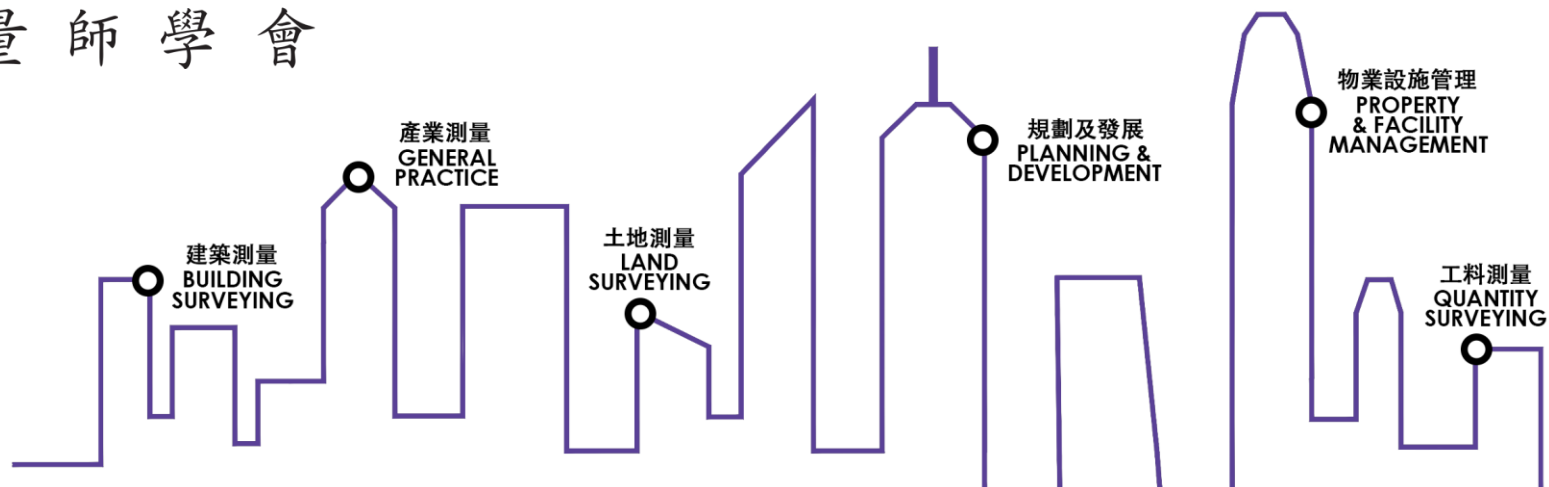




THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會



Northern Metropolis Forum 3.0

# Implementation in Action – Strategic Development

Presented by: Sr C. K. LAU  
Nov 2, 2024

## Synopsis – Development progress review



**Plan-making;  
Land Resumption**



**Infrastructure;  
Private Sector  
Participation**



**Way Forward –  
Land Disposal  
Arrangement**

# "Beware of oversupply"

Hong Kong housing Hong Kong / Society



## Ex-Hong Kong leader crosses swords with John Lee again over land supply

Former leader Leung Chun-ying questions wisdom of current administration's strategy of continuously creating land supply so as to control market

### 梁振英:慎防土地供過於求

港府目前正努力造地，推進北部都會區發展及交椅洲人工島發展。



放大圖片

前行政長官、全國政協副主席梁振英在社交平台以〈慎防供過於求〉為題撰文形容，目前本港房屋土地供應確實短缺，但未來供應量非愈多愈好，強調須科學專業地拿捏好未來需求、盡量做到供需平衡，「不能『拍腦袋』，矯枉過正的後果會很嚴重。」

Oct 24

### 回應梁振英供過於求論 李家超：土地主導權須在政府「利益藩籬控制」不符利益



A+ A- Share Comment Print



Oct 29



Oct 30

“

**Lau Chun-kong**, chairman of the Hong Kong Institute of Surveyors' land policy panel, **said he believed Leung hoped to remind the government to plan the supply wisely rather than halt production ...**

**"The government needs to assess the situation when it sells the sites ... It does not need to roll out plots hastily," Lau said.**



# Development parameters of major new projects in NM



Estimated number of  
residential units

**394,000**



Estimated population

**1,083,400**



Estimated employment  
opportunities

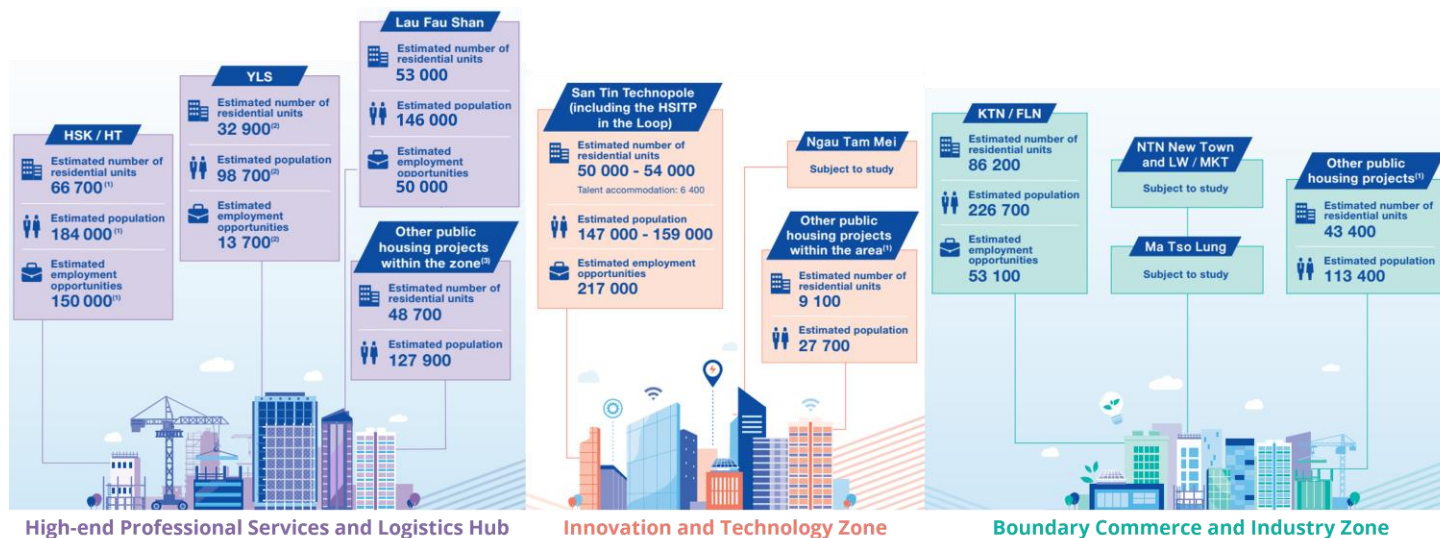
**483,800**



I&T GFA in  
San Tin Technopole  
**7,000,000 sq. m.**



Commercial GFA in  
Hung Shui Kiu NDA  
**2,000,000 sq. m.**  
(including 1 mil sq. m. around HSK Station)



# Aggressive development schedule for San Tin Technopole

Lau Chun Kong 劉振江

Land Use & Development 土地運用與物業發展



## 新田科技城發展時間進取

2023年8月2日 天鳳地方 信報

新田科技城土地用途建議的公眾參與活動為期兩個月，將在本周六結束。新田科技城位於北部都會區，毗鄰深圳皇崗及福田的創科區域；其策略定位是成為創科發展集群的樞紐，與深圳產生協同效應。政府的建議發展大綱圖總規劃面積約為627公頃，發展範圍大致由創新科技園區（加上河套區興建中的港深創科園）和新田市中心組成。規劃作創科用地的土地面積合共300公頃，這與深圳創科園區的300公頃面積相若。而新田市中心將提供約5萬個房屋單位，大部分在鐵路站的500米步程範圍內。

政府提出工程分兩階段進行，整體發展時間表進取。創科用地的土地平整工程預計於2024年第四季展開，已平整的土地最早可於2026年供應；視乎建築施工所需時間而定，創科企業可早於2031年投入營運，這表示由熟地供應至具備入伙條件（包括有關基礎設施啟用）所需時間約為5年。第一階段工程涵蓋新田公路/粉嶺公路以北的創科用地及南面一些住宅用地，以及有道路接駁的主要基建用地，預計收回土地從2024年底開始。第二階段涵蓋其餘區域，而預計收回土地從2026年開始。

2024

Commencement of site formation

- Statutory planning procedures
- Land resumption

2026 ?

First batch of site formation completed

- Infrastructure construction
- Building works

2031 ?

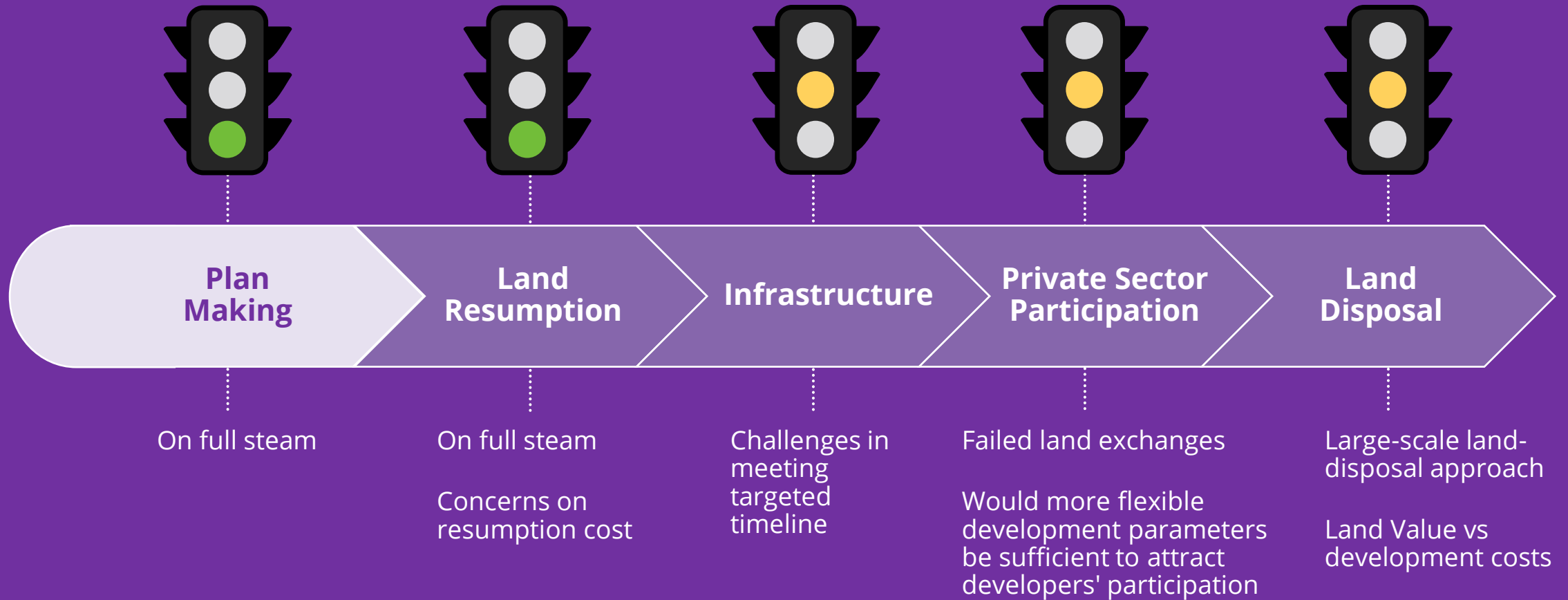
First population intake

2034 ?

Completion of Northern Link Main Line

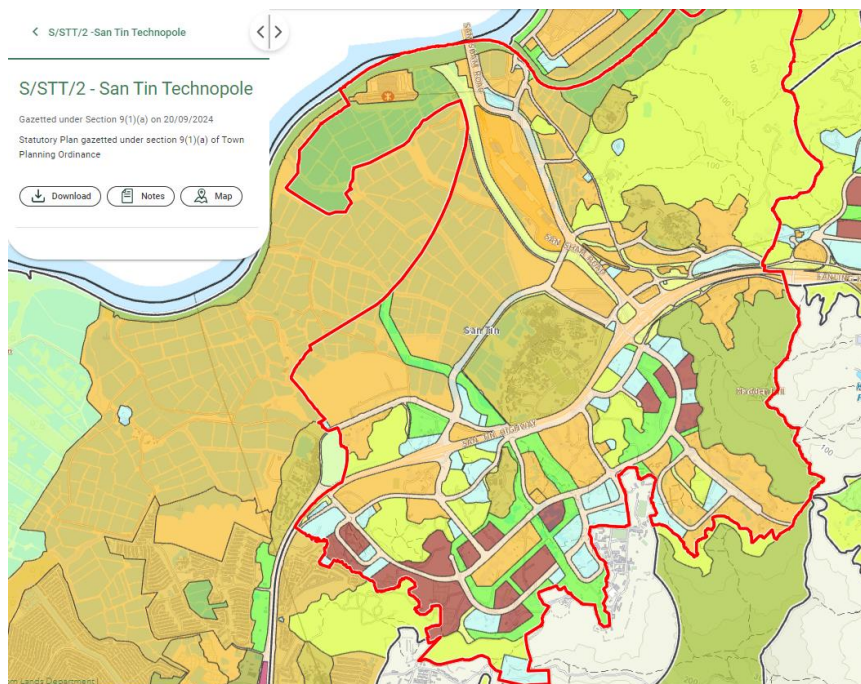
10 years

# What is the current development progress of NM?



# San Tin Technopole Outline Zoning Plan (OZP)

CE Approval of new OZP in a year



**Mar 2024**  
New OZP gazetted



**Jul 2024**  
OZP agreed by Town  
Planning Board



**Sep 2024**  
OZP approved by  
CE in C

新的新田科技城分區計劃大綱草圖刊憲及修訂兩份分區計劃大綱核准圖

\*\*\*\*\*

城市規劃委員會（城規會）今日（三月八日）公布新的新田科技城分區計劃大綱草圖，以發展新田科技城中新田／落馬洲地區。先前新田分區計劃大綱圖由這份新圖取代。城規會並同時修訂牛潭尾分區計劃大綱核准圖和米埔及錦繡花園分區計劃大綱核准圖。

2024年7月20日星期六

◀ 上一篇 下一篇 ▶

**城規會通過新田科技城法定圖則 大部分委員同意合理填塘提供創科用地**  
(00:22)

港聞 / 政情

**行會通過新田科技城分區大綱圖 發展局：雖有司法覆核但全力推進**

撰文：文維廣

出版：2024-09-20 10:17 更新：2024-09-20 14:26





# Environmental Impact Assessment (EIA) approved with conditions

## Judicial review challenge

### Approval conditions:

No pond-filling works before construction of ecologically-enhanced fishponds

EIA report for San Tin/Lok Ma Chau Development Node approved with conditions (with photos/video)  
\*\*\*\*\*

Regarding the application submitted by the Civil Engineering and Development Department (CEDD) under the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (DEP) today (May 17) approved the Environmental Impact Assessment (EIA) report for San Tin/Lok Ma Chau Development Node (ST/LMC DN) with conditions.



### Rationale to judicial review application:

EIA approved in 2021 based on planned area of 340 ha. Whereas the whole now covers 600 ha (expanded in 2023)

### Hong Kong court grants judicial review application over San Tin Technopole study

The Post has seen details of the High Court's approval, which reveals the judge expects parties involved to cooperate on directions of the hearing

Reading Time: 3 minutes

Why you can trust SCMP



South China Morning Post



In May, the government announced that the technopole would be expanded to cover 627 hectares. Photo: Dickson Lee

Edith Lin and Vivian Au

Published: 8:14pm, 13 Aug 2024 | Updated: 1:06am, 14 Aug 2024



# Land resumption: full steam in HSK and commencement in San Tin

347 ha of land with resumption process started on time

## Hung Shui Kiu

Jul 2020: Ph 1 – 12 ha  
May 2024: Ph 2 – 176 ha  
Dec 2024: Remaining – 17.7 ha

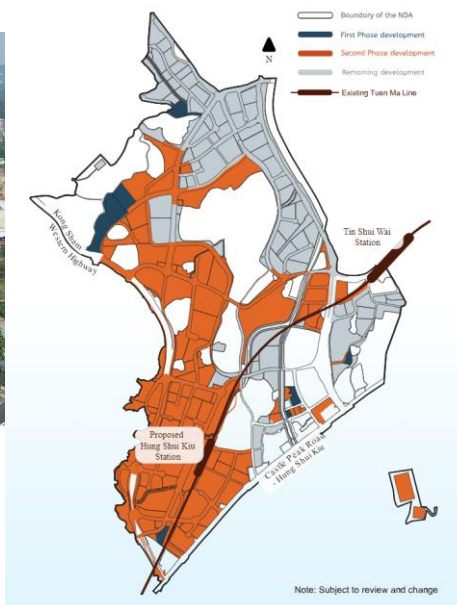


經濟 / 地產樓市

地政署收地176公頃發展洪水橋/厦村新區第2期 暫85伙  
住戶獲補償



撰文：李明珠  
出版：2024-05-31 15:21 更新：2024-05-31 15:21



## San Tin

Mar 2024: Ph 1 – 171 ha



經濟 / 地產樓市

北都發展 | 政府建議收回新田171公頃私人地 作新田科技城首期發展



撰文：蔡偉南  
出版：2024-03-08 16:30 更新：2024-03-08 20:00

### DEVELOPMENT SCHEDULE

Works for the development area covered by the RODP are planned to be implemented in two phases.

#### Phase 1 Stage 1

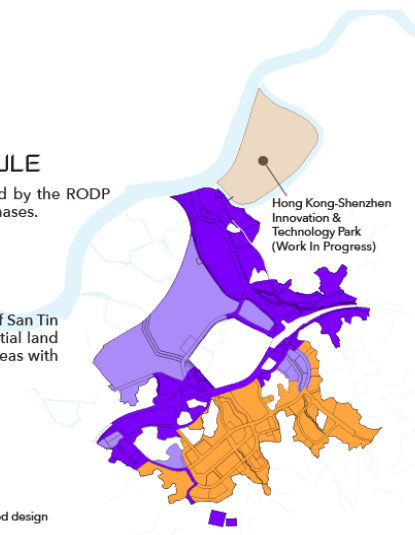
#### Phase 1 Stage 2

Covers the I&T land parcels to the north of San Tin Highway/Fanling Highway, some residential land to the south and the key infrastructure areas with road connections.

#### Phase 2

Covers the remaining area.

Notes:  
Proposed scope of works to be reviewed in the detailed design  
For indicative purpose only



# Large sum of land resumption compensation

HKD121.5 billion (MOD, mid-2024)



| Project / Area |                                     | Estimated land resumption compensation<br>(HKD billion, MOD, mid-2024) |
|----------------|-------------------------------------|--|
| 2              | Kwu Tung North / Fanling North NDAs | 34.5   |
| 1              | San Tin Technopole                  | 42.6   |
| 4              | Yuen Long South NDA                 | 12.5   |
| 3              | Hung Shui Kiu/Ha Tsuen NDA          | 31.9   |
| <b>Total</b>   |                                     | <b>121.5</b>   |

- 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

Note: The expenditure / estimates for land resumption and clearance is based on the actual compensation / ex-gratia compensation rates payable to the eligible affectees (if applicable), or estimated based on the latest prevailing compensation / ex-gratia compensation rates and the estimated number of eligible affectees.



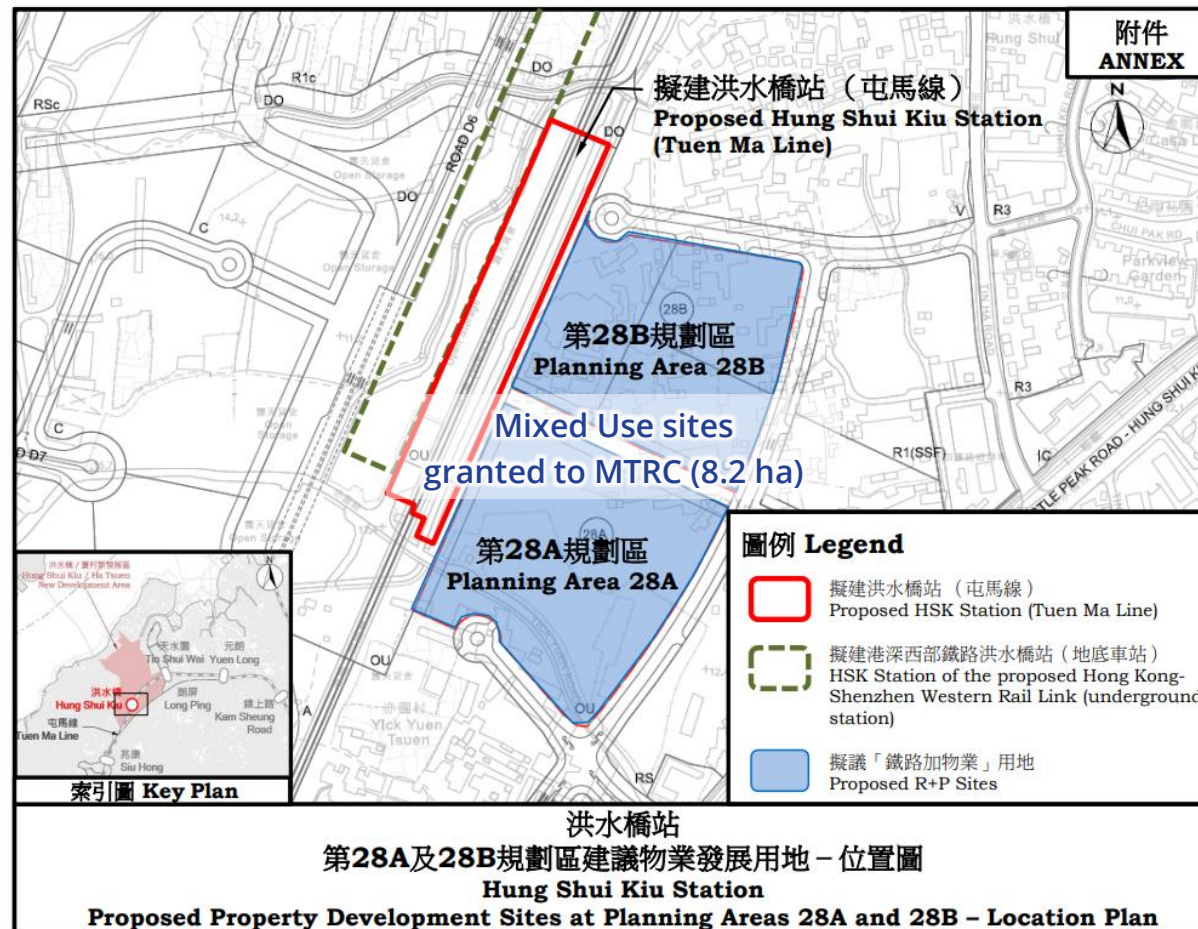
# HSK station development: "Railway plus Property" (R+P)

Subsidies to MTR: construction costs plus investment return

- Financial arrangements approved by CE in C in Sep 2024
- Property development rights of 8.2 ha land next to the station
- Estimated capital cost: **HKD6.64 billion (in Sep 2024 prices)**
- Government subsidy: deduction of **HKD9.85 billion** from the full market value land premium (= AV of HKD1,594 / sq. ft.)

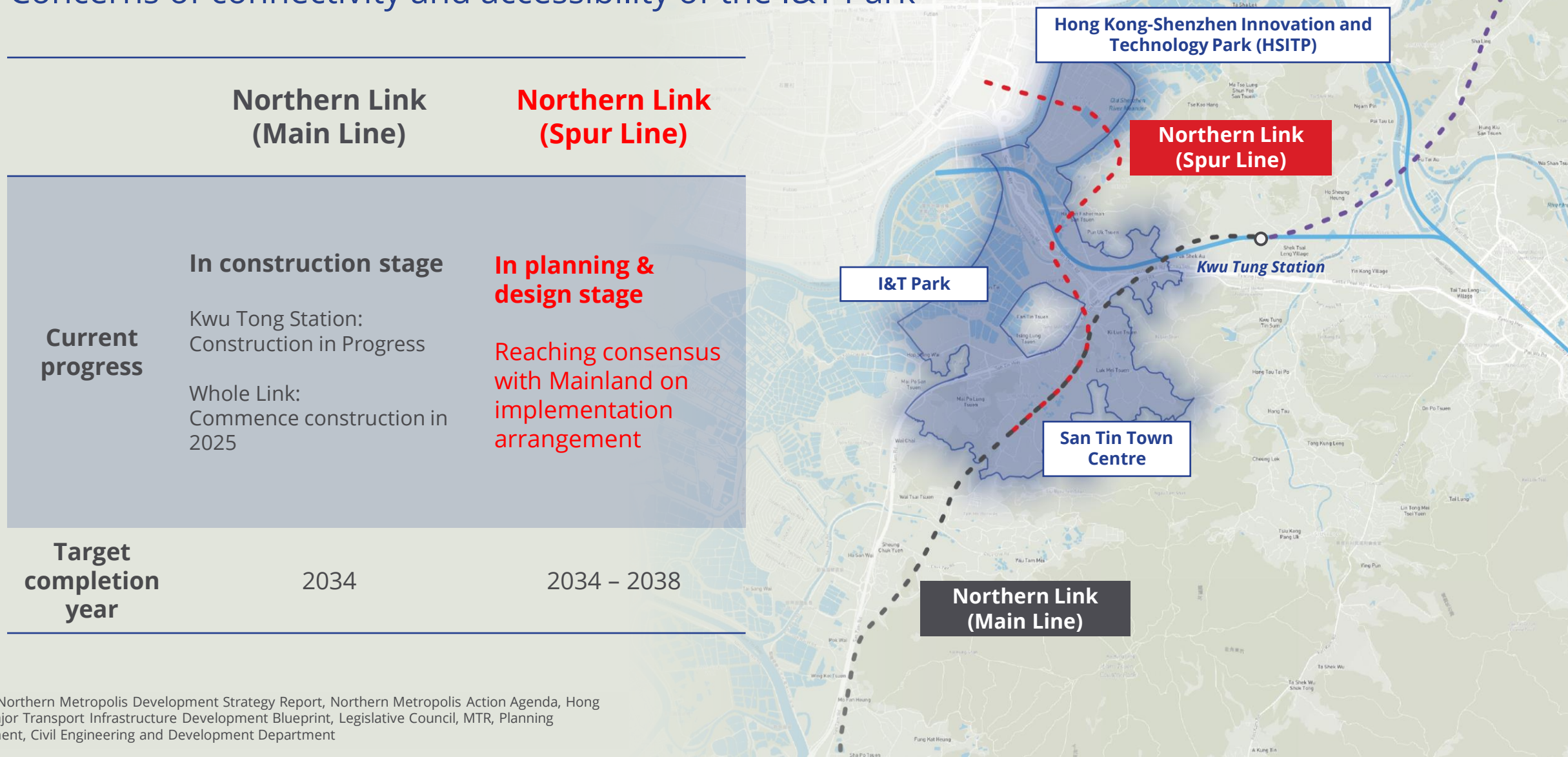
主頁  
港鐵洪水橋站項目獲行會拍板動工

星島日報 新聞 更新時間：03:00 2024-09-20



# Railway projects in San Tin Technopole

## Concerns of connectivity and accessibility of the I&T Park





# Failed land exchanges for 6 sites in Kwu Tung & Fanling North NDA (approx. 12 ha)

Differences in land premium estimates; timely availability of infrastructure; long development time

甯漢豪稱古洞北粉嶺北換地7宗符合條件 當中6宗正商討補地價

2023-11-19 HKT 09:59

推介 2 分享工具



甯漢豪稱古洞北粉嶺北換地7宗符合條件 當中6宗正商討補地價

北都地皮將被收回 恒地拒原址換地 指補地價過高、欠七通一平



撰文：蔡德剛  
出版：2024-01-03 13:28 更新：2024-01-03 19:04

Estimated premium if  
successful:  
**HKD13 Billion**

經濟

2024年1月12日 星期五

香港地產

北都收回1690幅私地 料涉恒地長實等地

上一篇

## 北都收回1690幅私地 料涉恒地長實等地

Like 0

A+ A-

【明報專訊】原定於上月底到期完成補地價的北部都會區6幅地，最終未有進行換地，早前政府已表明會收地。地政總署昨公布，政府將據相關法例，張貼收回土地公告及徵用土地公告，以收回約109公頃土地進行古洞北/粉嶺北新發展區餘下階段發展，涉及1690幅私人土地。

Estimated total  
compensation:  
**HKD1.5 Billion**

Premium negotiation for in-situ  
exchanges

2023

No agreements

31 Dec 2023

Land Resumption started

12 Jan 2024

# Concerns on demand of commercial area in HSK by developers

Suggestion to allow more flexibility of planned uses like residential





# Government to adjust development parameters to meet market needs

- Aug 2024 Update of HSK/HT Outline Development Plan (ODP) to:



**Subdivide** commercial and mixed-use sites to provide flexibility



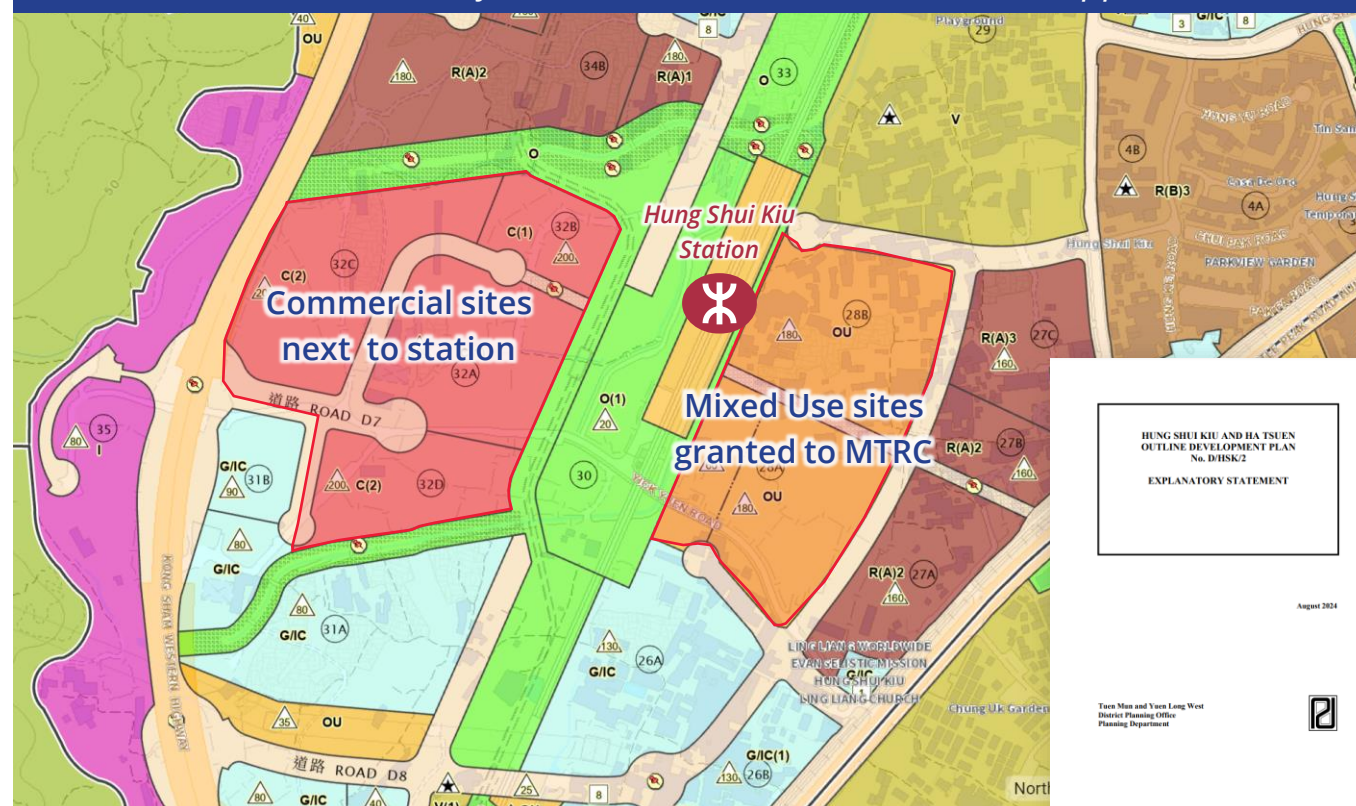
**Relax the mix** of commercial uses permitted within "Commercial" zones



**Remove floor area requirements** for specific individual commercial uses (e.g. offices)

- Deadline for agreement of in-situ land exchange applications by March 2025. Any time extension would be allowed?

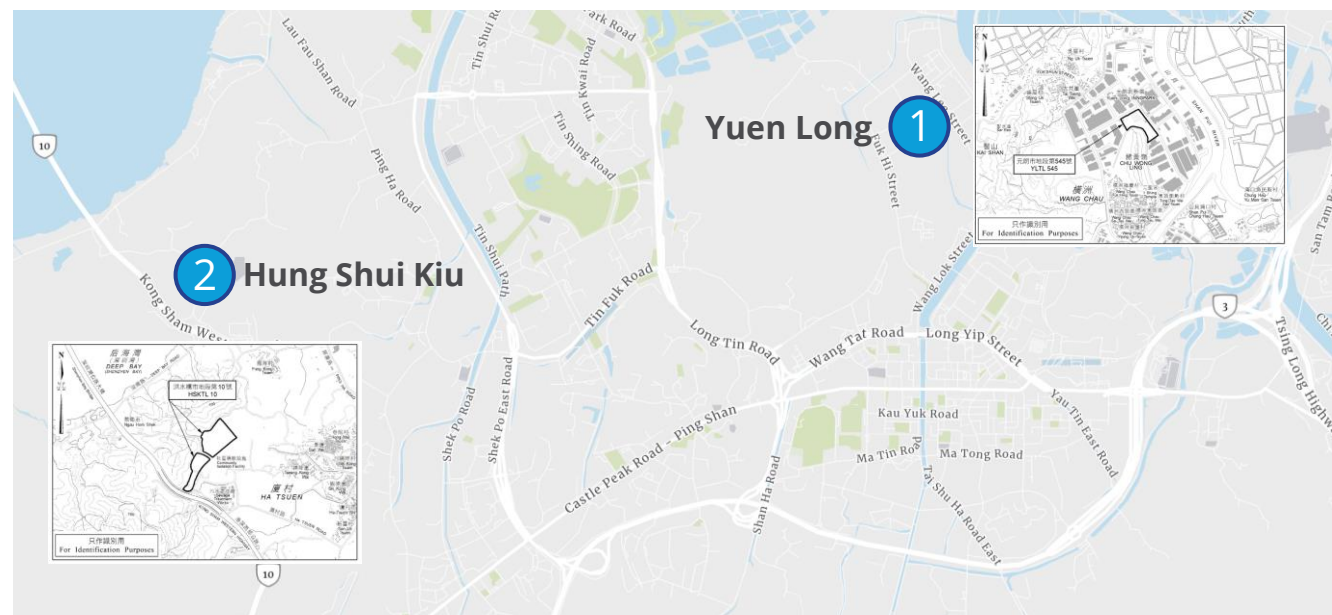
To convert **up to 20%** of non-residential floor on both sides of Station to residential use (subject to technical assessments + TPB approval)



# Revise tender terms for Multi-Storage Industrial Buildings (MSB)

Increase chance of successful tender

- Designated for **logistics / vehicle servicing and maintenance** purposes
- Two-envelope approach:
  - 70% non-premium proposals
  - 30% premium proposals
- Both tender will close on Mar 21, 2025
  - Allow tenderer to state priority or only accept one site
- Portion of GFA must be handed over to the Government after completion
  - Yuen Long: 30%;
  - Hung Shui Kiu: Plot ration down from 7 to 5; hand over portion from 30% down to 20%



1. Yuen Long InnoPARK

2. Areas 39A and 39B, HSK

| Tender Invitation Date | 2024-03-15  | 2024-10-10 |
|------------------------|---|------------|
| Tender Closing Date    | 2024-06-28 (Original)<br>2024-12-27 (extended on 2024-06-26)<br>2025-03-21 (extended on 2024-10-10) | 2025-03-21 |
| Land Area (sq. m.)     | 32,440  | 77,737     |
| Max Plot ratio         | 5   | 5          |



# Large-scale land-disposal approach (片區開發模式)

Details to be released; concerns on infrastructure cost and land value

“

## 【聚焦施政報告2024】片區開發3試點 首項擬明年招標

🕒 2024-10-20 04:18:00 要聞

甯漢豪指物色了3個佔地約10至20公頃的位置試行「片區開發」模式，分別位於新田科技城、洪水橋/廈村和粉嶺北，爭取明年內為首個片區正式招標。每個片區都包含具商業價值的項目，例如私人住宅發展項目，以及公共設施的地帶，而3個試點片區的土地用途規劃，已完成法定規劃程序，當局在收回土地後便會公開招標，片區由發展商綜合開發和建設，待公共設施建好後，再交回給政府營運。



# What is the current development progress of NM?

