

Ma Tso Lung



Northern Metropolis
Ma Tso Lung
Development Proposal

Public
Engagement
17/1
2025 ▶ 16/3
2025

Positioning

Ma Tso Lung (MTL) is situated at the north of Kwu Tung North New Development Area (KTN NDA) of Northern Metropolis (NM). Given the development of Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop to its north-west and the nearby roads under planning, MTL can serve as a linking node and provide convenient community services and daily living support for the future innovation and technology (I&T) enterprises of the Loop.

The Civil Engineering and Development Department and the Planning Department jointly commissioned consultant to conduct a land use feasibility study in October 2022 to formulate the recommended land use proposal for MTL.

SHENZHEN

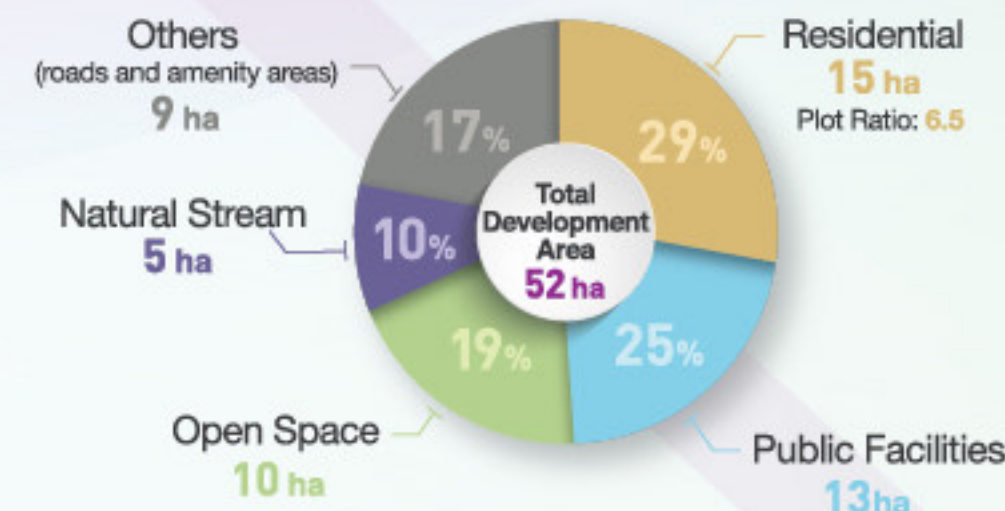


HONG KONG

Major Development Parameters

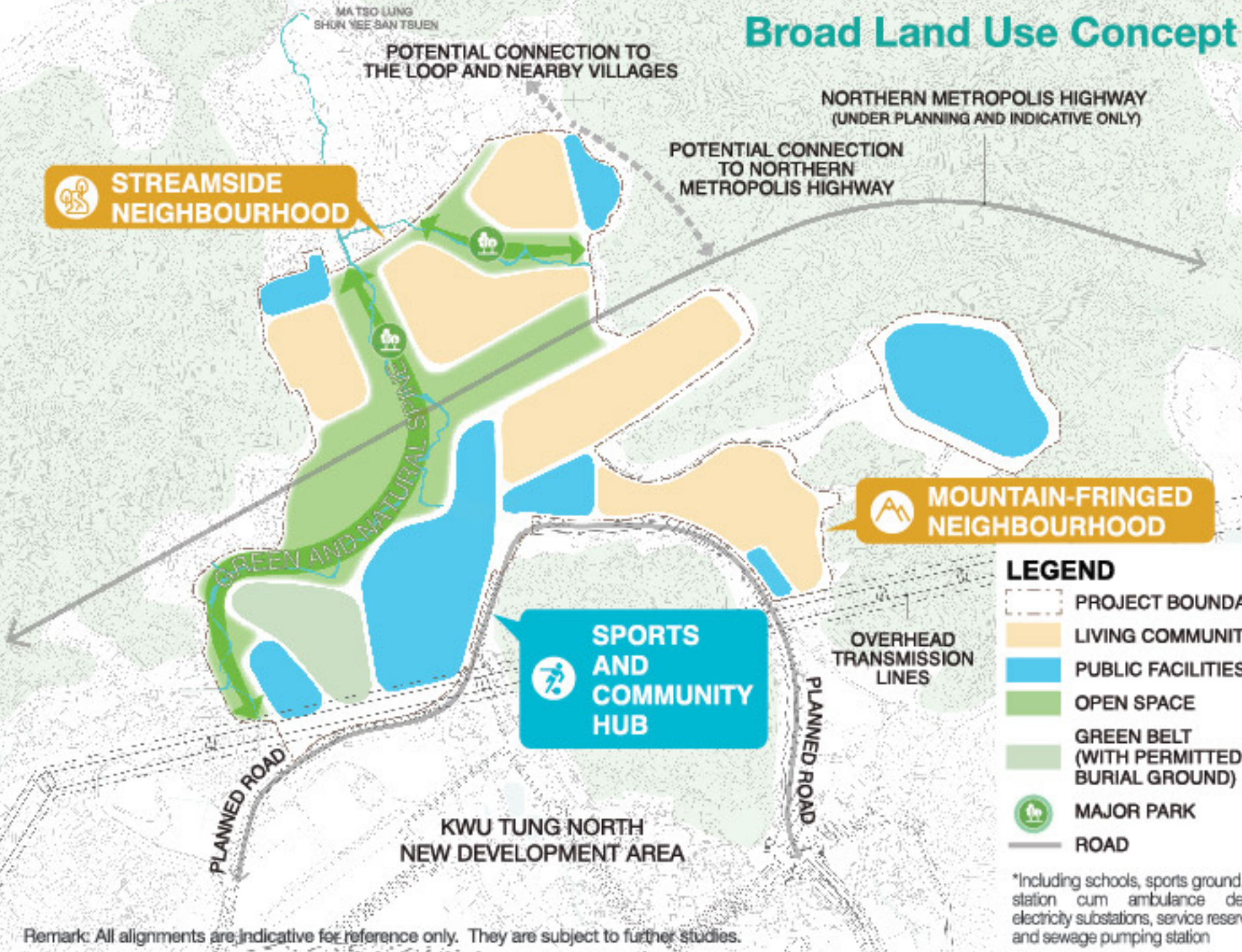


Land Use Budget



Subject to further study.

Broad Land Use Concept



Project Highlights

A Linking Node

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



A Liveable Community

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



Blue Green Inclusion

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



Public Engagement

A 2-month public engagement (PE) exercise starts from 17 January 2025 to introduce the development proposal and obtain public views. A series of activities including roving exhibitions and briefing sessions with relevant stakeholders would be arranged jointly with New Territories North New Town Development Proposal. Details of the PE activities are listed on the project website (<https://nm-mtl.hk/>). 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.



<https://nm-mtl.hk/>
For more details

Next Steps

After taking into account the views received during the PE exercise, the Government will timely commence the next detailed design stage, to take forward the development. The site formation and infrastructure works of MTL could commence in 2027 the earliest. It is anticipated that the first batch of affected households and operators in MTL will need to depart in around 2027 the earliest.

The information and views you provided will be used by the Government and its agent(s) 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 PE will be presented in summary or in aggregate form when the Government releases such result.