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## **Expedite the Development of the Northern Metropolis**







# Background

The Northern Metropolis (NM) will rise as a strategic development, a megaproject advancing quality post-secondary education, integrating innovation and technology (I&T) industries, and pooling international high-calibre talent. It will also become a centrepiece in Hong Kong's deepening engagement with the Guangdong-Hong Kong-Macao Greater Bay Area, while integrating into and serving the overall national development. It also serves as a new engine to develop new quality productive forces.

The Government is working at full steam to advance NM development. Following the announcement of the establishment of the Committee on Development of the Northern Metropolis in last year's Policy Address, substantial progress has been made in a number of initiatives - the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone was commissioned last year, over 100 I&T enterprises and institutions have been moving in gradually while the two wet laboratory buildings have been fully leased; the Hung Shui Kiu Industry Park Company Limited and the San Tin Technopole Company Limited have commenced operation to integrate a capable government with market forces; and the Northern Metropolis Development Bill was introduced into the Legislative Council in July this year, with a view to streamlining procedures to accelerate NM development and facilitating industry operation.

The NM will take the university town as the main focus of its development. We will develop three university towns, which are the San Tin, Hung Shui Kiu and Ta Kwu Ling University Towns in the NM based on the concept of town area comprising campus area, technology area, industry area, and living community area, and planned around "One Town, Five Elements" (education, technology, industry, talent and community development), so as to build high-quality university towns that are suitable for education, research, innovation and living. Adopting the strategic positioning that integrates the four pillars of "talent cultivation, scientific research, transformation of outcomes, industry development", we will drive the synergistic development among the Government, industries, academia, research and investment sectors, in a bid to achieve the integrated development of education, technology and talent. At the same time, we will continue to adopt "industry-driven and infrastructure-led" as the core development approach, while also providing well-planned living ancillary facilities to build an NM ideal for living, work and travel.

## Expedite the Development of the Northern Metropolis

### Northern Metropolis University Town

#### Drive the Northern Metropolis development with university towns and leading industry development through technology

- Develop the San Tin, Hung Shui Kiu, and Ta Kwu Ling University Towns in the Northern Metropolis (NM) based on the concept of town area comprising campus area, technology area, industry area and living community area, and planned around “One Town, Five Elements” (education, technology, industry, talent and community development), to drive the overall development of the Northern Metropolis University Town (NMUT). (CSO, EDB, DEVB)
- The campus areas of the three university towns in San Tin, Hung Shui Kiu and Ta Kwu Ling amount to about 300 hectares. Together with the surrounding technology areas, industry areas and living community areas, the overall planned area of the three university towns will exceed 1 000 hectares. (CSO, EDB, DEVB)
- San Tin University Town will focus on medicine, life and health technology, artificial intelligence (AI), robotics, microelectronics and emerging industries, with its campus area covering the land near the Northern Link’s future San Tin Station and Ngau Tam Mei Station. Its technology area and industry area will cover the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (the Loop Hong Kong Park) and the San Tin Technopole. (CSO, EDB, DEVB, ITIB)
- Building 1 of the Loop Hong Kong Park, scheduled for completion by end-2026, will be positioned as the flagship project for launching of the NMUT, bringing together the frontier research capabilities of leading local, Mainland and international universities and institutions, including InnoHK Research Clusters and other new initiatives. It will promote interaction between universities, research and development (R&D), and industries. (CSO, EDB, DEVB, ITIB)
- The Hong Kong Jockey Club Charities Trust will allocate \$3 billion to support the construction of another integrated teaching and scientific research building, which will focus on educational and scientific exchange as well as the cultivation of scientific research talent, and will make available its facilities for other institutions to use. (CSO, EDB, DEVB, ITIB)
- Invite the Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL) and the San Tin Technopole Company Limited to join the development of university towns and to participate in the related construction works, so as to accelerate such projects. (CSO, EDB, DEVB, ITIB)
- The campus area of Hung Shui Kiu University Town and its adjoining technology and industry areas (including Hung Shui Kiu Industry Park, the Lau Fau Shan Digital Technology Hub, Yuen Long InnoPark and the Hong Kong Microelectronics Research and Development Institute (MRDI)) will be developed as a “Centre for Applied Post-secondary Education in Smart Manufacturing and Global Talent Cultivation”. (CSO, EDB, DEVB, ITIB)
- Invite applications from post-secondary institutions for the construction of campuses within 2026 to kick-start Hung Shui Kiu University Town’s campus development. (CSO, EDB, DEVB)

- The Ta Kwu Ling University Town will integrate arts and blue green development elements, and support comprehensively the development of emerging and traditional industries as well as new industrialisation. Strategic space will also be reserved for future development needs, establishing a university town with a unique style that integrates the “One Town, Five Elements” along with an arts and leisure ecosystem. (CSO, EDB, DEVB, ITIB)

### **Innovation-driven industry-academia-research collaboration across institutions**

- The Working Group on Planning and Construction of the University Town led by the Chief Secretary for Administration will be upgraded to become the Committee on Construction and Development of the University Town, and include non-official expert members. The Committee will provide high-level steer with respect to the long-term strategic development of the NMUT and promote inter-departmental collaboration, facilitating the development of an internationally competitive University Town. (CSO, EDB)
- The Committee on Construction and Development of the University Town will explore specific measures to facilitate and incentivise NMUT institutions to pursue the transformation of research outcomes, promoting the commercialisation and marketisation of research outcomes from the institutions. (CSO, ITIB, EDB)
- Gradually increase the number of the University Grants Committee-funded research postgraduate places by around 30% from the current level of 7 200 to 9 600 in the 2030/31 academic year, so as to support the development of basic research in Hong Kong. (EDB)
- Starting from the 2027/28 academic year, gradually increase the annual quota of the Hong Kong PhD Fellowship Scheme from 400 to 550 places by the 2029/30 academic year. (EDB)
- Starting from the 2027/28 academic year, an additional funding of \$20 million per academic year will be provided to support knowledge transfer, accelerating the transformation of innovative outcomes. (EDB)
- Starting from the 2029/30 academic year, \$40 million a year will be provided under the Fund for Innovative Technology-in-Education to promote the widespread use of AI and emerging technologies in the higher education sector. (EDB)

## **Promote Development of Innovation and Technology and Industries**

### **The Loop Hong Kong Park**

- The Loop Hong Kong Park was officially commissioned in December 2025. The two wet laboratory buildings have been fully leased. The remaining buildings in the first batch of Phase 1 development will be completed within 2026. (ITIB)
- For the sites in the remaining batches of Phase 1 development, the HSITPL has already launched two open tender exercises for the eight land parcels since June 2026, with a view to leveraging private market forces to accelerate and enhance the efficacy of the park’s development. Results will be announced by end-2026. (ITIB)
- The HSITPL has already completed planning for Phase 2 development of the Loop Hong Kong Park (including the development scale and distribution of industries) in 2025 by making reference to the planning and functions of Phase 1 development and finalised the overall layout of the park. Consideration is also being given to the early release of the land along the river for use in Phase 2 development with a view to expediting concurrent development with Phase 1. (ITIB)
- Advance the cross-river connection project on the western side of the Loop and related construction, and proactively facilitate the efficient, convenient and safe flow of researchers and data between the two parks of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone. (ITIB, DEVB, SB)

## Establish the national manufacturing innovation centre

- The HKSAR Government and the Ministry of Industry and Information Technology signed the Co-operation Agreement on Advancing the Joint Establishment of Manufacturing Innovation Centre by the Ministry and Hong Kong in July 2026, setting in motion Hong Kong's first national manufacturing innovation centre, which the MRDI will take the lead in operating. (ITIB)
- The MRDI has moved into the Microelectronics Centre in Yuen Long. Its two pilot lines, focusing on the R&D and trial production of third-generation semiconductors, are being set up in full speed with a target for commencing operation by end-2026. (ITIB)

## San Tin Technopole

- The San Tin Technopole Company Limited will expedite land formation by leveraging market forces with institutional innovation and under a multi-pronged approach, in a bid to take forward the development of the 210-hectare innovation and technology (I&T) land. (ITIB)

## Hung Shui Kiu Industry Park

- The Hung Shui Kiu Industry Park Company Limited (Park Company) is engaging with the Authority of Qianhai of the Shenzhen Municipality and will sign a memorandum of understanding to establish a mutually beneficial collaboration model, capitalising on their combined industry strengths. (DEVB)
- Review the progress of the Park Company in drawing up a development plan (including key performance indicators) to ensure that the Park Company will make effective use of the land asset and the Government's equity injection in accordance with the Government's industry policies, attracting enterprises and investments, and bringing in more industries to Hung Shui Kiu. (DEVB, FSTB, CEDB, TLB, ITIB)

## Computing power infrastructure

- The construction works of the Sandy Ridge Data Facility Cluster have begun. The computing power of the cluster is expected to reach 180 000 peta-floating point operations per second by 2032, equivalent to 36 times Hong Kong's current computing power, providing solid support to the development of Hong Kong's intelligent computing industry. Its cumulative investment is expected to reach at least \$23.8 billion. (ITIB)
- Inject \$1 billion into the Artificial Intelligence Subsidy Scheme to support the Hong Kong AI Research and Development Institute in applying high-performance computing power for frontier research, accelerating innovative breakthroughs. (ITIB)
- Assess the market demand for computing power, and adopt "high efficiency computing power, stable electricity supply, low-carbon transition" as the core direction, optimising the operation of Hong Kong's data centres and city-level layout of computing power, supporting the healthy development of the intelligent computing industry. (ITIB, EEB)

## Advanced construction industry park

- Earmarked 30 hectares of land in the NM to develop a large-scale, advanced construction industry park, which will accommodate steel reinforcing-bar, prefabrication yards and innovative concrete batching plants. The industry park will also introduce facilities for promoting testing and certification of Modular Integrated Construction and Multi-trade Integrated Mechanical, Electrical and Plumbing, as well as R&D of the construction methods and their training, production and demonstration. This will drive wider adoption of high productivity construction methods in the industry and enhance new quality productive forces. (DEVB)
- Invite the market to submit expressions of interest in the first half of 2027 for the development of an advanced construction industry park of about 10 hectares in Yuen Long South. The tendering process for the first batch of land is expected to be announced no later than the first half of 2028. (DEVB)

## Build an NM Ideal for Living, Work and Travel

### Commencement of all nine new development areas in the NM

- Commence the site formation and infrastructure works for Ngau Tam Mei in the first half of 2027, with “spade-ready sites” available progressively starting from end-2028. (DEVB)
- Begin statutory planning and related procedures for Lau Fau Shan New Development Area (NDA) within 2026. (DEVB)
- The statutory planning and related procedures will begin in 2027 progressively for the over 200-hectare Priority Development Area (including part of the university town) of Ta Kwu Ling NDA, Au Tau NDA and part of Ma Tso Lung NDA. (DEVB)

### Enhance development speed and efficiency

- Continue to implement the three-year “Pay for What You Build” Pilot Scheme, under which land owners, in the process of lease modification, are allowed to carry out phased development of industry sites and have the necessary land premiums assessed on the basis of the actual gross floor area and the preferred use put forward by the lot owners. (DEVB)
- Facilitate industry development by granting longer-term government tenancies (up to at most 21 years through renewal). (DEVB)
- Launch the second pilot area under large-scale land disposal in Fanling North in end-2026 the earliest. (DEVB)
- The Working Group on Planning and Development chaired by the Deputy Financial Secretary co-ordinates departments to expedite approval processes. (DFSO, DEVB, TLB, HB)
- The Northern Metropolis Projects Supervision Office renders full assistance in facilitating large-scale private developments in the NM. (DEVB)

- Chaired by the Permanent Secretary for Development (Works), the Northern Metropolis Public Works Projects Management Committee will continue to exercise high-level monitoring on the implementation of public works projects in the NM, and dynamically monitor the key approval processes of various projects via the integrated capital works platform to strengthen the governance of the public works projects in the NM, aiming at expediting the development at full steam. (DEVB)
- Increase cost-effectiveness by adopting mechanisms such as a framework procurement model and Early Contractor Involvement, and integrate elements of team collaboration comprising government project officers, engineering consultants and contractors on the basis of existing contract models to shorten construction time. (DEVB)
- Expand the application scope of the Hong Kong Environmental Database by consolidating over 200 environmental datasets and optimising planning with AI. The database significantly reduces the time needed for environmental impact assessment (EIA) process to about 15 to 24 months from about 36 to 48 months, significantly improving project efficiency and reducing costs. For the NM-related projects, the time needed for the EIA process will be targeted at about 15 to 20 months. (EEB)
- Introduce a performance-based management approach with real-time on-site environmental monitoring in specified areas of NM in 2027, streamlining the application and assessment procedures for Construction Noise Permits (CNP), targeting to shorten the processing time for CNP from 18 days to 14 days. (EEB)

### Introduce dedicated legislation for the NM

- Work to secure passage of the Northern Metropolis Development Bill in the Legislative Council (LegCo) within 2026, and subsequently submit the first batch of five pieces of subsidiary legislation to cover town planning processes, land compensation, building works approval, noise control and cross-boundary flows of people, streamlining procedures to accelerate NM development and facilitating industry operation. (DEVB)

## Step up efforts to attract enterprises and investments and intensify industry development

- The cross-departmental committee on preferential policy packages to attract enterprises and investments led by the Financial Secretary will consider factors such as resources invested by the enterprises, related economic benefits, development potential, etc. to formulate dedicated preferential policy packages, which may cover land grants, land premium concessions, financial subsidies, tax concessions, etc., attracting international and national brands and strategic enterprises to establish business operations in Hong Kong. (FSO, CEDB)
- The Office for Attracting Strategic Enterprises and Invest Hong Kong will make use of the preferential policy packages flexibly during negotiations with enterprises and provide them with customised services, with a view to attracting enterprises and investments in a more targeted and effective manner. (FSO, CEDB)
- Introduce an amendment bill into LegCo by end-2026, providing preferential tax rates of 5% or half-rate, for selected enterprises operating in key sectors such as finance, advanced manufacturing, I&T as well as R&D, headquarters activities, and logistics and supply chain management. (FSTB, CEDB, DEVB, EEB, HHB, ITIB, TLB)
- The Hong Kong Investment Corporation Limited will continue, through investments, to mobilise market resources, supporting enterprises in establishing a presence in the NM and other cities in the Guangdong-Hong Kong-Macao Greater Bay Area. (FSO)

## Step up efforts to attract long-term capital investment for the NM

- The Hong Kong Monetary Authority and the Hong Kong Association of Banks established the Northern Metropolis Financial Advisory Taskforce in April 2026 to explore public-private partnership approaches and financing arrangements for the NM development with the Government and industry park companies. Participating banks in the taskforce will offer tailored financing solutions for companies moving into the NM, so as to provide precise support for the NM development. (FSTB)

- The Insurance Authority will implement lowered capital requirements for eligible investment in infrastructure at end-2026, releasing more insurance capital to participate in Hong Kong's infrastructure projects, including the NM development. (FSTB)

## Achieve higher living standards in the NM

- For subsidised sale-flat projects in the NM to be completed from 2031-32 onwards, the Hong Kong Housing Authority will increase the proportion of larger flats (i.e. those with a saleable area of about 45 square metres or more) from 20% to 25%, raising the overall living quality of the public. (HB)

## Establish the New Territories North Cluster

- The Hospital Authority will plan the establishment of the New Territories North Cluster from 2027, and press ahead with the construction of an integrated teaching and research hospital in Ngau Tam Mei. It will also assess the need and the feasibility of constructing Hung Shui Kiu Hospital. (HHB)

## Cultural facilities in the NM

- Develop various cultural facilities in the NM, with construction of the Hong Kong Conservation Repository (formerly Heritage Conservation and Resource Centre) in Tin Shui Wai and the New Territories East Cultural Centre in Fanling expected to be completed in 2028 and 2030, respectively. (CSTB)

## Promote urban-rural integration

- With the announcement of the launching of the \$200-million NM Urban-rural Integration Fund, applications will be invited and the first batch of projects approved in 2027, capitalising on community wisdom and encouraging villagers' participation, as well as promoting rural tourism and bringing economic vitality to rural villages. (DEVB)
- Publish the Guidelines on Promoting Urban-rural Integration in the NM within 2026, and launch the "San Tin Timewalk" as the first signature project in 2027 to link attractions with features of traditional rural architecture as well as historical and cultural heritage, creating distinctive landmarks and tourist attractions in collaboration with villagers. (DEVB)

## Advance transport infrastructure

- Conduct a NM Highway study and prioritise the San Tin Section to serve NDAs, including Kwu Tung North, the San Tin Technopole and Ngau Tam Mei, with the target of inviting tenders for the main construction works in 2027. Suitable national and overseas design standards, alongside advanced construction technologies, will be adopted. Commissioning of the San Tin Section is expected to be brought forward by two years, to 2034. (TLB)
- Take forward the Tsing Lung Bridge project at the southern end of Route 11, aiming for commissioning in 2033 to meet north-south transport demands arising from the NM development. (TLB)
- Kwu Tung Station is expected to begin operation in 2027, as the 100th heavy rail station. (TLB)
- The Hung Shui Kiu Station will adopt advanced technologies including a Modular Integrated Construction method to enhance speed and efficiency, with commissioning of the station targeted for 2030. (TLB)
- Continue with the works of the Tung Chung Line Extension, Oyster Bay Station and Tuen Mun South Extension with the aim of completing these railway projects progressively from 2029 onwards. (TLB)
- Present a preliminary proposal for the southern extension of the Hong Kong-Shenzhen Western Rail Link in 2027 to strengthen connectivity between the Hong Kong International Airport and the NM, as well as the Mainland. (TLB)