

Lau Fau Shan

Development Proposal

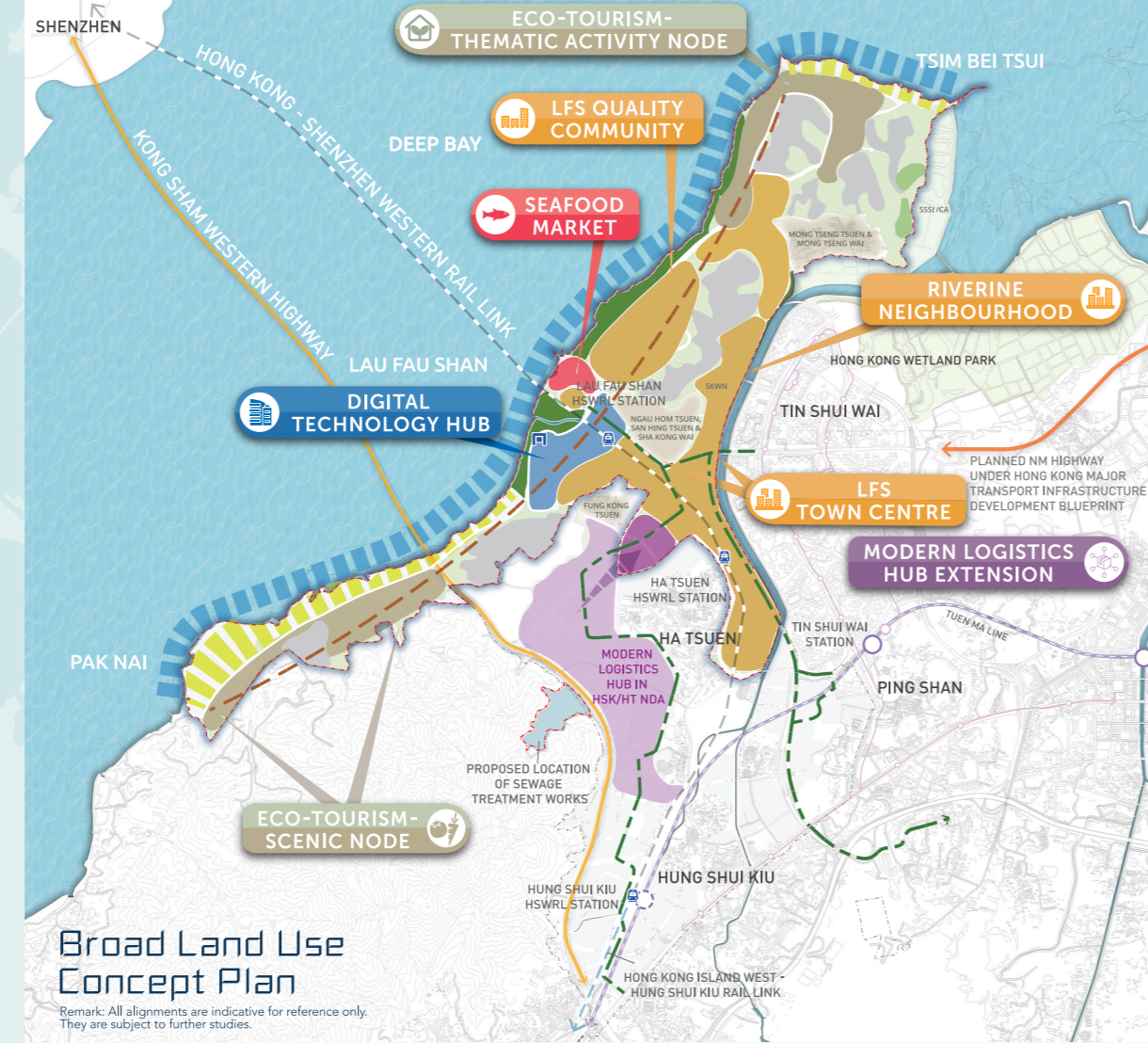
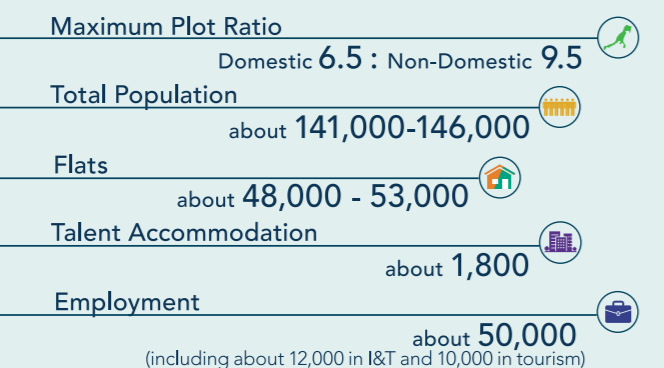


Falling within the High-end Professional Services and Logistics Hub in the western part of the Northern Metropolis (NM), Lau Fau Shan, Tsim Bei Tsui (TBT) and Pak Nai (PN) (collectively referred as LFS) is an extension of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).

Land Use Budget



Major Development Parameters



The Civil Engineering and Development Department and the Planning Department jointly commissioned a Land Use Review Study in August 2022. The study aims to review the feasibility of broad planning and infrastructure proposals for LFS.

Highlights

Digital Technology Hub

LFS will be positioned as a Digital Technology Hub, creating synergies with the neighbouring Qianhai and Nanshan areas in Shenzhen. The Hub will capitalise on advanced technologies to promote integration of new and traditional economies covering Fintech, smart living, digital entertainment, etc. It will serve as an incubation base for young talents and start-ups to support the modern services industry and leverage on the development opportunities arising from HSK/HT NDA and the Qianhai and Nanshan areas.

A site adjacent to the proposed LFS station of the Hong Kong-Shenzhen Western Rail Link (HSWRL) has been earmarked for the Hub of a scale comparable to Cyberport in Pokfulam. The digital technology facilities will be complemented by hotel, retail spaces, talent accommodation and other supporting facilities. There will be landmark facilities serving as the welcoming gateway for tourists.

Eco-Tourism

Fronting the Deep Bay and neighbouring the Mai Po Inner Deep Bay Ramsar Site to the east, LFS has one of the longest coastlines in NM stretching from TBT to PN. With natural habitats of high ecological and landscape values, a host of eco-recreation activities will be introduced. The coastal area also offers a panoramic view of Deep Bay and the city skyline of Shenzhen.

TBT and PN are two potential eco-tourism nodes in the area. Enjoying a spectacular natural backdrop of Deep Bay, TBT is set to become a lively thematic activity node. PN, a picturesque destination famous for its magnificent sunset view and home to mangroves, rich marine life (e.g. endangered horseshoe crabs) and migratory birds, is proposed to become a tranquil scenic node. It is proposed to integrate proactive conservation, hotels/resorts/eco-lodges, retail/dining/entertainment (RDE) establishments and rural-scale retail uses within the two nodes.

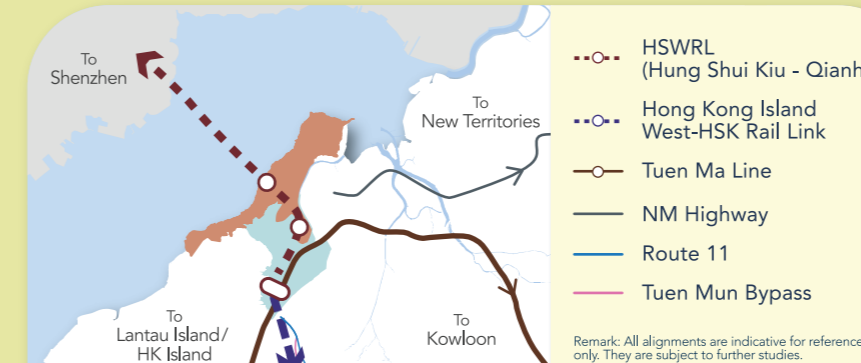
Other key tourist attractions to enrich visitors' experience:

- Performance venue located in the waterfront open space for indoor/outdoor events
- Coastal Protection Park
- LFS Seafood Market with proposed revitalization

Excellent Connectivity

LFS and HSK/HT NDA are strategically located and are well connected with:

- Shenzhen: cross-boundary linkage with Qianhai and Nanshan via the proposed HSWRL with stations at HSK, HT and LFS.
- Other parts of Hong Kong: two local railways (proposed Hong Kong Island West - HSK Rail Link and Tuen Ma Line) intersecting at HSK.
- Other parts of the New Territories: enhanced connectivity upon completion of Route 11, Tuen Mun Bypass and the NM Highway.



Connecting and Enriching Tin Shui Wai

LFS and HSK/HT NDA neighbour the TSW New Town. The 2.7km-long TSW River flanking LFS and TSW will be beautified/revitalized with new footbridges and upgraded cycle tracks to enhance connection of the two areas. The TSW community will have better access to job opportunities, housing choices and recreational and community facilities, and will enjoy a more vibrant and dynamic living environment.



Public Engagement

A 2-month public engagement (PE) exercise starts from 6 March 2024 to introduce the development proposal and obtain public views.

A series of activities including roving exhibitions and briefing sessions with relevant stakeholders will be conducted. Details of the PE activities are available on the project website (nm-lfs.hk). Members of the public may send in comments by post, e-mail or fax on or before 5 May 2024. Please visit the "Contact Us" section at the project website for further details.

Next Steps

After taking into account the views received during the PE exercise, the Government will proceed to the next stage of investigation study to take forward the development.



Project website

The information and views provided by you in respect of the public engagement exercise for the Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas-Feasibility Study 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 person or organization. The results of the public engagement will be presented in summary or in aggregate form when the Government releases such results.