

Table 3.4

**Broad Development Orientation and
Spatial Emphasis of NT-Biased and HB-Biased Options**

Development Orientation	Spatial Emphasis of Strategic Population and Jobs	Strategic Growth Area (Housing capacity in terms of '000 population equivalent)	
		Common Growth Area	Optional Growth Area
<p>NT-Biased Medium-Term Option</p> <ul style="list-style-type: none"> - predominantly land-based development - largely private sector-led as majority of sites are private land - rural focused with swing of development pendulum from Metro to NT - creation of new population centres in rural transitional areas and major activity nodes along transport corridors/nodes 	<p>predominantly NWNT- and NENT- biased with a broad Metro/NT split of 11/89 for population and 34/66 for jobs</p>	<p>Assumed redevelopment - 290</p> <p>Kai Tak-Kowloon Bay, Ph 1(Land-based) - 100</p> <p>Tsuen Wan Bay Reclamation - 30</p> <p>Tseung Kwan O, Ph 3 (Remainder) - 75</p> <p>Spare Capacity in Current Development Programmes - 70</p>	<p>Tuen Mun-Yuen Long Corridor - 50</p> <p>Yuen Long South - 20</p> <p>Au Tau/Kam Tin - 40</p> <p>Tung Chung, Ph 2, 3 & 4 -150</p> <p>Tseung Kwan O Intensification/Extension - 50</p> <p>Rural NWNT - 10</p> <p>Fanling North - 20</p> <p>Tuen Mun East - 10</p> <p>Whitehead - 5</p> <p>Lok Ma Chau/San Tin - 80</p>
<p>HB-Biased Medium-Term Option</p> <ul style="list-style-type: none"> - predominantly reclamation-based development - largely public sector-led as majority of sites are public land - continuation of reclamation around the harbour with gradual spread of Central Business District along MTR Hong Kong Line Extension to Kennedy Town/Green Island and secondary office/job centre in Kai Tak-Kowloon Bay reclamation 	<p>predominantly Harbour-biased with a broad Metro/NT split of 53/47 for population and 71/29 for jobs</p>	<p>same as above</p>	<p>Central & Wanchai Reclamation (Remainder) - 15</p> <p>West Kowloon Reclamation (Intensification) - 30</p> <p>Kai Tak-Kowloon Bay, Ph 1 (Reclamation-based) - 70</p> <p>Kai Tak-Kowloon, Ph 2 and 3 (Reclamation-based) - 120</p> <p>Green Island Reclamation - 125</p> <p>Tseung Kwan O, Intensification/Extension - 50</p> <p>Tung Chung, Ph 2 (Remainder) - 25</p>

Source : Planning Department