

Lung Kwu Tan • Tuen Mun West Smart and Green Industrial Port

Development Proposal

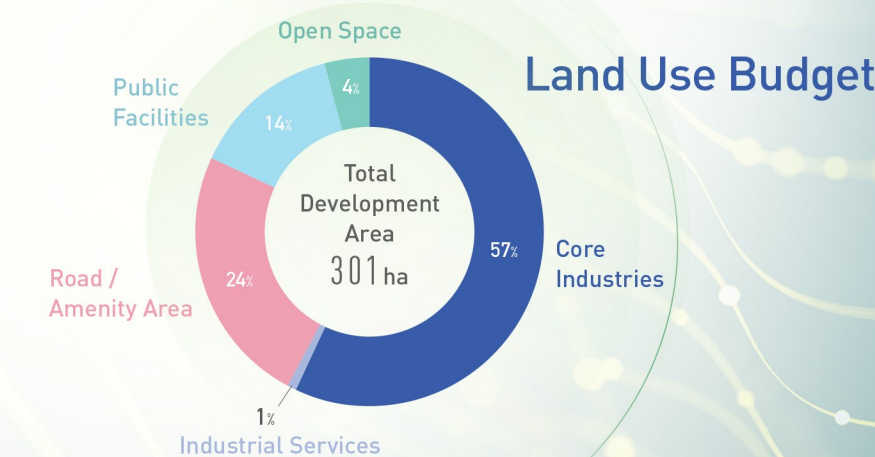
Public Engagement
1/8-30/9/2025

Lung Kwu Tan
Tuen Mun West

Development Positioning

Located at the western end of the New Territories, Lung Kwu Tan / Tuen Mun West (LKT / TMW) has extensive sea frontage and is in proximity to the Northern Metropolis, the Hong Kong International Airport and the Pearl River Delta, with excellent transport connectivity through land transport and marine access connecting to various ports in the Greater Bay Area.

Leveraging on its strategic location, an "industry-led" planning approach is proposed for LKT / TMW for developing core industries with growth potential, with "Smart and Green Industrial Port" as the development positioning.



Major Development Parameters

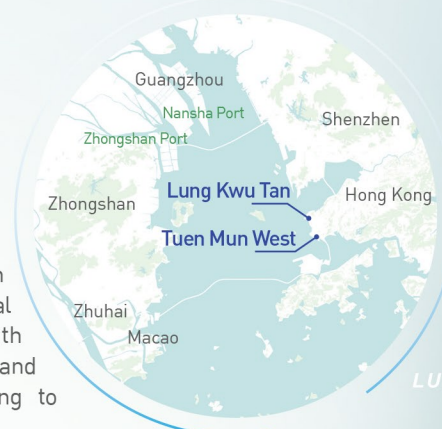
Core Industries
About **174** ha

- Green / New Energy: About 54 ha
- Advanced Construction: About 47 ha
- Circular Economy: About 32 ha
- Modern Logistics / River Trade Terminal: About 41 ha

Job Opportunities
About **35,000**

Near-shore Reclamation Area
About **190** ha

- Lung Kwu Tan: About 145 ha
- Tuen Mun West: About 45 ha



Legend

Project Boundary	Public Facilities	Proposed Main Road Connection (By Others)
Reclamation Area	Open Space	Proposed Road / Road Improvement Works
Green / New Energy	Green Belt	Sea-crossing Bridge
Advanced Construction	Green Channel	Public Cargo Working Area
Circular Economy	Site of Special Scientific Interest	Sea Frontage for Berthing
Modern Logistics / River Trade Terminal	Fung Shui Woodland	Potential Location for Offshore Jetty*
Industrial Uses (Referencing Existing Uses)	Green Corridor	Existing Main Road Connection
Industrial Services		

* Location subject to further study

Broad Land Use Concept Plan

Planning Highlights

1 Core Industries with Growth Potential

All four core industries have potential for green and smart production, promote innovation, drive economic development and advancement towards carbon neutrality and create diverse job opportunities. Proposed modern park-type development to foster synergies among the industries and create clustering effect; large land area supporting low-to-medium density park development which is conducive to raising operational efficiency and accommodating large-scale facilities; provide supporting facilities and high-quality environment for industry development, as distinct from the development of traditional industrial areas.

LKT Green / New Energy
In line with the Government's policy direction of promoting development of new energy to spearhead the green transformation of industries, it is proposed to reserve land for the development of green / new energy. Possible uses include storage and production facilities of green / new energy (such as biodiesel, green methanol, green ammonia, and liquefied hydrogen). Land is also earmarked as strategic reserve for meeting the land requirement arising from future development of new energy and related technologies in Hong Kong.

Advanced Construction
To strengthen Hong Kong's leading regional position in the adoption of advanced construction technologies, it is proposed to reserve land for developing an advanced construction park to foster the development of local advanced construction, including research and development, testing, certification, production and storage, such as related facilities for Modular Integrated Construction (MiC) and Multi-trade Integrated Mechanical, Electrical and Plumbing (MiMEP). Land is also earmarked as strategic reserve for meeting the land requirement of future development needs of the construction industry.

TMW Circular Economy
To achieve Government's goal as set out in the "Waste Blueprint for Hong Kong 2035", it is proposed to reserve land for circular economy uses. Possible uses include facilities related to recycling and yard waste recycling and treatment. Through promoting upcycling and setting up local production lines to commercialise outputs into marketable products, the industry chain of the recycling industry could be enhanced, advancing the development of local green and low-carbon circular economy towards higher value-added outputs.

Modern Logistics / River Trade Terminal (RTT)
It is proposed to retain part of the RTT for modern logistics / RTT uses for continual river trade and its potential future growth, while giving planning flexibility in allowing the land to be used for other modern logistic uses; equip Hong Kong to cope with the ever-changing development of the shipping and logistic industries, consolidating its position as an international maritime centre and international logistics hub; land is also reserved for relocation of the existing Tuen Mun Public Cargo Working Area located in Tuen Mun Area 16.

2 Improvement of Transport Connectivity

To support the future development of the "Smart and Green Industrial Port" and the new transport demand, we propose (a) construction of a new sea-crossing bridge to link up the LKT reclamation area to Lung Mun Road for providing a more direct driving route to LKT and Black Point to cope with the increase in traffic flow, thereby effectively reducing the traffic load along the existing Lung Kwu Tan Road; and (b) upgrading of the existing Lung Mun Road which connects LKT / TMW to Tuen Mun Town Centre, including widening a section of about 1.5 km long from single-2 to dual-2 carriageway to raise the traffic capacity of Lung Mun Road.

3 Creating a New Generation Industry Park

Enhance the environment and facilities of LKT / TMW as well as uplift the industry park and the adjacent area for the enjoyment of local residents and working population -

Provision of Mixed Facilities
Including public transport interchange, pedestrian walkway and cycling tracks, communal open space / amenity areas, and other ancillary facilities (such as multifunctional spaces) to serve the nearby working population, creating a quality and convenient community environment.

Enhancing Environmental Capacity
Preserve the natural beach and the water bodies in front of the LKT Village and would not affect the existing ecologically important area in LKT. To enhance the biodiversity in the area, two green channels are proposed along the northern and eastern coasts of the LKT reclamation area to preserve most of the existing natural shorelines. At the same time, we would introduce water-friendly design and eco-shorelines, and provide amenity and green landscape, creating a pleasant and diverse communal space.

Urban Rural Integration
Emphasis on the integration of the industry park with the rural setting by utilising the knoll as a natural barrier and adopting relatively low-rise building design to minimise the visual impact of the new development on the existing village. The two proposed coastal green channels would uplift the overall environment and green corridors would be formed for retaining the visual openness from the LKT Village, the Chinese White Dolphin Lookout and the Cenotaph. Existing historic / cultural resources at LKT area would not be affected. Local residents would benefit from the proposed new community facilities and open spaces as well as diversified employment opportunities.

Smart and Green Infrastructure
Promote smart, green and resilient infrastructure, including design of seawall and land formation level, implementation of blue-green drainage systems and exploring the application of smart construction technologies, with a view to enhancing resilience against climate change and extreme weather, increasing productivity and enhancing cost effectiveness of the project.

4 Re-planning and Modification for Enhancing Land Use Efficiency

The development at LKT / TMW provides a good opportunity for re-planning and modification of the existing land in the area, including:

- Reorganisation of Existing Brownfield Operations**
It is proposed to reserve sites in LKT for the relocation and reorganisation of the existing brownfield operations according to their industries, thereby facilitating their upgrading and transformation in line with the development of the core industries.
- Relocation of Tuen Mun Public Cargo Working Area to Tuen Mun West**
Free up the development potential of around 4 ha in Tuen Mun Area 16 for other uses more compatible with the surrounding non-industrial area.

Public Engagement

A 2-month public engagement exercise (including roving exhibitions, briefing sessions, etc.) will be launched on 1 August 2025 to collect views from the public. Members of the public are welcomed to provide views via project website, post or email on or before 30 September 2025. Please visit the project website via the QR code for details.



www.lkt-tmw.hk

Next Steps

After taking into account the views received during the public engagement exercise, the Government will conduct further investigations / studies to take forward the development.

The information and views provided by you 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 public engagement will be presented in summary or in aggregate form when the Government releases such result.

