

**For discussion  
on 24 March 2026**

## **Legislative Council Panel on Development**

### **Dedicated legislation to accelerate the development of the Northern Metropolis**

#### **PURPOSE**

There is consensus in the society to enhance the speed and efficiency in the development of the Northern Metropolis (NM), and the 15<sup>th</sup> Five-Year Plan just approved by the country also explicitly requires accelerating the NM development. This paper aims to brief Members on the ideas of the dedicated legislation to accelerate the development of the NM and seek Members' views.

#### **LEGISLATIVE PROPOSALS**

2. With the overall planning of the NM announced, construction works of a number of New Development Areas (NDAs) are progressing at full steam (i.e. Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, San Tin Technopole and the Loop), with about 120 hectares of land already formed, and about 900 hectares of "spade-ready sites" to be produced progressively in the next five years. The NM has entered the next stage for actual construction and development. Our work will now focus on facilitating and expediting topside developments by the Government and the private sector, as well as promoting industry anchoring and operation. The Policy Address last year also recommended to introduce a dedicated legislation to accelerate the development of the NM.

3. The proposed dedicated legislation pinpoints the following three main objectives:

- (1) To further remove barriers in respect of **planning and lands procedures** in the NM – Although the Government has already formulated the basic land uses and development parameters for the

NM, flexible and dynamic planning remains necessary to promptly respond to the needs and changes of the markets;

- (2) **To expedite construction works** – As the NM is under the stage of actual construction, the Government aims to expedite construction works through facilitation measures; and
- (3) **To facilitate industry operation** – By facilitating cross-boundary flow of elements, this would allow enterprises to enjoy the strong support from the Chinese Mainland and thereby attracting enterprises to settle in the NM.

4. The dedicated legislation, being a law, will focus on handling subjects that require legislative procedures, including relaxing restrictions under existing laws and regulations. It will complement various policies (such as those for attracting businesses and promoting industry development) and administrative measures (such as measures to expedite approvals for private projects promulgated by the Development Bureau in January this year), and accelerate the development of the NM altogether.

5. The development of the NM will straddle across ten to twenty years, during which the Government and the society will need to swiftly introduce or adjust to cater for changes in economic and social environments, as well as the needs of enterprises and other users. In this regard, the proposed dedicated legislation will comprise a piece of **primary legislation** serving as the main framework. It will not be over-detailed, but will specify the areas and **delegate to the Chief Executive in Council (CE-in-C) the power for further enacting subsidiary legislation on the specified areas, as and when necessary**. The Legislative Council (LegCo) will play its gatekeeper role, responsible for the vetting of primary legislation and subsidiary legislation. Besides, to allow sufficient time for the vetting of subsidiary legislation, we will not adopt the arrangement for the subsidiary legislation to come into operation as early as the

day of their gazettal. Instead, we will allow a period not less than the statutory vetting period for Members' vetting<sup>1</sup>.

6. The primary legislation applies to the NM<sup>2</sup> only. The main framework set up under the primary legislation will correspond to the three main objectives mentioned above, and will clearly specify the following six policy areas where subsidiary legislation can be enacted, and as the case may be, specify that relevant arrangements may confine to designated areas in the NM to suit the circumstances of individual policy areas. These six policy areas are the outcomes after consultation and liaison with different policy bureaux/departments, and basically cover the powers needed for expediting the development of the NM, with a view to expediting the development of the NM and attracting industry anchoring, including –

➤ **Planning and Lands**

- (I) Streamlining town planning procedures;
- (II) Expediting compensation payment for land resumed;

➤ **Expedition of Construction Works**

- (III) Facilitating the adoption of innovative construction technologies arrangement;

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<sup>1</sup> According to the procedure under “negative vetting”, the related subsidiary legislation will first be published in the Gazette and then laid on the table of the LegCo at its next sitting. The LegCo may amend a piece of subsidiary legislation by a resolution passed at a sitting held not later than 28 days after the sitting at which it was so laid. This period for scrutinising and amending subsidiary legislation is called the vetting period. Besides, the vetting period may be extended by a resolution passed before its expiry. The vetting period may be extended to the first LegCo meeting held after the 21<sup>st</sup> day from the original expiry day.

<sup>2</sup> The Government proposes to determine the coverage of the NM under the main principles set out below and specify with plan the relevant coverage in the Schedule to the primary legislation –

- (a) Area boundaries of the Yuen Long and North District Councils should be generally based;
- (b) All Outline Zoning Plans (OZPs) within the aforesaid area boundaries will be covered; if there are discrepancies between the boundaries of individual OZPs and the area boundaries, adjustments should be made under the principle that the entire relevant OZPs will be covered;
- (c) Its northern boundary should align with the northern boundary of Hong Kong (including water bodies);
- (d) The Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (Co-operation Zone) should be included (the coverage should be based on the planning areas of the Lok Ma Chau Loop OZP); and
- (e) The Shenzhen Bay Port Hong Kong Port Area should be included (the coverage should be based on the Shenzhen Bay Port Hong Kong Port Area Ordinance (Cap. 591)).

To address the possible changes that may arise in the coverage of the NM in the future, the Government also proposes to empower the CE-in-C to amend the coverage of the NM by publishing a gazette notice.

- (IV) Streamlining the procedures and requirements for Construction Noise Permit applications;

➤ **Facilitation of Business Operation**

- (V) Facilitating and regulating cross-boundary flow of elements; and
- (VI) Establishing statutory corporations for designated areas.

7. Under this framework, we will introduce a series of subsidiary legislation to implement detailed policy measures. When introducing the primary legislation to the LegCo for vetting in the middle of this year, it is our plan to submit together the draft of the first batch of subsidiary legislation that are mature. In other words, the LegCo could preview the first batch of subsidiary legislation at the time of vetting the primary legislation. Upon enacting of the primary legislation targeted for end of this year, the Government will then formally table the first batch of subsidiary legislation for the LegCo's consideration. Based on the current planning, the first batch of subsidiary legislation will cover the policy areas for items (I) to (IV) in paragraph 6 above, and item (V) relating to the flow of personnel at the Hong Kong Park of Hetao. For other subsidiary legislation, they will be submitted once ready, or as and when necessary.

8. The design of this legislative framework has duly considered the importance and uniqueness of the NM development. First, as a strategic development area in Hong Kong, it is beyond doubt that the NM is crucial for driving Hong Kong's high-quality socio-economic development, enhancing the connectivity with the Guangdong-Hong Kong-Macao Greater Bay Area (GBA), and supporting Hong Kong to better integrate into and serve the overall national development. By introducing the dedicated legislation specifically applicable to the development of the NM, it will further enhance the speed and efficiency of the NM development, thereby expediting the formation of a new engine for Hong Kong's economy and promoting long-term socio-economic prosperity and stability.

9. Moreover, the NM involves a sheer size touching on various policy areas and stakeholders from varied backgrounds, as well as a development period spanning across ten to twenty years in the future. In particular, the NM adopts an "industry-driven" approach as its key planning axle, taking into account the country's explicit support for Hong Kong's development as an international Innovation & Technology (I&T) hub and a modernised industrial system. To align more closely with the national development direction (including aligning

with the 15<sup>th</sup> Five-Year Plan), Hong Kong's unique strategic positioning in the GBA as well as the ever-changing trends in I&T and industry development, the Government considers it crucial for taking forward the NM development by tailoring to the development needs of the NM, and in a paced manner by adopting more innovative, flexible and dynamic approaches. It is also crucial to provide greater flexibility in the development process, so that the Government will be able to constantly review and flexibly adjust the implementation details as and when necessary in response to the rapid development of the NM.

10. The Government expects to consolidate multiple policy areas on land development, construction works and industry development, etc. through the dedicated legislation to accelerate the development of the NM, so as to make up for the inadequacy in support tailored for the NM development under different existing legislation, as well as providing the general public with a clear, explicit and flexible legislative framework. Moreover, the relevant power is confined to the coverage of the NM, whereas the LegCo will continue to play its gatekeeper role under the existing mechanism, thereby ensuring the proper exercise of power while striking an appropriate balance between safeguarding public interests and advancing development objectives, which will give enterprises more confidence to participate in the NM development while letting the public rest assured.

11. We will regularly review the implementation arrangement of the primary legislation and subsidiary legislation. This would include, upon enacting of the legislation, to regularly report to and seek steer when needed from the Committee on Development of the NM chaired by the Chief Executive, as well as to report to the LegCo Panel on Development annually about the implementation details.

## **PROPOSALS UNDER THE PROPOSED SUBSIDIARY LEGISLATION**

12. The proposals under the subsidiary legislation are explained below with details elaborated at [Annex](#).

### **(I) Streamlining town planning procedures**

13. First is the **streamlining proposal on town planning procedures**. At present, if development proposals for individual sites raised by project

proponents (be it the Government or other project proponents) do not wholly comply with the requirements under prevailing statutory Outline Zoning Plans (OZPs), subject to the details of the development proposals, submission of (i) applications for planning permission or (ii) rezoning applications to the Town Planning Board (TPB) would be required. For the former, the TPB shall within two months of the receipt of the applications consider the same at a meeting, while the handling time for the latter takes at least nine months<sup>3</sup>.

14. To timely respond to the needs and changes of the markets, it is proposed to streamline the procedures on two fronts –

- (a) For **non-conservation zones** in the NM, if the Government or other individuals wish to make changes to the statutory land uses or parameters/requirements of certain land, they can seek approval by applications for planning permission and no longer require the submission of rezoning applications of which longer approval procedures are involved. As the NM is still under development with ample infrastructure capacity, there is room to adopt the streamlined procedures aforementioned. Besides, under the streamlined procedures, the TPB will continue to play its gatekeeper role to consider the development proposals comprehensively, while the public could still provide comments. Taking the recent example of proposed amendment to sites in the Fanling North pilot area under large-scale land disposal where amendments to uses for an industry site to allow more appropriate industries and ancillary facilities, adjustment of development intensity of residential sites as well as the rezoning of some sites for private housing development are proposed, the aforementioned streamlined measures will compress the procedures, addressing the needs more promptly as compared to the rezoning procedures. It should be emphasized that these streamlined procedures (i) do not apply to areas that are usually regarded as conservation zones, such as “Conservation Area”, “Country Park”, “Green Belt”, etc.; and (ii) do not apply to NDAs or Priority Development Area (i.e. Lau Fau Shan, Priority Development Area of the New Territories North New Town, Ma Tso Long and Au Tau) where the Government has indicated that new OZPs will be formulated comprehensively through rezoning

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<sup>3</sup> This includes the time needed for commencing and completing the statutory amendment of OZPs upon approval of the rezoning applications by the TPB.

procedures. That said, once the new OZPs of the relevant NDAs and Priority Development Area are formulated, relevant streamlined measures will be applicable if the Government or other individuals wish to adjust the land uses or development parameters/requirements of certain land in non-conservation zones in the future.

- (b) **To allow a longer period for “temporary uses” under the town planning procedures** (up to a maximum of seven years) – At present, the periods of “temporary uses” specified under urban and new town OZPs and rural OZPs are five years and three years respectively. For the former, applications to the TPB for planning permission are generally not required for “temporary uses” not exceeding five years. For the latter, if the “temporary uses” do not exceed three years, applications for planning permission may still be made to the TPB even if the uses are not listed in Column 1 or 2 of the Schedule of Uses for the relevant zones; and if approved, the maximum approval period that the TPB may grant for a planning permission on a temporary basis shall not exceed three years. The benefit of “temporary uses” is to allow enterprises to test the market with small-scale development, and make adjustment in response to the actual circumstances. If the period of “temporary uses” is too short, enterprises may not be willing to commit significant resources. As compared with the periods of “temporary uses” under existing urban and new town OZPs and rural OZPs, a longer period will give enterprises more confidence in investment and planning. This is also in line with the practice that the fixed tenure of short-term tenancies generally does not exceed seven years under land administration and the definition in individual ordinances.

## **(II) Expediting compensation payment for land resumed**

15. On **land resumption**, it is proposed to amend the statutory arrangement from two aspects with a view to expediting the compensation payment for land resumed and reducing the amount of interest payable arising from compensation with payment pending. This will allow the concentration of resources in the actual development of the NM. These two aspects are –

- (a) To set a time limit of 6 months for referring compensation cases to the Lands Tribunal for determining the amount of compensation payable; and to stipulate a time limit of 3 months for former owners or other claimants to accept provisional payment offers made by the Lands Department, failing which, unless with a reasonable cause, the amount of compensation corresponding to the provisional payment will not continue to bear interest upon expiry of the time limit. As compared with having no time limit currently, the proposal will effectively expedite the compensation payment for land resumed and provide more certainty; and
- (b) Where private land to be resumed is held in the name of a Tso/Tong and there are no vacancies for registered managers of the relevant Tso/Tong, the current practice requires unanimous consent of all members of the Tso/Tong before the Lands Department will pay the amount of compensation to the registered managers of the Tso/Tong. In other words, even though Section 15 of the New Territories Ordinance (Cap. 97) stipulates that all managers of a Tso/Tong registered under the ordinance, subject to the consent of the Secretary for Home and Youth Affairs, have full power to dispose of or in any way deal with the land held under Tso/Tong, the Lands Department could not pay the amount of compensation to the registered managers of the Tso/Tong so long as there are objections raised by any of the members of the Tso/Tong. In this connection, certain amount of compensation relating to Tso/Tong land could not be disbursed throughout the years, on which the Heung Yee Kuk has expressed concerns while the Government would also need to bear the interests payable arising from land compensation with payment pending. It is proposed to set out clearly in the dedicated legislation that the Director of Lands could pay the compensation to the registered managers of the Tso/Tong even in the absence of unanimous consent of all members of the Tso/Tong, provided that there are no vacancies for registered managers of the relevant Tso/Tong, thereby expediting payment progress. It should be emphasized that this arrangement will only be applicable to Tso/Tong where all registered managers are present.

### **(III) Facilitating adoption of innovative construction technologies arrangement**

16. For the **adoption of innovative construction technologies**, it is proposed to provide facilitation arrangement under the legislation. At present, the Buildings Ordinance (Cap. 123) requires that project proponents must demonstrate the special circumstances when applying for modifications or granting exemptions from the provisions or requirements of the Buildings Ordinance or its subsidiary legislation. To accelerate development and encourage innovations, such as the adoption of non-conventional construction technologies and building materials, it is proposed that for new development, re-development or alteration and addition works, project proponents could still make applications for modifications or exemptions **even without proof of special circumstances**, while the Buildings Department as the approving authority, will no longer be bound to assess whether the circumstances are considered special, but may focus on the compliance of quality requirements in the applications. In other words, if there are proposals for development projects in the NM to adopt innovative technologies or new building materials adopted in the Chinese Mainland or other advanced regions, the applicants will no longer be required to demonstrate their special circumstances and the Buildings Department can still consider the application and grant approval based on the “quality-oriented” mechanism.

### **(IV) Streamlining the procedures and requirements for Construction Noise Permit applications**

17. It is also proposed to **streamline the procedures and requirements for applying for Construction Noise Permit (CNP) in designated areas or projects**. The current legislation requires that valid CNP must be held for construction works to be carried out within specified time. The CNP specifies the types, quantity, duration and area where powered mechanical equipment can be used under a particular construction project, with a validity period generally not exceeding six months. This would mean that CNP applicants could not flexibly deploy the use of powered mechanical equipment, and any changes or expiry of validity would require re-application.

18. Having considered that **“industry-driven” NDAs** in the NM (i.e. Hung Shui Kiu, San Tin Technopole and the Loop, Ngau Tam Mei, Lau Fau Shan and New Territories North New Town) and **major transport infrastructure projects** are subject to a more imminent development timetable, the areas

concerned are still under development or have not even entered the development stage, and large-scale population intake has not yet commenced, it is proposed to streamline the application procedures and requirements for CNP while **maintaining prevailing noise control standards that safeguard public interest**. The new mechanism will no longer require applicants to set out the deployment and operational details of the required powered mechanical equipment in advance, but will require project proponents to impose and implement noise mitigation measures based on the actual environment (such as the distance with nearby domestic premises) and to carry out real-time on-site monitoring to ensure that the result would comply with the noise control standards. In other words, the applicants could flexibly deploy the types, quantity and duration of using different powered mechanical equipment, thereby meeting the construction needs and expediting the works progress while still meeting the same noise control standards. This will be more “target-oriented” instead of imposing rigid and meticulous control on operational details. Besides, the validity of CNP will be extended to one year to reduce the frequency of applications.

#### **(V) Facilitating and regulating cross-boundary flow of elements**

19. **Facilitating cross-boundary flow of elements** is the key to promoting development of industries and hardware constructions. By making good use of resources gathered from the Chinese Mainland and Hong Kong, the NM will become a hub for innovative development and a gathering place for high-calibre talents. In particular, the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (Co-operation Zone) is the major cooperation platform between Hong Kong and the Chinese Mainland on I&T. It is proposed to introduce facilitation measures under the dedicated legislation to facilitate and regulate flow of specified elements at designated areas (such as the Hong Kong Park of Hetao) or transport infrastructure projects in the NM. This would mainly include the flow of personnel, data, materials (such as bio-samples and plant and equipment) and capital.

20. It is proposed to first enact subsidiary legislation to facilitate **the flow of personnel for the Hong Kong Park of Hetao**, facilitating the flow of personnel at the Western Cross-River Link Bridge which connects the Hong Kong and Shenzhen Parks of the Co-operation Zone. The current thinking is to regulate the immigration of personnel by adopting a “white list” mode.

21. For other flow of cross-boundary elements, the Government of the Hong Kong Special Administrative Region will continue to refine the operational needs of potential industries and discuss with relevant Chinese Mainland authorities, before enacting subsidiary legislation based on actual circumstances.

## **(VI) Establishing statutory corporations**

22. In addition, the Government has been promoting industry development in the NM by diversified implementation approaches, and establishing statutory bodies (such as statutory park corporations) is one of the tools that we may adopt. The Government has established in January this year its first wholly owned park company in the NM (i.e. the Hung Shui Kiu Industry Park Company Limited), and is preparing to establish a park company for the San Tin Technopole. Not being statutory bodies, these two park companies could be set up within a short time. Although there is no concrete plan for establishing statutory corporations at this stage, to prepare for future needs, it is **proposed** to take the opportunity of this legislative exercise to also make such **empowering provision** so that the CE-in-C could establish statutory corporations by enacting subsidiary legislation when needed in the future. When the statutory corporations are established in the future, established mechanism will be followed for application to the LegCo for the required capital injection as and when needed.

## **NEXT STEP**

23. We will conduct public consultation on the legislative proposals for about two months from 24 March to 22 May 2026<sup>4</sup> to liaise with different stakeholders. It is our target to introduce a bill to the LegCo in the middle of this year together with the draft of the first batch of subsidiary legislation for preview, and strive to have the bill for the primary legislation be passed within the year. We will then formally submit the first batch of subsidiary legislation under the primary legislation to the LegCo.

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<sup>4</sup> Relevant information will be uploaded to the dedicated website for the NM under the Development Bureau (<https://www.nm.gov.hk/en/about-nm/nm-dedicated-legislation>). Members of the public and all sectors of the community are welcomed to provide comments on the legislative proposals vide email ([nmlegislation@devb.gov.hk](mailto:nmlegislation@devb.gov.hk)) or letter to the Northern Metropolis Co-ordination Office of the Development Bureau within the consultation period.

24. Members are welcomed to provide comment on the above legislative proposals.

**Development Bureau**  
**March 2026**

**Proposed policy areas involved under the dedicated legislation for the Northern Metropolis**

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<b>(I) Streamlining town planning procedures</b>	
<p>1. For development proposals in <b>non-conservation zones</b><sup>5</sup> within the coverage of the Northern Metropolis (NM) (but not applicable to New Development Areas (NDAs) or Priority Development Area where the Government has indicated that new Outline Zoning Plans (OZPs) will be formulated comprehensively through rezoning procedures, i.e. Lau Fau Shan, Priority Development Area of the New Territories North New Town, Ma Tso Long and Au Tau<sup>6</sup>), it is proposed to allow project proponents to submit</p>	<p>At present, for example, if project proponents intend to use land for purposes other than those listed in the Schedule of Uses for the relevant zones in the OZPs, or if the proposed developments do not comply with the development parameters/requirements of the existing OZPs (i.e. the scenarios in item 1(a) or 1(b) in the left column), rezoning applications must be made under section 12A of the TPO, which takes a longer handling time as compared with that under section 16<sup>8</sup>. Besides, even if there is provision for some zones under some OZPs allowing project proponents to make applications for planning permission under section 16 of the TPO for minor relaxation</p>

<sup>5</sup> Excluding “Conservation Areas”, “Coastal Protection Areas”, “Sites of Special Scientific Interest”, “Country Parks”, “Green Belt” and “Other Specified Uses” (“OU”) zones for conservation purposes (including “OU” zones annotated “Wetland Conservation Park”, “Comprehensive Development and Wetland Protection Area”, “Comprehensive Development and Wetland Enhancement Area”, “Comprehensive Development to include Wetland Restoration Area”, “Ecological Area”, “Nature Park”, “Eco-lodge” and “Conservation cum Recreation”), etc.

<sup>6</sup> That said, once the new OZPs of relevant NDAs and Priority Development Area have been formulated, the relevant streamlined measures will be applicable if the Government or other individuals wish to adjust the land uses or development parameters/requirements of certain land in non-conservation zones in the future.

<sup>8</sup> For applications for planning permission under section 16, the applications will be considered by the TPB within two months of receipt. As for rezoning applications under section 12A, the applications will be considered by the TPB within two months of receipt; and if the TPB accepts the applications, it must initiate the statutory plan amendment procedure to incorporate the proposed amendments in the draft plans for public inspection. The statutory plan amendment procedure takes seven months.

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<p>applications for planning permission under section 16 of the Town Planning Ordinance (Cap. 131) (TPO) for the following circumstances –</p> <p>(a) To make applications for planning permission for <b>any proposed land uses</b>, regardless of whether the proposed land uses are listed in Column 2 of the Schedule of Uses for the relevant zones in the existing OZPs or not; or</p> <p>(b) To make applications for planning permission for <b>relaxation of or amendment to any development parameters/requirements</b> <sup>7</sup>, regardless of whether the existing OZPs have provided for such relaxation or amendment and regardless of whether the extent of relaxation or amendment are considered as ‘minor’.</p>	<p>of relevant development parameters/requirements, should the extent of change does not meet the principle of ‘minor’ relaxation<sup>9</sup>, the project proponents would still need to make rezoning applications under section 12A of the TPO.</p> <p>Considering that the NM, being a strategic development area which has to enhance the development speed and efficiency, is still under development with ample infrastructure capacity, the Government proposes to streamline the planning application procedures for <b>non-conservation zones</b> within the coverage of the NM by handling development proposals on change in land uses or development parameters/requirements through the well-established <b>application mechanism for planning permission</b> under section 16 of the TPO. This would shorten the processing time and better respond to needs and changes of the markets.</p> <p>It should be emphasized that these streamlined procedures would <b>only apply to non-conservation zones</b>, and under the streamlined procedures, we will still invite public to provide comments on the relevant development proposals, which would be deliberated by the TPB, thereby ensuring their compliance with planning and other technical requirements while striking a balance between responding to</p>

<sup>7</sup> This includes but not limited to plot ratio, gross floor area, building height, non-building areas, building setbacks, requirements for provision of government, institution and community facilities, public car parks and other transport facilities, public open spaces.

<sup>9</sup> Whether an application meets the principle of ‘minor’ relaxation depends on the extent of the proposed change. In general, it will be considered based on the specific circumstances of the individual development proposal.

Specific proposals	Differences with the prevailing arrangements and relevant considerations
	market needs and safeguarding public interests in an efficient and prudent manner.
2. For urban and new town OZPs within the coverage of the NM, it is proposed to extend the defined period for “temporary uses” from a maximum of five years to a maximum of <b>seven years</b> .	At present, the periods of “temporary uses” specified under urban and new town OZPs and rural OZPs are five years and three years respectively <sup>10</sup> . The Government proposes to extend the defined periods for “temporary uses” in OZPs across the board to seven years, with a view to providing greater flexibility for sites granted on a short-term basis to give enterprises with more confidence in planning and investment. This is also in line with the practice that the fixed tenure of short-term tenancies generally does not exceed seven years under land administration and the definitions of individual ordinances.
3. For rural OZPs within the coverage of the NM, it is proposed to extend the defined period for “temporary uses” from a maximum of three years to a maximum of <b>seven years</b> .	
<b>(II) Expediting compensation payment for land resumed</b>	
1. For private land to be resumed for government development within the coverage of the NM –  (a) If the former owners or other claimants, within	LRO (Cap. 124) and relevant ordinances stipulate that any sum of money payable as land compensation bears interest for the period from the date of resumption of the land to the date of payment of the compensation <sup>16</sup> . At present, the LRO and relevant ordinances do not

<sup>10</sup> For urban and new town OZPs, applications to the TPB for planning permission are generally not required for “temporary uses” not exceeding five years. As for rural OZPs, if the “temporary uses” do not exceed three years, applications for planning permission may still be made to the TPB, even if the uses are not listed in Column 1 or 2 of the Schedule of Uses for the relevant zone; and if approved, the maximum approval period the TPB may grant for a planning permission on a temporary basis shall not exceed three years.

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<p>the specified time, fail to (i) accept the offer of compensation<sup>11</sup>; (ii) submit a claim for compensation<sup>12</sup>; or (iii) have submitted a claim for compensation, but fail to agree with the Lands Department (LandsD) as to the amount of compensation to be paid<sup>13</sup>, it is proposed that the time limit to refer the cases to the Lands Tribunal (LT) for determining the amount of compensation payable be set at <b>within six months</b> from the specified time<sup>14</sup>; and</p> <p>(b) It is proposed to state in the provisional payment offers<sup>15</sup> made to the former owners or</p>	<p>provide any time limit in relation to the referral to the LT of cases with payment of land compensation pending arising from the scenarios in items 1(a)(i) to 1(a)(iii) in the left column. Besides, the LRO and relevant ordinances also do not provide any time limit for former owners or other claimants to accept provisional payment offers made by the LandsD (i.e. cases listed under item 1(b) in the left column). In other words, if former owners or other claimants refuse to accept the offer of compensation and provisional payment offer, the Government would need to pay interest for the unpaid land compensation throughout.</p> <p>In view of this, to expedite the payment of land compensation and reduce interest payable by the Government arising from compensation</p>

<sup>16</sup> At present, it is set at the 1-month Hong Kong Dollar Interest Settlement Rate published by The Hong Kong Association of Banks by the close of business on a day.

<sup>11</sup> This refers to an offer of compensation made to the former owners or other claimants under section 6(1)(a) of the Lands Resumption Ordinance (LRO). Considering the provision of section 6(3)(a) of the LRO, it is the current practice of the Lands Department to require the persons to reply within 28 days from the date of the offer, stating whether to accept the offer.

<sup>12</sup> This refers to a notice served on the former owners or other claimants under section 6(1)(b) of the LRO in relation to land resumption and the persons are required to submit a claim for compensation within a specified time.

<sup>13</sup> This refers to the submission of a claim for compensation by the former owners or other claimants under section 6(1)(b) or section 8 of the LRO, but the persons fail to reach an agreement with the Authority on the claim.

<sup>14</sup> For scenarios in items 1(a)(i) and 1(a)(ii), the six-month time limit shall count from the expiry date of the above specified times. For scenarios in item 1(a)(iii), the six-month time limit shall count from the date of the former owners or other claimants lodging a claim under section 6(1)(b) or section 8.

<sup>15</sup> This refers to pursuant to section 16A of the LRO, if former owners or other claimants do not accept offers of compensation made by the Government, the Government may pay a provisional payment to the former owners or other claimants, and the amounts of compensation corresponding to such provisional payments will no longer bear interest upon payment. Acceptance of the provisional payment does not prejudice any claims the former owners or other claimants lodge with the LT, nor the

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<p>other claimants that the former owners or other claimants must accept such provisional payment offers <b>within a time limit of three months</b> from the date of issue. If the former owners or other claimants fail to accept the offers before the expiry of the relevant time limit, unless with a reasonable cause, the amount of compensation corresponding to the provisional payment will not continue to bear interest upon expiry of the relevant time limit.</p>	<p>with payment pending, so as to better concentrate resources in the actual development of the NM, it is proposed to impose a time limit for the cases under items 1(a) and 1(b) in the left column.</p>
<p>2. If the private land within the coverage of the NM to be resumed for government development is held in the name of a Tso/Tong, it is proposed to empower the Director of Lands to pay the compensation to the registered managers of the Tso/Tong for the resumed land, even in the absence of unanimous consent of all members of the Tso/Tong, provided that there are no vacancies for the registered managers of the relevant Tso/Tong.</p>	<p>At present, if the resumed private land is held in the name of a Tso/Tong, the LandsD will make an offer of compensation to all managers of the Tso/Tong registered under section 15 of the New Territories Ordinance (Cap. 97) (NTO). If there is an objection from any member of the Tso/Tong against collection of the compensation by its registered manager(s), the LandsD will refer the objection to the Home Affairs Department for its liaison with the registered manager(s) of the relevant Tso/Tong to co-ordinate and deal with the objection before the compensation is disbursed to its registered manager(s). The LandsD will only disburse the compensation to the registered managers after handling the objections. Given that there are cases from time to time where member(s) of Tso/Tong raise an objection to the collection of compensation by the registered manager(s), certain</p>

determination of such claims by the LT. If the former owners or other claimants collect the provisional payment, the collected amount shall be deducted from the amount of compensation determined by the LT afterwards.

Specific proposals	Differences with the prevailing arrangements and relevant considerations
	<p>amount of compensation relating to Tso/Tong land could not be disbursed throughout the years, which the Heung Yee Kuk has also expressed concerns.</p> <p>The Government considers that, for the purposes of handling claims for resumption compensation and collecting resumption compensation, the registered manager(s) of Tsos/Tongs should have the full capacity and authority to collect the compensation on behalf of all the members of the Tsos/Tongs. In fact, Tsos/Tongs are by nature private organisations, the appointment of manager(s) by a Tso/Tong and handling of resumption compensation by registered manager(s) on behalf of the Tso/Tong are their internal business. It is therefore inappropriate of the Government to interfere or intervene. If members of a Tso/Tong object to the registered managers' use or distribution of the compensation money, they should resort to legal means to make claims in relation to the relevant private dispute.</p> <p>However, if all or some managers of the Tso/Tong are vacant, it will be difficult for the Government to ascertain who holds the full power of the legal representative as conferred by the NTO to collect resumption compensation on behalf of the Tso/Tong concerned. In such circumstances, the LandsD will still wait for the completion of the appointment and registration of all managers that are vacant by the relevant Tso/Tong before disbursing the amount of compensation.</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<b>(III) Facilitating the adoption of innovative construction technologies arrangement</b>	
<p>1. For <b>new development, redevelopment or alteration and addition works</b><sup>17</sup> within the coverage of the NM, it is proposed to allow project proponents to submit applications to the Building Authority (BA) under section 42 of the Buildings Ordinance (Cap. 123) (BO) for modifications of or exemptions from the provisions of the BO or its subsidiary legislation, with a view to facilitating the adoption of innovative/advanced technologies and new building materials in the NM, even if it is not under “special circumstances”.</p>	<p>At present, project proponents may apply to the BA under section 42 of the BO for modifications of or exemptions from the requirements of the BO or its subsidiary legislation. Project proponents are required to establish the special circumstances and demonstrate the uniqueness of their cases, as well as the reasons for non-compliance with the BO or its subsidiary regulation. Upon consideration by the BA, taking account of comments on the applications provided by the Building Committee (BC) or the Structural Engineering Committee (SEC)<sup>18</sup> under the Buildings Department (BD), the BA may grant modifications or exemptions if there are special circumstances that render such. In the past, upon demonstration that the conventional technologies could not be adopted due to special circumstances, the BD did accept the adoption of shaft grouted frictional method for installation of mini-pile foundation; as well as the use of steel fibre-reinforced concrete materials in tunnel lining works, etc. These innovative technologies</p>

<sup>17</sup> Maintenance and repair works generally involve restoring existing buildings to their original state, and there are rare cases where applications for modifications or exemptions under section 42 of the BO are required. Therefore, the facilitating measures do not cover maintenance and repair works.

<sup>18</sup> The function of BC is to advise the BA or its authorised officer(s) on applications for modifications or exemptions under the BO. Meetings of the BC are chaired by the Assistant Director/New Buildings 1 of the BD, with its members comprising Chief Building Surveyors of the BD, representatives from the Independent Checking Unit under the Office of the Permanent Secretary for Housing (ICU) and the representatives of the LandsD and the Planning Department. Representatives from other relevant departments, such as the Highways Department and the Transport Department will also be invited, if necessary, to provide input on matters within their respective areas of responsibilities. As for the SEC, it is responsible for considering applications pertaining to structural works in building development projects. With functions similar to those of the BC, the SEC is chaired by the Assistant Director/New Buildings 2 of the BD and its members comprise Chief Structural Engineers of the BD and representative from the ICU, etc. Depending on the nature of the application, the BD would table the applications to the BC or the SEC for consideration, when necessary.

<p style="text-align: center;"><b>Specific proposals</b></p>	<p style="text-align: center;"><b>Differences with the prevailing arrangements and relevant considerations</b></p>
	<p>and new building materials which have been widely adopted in the Chinese Mainland or other countries can save project costs and time, or effectively enhance the serviceability and durability of materials.</p> <p>To accelerate the development of the NM and facilitate project proponents' adoption of innovative/advanced technologies and new building materials for building development projects in the NM, it is proposed to allow the BD to process applications for modifications or exemptions through the above mechanism, even if such applications are not made under special circumstances; and to empower the BA to grant modifications or exemptions on a case-by-case basis, provided that such applications comply with section 42(4) of the BO, i.e. such modifications or exemptions shall not prejudice the standard of structural stability and public health established by the regulations. In other words, if future development projects in the NM intend to adopt innovative technologies and new building materials from the Chinese Mainland or other advanced regions, applicants are not required to show the existence of "special circumstances" and the BD may consider the application and grant modifications or exemptions under the a "quality-oriented" mechanism.</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<b>(IV) Streamlining the procedures and requirements for Construction Noise Permit (CNP) applications in respect of designated areas or projects</b>	
<p>1. It is proposed to draw up <b>new Technical Memorandum on Noise from Construction Work and new forms</b> for the NM development to streamline the procedures and requirements for CNP applications. The proposed new technical memorandum will be applicable to the following designated areas or projects within the NM –</p> <p>(a) Construction works within designated NDAs of the NM, including Hung Shui Kiu/Ha Tsuen, San Tin Technopole and the Hong Kong Park of Hetao, Ngau Tam Mei, Lau Fau Shan, and New Territories North New Town; and</p> <p>(b) Major transport infrastructure projects in the NM, including the Hung Shui Kiu Station, the Northern Link (NOL) Main Line and Spur Line, the NOL Eastern Extension, the Northeast New Territories Line, the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai), the Smart and Green Mass Transit System</p>	<p>At present, section 6 of the Noise Control Ordinance (Cap. 400) stipulates that a valid CNP is required for carrying out construction work during certain specified hours<sup>20</sup>. Project proponents are required to apply for CNP from the Noise Control Authority pursuant to the Noise Control Ordinance and the Noise Control (General) Regulations (Cap. 400A), and making reference to the prevailing Technical Memorandum on Noise from Construction Work. The current mechanism under the prevailing Technical Memorandum for assessing noise levels is determined based on the sound power levels of various types of powered mechanical equipment and the respective numbers of such equipment. A CNP specifies the types, quantity, duration, areas and other relevant conditions in respect of which powered mechanical equipment can be used under that particular works, with a validity period generally not exceeding six months.</p> <p>Having considered that some “industry-driven” NDAs (i.e. those listed under item 1(a) in the left column) and major transport infrastructure projects are subject to a more imminent development timetable, the areas concerned are still under development or have not even entered the development stage, and large-scale population intake has not yet commenced, the Government proposes to streamline the assessment</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<p>in the Hung Shui Kiu/Ha Tsuen NDA, and the NM Highway, etc<sup>19</sup>.</p>	<p>procedures and requirements for CNP applications on the premise that current noise control standards should be maintained. The proposed approach will require applicants to formulate and implement relevant noise mitigation measures (such as using quieter construction equipment/technologies, and effective acoustic enclosures or barriers) with reference to the actual circumstances (such as the distance between the works project and the nearest “noise sensitive receiver”) and a real-time on-site monitoring mechanism should be set up with the use of technology. So long as the real-time on-site monitoring results meet the noise control standards, the applicants could flexibly deploy the use of powered mechanical equipment in terms of types, quantity and duration, thereby meeting the construction needs and expediting the progress of the construction works while achieving the same purpose of noise control. This will be more “target-oriented” instead of imposing rigid and meticulous control on operational details. Besides, it is proposed to extend the validity period of CNP to one year, so as to reduce the frequency of CNP applications.</p>

<sup>20</sup> This includes (i) using powered mechanical equipment for any non-percussive piling at any location or carrying out any prescribed construction works in any designated area from 7 pm to 7 am on a day not being a general holiday or at any time on a general holiday; (ii) carrying out any percussive piling from 7 am to 7 pm on a day not being a general holiday.

<sup>19</sup> If the transport infrastructure projects span across areas within and outside the NM, the relevant streamlined procedures will only be applicable to the portions within the coverage of the NM.

Specific proposals	Differences with the prevailing arrangements and relevant considerations
<b>(V) Facilitating and regulating cross-boundary flow of elements for designated areas/transport infrastructure projects within the NM</b>	
<p>1. It is proposed to allow the Government to specify one or more designated areas (such as the Hong Kong Park of Hetao) or transport infrastructure projects within the NM for facilitating and regulating specific cross-boundary flow of elements. These include but not limited to the flow of personnel, data, materials (such as bio-samples and machineries) and capital.</p>	<p>The Co-operation Zone is located on both sides of the Shenzhen River, comprising the Shenzhen Park and the Hong Kong Park. Leveraging the advantages of “one zone, two parks” to promote collaboration between the two cities in the development of Innovation and Technology (I&amp;T), the Co-operation Zone is the convergence point of the NM and the Guangzhou-Shenzhen I&amp;T corridor, as well as a world class new I&amp;T platform connecting the Chinese Mainland and the international community. While pressing ahead with land creation and hardware construction, it is crucial to facilitate cross-boundary flow of elements for the promotion of I&amp;T and development of industries. By making good use of resources gathered from the Chinese Mainland and Hong Kong, the Co-operation Zone will become a hub for I&amp;T development and a gathering place for high-calibre talent.</p> <p>To facilitate cross-boundary flow of elements, the Government proposes to introduce facilitation measures through the dedicated legislation to allow the flow of certain specific elements (including but not limited to personnel, data, materials (such as bio-samples and plant and equipment) and capital) between the two parks more easily, thereby promoting research and development, prototyping and advanced manufacturing activities. Furthermore, some of the elements are hitherto not allowed to leave the Chinese Mainland or are allowed to leave the Chinese Mainland under comprehensive approval</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
	<p>procedures. To ensure that these elements will be used for the intended purpose with proper safeguards in the Hong Kong Park, the Government considers it desirable to provide clear legal backing for the facilitation and regulation measures for cross-boundary flow of elements and put in place regulatory and monitoring mechanisms where appropriate.</p> <p>It is proposed to first enact subsidiary legislation for the flow of personnel at the Hong Kong Park of the Co-operation Zone. The Western Cross-River Link Bridge Project connecting the two parks in Hong Kong and Shenzhen of the Co-operation Zone has officially commenced in December 2025, with the aim of opening up the connection network of the Co-operation Zone and facilitating the cross-boundary flow of personnel. In addition to the hardware construction of the Cross-River Link Bridge, the Government must also make corresponding legislation in terms of boundary control. The current thinking is to regulate those who can access via the Western Cross-River Link Bridge by adopting a “white list” mode.</p> <p>For other cross-boundary flow of elements, the Government of the Hong Kong Special Administrative Region will continue to discuss the implementation details with relevant Chinese Mainland authorities, with a view to pragmatically making advances in areas such as mechanism innovation, industrial collaboration and ecological co-construction. By removing barriers, we aim to promote the cross-boundary flow of innovation elements, setting a new benchmark for Hong Kong to deepen the synergistic development of innovation with</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
	<p>the Chinese Mainland.</p> <p>Apart from the Hong Kong Park of Hetao, the Government does not rule out the possibility of enacting subsidiary legislation for other designated areas (such as San Tin Technopole) within the NM for facilitating and regulating cross-boundary flow of elements if the circumstances warrant.</p>
<b>(VI) Establishing statutory corporations for designated areas within the NM</b>	
<p>1. It is proposed to allow the Government to establish one or more <b>statutory corporations</b> responsible for managing designated areas (such as industry parks).</p>	<p>Adopting an “industry-driven” approach as its key development axle, the NM will provide approximately 800 hectares of new industry land. The Government considers it necessary to develop these sites in diversified approaches. Apart from using traditional land sales, in-situ land exchanges and large-scale land disposal approaches to bring in industries, establishing industry park companies is another tool that we may adopt. In this connection, the Working Group on Devising Development and Operation Models led by the Financial Secretary and established under the Committee on Development of the NM chaired by the Chief Executive formulates development and operation models for industry parks in the NM, taking into account their nature and scale. This may include setting up one or more dedicated companies for various industry parks. The advantage is to allow the Government to lead the implementation of designated projects, increase the Government’s engagement in development and operation, and attract industries to settle in with more flexible operation models of companies, thereby accelerating the development of industries in the</p>

Specific proposals	Differences with the prevailing arrangements and relevant considerations
	<p>NM. The park company will, in accordance with the Government's industry policies, be responsible for formulating the industry park's development and operation strategies, taking up day-to-day management and attracting businesses and investment.</p> <p>The Government has established its first wholly-owned park company in the NM (i.e. the Hung Shui Kiu Industry Park Company Limited) in January this year, and is preparing to establish a park company for San Tin Technopole. These two park companies would be formed and registered under the Companies Ordinance (Cap. 622) and would not be statutory bodies. The former will be responsible for the development and operation of the around 23-hectare industry land in Hung Shui Kiu and the latter will take forward the San Tin Technopole development. Although there is no concrete plan at this stage to establish statutory corporations, to prepare for future needs, the Government aims to take the opportunity of this legislative exercise to include such empowering provision in the primary legislation such that the Chief Executive in Council can establish statutory corporations under subsidiary legislation to be made in the future.</p>