

Part 1

Accelerate Northern Metropolis Development and Advance Spatial Planning in Other Areas

Introduction

The HKSAR Government will, in light of Hong Kong's long-term development needs, accelerate the development of the Northern Metropolis, and alongside spatial planning in other areas and urban renewal initiatives, optimise the allocation of land resources and develop Hong Kong into a more vibrant and liveable city. As a key new strategic development space in Hong Kong, the Northern Metropolis will primarily accommodate the development functions of I&T, post-secondary education, and health, and medical innovation, etc., while fostering closer integration with the Greater Bay Area in terms of I&T and talent resources.

Hong Kong's Five-Year Plan should be guided by the principle of "planning-first, infrastructure-led, industry-driven, and livelihood-oriented". Through the complementary interplay of Northern Metropolis development, urban renewal, transport facilities, and smart city construction, it will promote the co-ordinated development of industries, housing, leisure, and public services, thereby building a more vibrant, smart, and liveable city.

Current Situation

Hong Kong has long faced a perennial shortage of land resources, with development space primarily concentrated in highly-developed urban areas. Land supply is constrained by topography, land use restrictions, and existing development patterns, making it difficult to support the long-term needs of economic diversification and industrial upgrading. In particular, sectors such as I&T, higher education and the cultivation of high-calibre talents all require sufficient land supported by forward-looking planning. As the key new strategic development space in Hong Kong, the Northern Metropolis can provide vast area of land for comprehensive planning to address the land

shortage. Complemented by the synergised development with Shenzhen and other Greater Bay Area cities, it will help expand Hong Kong's development capacity, enhancing its overall competitiveness and capability for sustainable development.

As the only city in the world with five universities among the global top 100, Hong Kong's competitive edge in post-secondary education is world-class. However, most of Hong Kong's post-secondary institutions are currently located in highly-developed urban areas, with limited room for expansion. The Northern Metropolis University Town will provide land for driving the capacity expansion and quality enhancement of these institutions, creating favourable conditions for the sustainable development of post-secondary education in Hong Kong. It will also facilitate coordinated development with industries in the vicinity, promote collaboration among industry, academia, and research, and advance the integrated development of education, technology, and talent, further consolidating Hong Kong's position as an international hub for post-secondary education, accelerating the development of an international I&T centre, and building Hong Kong into an international hub for high-calibre talents.

Meanwhile, quite some urban lots in Hong Kong face the problems of ageing buildings, misalignment between spatial planning and contemporary social development needs, and inadequate living amenities. Renewal of old districts should proceed having regard to community needs and sustainable development objectives, and should harness green and smart design to enhance operational efficiency, quality of life, and resilience of the city.

Policy Directions and Key Proposals

This document sets out the following preliminary and forward-looking policy directions for public discussion and refinement:

1. Accelerate Northern Metropolis development
 - Accelerate the release and development of space through diverse modes, such as in-situ land exchange, “large-scale land disposal”, the establishment of the industry park company, “Pay for What You Build”, and a dual-track system of direct land grant and tender, so as

to enhance land development efficiency and stimulate market investment interest.

- Increase the supply of housing and economic land by, in the next five years, delivering over 70 000 housing units and providing one million square metres of economic floor space. The economic land provided will serve as a vehicle for high value-added industries. Co-ordinate the distribution and timely provision of facilities related to housing, employment, education, healthcare, social welfare, recreation, and greening in the Northern Metropolis to build a new generation of community environment ideal for living, working, and travelling.
- Adhere to an infrastructure-led approach and press full steam ahead with a series of railway and major road projects under the new “Eight Vertical and Eight Horizontal” transport infrastructure layout, so as to improve connectivity within the Northern Metropolis and with other districts of Hong Kong, as well as strengthen the infrastructure connectivity in the Greater Bay Area through two cross boundary railway projects, namely Hong Kong-Shenzhen Western Rail Link and Northern Link Spur Line, enhancing the transport connection with Shenzhen and other Greater Bay Area cities.

2. Position the University Town as a Key Engine for Northern Metropolis Development

- Promote the Northern Metropolis as an international hub for post-secondary education, support local institutions and attract other renowned Mainland and overseas institutions to establish or expand campuses and research centres in the University Town, and provide other ancillary and shared facilities, so as to enhance Hong Kong’s international reputation in education and research, and expand educational exchanges and collaboration with institutions around the world.
- Foster spatial connectivity between the institutional facilities and the industry parks, research institutions, start-ups and communities in the University Town, so as to strengthen the integrated development of industry, academia, and research sectors, and develop an international university town that integrates talent development and

the commercialisation of research and development (R&D) outcomes.

- Promote multi-disciplinary development, nurturing talents in short supply at the national level and to meet Hong Kong's development needs, such disciplines include life and health technology, health and medical innovation, artificial intelligence (AI), microelectronic technology, high-end professional services, smart manufacturing, and vocational and professional training, etc.

3. Drive industry development in Northern Metropolis through I&T

- Fully take forward the development of the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (Hetao Hong Kong Park) to form the “one zone, two parks” development framework with the Shenzhen Park, and accelerate the development of San Tin Technopole into a core engine for industry development in the Northern Metropolis.
- Leverage the Northern Metropolis' land and spatial advantages to develop a more comprehensive I&T industry chain, encompassing platforms for R&D, testing, manufacturing, demonstration and commercialisation.
- Strengthen the I&T ecosystem, and promote cluster development in key areas such as AI, advanced manufacturing, microelectronics, biotechnology, and data technology, etc.

4. Promote health and medical innovation, and development of biomedical industry

- Capitalise on the third medical school's permanent campus and the integrated medical teaching and research hospital in Ngau Tam Mei, as well as the development of San Tin Technopole, to create a cluster of life and health technology and health and medical innovation that integrates teaching, R&D, clinical trials, and technology transformation.
- Leverage the unique advantages of “one zone, two parks” of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone to establish a base for R&D and transformation

of biomedical technology, and with the Greater Bay Area International Clinical Trial Institute in the Hetao area as the core, drive the high-quality development of medical products in the Greater Bay Area, while promoting the use of real-world evidence to support the approval and registration of medical products so as to reform the evaluation mechanism for such products.

5. Pursue other spatial planning initiatives and old district renewal
 - Pursue old district renewal and reshape urban space through a dual-track strategy of redevelopment and revitalisation, complemented by the new space offered in the Northern Metropolis and other new development areas, so as to improve amenities including public space and enhance the liveability of urban areas.
 - Harness the new development of Northern Metropolis and the renewal of old districts to progressively optimise the mix of unit sizes for public housing and raise the size requirements for private residential units in newly launched projects, so as to create favourable conditions for increasing the average living space per person.

Matters for Consultation

Members of the public may offer views on the aforementioned policy directions, viable policy tools, and the areas in which Hong Kong holds the greatest strengths or potential with regard to accelerating the development of the Northern Metropolis, taking forward the Northern Metropolis University Town, fostering I&T development, driving health and medical innovation, and promoting urban renewal.