

## Part 3

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

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**3.1** We will expedite the planning and development of the Northern Metropolis. We will guide the future spatial layout of our city with the vision of the “South-North Dual Engine (Finance-IT)”<sup>12</sup>. To foster the integrated development of education, technology, and talent, the Northern Metropolis will be developed with the objectives of university town, I&T, industry, and environment suitable for living, work, and travel. We will forge ahead with the development of, among others, the Northern Metropolis University Town (NMUT), San Tin Technopole, and the Loop Hong Kong Park, for the mission of leveraging the Northern Metropolis as an important strategic vehicle for high-quality post-secondary education development, integration of technological and industry innovation, and attracting international high-calibre talent. We also aim to develop the Northern Metropolis into a main platform for Hong Kong to deeply engage in the development of the Guangdong-Hong Kong-Macao Greater Bay Area, and to actively integrate into and serve the overall national development. It will also serve as a new engine for us to develop new quality productive forces.

## Chapter 11 The Northern Metropolis University Town

**3.2** As an internationalised university town that integrates talent cultivation, scientific research, transformation of outcomes, and industry development, the NMUT will drive the synergistic development among the industries, academia, and research, in a bid to achieve the integrated development of education, technology, and talent.

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<sup>12</sup> It refers to the “dual-core planning” where our most competitive sectors including finance will continue to develop at the Harbour Metropolis, whereas the I&T sector will be placed at the Northern Metropolis.

**3.3** We will expedite the development of the NMUT, promote capacity expansion and quality enhancement for post-secondary education, and foster the integration of industry development with academic sectors where Hong Kong enjoys an edge. We will, in a flexible and innovative mode, jointly organise top-tier programmes, establish joint faculties and laboratories, and carry out high-calibre basic research with renowned Mainland and overseas institutions. We will also step up our efforts to attract world-famous institutions or first-class scientific research institutes to establish presence. We will leverage the strengths of Hong Kong's internationalised post-secondary education sector to spearhead global education exchanges by proactively organising and participating in international post-secondary education events, and bringing together local and global education leaders to jointly explore key issues and the latest trends in post-secondary education. In the meantime, we will support institutions in strengthening international exchanges and connections in areas such as research collaboration, student exchange, and talent development, etc., thereby further enhancing the international standing of our city's post-secondary education sector.

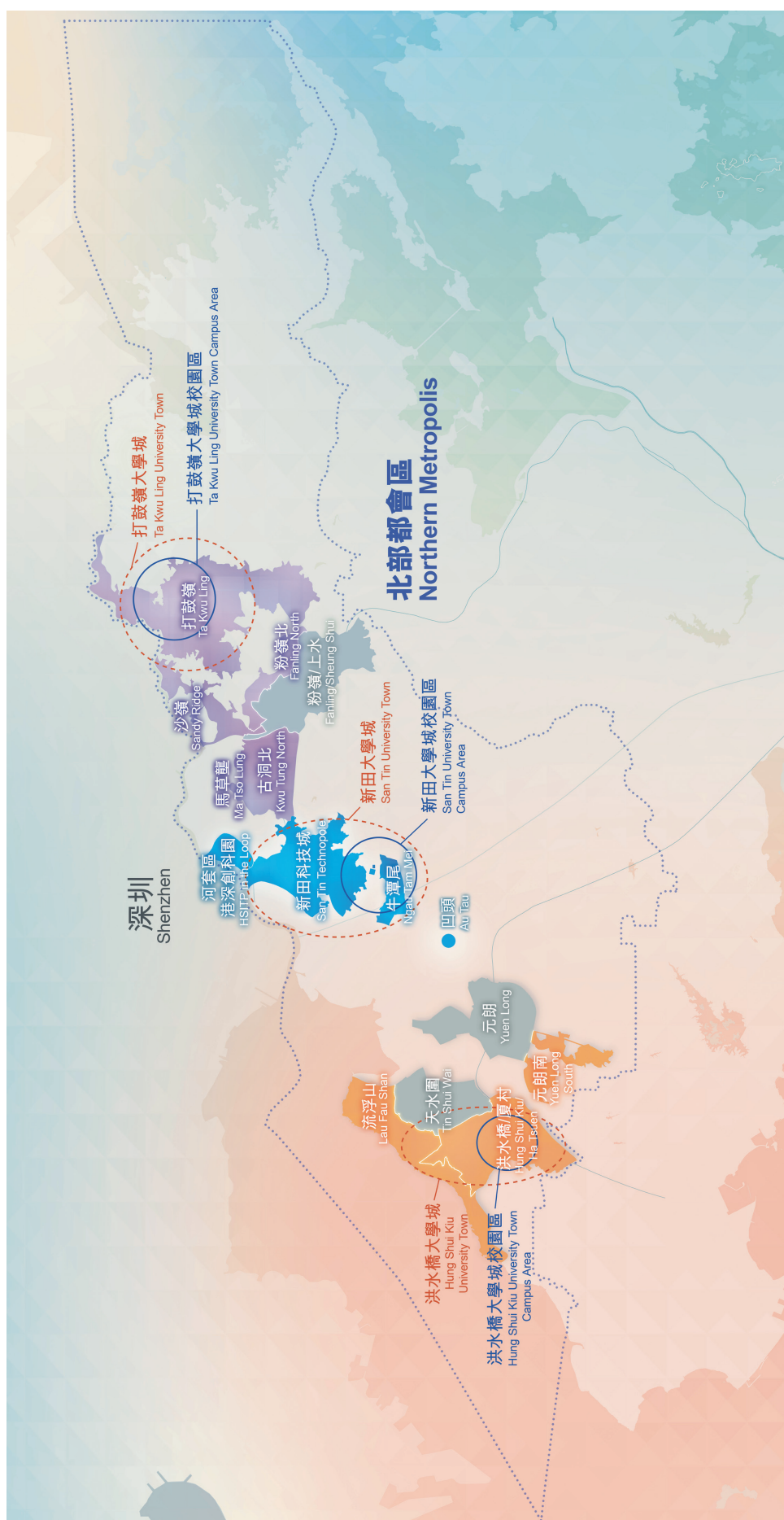
## Section 1 Spatial Layout and Functional Positioning

### *Spatial Layout*

**3.4** There are three university towns in the NMUT, which are the San Tin University Town (located in San Tin Technopole and Ngau Tam Mei New Development Area (NDA)), the Hung Shui Kiu (HSK) University Town (located in the HSK/Ha Tsuen NDA), and the Ta Kwu Ling (TKL) University Town (located in the TKL NDA, formerly known as the "New Territories North New Town"). Developed based on the concept of "One Town, Five Elements", each uniquely positioned university town encompasses the five elements of education, technology, industry, talent, and urban development for synergised development. Through enhancing speed and capacity, pooling resources, and meticulous planning, we are steadily advancing the comprehensive development of the three university towns.

**3.5** The educational facilities within the 300-hectare campus area of the 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.

**3.6** Building on the existing foundation, we will prioritise the development of the San Tin and HSK University Towns. The Government will commence the site allocation for the HSK University Town campus area in 2026, and support institutions to move in by 2027 to 2028, with a view to creating a landmark project.



NMUT (San Tin, HSK, TKL). Each university town encompasses campus area, technology area, industry area, and living community area, forming a hub for talent development.

Location plan (red circles denote the university towns; blue circles denote the campus areas within the university towns)

## *Functions and Positioning*

**3.7** The San Tin University Town will be positioned to focus on the development of medicine, life and health technology, AI, robotics, microelectronics, and emerging industries, serving as the core of future I&T development in Hong Kong. The technology and industry areas, encompassing the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone and San Tin Technopole, will become an important base for talent attraction. In the coming five years, we will advance the infrastructure development of the San Tin University Town and commence the construction of the medical school of The Hong Kong University of Science and Technology and the integrated medical teaching and research hospital. We will, in collaboration with San Tin Technopole and the Loop Hong Kong Park, support the cooperation between local institutions and renowned Mainland and overseas institutions as well as research institutes in organising programmes and setting up research facilities such as joint laboratories, etc., hence enabling the establishment of national-level research platforms, harnessing the power of high-quality development in science and technology.

**圖例 LEGEND**

- 校園區  
CAMPUS AREA
- 產業及科技區  
INDUSTRY AND TECHNOLOGY AREA
- 生活社區  
LIVING COMMUNITY AREA
- 已規劃的三寶樹濕地保育公園  
PLANNED SAM PO SHUE WETLAND CONSERVATION PARK

**Map Labels:**

- 河套深港科技創新合作區 深圳園區  
Shenzhen Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone
- 河套深港科技創新合作區 香港園區  
Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone
- 北都公路(古洞段)(規劃中)  
Northern Metropolis Highway (Kwu Tung Section) (under planning)
- 已規劃的河套站  
Planned Loop Station
- 往來深圳  
To/From Shenzhen
- 落馬洲站  
Lok Ma Chau Station
- 新深路
- 落馬洲支線  
Lok Ma Chau Spur Line
- 已規劃的北環線支線  
Planned Northern Link Spur Line
- 粉嶺公路
- 往來古洞北新發展區  
To/From Kwu Tung North New Development Area
- FANLING HIGHWAY
- 新田科技城  
San Tin Technopole
- 已規劃的洲頭站  
Planned Chau Tau Station
- 已規劃的三寶樹濕地保育公園  
Planned Sam Po Shue Wetland Conservation Park
- SHENZHEN RIVER
- 深圳河
- SHENZHEN
- 已規劃的北環線主線  
Planned Northern Link Main Line
- 已規劃的新田站  
Planned San Tin Station
- 往來新田科技城及牛潭尾新發展區的道路  
Connection Road between San Tin Technopole and Ngau Tam Mei New Development Area
- 牛潭尾新發展區  
Ngau Tam Mei New Development Area
- NGAU TAM MEI DRAINAGE CHANNEL
- 牛潭尾排水水道
- 已規劃的牛潭尾站  
Planned Ngau Tam Mei Station
- 新田公路
- 往來元朗  
To/From Yuen Long
- 綜合醫教研醫院(規劃中)  
Integrated Medical Teaching and Research Hospital (under planning)
- 第三所醫學院(規劃中)  
Third Medical School (under planning)
- 林村郊野公園  
Lam Tsuen Country Park

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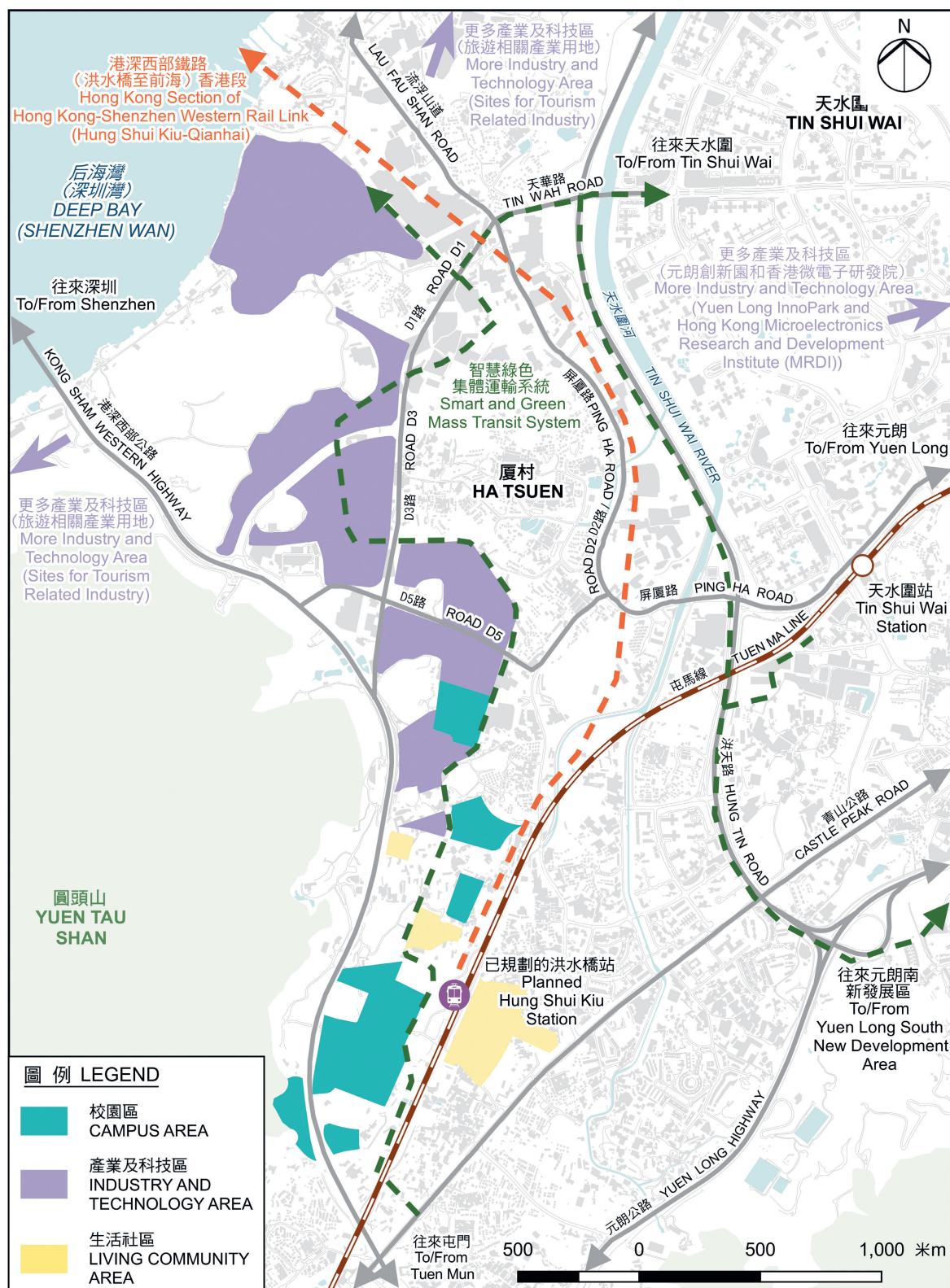
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**3.8** The HSK University Town is positioned as a cultivation centre for smart manufacturing applied post-secondary education and internationalised talent. We will develop a diverse range of industries through the following efforts, including commercial floor space for high-end professional services and supporting facilities for the provision of producer services, the Hung Shui Kiu Industry Park for promoting smart production, the versatile Enterprise and Technology Park sites, the Lau Fau Shan Digital Technology Hub, as well as the R&D facilities of the Microelectronics Centre at the Yuen Long InnoPark and the Hong Kong Microelectronics Research and Development Institute, in addition to the Advanced Construction Industrial Park in Yuen Long South. We will prioritise the development of the HSK University Town by advancing flagship campus development and promoting cross-sectoral collaboration to bolster industry development in the area. The HSK Station of the MTR Tuen Ma Line is also expected to commence operation in 2030 to tie in with the facilities and gradual population intake of the HSK University Town.

**Table 25 Advancing the Development of the HSK University Town**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>1. Introducing institutions</b></p> <ul style="list-style-type: none"> <li>Facilitate the development of flagship campuses and encourage local institutions to foster in-depth collaboration such as teaching and research programmes or projects with renowned Mainland and overseas institutions. Site allocation for the campus area will commence within 2026 for institutions to establish presence.</li> </ul>                                                                                                             |
| <p><b>2. Developing an internationalised cross-boundary platform</b></p> <ul style="list-style-type: none"> <li>Fully leverage the advantages of our transport infrastructure projects to create a testing ground for various facilitation measures and mechanisms, offering solutions to facilitate the flow of students and talent between Guangdong and Hong Kong.</li> </ul>                                                                                                                                                       |
| <p><b>3. One-stop services for talent</b></p> <ul style="list-style-type: none"> <li>Student hostels and talent accommodation will be provided, creating an international ecosystem characterised by an organic integration of teaching and learning, scientific research, living, and employment.</li> </ul>                                                                                                                                                                                                                          |
| <p><b>4. Advancing the development of the Hung Shui Kiu Industry Park, the Lau Fau Shan Digital Technology Hub, and the Yuen Long South Advanced Construction Industrial Park</b></p> <ul style="list-style-type: none"> <li>By developing these industry parks, promote a diverse range of industries such as high value-added and smart production as well as advanced manufacturing industry, etc., thereby pursuing industry-academia-research synergised development with the institutions in the HSK University Town.</li> </ul> |

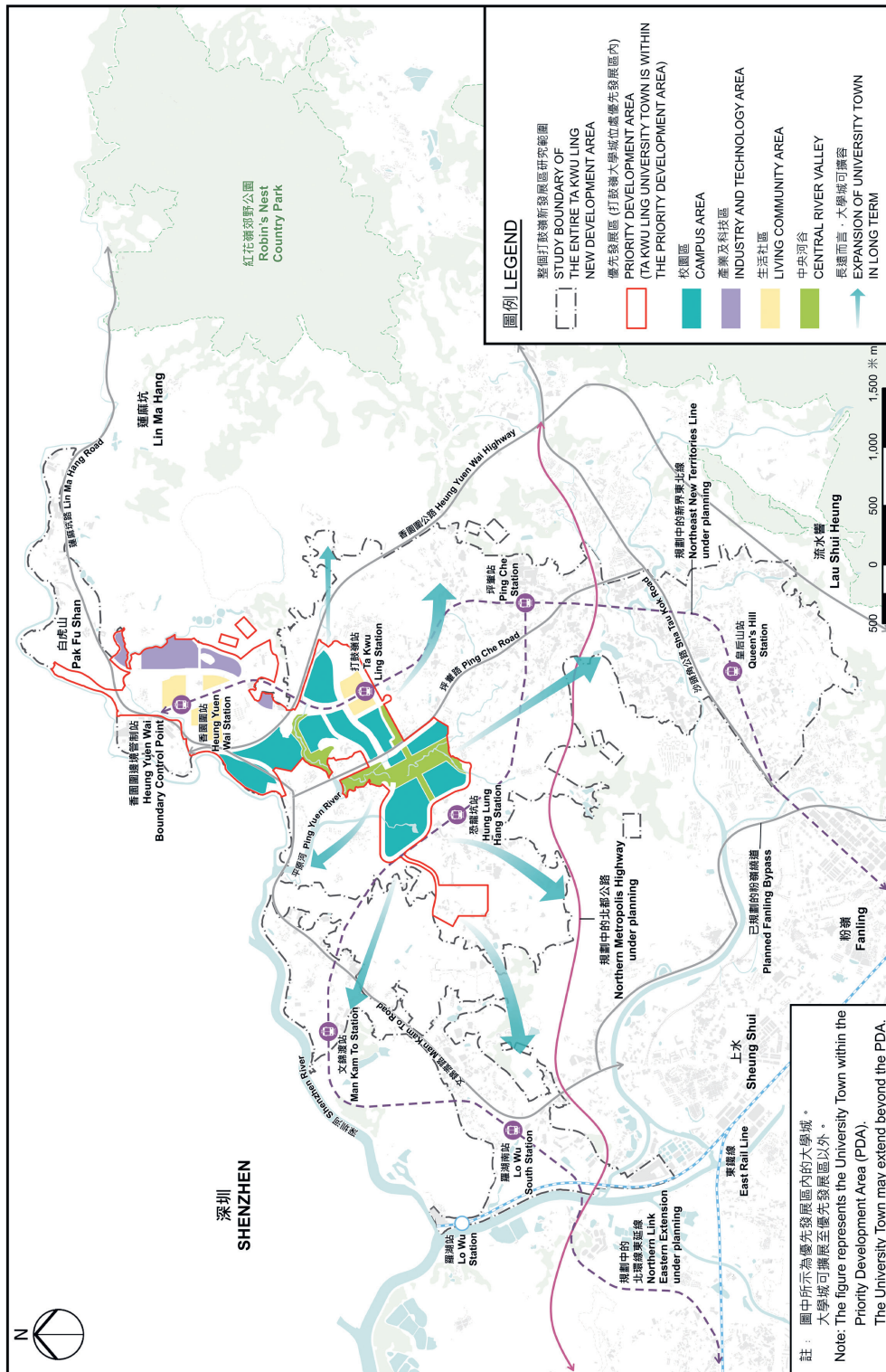
# 洪水橋大學城 HUNG SHUI KIU UNIVERSITY TOWN



Layout Plan of the HSK University Town

**3.9** In addition to fostering the synergised development of education, technology, industry, talent, and urban development, the TKL University Town will also incorporate arts and blue-green development elements, 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, promoting the collaboration between institutions and industries in the area and expediting the commercialisation of research outcomes. Local post-secondary institutions establishing a presence in the area will be encouraged to actively take forward the integration of industry and education, thereby nurturing talent for emerging industries.

# 打鼓嶺大學城 TA KWU LING UNIVERSITY TOWN



Layout Plan of the TKL University Town (Details of stations therein to be determined)

## Section 2 Advance the Development of the Northern Metropolis University Town

**3.10** We will advance the development of the NMUT in a coordinated manner by proactively taking the lead in driving the post-secondary institutions to refine and implement their detailed plans, and grasp the key milestone dates, with a view to advancing and completing the various tasks necessary for establishing their presence in the NMUT in an orderly manner.

**3.11** We will coordinate the diverse contributions from the Government, post-secondary institutions, and the public. In terms of financial arrangements, the Government will provide full support through a multi-pronged approach (such as land premium exemption and loans, etc.), while post-secondary institutions will mobilise their reserves and/or employ flexible funding modes (such as the issuance of bonds) to bring in market and social capital to jointly advance the NMUT development. Taking full account of the views of post-secondary institutions, we will consider the circumstances of individual institutions and the planned feature subjects, with a view to allocating suitable sites to institutions for the construction of new campuses, supporting their development and capacity building.

**3.12** We will expedite the construction of specific ancillary facilities such as student hostels. When we advance the construction of hostels, we will adopt diversified development models, so as to increase the supply of hostel places and continuously upgrade the accommodation standards. In order to provide students with better accommodation and ancillary facilities, the existing mechanism for managing student hostels will be enhanced.

## Chapter 12 A Technology-driven Industry-Academia-Research Collaborative Innovation System

**3.13** We shall strive to achieve the target of developing the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone into a world-class I&T platform, and expedite the development of industry zones such as San Tin Technopole, the Sandy Ridge Data Facility Cluster, HSK, and Lau Fau Shan, etc. We will step up the development of science and technology services institutions and transformation platforms to form innovation consortia, thereby driving the integration of technological and industry innovation.

### Section 1 Coordinated Development of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone

**3.14** We will prioritise and advance the development of the Loop Hong Kong Park, with the focuses placed on development and establishing presence, in a bid to facilitate the scaling up of the I&T industry as soon as possible. We will coordinate and advance 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”, strengthening the alignment of the Hong Kong Park and the Shenzhen Park in terms of spatial layout, planning coordination, infrastructure connectivity, etc., and putting in place a unique and effective regulatory regime. We will support the Loop Shenzhen Park in aligning rules governing scientific research with those applicable in Hong Kong and the international arena, while facilitating the secure, efficient, and convenient flow of factors such as personnel, materials, capital, and data.

### Section 2 Diversified Industry Development Platform

**3.15** We will establish a system with Hong Kong character for diversified industry development having regard to local circumstances. We will expedite the development of San Tin Technopole into a core engine for industry development in the Northern Metropolis to create an industry space for industry-academia-research integration and provide one-stop services for innovation entities, while expanding and opening up more application scenarios, as well as developing platforms for proof-of-concept and pilot production verifications. Starting from end-2026, land parcels for I&T will be available in the area by phase for development.

**3.16** Located in the Northern Metropolis, the Sandy Ridge Data Facility Cluster is a core area of the Hong Kong-Shenzhen Boundary Control Points Economic Belt. It will provide crucial support for the development of AI in Hong Kong with essential elements such as computing power, thereby deepening Hong Kong's leading advantage in regional digital infrastructure and facilitating its development into a regional hub for advanced data and computing power.

**3.17** We will reserve industry land in TKL to develop ancillary facilities for supply chains in support of the development of emerging industries, traditional industries, and new industrialisation, covering modern logistics, food produce, fresh food supply, as well as green/environmental and advanced construction industries, etc.

**3.18** We will take forward the development of HSK/Ha Tsuen and Lau Fau Shan NDAs into hubs for high-end professional services, modern logistics, advanced construction industries, smart manufacturing, and digital technology. With priority accorded to the development of high-end professional services industries, we will attract local and multinational enterprises specialising in the provision of high-end professional services such as finance, insurance, wealth and risk management, legal, mediation, arbitration, and accounting, etc., so as to achieve synergised development with the neighbouring Qianhai Co-operation Zone and the new high-tech cluster in Nanshan District. Capitalising on the locational advantage of HSK for its comprehensive transport network and proximity to Qianhai in Shenzhen, we will drive the diversified development of high value-added and smart manufacturing industries such as pharmaceutical manufacturing, food processing, and advanced construction industries at the Hung Shui Kiu Industry Park. There is also potential for establishing HSK as a modern logistics cluster for the development of high value-added logistics, while the Digital Technology Hub will be developed in Lau Fau Shan.

**Table 26 Establishing a Platform for Diversified Industry Development**

**1. Advancing the development of San Tin Technopole**

- Commence operating the San Tin Technopole Company Limited, which is wholly owned by the Government, for the phased development of the 210-hectare I&T land.

**2. Strengthening computing infrastructure**

- The Sandy Ridge Data Facility Cluster has entered the construction stage, and will commence operation by 2029. It is expected to provide computing power of up to 180 000 peta-floating point operations per second by 2032, which is equivalent to 36 times the current level in Hong Kong.

**3. Advancing the development of the Hung Shui Kiu Industry Park**

- Commence operating the Hung Shui Kiu Industry Park Company Limited, which is wholly owned by the Government, for the phased development of the 27.5-hectare land.

**4. Advancing the development of modern logistics and other industries**

- About 32 hectares of land in HSK have been reserved for developing a modern logistics cluster, within which spade-ready sites will be progressively rolled out for development starting from 2027-28.
- An “Enterprise and Technology Park” site under the development project of the HSK pilot area of large-scale land disposal awarded, with construction works of the building on the site anticipated to be completed by the successful tenderer in early 2030; the remaining two sites granted to the Hung Shui Kiu Industry Park Company Limited.
- Reserve around 10 hectares of land in Yuen Long South for the development of the first Advanced Construction Industrial Park.

**5. Developing landmark I&T facilities in Lau Fau Shan**

- The Government plans to develop a Digital Technology Hub in the Lau Fau Shan area, for which about 30 hectares of land have been reserved.

**6. Establishing TKL as a base for emerging industries**

- Reserve industry land in TKL to develop ancillary facilities for supply chains in support of the development of emerging industries, traditional industries, and new industrialisation, covering modern logistics, advanced construction industries, food produce, fresh food supply, as well as green/environmental industries, etc.

**3.19** We strive to develop a synergised ecosystem where the chain of industry-academia-research is well-integrated, creating an end-to-end model for basic research, technology breakthroughs, transformation of outcomes, and industry incubation. Local institutions will join forces with their counterparts in the Mainland and overseas to create a mode of industry development under which R&D undertaken by higher education institutions will go for production in the Guangdong-Hong Kong-Macao Greater Bay Area, with financing support in Hong Kong and Macao, and outcomes targeted for the international market, alongside the setting up of specialised technology transfer organisations and I&T funds. We will encourage institutions in the NMUT to form alliances with adjacent industry parks and join forces with enterprises therein for the purpose of research outcome transformation and commercialisation. Taking the university towns as development axles, we will comprehensively enhance the layout of living amenities, so that higher education institutions will perform their roles in attracting talent and leading innovation, thereby driving the high-quality development of the Northern Metropolis and creating a modernised area that is suitable for living, work, and education.

## Chapter 13 Diversified Development of a Metropolis Ideal for Living, Work, and Travel

**3.20** We will adopt a reform-oriented mindset and an early and pilot implementation approach to advance the diversified development of the Northern Metropolis. With an approach that is planning-oriented, infrastructure-led, industry-driven, and people-oriented, we shall forge a Northern Metropolis that is blissful, vibrant and innovative. We will implement a series of reform measures, including the adoption of the early and pilot implementation, management, and operation mechanisms for NDAs in the Northern Metropolis, which will entail flexible land use planning to accommodate diversified industries and respond to market changes, as well as innovative and diversified development models, encouraging public-private partnerships, etc.

**3.21** We strive to streamline control along the whole development process to expedite developing the Northern Metropolis and bringing in industries. In addition to enacting the Northern Metropolis Development Ordinance, we will also adopt diversified development models to expedite the rolling out of space. To speed up our efforts in bringing in enterprises, we will establish industry park companies, taking full advantage of public-private partnerships, realising the two-pronged approach of “capable government” and “effective market”. We will implement the “Pay for What You Build” Pilot Scheme<sup>13</sup> to enhance the market’s investment incentive, and use a “two-envelope” approach for tendering<sup>14</sup> to drive integrated development. We will allow low-density facilities to be developed first to generate footfall and income, before the implementation of large-scale developments in the long run.

**3.22** We will increase the housing and economic land supply. We will advance the housing and economic development of the Northern Metropolis, with a target of making available the necessary land to enable, in the coming five years, the provision of over 70 000 housing units and one million square metres of economic floor space.

**3.23** We strive to achieve higher living standards in the Northern Metropolis. We will progressively enhance the flat mix of public housing and raise the unit size requirements for private residential development in new projects in the Northern Metropolis, so as to create favourable conditions for enhancing the average living space per person. For public housing, preparations are underway to deliver units for rental and sale over the next decade, including those in the Northern Metropolis. We will progressively enhance the internal floor area of these units and increase the proportion of larger units for newly-built subsidised sale flats, including those in the Northern Metropolis.

13 “Pay for What You Build” refers to the arrangement that in lease modifications, subject to the condition of the land parcels involved, owners will be allowed to pay the required premium according to the actual built floor area and use, rather than the maximum floor area based on the maximum plot ratio; and allowing developers to pay land premiums by phase according to the development scale may also be considered.

14 Under a “two-envelope” approach for tendering, the non-premium and premium proposals are considered comprehensively, with the weightings and elements for assessment set to suit individual circumstances.

**3.24** We will enhance local and cross-boundary transport infrastructure connectivity. Adopting an infrastructure-led approach, we are pressing full steam ahead with the major Northern Metropolis-related railway and road projects under the “Eight Vertical and Eight Horizontal Corridors”<sup>15</sup> infrastructure layout, including the Northern Metropolis Highway (San Tin Section), the Tsing Lung Bridge at the southern end of Route 11, the Northern Link Spur Line connecting to the new Huanggang Port, and the Hong Kong section of Hong Kong-Shenzhen Western Rail Link. We will also examine the feasibility of a southern extension of the Hong Kong-Shenzhen Western Rail Link to strengthen the connectivity between the Northern Metropolis and the Hong Kong International Airport.

**Table 27 Promoting the Development of Northern Metropolis-related Transport Infrastructure**

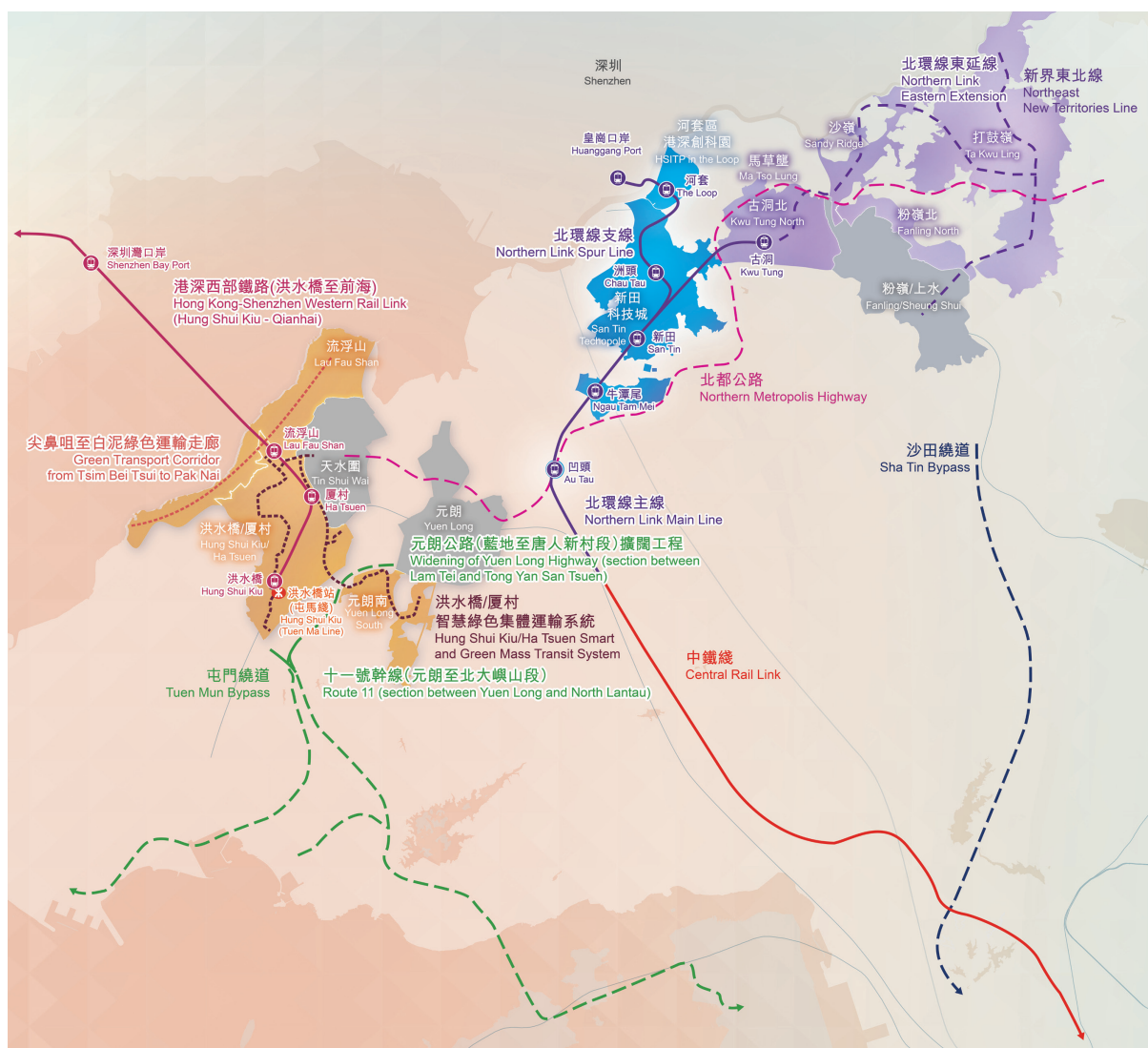
**1. Railway projects**

- Expedite the construction works of Kwu Tung Station on the East Rail Line and HSK Station on the Tuen Ma Line for commissioning in 2027 and 2030 respectively.
- Implement the Northern Link Main Line in combination with the Spur Line, complete the gazettal procedures for the railway scheme of the Spur Line within 2026, and commence the tunnel boring works for the Northern Link Project progressively from 2028 onwards, with the aim of commissioning the Main Line and Spur Line simultaneously in 2034.
- Expedite the preparatory work for the Hong Kong-Shenzhen Western Rail Link, invite tender for the detailed design and construction of the Hong Kong section in 2027, and strive for commissioning of the Hong Kong and Shenzhen sections in Hong Kong and Shenzhen simultaneously in 2035.

**2. Major road projects**

- Prioritise taking forward the Northern Metropolis Highway (San Tin Section) in accordance with the strategy of “Holistic Planning and Phased Implementation” and complete the gazettal procedures for the road scheme of the San Tin Section in 2027, with the target of commissioning in 2034.
- To meet the north-south transport demand arising from the future development of the Northern Metropolis and strengthen the connection between the Northern Metropolis and the urban area, priority will be given to taking forward the Tsing Lung Bridge at the southern end of Route 11, with the target of commissioning in 2033.

15 As a series of transport infrastructure projects will progressively materialise in the future, the territory-wide “Five Vertical and Five Horizontal Corridors” railway network and “Three Vertical and Three Horizontal Corridors” major road network will form an “Eight Vertical and Eight Horizontal Corridors” grand layout. The “Five Vertical Corridors” comprise five north-south railway corridors; the “Five Horizontal Corridors” comprise five east-west railway corridors. The “Three Vertical Corridors” refer to the three major north-south corridors; and the “Three Horizontal Corridors” refer to the three major east-west axes.



## "Five Vertical and Five Horizontal Corridors" Rail Layout



## "Three Vertical and Three Horizontal Corridors" Major Road Layout

The "Eight Vertical and Eight Horizontal Corridors" Infrastructure Layout

**3.25** We will enhance the planning for public services, community facilities, and cultural and sports facilities in the area. We will coordinate the distribution of facilities in relation to housing, employment, education, healthcare, social welfare, recreation, and greening, etc. in the Northern Metropolis. Diversified arts and cultural facilities, as well as arts performance and exhibition spaces will be developed. We will adopt the “15-minute neighbourhood” concept in the course of land use planning, enhance transport connectivity, and develop high-quality public space and blue-green network<sup>16</sup>. In 2027, we will launch the plan to establish the New Territories North Cluster and press ahead with the construction of an integrated teaching and research hospital in Ngau Tam Mei. By comprehensively enhancing the quality of life, and attracting talent to reside and work, we will forge the Northern Metropolis into an exemplary model for quality living in Hong Kong.

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16 It refers to the network of green spaces and blue water resources, such as river channels, wetlands, open spaces, and hills.