

For Discussion

Legislative Council Panel on Development

Development Proposals of New Territories North New Town and Ma Tso Lung

PURPOSE

This paper briefs Members on the preliminary development proposals of the New Territories North New Town (NTN New Town) and Ma Tso Lung (MTL) in the Northern Metropolis (NM).

PLANNING VISION AND POSITIONING

2. The NM Action Agenda promulgated in October 2023 outlines the development positioning of four major zones in NM¹. The Government has also undertaken to release the land use and development proposals for all new land development projects in or before 2024. The NTN New Town and MTL fall within the Boundary Commerce and Industry Zone² (**Enclosure 1**) and are the last two new development projects in NM to have their preliminary development proposals announced.

New Territories North New Town

3. With a project area of about 1,420 hectares (ha), the NTN New Town covers the Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South areas. With the advantage of having three boundary control points (BCPs) at Lo Wu, Man Kam To and Heung Yuen Wai, NTN New Town has potential to develop various BCP-related economic uses and industries requiring large land area for operation. It can be developed into a **BCP business district and a**

¹ The four major zones, from west to east, are the High-end Professional Services and Logistics Hub, Innovation and Technology Zone, Boundary Commerce and Industry Zone, and Blue and Green Recreation, Tourism and Conservation Circle.

² The Boundary Commerce and Industry Zone also covers Kwu Tung North (KTN) / Fanling North New Development Area (NDA) and the existing Sheung Shui and Fanling New Towns.

base for emerging industries, achieving complementary development with the Luohu District in Shenzhen (SZ)³.

4. To support the development of NTN New Town, the HK Major Transport Infrastructure Development Blueprint released in end 2023 has recommended two railways and one major road (兩鐵一路) projects (**Enclosure 1**), proposed to be completed in and after 2039, to enhance the connectivity across the NDAs in NM and various BCPs. The two railways are the east-west running Northern Link Eastern Extension (NOLE) and the north-south running Northeast New Territories Line (NENTL). One road refers to NM Highway (NTN New Town Section) which will be an east-west corridor connecting NTN New Town and other NDAs in NM⁴.

Ma Tso Lung

5. MTL, covering a project area of about 55 ha, is situated at the north of KTN NDA. About 49 ha of the area is part of the previously planned KTN NDA. Considering that the future road⁵ linking up Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop and KTN will be passing through MTL, and the NM Highway (Kwu Tung Section), which would be completed in and after 2039, under study is also proposed to be routing through MTL, MTL can serve as a node linking the Loop and KTN and provide convenient community services and daily living support for the future Innovation and Technology (I&T) enterprises of the Loop⁵.

³ Luohu District in SZ is the earliest developed area in SZ. It is also an area where many Hong Kong (HK) people reside and many HK enterprises operate. According to the planning of SZ's Luohu District, development in the area around Luohu Port would focus on diverse consumption services, gateway commercial centre development, aesthetic medical/dental services, life and health industry, etc.; the Wenjindu Port area would focus on cross-boundary business services; and the Liantang area would focus on modern logistics industry.

⁴ The approximately 23-km NM Highway under planning consists of four sections from west to east, namely Tin Shui Wai Section, San Tin Section, Kwu Tung Section and NTN New Town Section, linking up various NDAs in NM.

⁵ Eastern Connection Road of the Loop under planning.

BROAD LAND USE PROPOSALS

6. The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the planning and engineering studies for NTN New Town and MTL in October 2021 and October 2022 respectively in order to formulate the recommended land use proposals for these two NDAs. The respective broad land use concept plans are at **Enclosure 2** and **Enclosure 3**.

New Territories North New Town

7. The planning of NTN New Town has the following project highlights:

Project Highlight 1: Gateway Economy

8. The areas in the vicinity of the BCPs used to be closed areas, serving mainly security and cross-boundary transport functions. The integration of HK and SZ with increasing cross-boundary passenger flow would offer huge opportunities for the development of the boundary areas, while the proposed NOLE and NENTL can strengthen the connections among various land-based BCPs and drive the development of the areas. The areas around Heung Yuen Wai and Man Kam To BCPs (around 225 ha) are proposed to be developed into boundary mixed use areas (**Enclosure 2a**), where business, financial and professional services etc. that HK enjoys clear competitive edges can be provided alongside leisure, retail etc. services for locals and cross-boundary visitors to boost the gateway economy. The residential flats to be provided in the areas may also cater for the accommodation needs of frequent cross-boundary travellers.

Project Highlight 2: Emerging Industries

9. Tapping the extensive space available in NTN New Town, the proximity to BCPs and the “East in East out” arrangement for cross-boundary freight traffic⁶, about 210 ha of land has been reserved in this NDA for different types of industries, broadly including the following categories, creating diverse job opportunities for talents and local residents while promoting home-job balance (**Enclosure 2b**):

⁶ Under the “East-in East-out, West-in West-out” arrangement, Liangtang/Heung Yuen Wai will be the eastern BCP and Shenzhen Bay will be the western BCP handling cross-boundary freight traffic between HK and SZ, whereas the other BCPs will be designated for cross-boundary passenger use.

- (a) modern logistics (including logistics parks with both multi-storey logistic complexes and open-air operation) (about 85 ha);
- (b) food-related uses (including food cold chain facilities, multi-storey hydroponic farms, multi-storey livestock farms) (about 25 ha);
- (c) green industry (including EcoPark II, yard waste treatment and recycling facilities) (about 25 ha);
- (d) advanced construction industry (including research, certification, storage and training facilities and high productivity construction (such as Modular Integrated Construction (MiC) and Multi-trade Integrated Mechanical, Electrical & Plumbing (MiMEP) related uses)) (about 20 ha); and
- (e) advanced manufacturing (including emerging industries which are tech-driven for production, and land reserved for future industrial development needs, in particular emerging industries that cannot be foreseen at this stage, so as to allow Hong Kong to get better prepared to seize future opportunities) (about 55 ha).

Project Highlight 3: Cultural, Education and Sports Hub

10. The central part of NTN New Town will become a hub with the agglomeration of post-secondary education, cultural and sports facilities. About 40 ha of land has been reserved for post-secondary education use as an important part of the University Town⁷. This would help develop HK into an international hub for high-calibre talents (**Enclosure 2c**). Besides, about 50 ha of land is set aside to create a Cultural Node and Sports Hub. Land has been reserved in the Cultural Node for the second campus of HK Academy for Performing Arts, a museum cluster and a performance venue. Crossing-over with the existing cultural heritage resources in the area, these proposed facilities will help nurture arts talents for HK, strengthening the role of HK as an East-meets-West centre for international cultural exchange. The Sports Hub will accommodate various facilities and venues where international and local sports competitions and events could be hosted, whilst providing training venues for local athletes and promoting new and urban sports for the general public. These will also

⁷ A total of about 90 ha of land has been reserved for the development of the NM University Town. Apart from 40 ha of land in NTN New Town, the NM University Town also includes 46 ha and 5 ha of land reserved for post-secondary education use in Ngau Tam Mei and Hung Shui Kiu/Ha Tsuen NDA respectively.

contribute to the development of sports as an industry in HK.

Project Highlight 4: Green • River • Valley

11. With a length of around 8 km, a green spine composed of Dongjiang Water Greenway⁸ and Central River Valley is proposed to connect the eastern and western parts of the NDA, which will be a unique blue-green landscape, championing nature-based solutions and enhancing biodiversity, through such measures as maximising greenery, creating habitats, developing a nature garden and revitalising rivers. Also, flood retention facilities will be incorporated and river improvement works would be carried out to raise the flood prevention capacity of new developments and villages, and strengthen resilience to climate change.

12. It will also serve as a culture-nature-recreation connector linking up the rural villages, new communities, historic buildings, cultural and sports facilities as well as open space in the NDA. The pedestrian/cycling networks extending from this green spine would further link up the surrounding trails and countryside, promoting healthy living and green tourism.

Major Planning and Urban Design Concepts

13. One of the planning concepts adopted in NTN New Town is city-industry integration, where land will be reserved for different businesses/industries providing economic drivers, which would integrate with the surrounding communities for enhancing vibrancy of the NDA. Higher density developments are planned around the proposed railway stations to enhance utilisation of land and commuting convenience, while duly respecting the character of the existing village zones. NTN New Town will be developed as a smart and green carbon-neutral community, with measures to increase climate resilience and promote biodiversity. Other key urban design features include: adopting “15-minute neighbourhood” in planning daily amenities; leveraging existing blue & green resources to create a culture-nature-recreation connector that bridges urban and rural areas; providing a comprehensive pedestrian and cycling network to promote active mobility and green living; enriching the townscape by layers of stepped building heights; and incorporating view

⁸ Dongjiang Water Greenway is a green corridor to be constructed mainly by making use of the Dongjiang water pipes for provision of water supply to Hong Kong. Apart from allowing visitors to enjoy the Greenway, at the same time, it would also allow visitors to learn about the history and importance of the provision of water supply from Dongjiang.

corridors and breezeways to enhance permeability of the NDA.

14. Urban-rural integration is another key consideration in planning NTN New Town. All 21 existing recognised/indigenous villages within the NDA are retained and various urban design measures will be adopted to ensure new developments will blend in well with the villages harmoniously (e.g. providing open space/amenity areas around the villages zones as far as possible to serve as buffer, reducing the building heights of the nearby developments and preserving visual corridors where appropriate to allow for visual relief and better urban-rural transition). As mentioned in paragraph 11 above, the 8 km long green spine and its extended open space and pedestrian/cycling network will further bridge the rural and urban living environments and help promoting and demonstrating the rich humanity resources within the NDA. Moreover, the villagers will benefit from the comprehensively planned community, recreational and commercial facilities as well as improved internal and external connectivity, infrastructures (including water supply, sewerage, drainage) and measures combating climate change (e.g. greenery, breezeways, flood attenuation facilities). The Project will bring a diversity of job opportunities to the villagers. The Government has launched a consultancy study on how to further promote urban-rural integration in the entire North Metropolis, which will include formulating guidelines for the implementation of urban-rural integration.

Land Use Budget and Major Development Parameters

15. The total development area of NTN New Town is about 1,175 ha⁹ with the land use budget as follows:

Proposed Land Use	Area (ha)	Percentage (%)
Industries	210 ⁽¹⁾	18
Post-secondary Education Use	40	3
Cultural and Sports Facilities	50	4
Residential and Mixed Use ⁽²⁾	220	19
Public Facilities	190	16

⁹ It is mentioned in paragraph 3 above that the NTN New Town has a project area of about 1,420 ha. While 1,175ha of which are planned for development, the remaining 245ha are not recommended for development. The latter is for either existing uses to be retained or planned developments, including village zones, Heung Yuan Wai BCP, East Rail Line, Queen's Hill public housing development, etc.

Proposed Land Use	Area (ha)	Percentage (%)
Open Space	205	18
Nature Garden	20	2
Others (road, amenity areas, etc.)	240	20
Total Development Area	1,175	100

(1) Including logistics, storage and workshop (85 ha); food-related uses (25 ha); green industry (25 ha); advanced construction industry (20 ha); and advanced manufacturing (55 ha).

(2) For sites within 500m from railway station, the proposed plot ratio is 6.5 – 7.

16. Major planning parameters of NTN New Town are as follows:

Number of Flats	About 163,000 – 176,000 ⁽¹⁾
Total Population	About 449,000 – 484,000 ⁽²⁾
Number of Job Opportunities	About 165,000

(1) Including private and public housing flats. The existing and planned public housing developments in Queen's Hill with 16,000 flats are counted.

(2) Including existing population and the population in the planned public housing development in Queen's Hill of about 51,000.

17. Public services and essential infrastructure facilities, such as water treatment works, effluent polishing plant, etc. must be provided to support the development of NTN New Town. New advanced waste-to-energy facility and other waste management facilities, food control facilities, slaughterhouse, etc. will also be planned to serve the entire NM. These supporting facilities will be located at the fringe of the NDA and as far away from the core areas and major population clusters as practicable, and with direct connection to the major road system to minimise the impacts to the NDA. We will adopt suitable architectural design to mitigate the impact of these facilities on the surrounding areas to ensure that their exterior design could blend in well with the neighbouring environment and minimise the impacts to the residents in the vicinity.

Priority Development Area (PDA) – Heung Yuen Wai Boundary Area, Enterprise Park and University Town

18. NTN New Town is the largest NDA in NM. Its development area (about 1,175 ha) is much larger than that of other NDAs¹⁰, accounting for over one-third of some 3,000 ha of new land supply of the entire NM. It would take about 20 years or longer to implement the project by phases. To optimise the use of this piece of new development land, rationally spread out the cost for land resumption and construction to ensure efficient use of resources with due consideration of the impacts on existing communities and economic activities, we will adopt a pragmatic approach to implement NTN New Town by phases. We will carefully consider the scale of each development phase with a view to ensuring a steady land supply for different economic uses/industries.

19. Under this circumstance, we propose to first proceed with the 206 ha PDA with consideration that public housing is not the primary implementation priority for the NTN New Town¹¹. We propose to prioritise the development of the Heung Yuen Wai area, including the Boundary Mixed Use Area, Enterprise Park and University Town to boost gateway economy, foster new emerging industries and nurture high-calibre talents, with details as follows:

- (a) Heung Yuen Wai Boundary Mixed Use Area and Enterprise Park – Under the “East in East out, West in West out” arrangement for cross-boundary freight traffic, Heung Yuen Wai BCP will be the only land-based BCP handling cross-boundary freight in the eastern part of HK¹² while its cross-boundary passenger flow is rising continuously. It is proposed to make full use of the existing BCP facilities and road infrastructures, including Heung Yuen Wai Highway, to prioritise the development of Heung Yuen Wai area, including (1) Heung Yuen Wai Boundary Mixed Use Area and (2) Heung Yuen Wai Enterprise Park. This could provide land for gateway economic uses (e.g. commerce, retail, personal services) and emerging industries (including modern

¹⁰ For example, the development area of KTN/Fanling North NDA is about 320 ha, the development area of Hung Shui Kiu/Ha Tsuen NDA is about 440 ha and the development area of Yuen Long South is about 180 ha.

¹¹ This is because more than sufficient land has been identified to meet the public housing supply target over the next 10 years. We would also like to make good use of the BCP advantage.

¹² The only land-based BCP in the western part of HK for handling cross-boundary freight traffic is the Shenzhen Bay Port.

logistics, food-related uses, advanced construction industry and advanced manufacturing so as to take forward the development positioning of NTN New Town (as stated in paragraph 3 above). About 12,000 to 13,000 flats of mainly private housing would also be provided together with supporting community facilities.

- (b) University Town – It is proposed to prioritise the development of the sites around Ta Kwu Ling to the south of Heung Yuen Wai area for establishment of the University Town, with the aim of developing HK into an international hub for high-calibre talents. The relevant post-secondary institutions can collaborate with the industries and economic uses in NM, while also deepening the collaboration with Greater Bay Area cities on post-secondary education and related fronts. Apart from campus development, the reserved land could also provide student hostels for students of different institutions. In the vicinity of the University Town, about 5,000 to 6,000 private flats could be provided as an alternative accommodation choice for teachers/students.

20. The proposed boundary of the PDA in NTN New Town is shown in **Enclosure 2d**. The proposed land use budget of the PDA is as follows:

Proposed Land Uses	Area (ha)	Percentage (%)
Industries	64 ⁽¹⁾	31
Post-secondary Education Use	40	19
Residential and Mixed Use ⁽²⁾	23	11
Public Facilities	6	3
Open Space	28	14
Other (road, amenity areas, etc.)	45	22
Total Development Area	206	100

(1) Including logistics, storage and workshop (20 ha), food-related uses (5 ha), advanced construction industry (6 ha), advanced manufacturing (33 ha).

(2) Proposed plot ratio is 6.5 – 7.

21. Major planning parameters of the PDA are as follows:

Number of New Flats	About 17,000 – 19,000
New Population	About 45,000 – 49,000
Number of New Job Opportunities	About 47,000

22. The remaining development land of about 960 ha in the NDA could be considered for phased development in the medium to long term, based on the following packing while the order of implementation would be reviewed based on the actual circumstances:

- (a) areas near Hung Lung Hang and Man Kam To BCP: providing land mainly for construction of public facilities, and development of gateway economic uses, advanced construction and green industries;
- (b) Ping Che, Ta Kwu Ling, and Queen's Hill areas: providing land mainly for residential development and provision of cultural and sports facilities; and
- (c) Lo Wu South area: providing land mainly for residential development.

Ma Tso Lung

23. As an extension of KTN NDA and a node linking KTN and the Loop, MTL is mainly planned for private housing¹³ with open spaces and ancillary facilities providing support to the housing and daily needs of I&T talents of the Loop and KTN NDA. We also recommend to retain the existing MTL Stream with planned open spaces on its both sides, forming a south-north green and natural corridor that links the open space network in KTN to Hoo Hok Wai Wetland at the north.

¹³ 30,000 public housing units would be provided in the adjacent KTN NDA.

Land Use Budget and Major Development Parameters

24. The total development area of MTL is about 52 ha¹⁴ and the land use budget is as follows:

Proposed Land Uses	Area (ha)	Percentage (%)
Residential	15	29
Public Facilities	13	25
Open Space	10	19
Stream	5	10
Other (road, amenity areas, etc.)	9	17
Total Development Area	52	100

25. Major development parameters of MTL are as follows:

Number of New Flats	About 9,800 – 10,700
New Population	About 25,600 – 28,000
Number of New Jobs Opportunities	About 3,000

IMPACTS ON EXISTING RESIDENTS AND OPERATIONS

26. Implementation of the two NDAs, especially the large-scale NTN New Town, would inevitably affect some existing rural settlements, graves/urns/shrines, brownfield operations, farming activities/operations and livestock farms, etc. As mentioned in paragraph 18 above, the works would be implemented in phases. It indicates that affected households and operators could be relocated by phases in an orderly manner. We would adopt a “people-oriented” approach, closely communicate with the stakeholders and provide necessary information and assistance throughout the implementation process. Eligibility reviews for the households and operators will be conducted at appropriate timing to facilitate the arrangement for rehousing and compensation .

¹⁴ It is mentioned in paragraph 5 above that MTL has a project area of about 55 ha. While 52 ha of which are planned for development, the remaining 3 ha are not recommended for development. The latter, currently being Green Belt in the KTN NDA, is recommended to be retained as “Green Belt”.

NEXT STEPS AND IMPLEMENTATION PROGRAMME

27. We will launch a two-month public exercise in mid-January 2025. A series of publicity events and activities including roving exhibitions and briefing sessions with relevant stakeholders (including statutory and advisory bodies, professional institutes, rural committees, district council, local residents/villages and business operators etc.) will be conducted. Members of the public are also welcomed to express their views by post or email, etc.

28. Taking into account the public views received, we would refine the relevant land use proposals and formulate the Recommended Outline Development Plans for NTN New Town and MTL with relevant technical assessments/engineering design.

29. According to the current programme, the food control facilities within the PDA of NTN New Town could be implemented earlier so as to transform Man Kam To BCP into a passenger only BCP by relocating its food control function to Heung Yuen Wai BCP as early as possible. Government-initiated works for the remaining parts of the PDA may commence as early as 2028/29. For MTL, part of the development area falls within the Remaining Phase Development of KTN NDA, where site formation and infrastructure works could commence in 2027 the earliest. As the works commence, the first batch of affected households and operators in NTN New Town and MTL is anticipated to need to depart in around 2028 and 2027 the earliest.

30. Regarding the implementation approach, apart from the conventional government-funded and government-led site formation and infrastructure arrangements, we would consider other approaches, such as in-situ land exchange and large-scale land disposal. For example, the area around Heung Yuen Wai BCP, which is proposed with more residential and commercial uses and enjoying the advantage of the existing infrastructure (including Heung Yuen Wai BCP and Heung Yuen Wai Highway), can capitalise on the benefits brought by the cross-boundary passenger flow and the surrounding industries. As such, this area would have good potential for large-scale land disposal, leveraging the market forces to speed up the development pace and quantum. Large-scale land disposal may also be considered for MTL, which serves primarily as a private residential area.

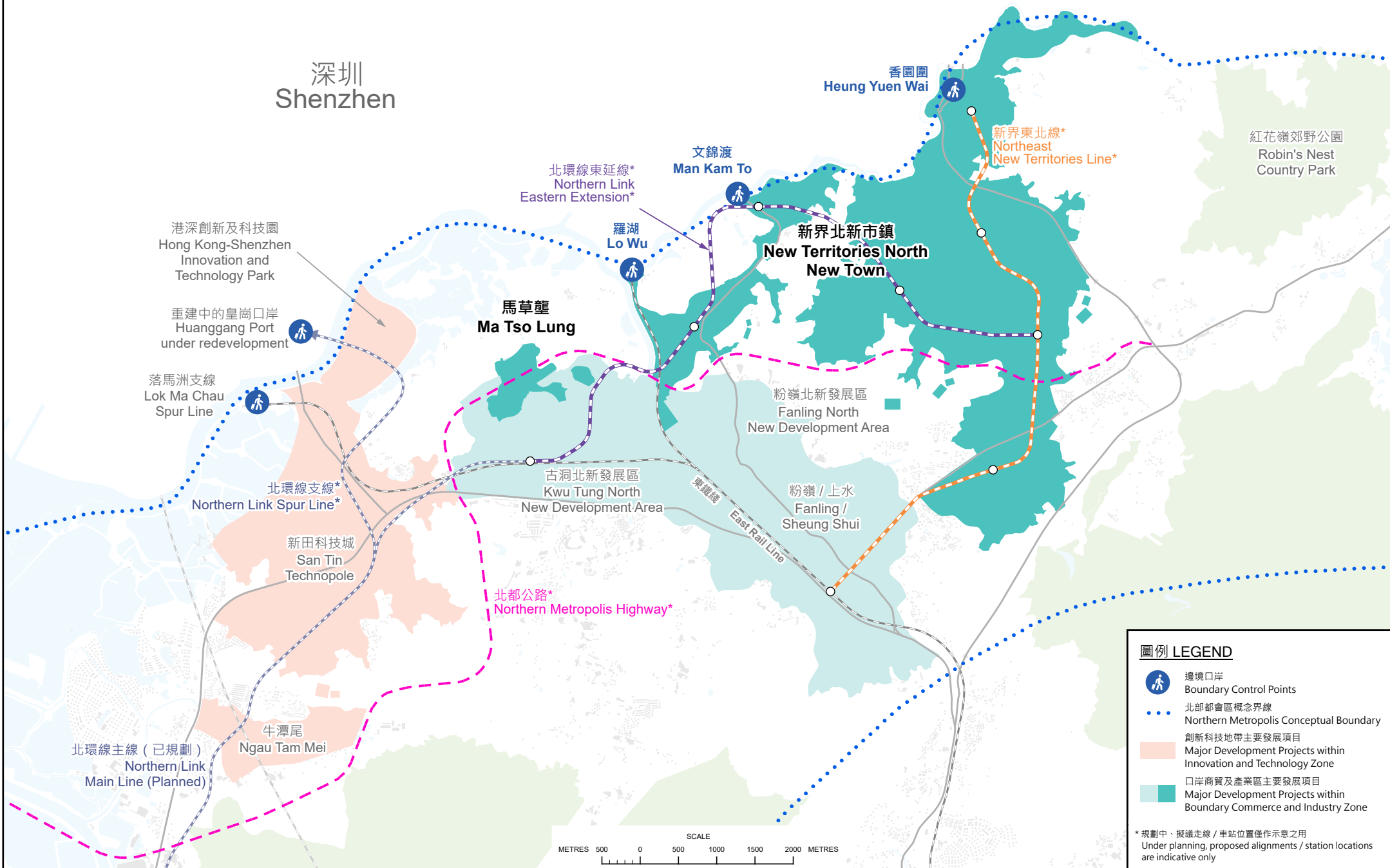
31. After the land uses have been finalised, we will consider the implementation programme and phasing plan.

ADVICE SOUGHT

32. Members are invited to offer views on the preliminary development proposals of NTN New Town and MTL.

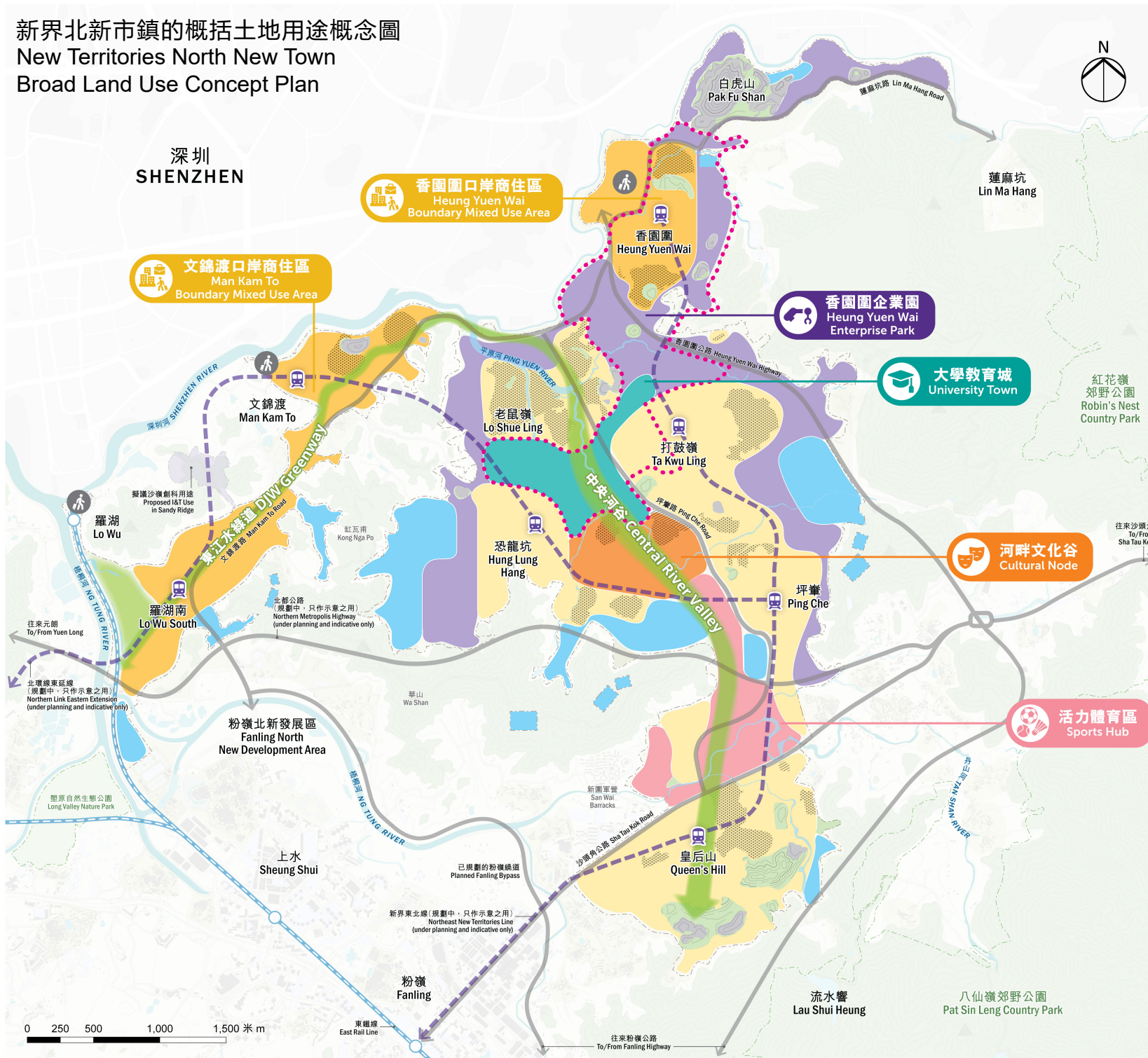
**Development Bureau
Civil Engineering and Development Department
Planning Department
December 2024**

新界北新市鎮和馬草壟的位置圖
Location Plan of New Territories North New Town and Ma Tso Lung



新界北新市鎮的概括土地用途概念圖

New Territories North New Town Broad Land Use Concept Plan



圖例 LEGEND

- 項目範圍
PROJECT BOUNDARY
- 產業
INDUSTRIES
- 專上教育、文化、體育設施
POST-SECONDARY EDUCATION, CULTURAL & SPORTS FACILITIES
- 混合用途/住宅
MIXED USE / RESIDENTIAL
- 公共設施*
PUBLIC FACILITIES*
- 現有鄉村式發展/鄉村遷置區
EXISTING VILLAGE TYPE DEVELOPMENT / VILLAGE RESITE
- 綠化地帶(包含認可殯葬區)
GREEN BELT (WITH PERMITTED BURIAL GROUND)
- 邊境口岸
BOUNDARY CONTROL POINT
- 鐵路站(規劃中, 位置只作示意之用)
RAILWAY STATION (locations under planning and indicative only)
- 道路
ROAD
- 優先發展區
PRIORITY DEVELOPMENT AREA

* 包括 (i) 配合新界北新市鎮發展的設施, 例如濾水廠、淨水設施、配水庫; 以及(ii)服務更廣泛地區的設施, 例如醫院、先進轉廢為能設施及其他廢物管理設施
Including (i) facilities to support NTN New Town development such as water treatment works, effluent polishing plant, service reservoirs; and (ii) facilities serving wider areas such as hospitals, advanced waste-to-energy facility and other waste management facilities

文錦渡及香園圍口岸商住區模擬圖

Rendered Illustrations of Man Kam To & Heung Yuen Wai Boundary Mixed Use Areas



文錦渡口岸商住區
Man Kam To Boundary Mixed Use Area



香園圍口岸商住區
Heung Yuen Wai Boundary Mixed Use Area

香園圍企業園模擬圖

Rendered Illustration of Heung Yuen Wai Enterprise Park



僅供說明的構想圖
Artist's impression for illustrative purpose only















大學教育城模擬圖
Rendered Illustration of University Town



僅供說明的構想圖
Artist's impression for illustrative purpose only

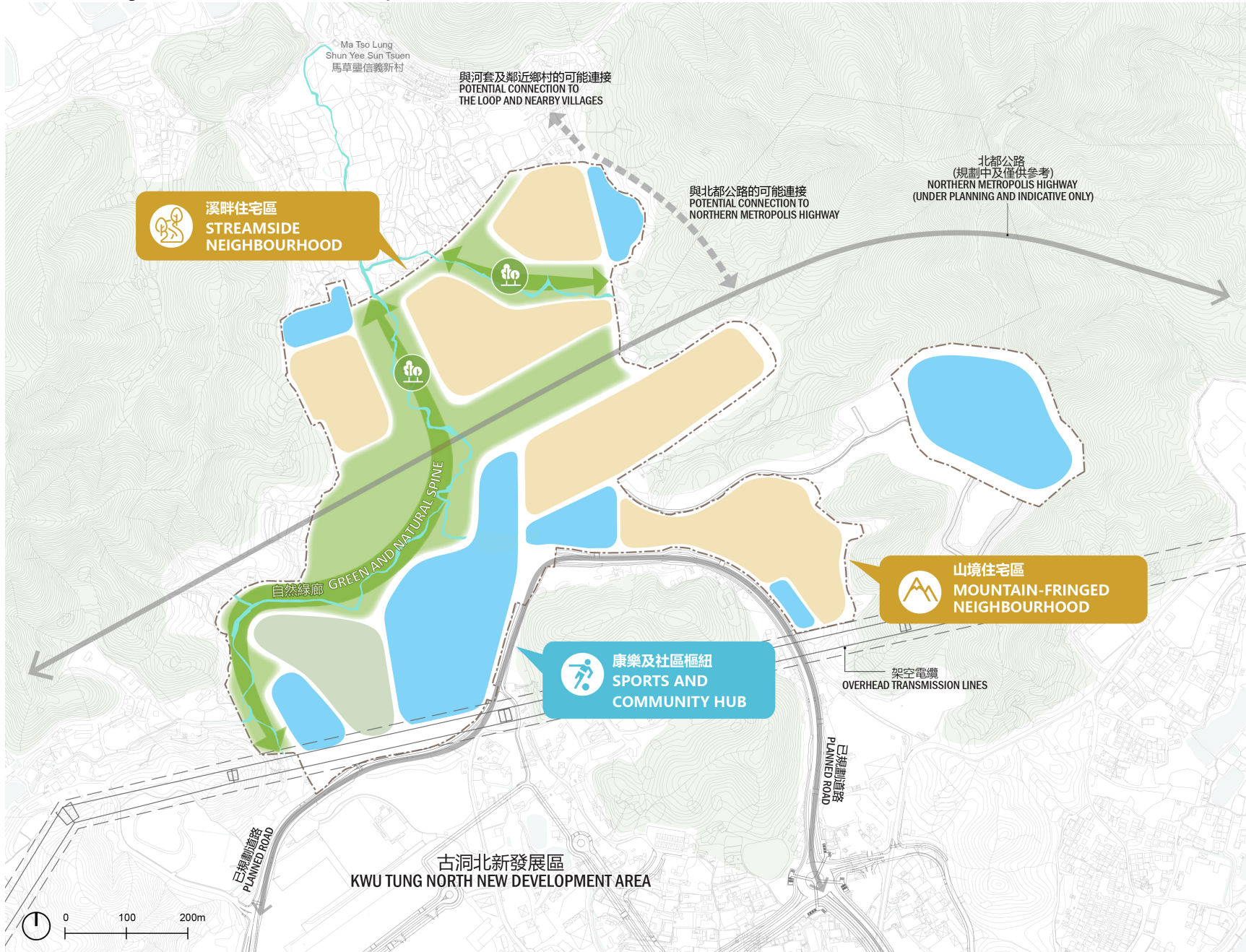


圖例 LEGEND

- | | |
|---|---|
|  優先發展區
PRIORITY DEVELOPMENT AREA |  社區設施/公共設施
COMMUNITY FACILITIES / PUBLIC FACILITIES |
|  產業
INDUSTRIES |  休憩用地
OPEN SPACE |
|  現代物流及現代產業大樓等
MODERN LOGISTICS AND
MULTI-STOREY BUILDINGS FOR
MODERN INDUSTRIES, ETC. |  現有鄉村式發展/鄉村遷置區
EXISTING VILLAGE TYPE DEVELOPMENT / VILLAGE RESITE |
|  食品相關用途
FOOD-RELATED USES |  綠化地帶(包含認可殯葬區)
GREEN BELT (WITH PERMITTED BURIAL GROUND) |
|  專上教育
POST-SECONDARY EDUCATION |  鐵路站(規劃中, 位置只作示意之用)
RAILWAY STATION
(locations under planning and indicative only) |
|  混合用途/住宅
MIXED USE / RESIDENTIAL |  道路
ROAD |
|  先進建造業
ADVANCED CONSTRUCTION | |
|  先進製造業
ADVANCED MANUFACTURING | |

馬草壟的概括土地用途概念圖

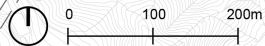
Ma Tso Lung Broad Land Use Concept Plan



圖例 LEGEND

- 項目範圍
PROJECT BOUNDARY
- 生活社區
LIVING COMMUNITY
- 公共設施
PUBLIC FACILITIES*
- 公共空間
OPEN SPACE
- 綠化地帶 (包含認可殯葬區)
GREEN BELT
(WITH PERMITTED BURIAL GROUND)
- 主要公園
MAJOR PARK
- 道路
ROAD

* 包括學校、運動場、消防局暨救護站、電力支站、配水庫及污水泵房
Including schools, sports ground, fire station cum ambulance depot, electricity substations, service reservoirs and sewage pumping station





馬草壟模擬圖
Rendered Illustration of Ma Tso Lung



馬草壟住宅新社區模擬圖
Rendered Illustration of Ma Tso Lung New Residential Community



馬草壟溪藍綠設計模擬圖
Rendered Illustration of Blue-Green Design along Ma Tso Lung Stream