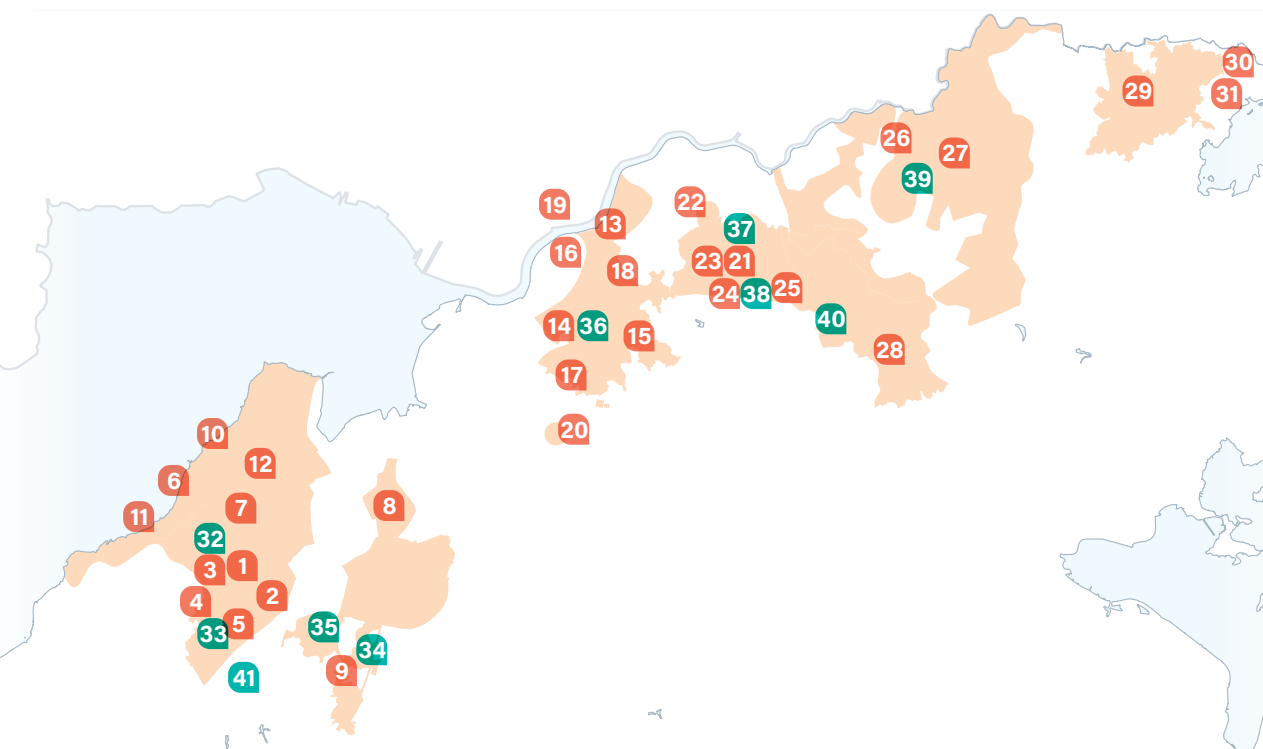
To commence land resumption procedures for all major development projects in or before 2027

In or before
2032

To form 40% of the new development land and complete 40% of the new flats in or before 2032

7.2 Key milestones of development

As we take forward the projects, the Northern Metropolis will start to take shape in the coming 5 to 10 years, and the development will be substantially completed in 20 years. The key milestones of development in the next 10 years are set out below. Most of the details for the second 10 years will only be confirmed after the land use proposals for the relevant new development areas are released in 2024.



2024-2028

- 1 The first public housing population (dedicated rehousing estates) of HSK / HT will move in
- 2 Site formation and infrastructure works under the First Phase Development of HSK / HT will be completed; site formation and infrastructure works under the Second Phase Development of HSK / HT will commence
- 3 Site formation of the commercial and commercial/residential sites in HSK / HT town centre will be completed
- 4 Site formation of the site in HSK / HT for self-financing post-secondary institution will be completed
- 5 Works of the Hung Shui Kiu Station on the Tuen Ma Line will commence
- 6 The Second Stage Study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) will be completed
- 7 MSB sites in HSK / HT and near Yuen Long InnoPark will be tendered
- 8 The Microelectronics Centre in Yuen Long InnoPark will commence operation
- 9 The intensification review for the Third Phase Development of YLS will be completed; site formation and infrastructure works under the Second Phase Development of YLS will commence; site formation and infrastructure works under the First Phase Development of YLS will be completed
- 10 Development proposal for Lau Fau Shan will be released

- 11 The feasibility study on the GTS of Tsim Bei Tsui to Pak Nai will be completed
- 12 The Heritage Conservation and Resource Centre in Tin Shui Wai will be open
- 13 The first three buildings at the HSITP in the Loop will be completed progressively
- 14 Site formation of the first batch of land in San Tin Technopole (area outside the HSITP in the Loop) will be completed
- 15 The consultancy study on the development of new I&T land in San Tin Technopole will be completed
- 16 The Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy will be completed
- 17 Works of NOL Main Line will commence
- 18 Detailed planning and design of NOL Spur Line will commence
- 19 The new Huanggang Port building will be completed
- 20 Development proposal for Ngau Tam Mei will be released
- 21 Site formation and infrastructure works under the First Phase Development of KTN / FLN will be completed; site formation and infrastructure works under the remaining phase of KTN / FLN will commence; the first public housing population of KTN / FLN will move in
- 22 Development proposal for Ma Tso Lung will be released

- 23 Kwu Tung Station will be commissioned
- 24 Works of the joint-user government office building and the joint-user complex in KTN will commence
- 25 The Long Valley Nature Park will be open to the public
- 26 Development proposal for NTN New Town and LW / MKT will be released
- 27 Site formation and infrastructure works of the first batch of land in NTN New Town and LW / MKT will commence
- 28 The works of New Territories East Cultural Centre will be completed
- 29 The statutory procedures for establishing the Robin's Nest Country Park will be completed
- 30 Phase Two scheme on opening up Sha Tau Kok Frontier Closed Area (except Chung Ying Street) will commence
- 31 Progressive implementation of tourism development at the Sha Tau Kok Frontier Closed Area, and exploration with the Shenzhen Municipal Government on the feasibility of establishing a Hong Kong Sha Tau Kok and Shenzhen Shatoujiao cultural tourism zone, including ways to facilitate access of visitors from both places to the tourism zone

2029-2033

- 32 Site formation and infrastructure works under the Second Phase Development of HSK / HT will be completed
- 33 The Hung Shui Kiu Station on the Tuen Ma Line will be commissioned
- 34 The first public housing population of YLS will move in
- 35 Site formation and infrastructure works under the Second Phase Development of YLS will be completed
- 36 The first I&T business and population of San Tin Technopole will move in
- 37 Site formation and infrastructure works under the remaining phase of KTN / FLN will be completed
- 38 Works of the joint-user government office building and the joint-user complex in KTN will be completed
- 39 Site formation of the first batch of land in NTN New Town and LW / MKT will be completed
- 40 The North District Hospital expansion project will be substantially completed
- 41 Route 11 (section between Yuen Long and North Lantau), Tsing Yi-Lantau Link, Widening of the Yuen Long Highway (section between Lam Tei and Tong Yan San Tsuen), and Tuen Mun Bypass will be commissioned in phases in or before 2033

Way Forward

Close supervision and coordination
to build a prosperous metropolis



- The current-term Government is taking forward the development of the Northern Metropolis in full steam. The Steering Committee on the Northern Metropolis (SCNM) led by the Chief Executive provides high-level policy steer and supervision for the Northern Metropolis development. The Advisory Committee on the Northern Metropolis chaired by the Financial Secretary and comprising 37 non-official members tenders advice and suggestions on the development of the Northern Metropolis. The Task Force for Collaboration on the Northern Metropolis Development Strategy set up under the Guangdong-Hong Kong and Hong Kong-Shenzhen cooperation framework strengthens liaison and coordination between Hong Kong and the Mainland on matters related to the Northern Metropolis, making full use of the synergy between the Northern Metropolis and the Mainland cities in the GBA (especially Shenzhen) in areas such as industry planning, land use, transport development and ecological conservation, and the opportunities arising therefrom. The Northern Metropolis Co-ordination Office (NMCO) established this June assumes an overall coordinating role to supervise the land development projects under the steer of SCNM, and to coordinate with the other bureaux at the strategic level for the hardware and software development in the Northern Metropolis to enhance the quality of implementation.
- The Committee on the Financing of Major Development Projects led by the Financial Secretary will comprehensively review the impact on public finance and financial arrangements of all development projects in the Northern Metropolis.
- This Action Agenda has outlined the development blueprint, major developments and implementation timetable for the Northern Metropolis, allowing members of the public to better understand the benefits it will bring to Hong Kong. The NMCO will follow up with the relevant bureaux and departments on the implementation of various measures and projects. With the fast-changing developments in the Mainland and globally, the planning for and implementation of the Northern Metropolis projects must be forward-looking, and at the same time allowing sufficient flexibility to cater for future changes. This Action Agenda will be updated in due course in the light of the progress of studies, implementation of projects, experience accrued, and changing economic and social circumstances.
- The Government will strengthen the promotion of the Northern Metropolis, including identifying a location to set up an exhibition centre to showcase the Northern Metropolis and other large-scale infrastructure projects (such as Kau Yi Chau) to members of the public and visitors and provide up-to-date information.

*San Tin Technopole
(Conceptual Image)*



Annex

Annex

Development parameters and progress of major land development projects

High-end professional services and logistics hub

	Hung Shui Kiu / Ha Tsuen ⁽¹⁾	Yuen Long South ⁽²⁾	Lau Fau Shan
Development area	441 hectares	185 hectares	Subject to study
Housing units	66 700	32 900	
New population	184 000	98 700	
Employment opportunities	150 000	13 700	
Intake schedule of the first batch of public housing units	2024 (dedicated rehousing estates)	2029	
Latest developments	The site formation and infrastructure works of the First Phase Development commenced in July 2020. The population intake of the dedicated rehousing estates provided for the affected residents will start from 2024. Site formation and infrastructure works of the Second Phase Development is expected to commence in 2024.	The site formation and infrastructure works of the First Phase Development commenced in August 2022. Population intake is targeted to start in 2029. We are also undertaking the intensification review for the Third Phase Development, expected to be completed in 2024.	The relevant study commenced in August 2022. It is expected that public consultation on the development proposal will be launched in 2024.

(1) The figures may be updated subject to the results of the on-going Land Use Review on Lau Fau Shan area.

(2) The figures may be updated subject to the on-going intensification review for the Third Phase Development.

I&T zone

	San Tin Technopole (area outside the Hong Kong-Shenzhen Innovation and Technology Park (HSITP))	HSITP	Ngau Tam Mei
Development area	540 hectares	87 hectares	Subject to study
Housing units	50 000 - 54 000 Talent accommodation: 6 400	-	
New population	147 000 - 159 000	-	
Employment opportunities	165 000	52 000	
Intake schedule of the first batch of public housing units	2031	-	
Latest developments	Site formation and infrastructure works of the First Phase development are expected to commence at the end of 2024. First population and business intake is targeted to start in 2031.	The site formation and infrastructure works of the Main Works Package 1 commenced in July 2021. Of the 8 buildings under the first batch development of the HSITP in the Loop, the construction works of three buildings have commenced for progressive completion in end-2024 as planned.	The relevant study commenced in November 2021. Consultation on the development proposal is expected to be launched in 2024.

Boundary commerce and industry zone

	Kwu Tung North / Fanling North	New Territories North New Town and Lo Wu / Man Kam To	Ma Tso Lung
Development area	320 hectares	Total area of about 1 500 hectares (development area is subject to study)	
Housing units	86 200	Subject to study	Subject to study
New population	226 700		
Employment opportunities	53 100		
Intake schedule of the first batch of public housing units	2026		
Latest developments	The site formation and infrastructure works of the First Phase Development progressively commenced in September 2019. The population intake of the first private residential project (in Fanling North) started from the end of 2022, while the first population intake of the public housing units is expected to take place in 2026. Site formation and infrastructure works of the remaining phase is expected to commence in 2024.	The relevant study commenced in October 2021. Consultation on the development proposal is expected to be launched in 2024.	The relevant study commenced in October 2022, and the development proposal is expected to be released in 2024.

Remarks: The plans in this booklet are for reference only. They do not represent the detailed and exact boundaries, alignments and positions of development projects, roads and railways, etc.

