

New Territories North Development Proposal | New Town



Public Engagement

17/1
2025

16/3
2025

With a project area of about 1,420 hectares (ha), New Territories North New Town (NTN New Town) covers Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South, etc.

NTN New Town is located within the Boundary Commerce and Industry Zone of the Northern Metropolis (NM). It has potential to develop various Boundary Control Point (BCP) related economic uses and industries requiring large land area for operation. It can be developed into a BCP business district and a base for emerging industries, complementary to the developments of the Luohu District in Shenzhen (SZ).

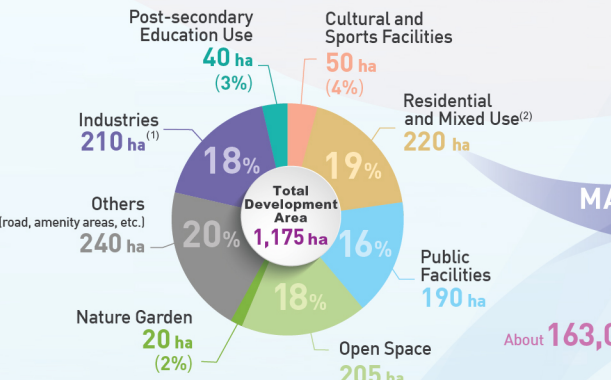
TRANSPORT CONNECTIONS

To support the development of NTN New Town, the Hong Kong Major Transport Infrastructure Development Blueprint has recommended two railways, including the Northern Link Eastern Extension (NLE) and the Northeast New Territories Line (NENTL), as well as the NM Highway (NTN New Town Section) to enhance the connectivity across the New Development Areas (NDA) in NM and among various BCPs.

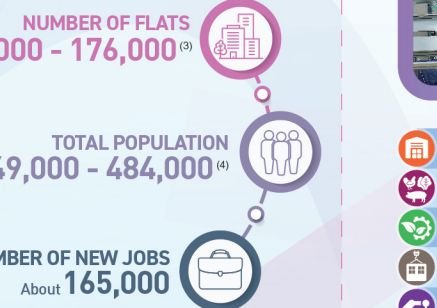


Legend:
— Northern Link Main Line
- - - Northern Link Eastern Extension*
- - - Northeast New Territories Line*
— East Rail Line
- - - Northern Metropolis Highway*
A Boundary Control Point
*Under planning, proposed alignments/station locations are indicative only.

LAND USE BUDGET



MAJOR DEVELOPMENT PARAMETERS



(1) Including logistics, storage and workshop (85 ha); food-related uses (25 ha); green industry (25 ha); advanced construction industry (20 ha); and advanced manufacturing (55 ha).
(2) For sites within 500m from railway station, the proposed plot ratio is 6.5 - 7.
(3) Including private and public housing flats. The 16,000 existing and planned public housing flats in Queen's Hill are also included.
(4) Including the existing population and population in the planned public housing development in Queen's Hill of about 51,000.

PROJECT HIGHLIGHTS

GATEWAY ECONOMY

The integration of Hong Kong (HK) and SZ with increasing cross-boundary passenger flow presents huge opportunities for the development of the boundary areas, while the proposed NOLE and NENTL can strengthen the connections among various land-based BCPs and drive developments. It is proposed to develop the areas around Heung Yuen Wai and Man Kam To BCPs (about 225 ha) into Boundary Mixed Use Areas, where business, financial, professional, leisure and retail services, etc. can be provided to boost the gateway economy. The residential flats may serve the accommodation needs of frequent cross-boundary travellers.



EMERGING INDUSTRIES

Tapping the extensive space available, proximity to BCPs and the "East-in East-out" strategy for cross-boundary freight traffic, about 210 ha of land has been reserved for different industries, creating diverse job opportunities and promoting home-job balance.

Modern Logistics	~85 ha
Food-related Uses	~25 ha
Green Industry	~25 ha
Advanced Construction	~20 ha
Advanced Manufacturing	~55 ha

*All renderings for illustrative purpose only.

CULTURAL, EDUCATION AND SPORTS HUB

About 40 ha of land is reserved for post-secondary education use to establish the NM University Town together with the post-secondary education facilities in Ngau Tam Mei and Hung Shui Kiu/ Ha Tsuen NDA.

About 50 ha of land is reserved to create a Cultural Node and Sports Hub. The Cultural Node will accommodate the second campus of HK Academy for Performing Arts, a museum cluster and a performance venue, which will help strengthen HK's status as an East-meets-West centre for international cultural exchange. The Sports Hub will accommodate various facilities for hosting international and local sports events, whilst providing training venues for local athletes and promoting new and urban sports, contributing to development of the sports industry.

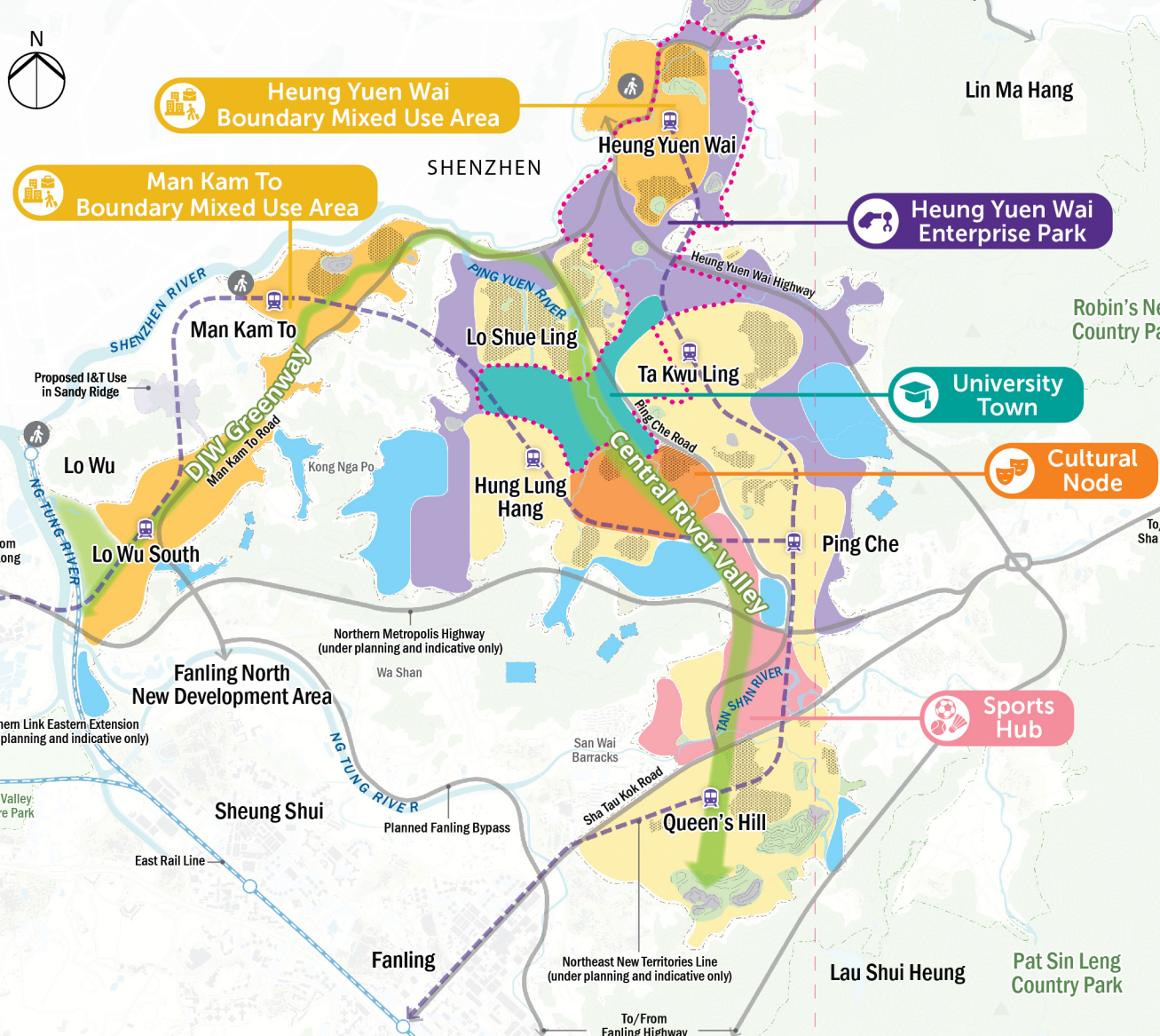


GREEN • RIVER • VALLEY

A green spine (about 8 km long) composed of DJW Greenway* and Central River Valley is proposed to connect the eastern and western parts of the NDA, forming a unique blue-green landscape. It will also serve as a culture-nature-recreation connector embracing urban-rural integration. The extended pedestrian/cycling network would further link up the surrounding trails and countryside, promoting healthy living and green tourism. The green spine will embody nature-based solutions and enhance biodiversity. Flood retention facilities and river improvement will be incorporated to strengthen flood prevention and climate resilience.

*DJW Greenway is an open space to be constructed above and on both sides of the Dongjiang water mains in Man Kam To.

BROAD LAND USE CONCEPT



LEGEND:
PROJECT BOUNDARY
INDUSTRIES
POST-SECONDARY EDUCATION, CULTURAL & SPORTS FACILITIES
MIXED USE/ RESIDENTIAL
PUBLIC FACILITIES*
EXISTING VILLAGE TYPE DEVELOPMENT/VILLAGE RESITE
GREEN BELT (WITH PERMITTED BURIAL GROUND)
PRIORITY DEVELOPMENT AREA
BOUNDARY CONTROL POINT
RAILWAY STATION (LOCATIONS UNDER PLANNING AND INDICATIVE ONLY)
ROAD

*Including (i) facilities to support NTN New Town development such as water treatment works, effluent polishing plant, service reservoirs; and (ii) facilities serving wider areas such as hospitals, advanced waste-to-energy facility and other waste management facilities.

KEY PLANNING AND URBAN DESIGN CONCEPTS

CITY-INDUSTRY INTEGRATION AND URBAN-RURAL INTEGRATION

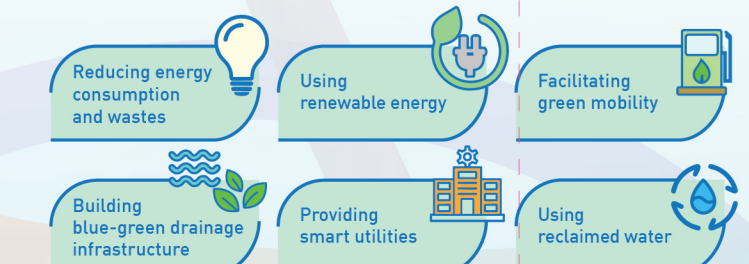
The land reserved in NTN New Town for different industries would provide economic drivers, which would integrate with the surrounding communities for enhancing vibrancy of the NDA. Compact, convenient and cohesive communities with higher development density will be built around the railway stations to optimise land resources.



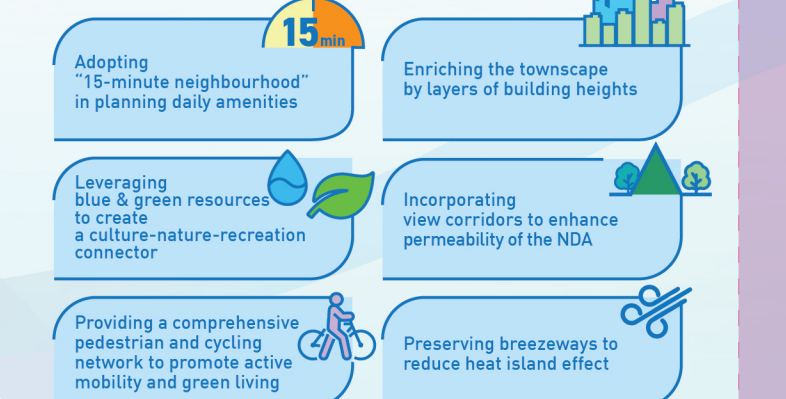
LIVEABLE, SMART AND GREEN CARBON-NEUTRAL COMMUNITY

NTN New Town will be developed as a liveable, smart and green carbon-neutral community.

MAJOR SMART, GREEN & RESILIENT INFRASTRUCTURES



KEY URBAN DESIGN FEATURES



PRIORITY DEVELOPMENT AREA

NTN New Town covers an enormous area. It is proposed to first proceed with a Priority Development Area (PDA) of about 206 ha to boost gateway economy, foster emerging industries and nurture high-calibre talents.

HEUNG YUEN WAI BOUNDARY MIXED USE AREA AND ENTERPRISE PARK

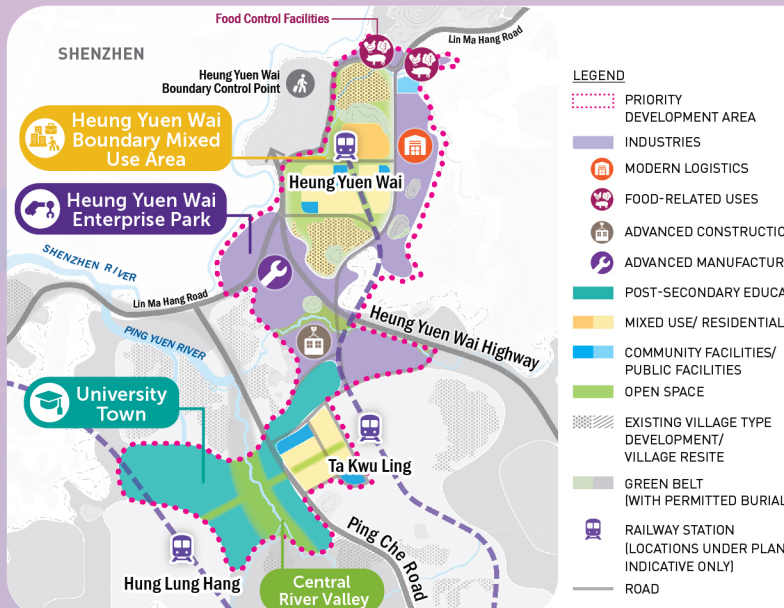
It is proposed to make full use of the existing BCP facilities and road infrastructures, such as Heung Yuen Wai Highway, to prioritise the development of Heung Yuen Wai Boundary Mixed Use Area and Heung Yuen Wai Enterprise Park. This would provide land for gateway economic uses (e.g. commerce/business, retail, personal services) and emerging industries (e.g. modern logistics food-related uses, advanced construction, advanced manufacturing). About 12,000 to 13,000 flats, mainly private housing, would also be provided.

UNIVERSITY TOWN

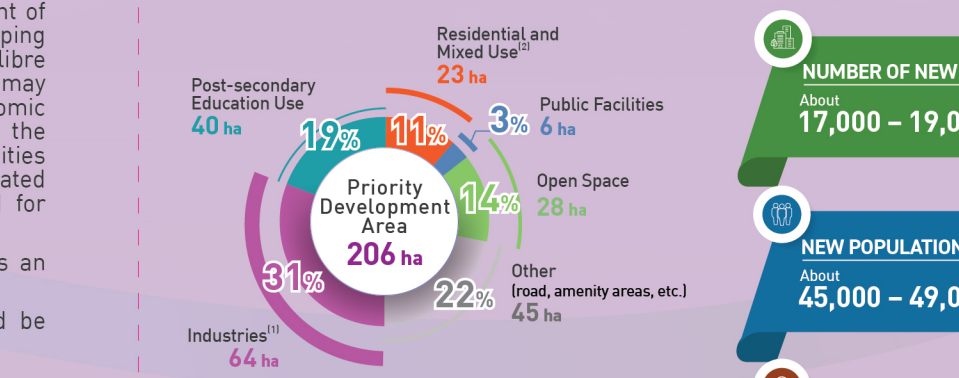
It is proposed to prioritise the development of the University Town, with the aim of developing HK into an international hub for high-calibre talents. The post-secondary institutions may synergise with the industries and economic uses in NM, while also deepening the collaboration with the Greater Bay Area cities on post-secondary education and related fronts. Student hostels may be provided for students of different institutions.

About 5,000 to 6,000 private flats would be provided in the vicinity as an alternative accommodation choice for teachers and students.

The remaining development land of about 960 ha in the NDA could be considered for phased development in the medium to long term.



Land Use Budget



(1) Including logistics, storage and workshop (20 ha), food-related uses (5 ha), advanced construction (6 ha), and advanced manufacturing (33 ha).
(2) Proposed plot ratio is 6.5 - 7.

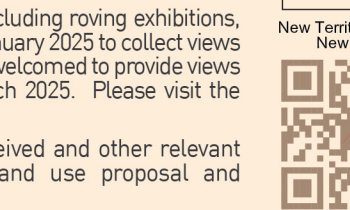
PUBLIC ENGAGEMENT

A 2-month public engagement exercise (including roving exhibitions, briefing sessions, etc.) is launched on 17 January 2025 to collect views from the public. Members of the public are welcomed to provide views by post, email or fax on or before 16 March 2025. Please visit the project website via the QR code for details.

Taking into account the public views received and other relevant considerations, we would refine the land use proposal and conduct relevant technical assessments.

The information and views provided by you will be used by the Government and its agents for the purpose of overall analysis under the study, and will not be disclosed or transferred in the original form as provided by you to other third parties. The result of the public engagement will be presented in summary or in aggregate form when the Government releases such result.

More details



https://nm-ntnorth.hk/