

Expedite the Development of the Northern Metropolis and Spearhead Spatial Layout Optimisation

Forge a blissful, vibrant, and innovative Northern Metropolis with the objectives of university town, I&T, industry, and an environment suitable for living, work, and travel.



The University Town will be developed under a town area concept, integrating the five elements of education, technology, industry, talent, and urban development.

Guided by the “One Town, Five Elements” development layout, it will achieve the integrated development of education, technology and talent.

- There are three University Towns (San Tin, Hung Shui Kiu, and Ta Kwu Ling) in the Northern Metropolis, each developed based on the concept of “One Town, Five Elements” with their own functions and positioning.
- Each university town encompasses campus area, technology area, industry area, and living community area, forming a hub for talent development. The educational facilities within the 300-hectare campus area of the three university towns will be connected to the adjacent strategic industry area, distinctive conservation area, recreational, sports and cultural facilities, as well as the surrounding living community. The total area of the three towns has been expanded to over 1 000 hectares.



- The **San Tin University Town** is positioned to focus on the development of medicine, life and health technology, AI, robotics, microelectronics, and emerging industries. Commence the construction of the medical school of The Hong Kong University of Science and Technology and the integrated medical teaching and research hospital.
- The **Hung Shui Kiu University Town** is positioned as a cultivation centre for smart manufacturing applied post-secondary education and internationalised talent. Site allocation for the campus area will commence in 2026 and post-secondary institutions will move in by 2027 to 2028.
- Arts and blue-green development elements will be incorporated into the **Ta Kwu Ling University Town**, while reserving strategic development space for future development needs. From 2030 onwards, sites will be made available progressively to support emerging industries, advanced construction industries, traditional industries, and new industries development.
- Establish a **platform for diversified industry development**, including San Tin Technopole, the Sandy Ridge Data Facility Cluster, the Hung Shui Kiu Industry Park, the modern logistics cluster in Hung Shui Kiu, the Lau Fau Shan Digital Technology Hub, the Advanced Construction Industrial Park in Yuen Long South, and establish the Ta Kwu Ling New Development Area as a base for emerging industries, among others.

Diversified Development of a Metropolis Ideal for Living, Work, and Travel

- Make available about **900 hectares of “spade-ready sites”** from 2026-27 to 2030-31. Make available land to enable the provision of **over 70 000 housing units** and **one million square metres of economic floor space**.
- Enact the **Northern Metropolis Development Ordinance** and its subsidiary legislation to streamline control along the whole development process in order to expedite developing the Northern Metropolis and bringing in industries.
- Under the “**Eight Vertical and Eight Horizontal Corridors**” infrastructure layout, press full steam ahead with the major Northern Metropolis-related railway and road projects including the Northern Link Spur Line, the Hong Kong section of Hong Kong-Shenzhen Western Rail Link, Northern Metropolis Highway (San Tin Section), the Tsing Lung Bridge at the Southern end of Route 11. The Kwu Tung Station on the East Rail Line and the Hung Shui Kiu Station on the Tuen Ma Line will commence operation in 2027 and 2030 respectively.

A Technology-driven Industry-Academia-Research Collaborative Innovation System

- Expedite the development of the **Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone** under the vision of “one river, two banks” and “one zone, two parks”, and strengthen the alignment of both Hong Kong and Shenzhen Parks in terms of spatial layout, planning coordination, infrastructure connectivity, etc. to **facilitate the secure, efficient and convenient flow of factors**.