

北部都會區
Northern Metropolis

Latest Development of Northern Metropolis

23 September 2025

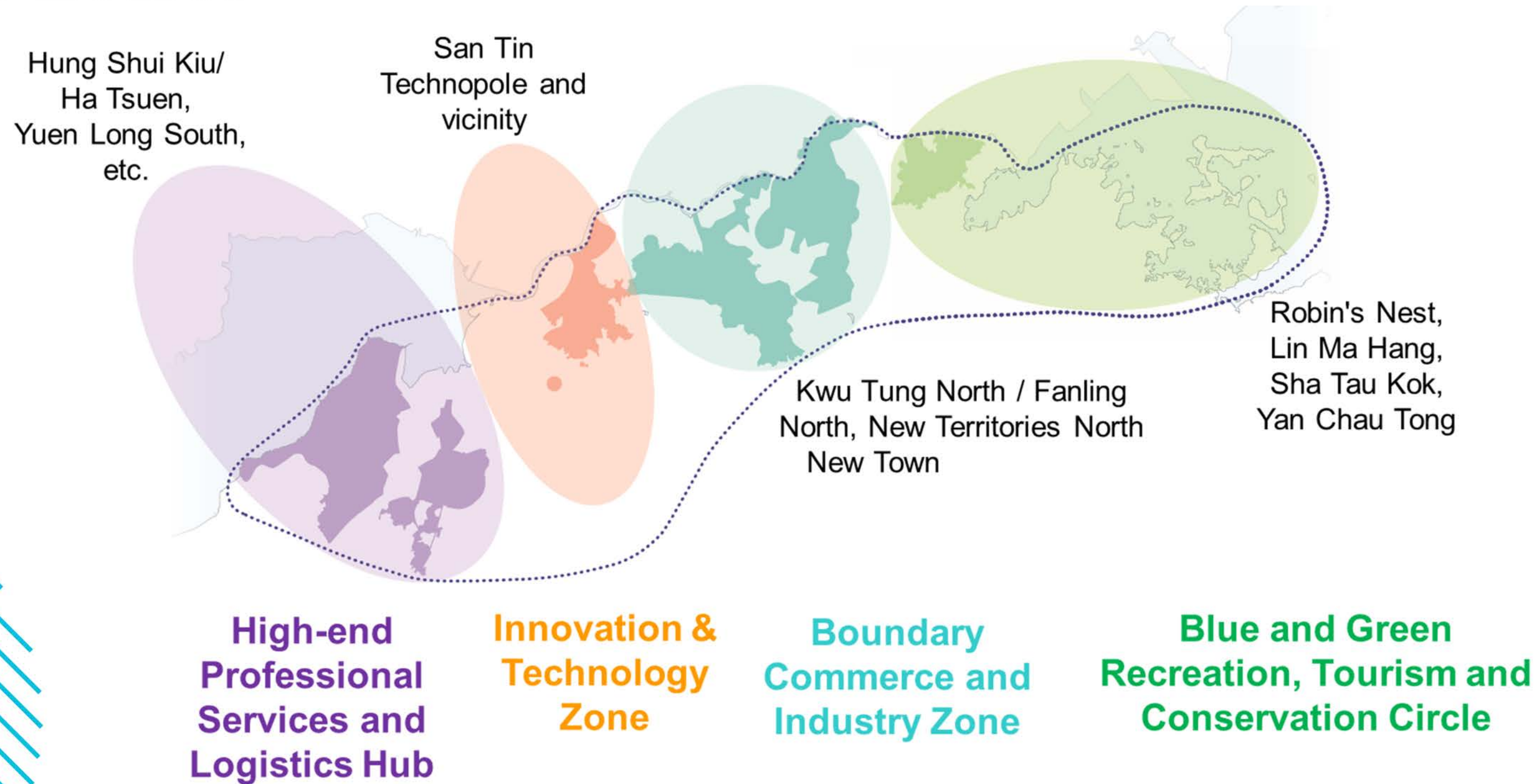


A New Metropolis





Four Zones



3 000

hectares of
new development land

500 000

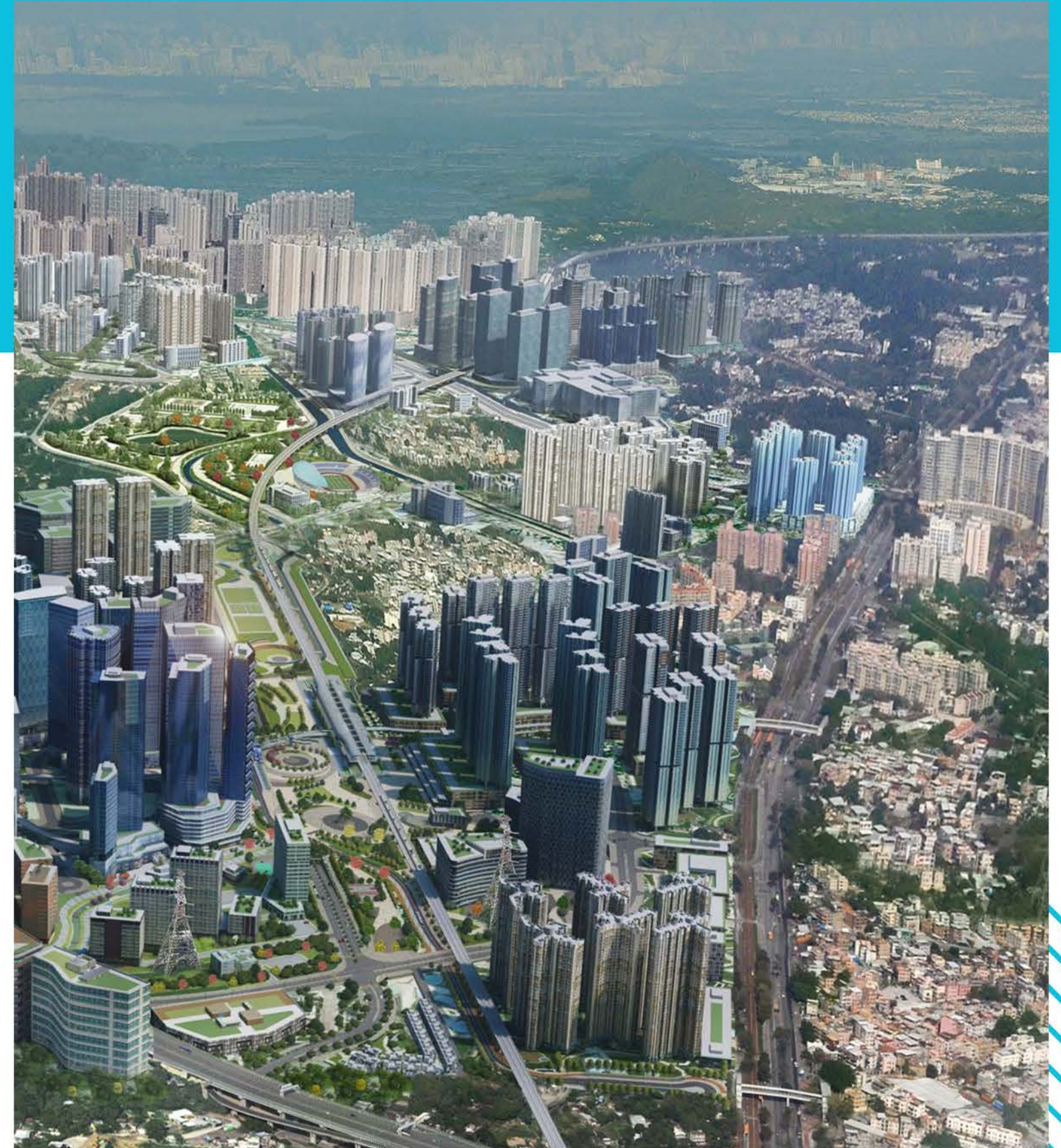
new residential units
and new jobs

2 500 000

population

Northern Metropolis

- A new engine for the future development of Hong Kong by providing new land for development of innovation and technology and other industries
- A main source of future housing land supply, integrating quality life, jobs, culture and leisure, and promoting a better home-job balance and green living
- A quality platform for cooperation with other Greater Bay Area cities



Northern Metropolis



NDA's under
Construction



NDA's under
Planning



Transportation



Investment
Opportunities





**NDAs under
Construction**



Kwu Tung North/Fanling North New Development Area

- A major source of housing supply, and where government offices concentrate
- First Phase works commenced in 2019. Population intake of the first batch of private housing development in 2022. Kwu Tung North Multi-Welfare Services Complex commissioned in 2023
- Kwu Tung Station on East Rail Line scheduled for commissioning in 2027
- Population intake in 2026-27 for around 20 000 new flats
- 37-hectare Long Valley Nature Park opened in November 2024





Hung Shui Kiu/Ha Tsuen New Development Area

- Connecting with Qianhai and Nanshan to develop professional services and modern logistics industries
- First Phase works commenced in 2020. The first dedicated rehousing estate “Casa Eminence” completed for phased population intake from 2024
- Hung Shui Kiu Station on Tuen Ma Line scheduled for commissioning in 2030





San Tin Technopole (including the Loop)

- A hub for clustered innovation and technology (I&T) development, creating synergy with Shenzhen I&T Park
- The first three buildings of the Hong Kong-Shenzhen I&T Park completed
- Site formation works for the first batch of I&T sites in San Tin to be completed in 2026. 20 hectares of I&T land with an area of 20 hectares will to be handed over to the Hong Kong Science and Technology Parks Corporation for development and operation

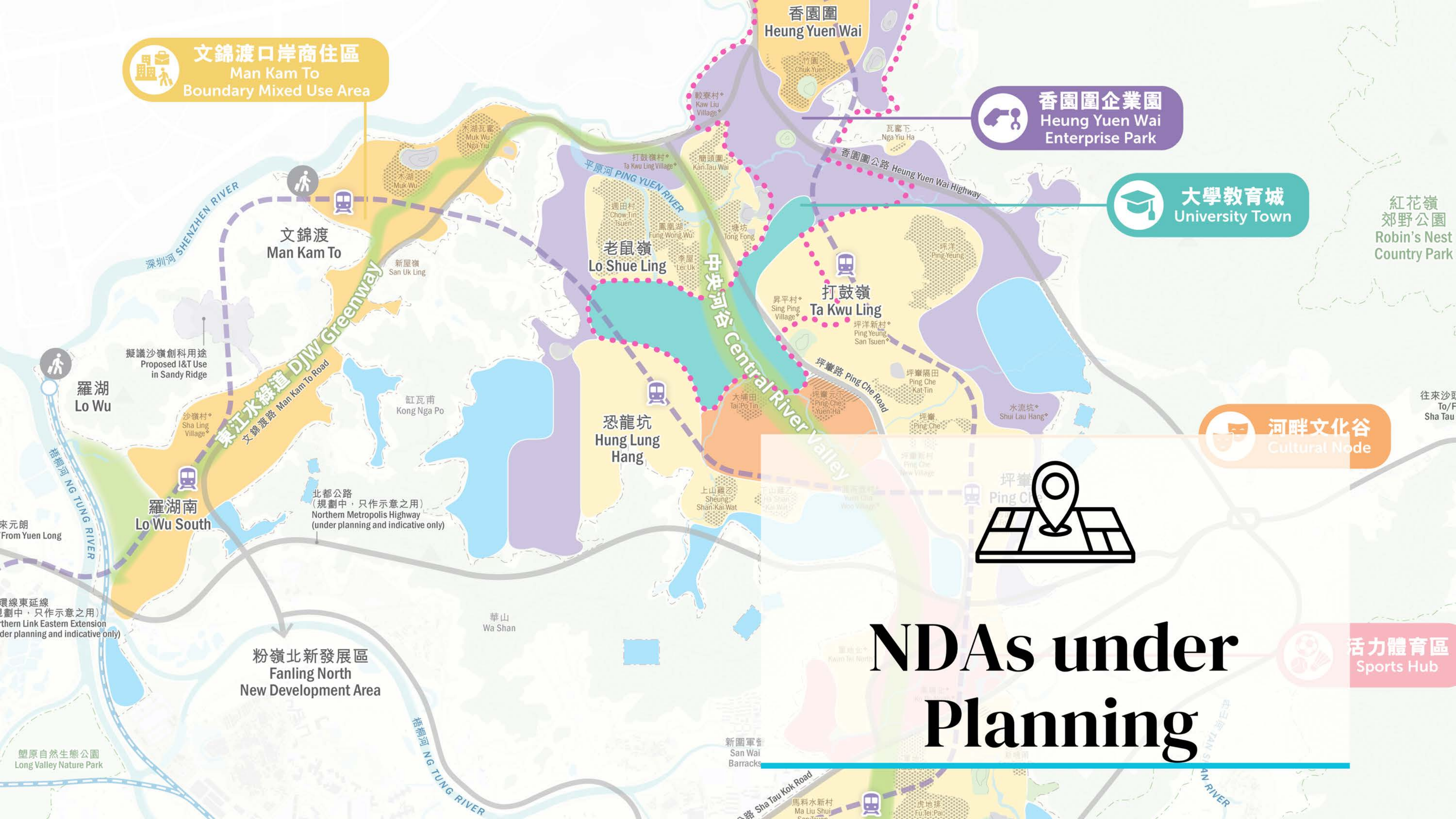




Yuen Long South New Development Area

- A major source of housing supply
- First Phase works commenced in 2022 to provide around 4 800 public housing units. Second Phase works to commence in Q3 2025, providing around 11 000 public housing units
- Transport infrastructure works will improve traffic flow in Yuen Long South and Yuen Long Town Centre





文錦渡口岸商住區
Man Kam To
Boundary Mixed Use Area

香園圍企業園
Heung Yuen Wai
Enterprise Park

大學教育城
University Town

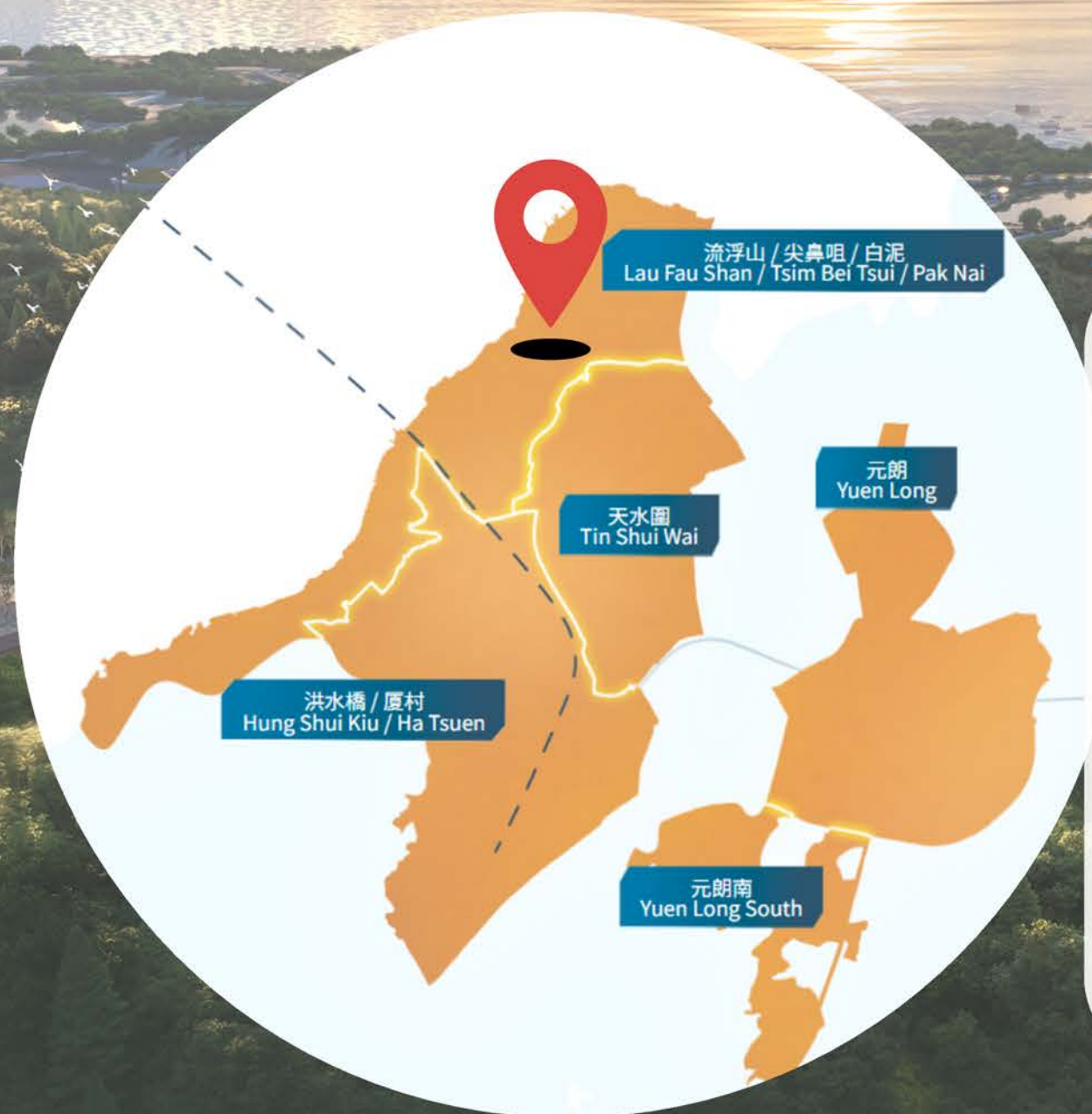
河畔文化谷
Cultural Node

活力體育區
Sports Hub

NDAs under
Planning

Lau Fau Shan

- Situated to the north of Hung Shui Kiu, Lau Fau Shan is the first stop of the future Hong Kong-Shenzhen Western Rail Link entering Hong Kong
- To develop into a Digital Technology Hub, complementary to the development of the modern services industry in Hung Shui Kiu
- To develop eco-tourism in Tsim Bei Tsui and Pak Nai in the area



Ngau Tam Mei

- Situated to the south of San Tin Technopole, only one station away from San Tin Technopole on the future Northern Link Main Line
- About 46 hectares of land reserved for development of University Town (including the third medical school) to dovetail synergize with the development of San Tin Technopole, fostering collaboration among the industry, academia and research sectors



NTN New Town

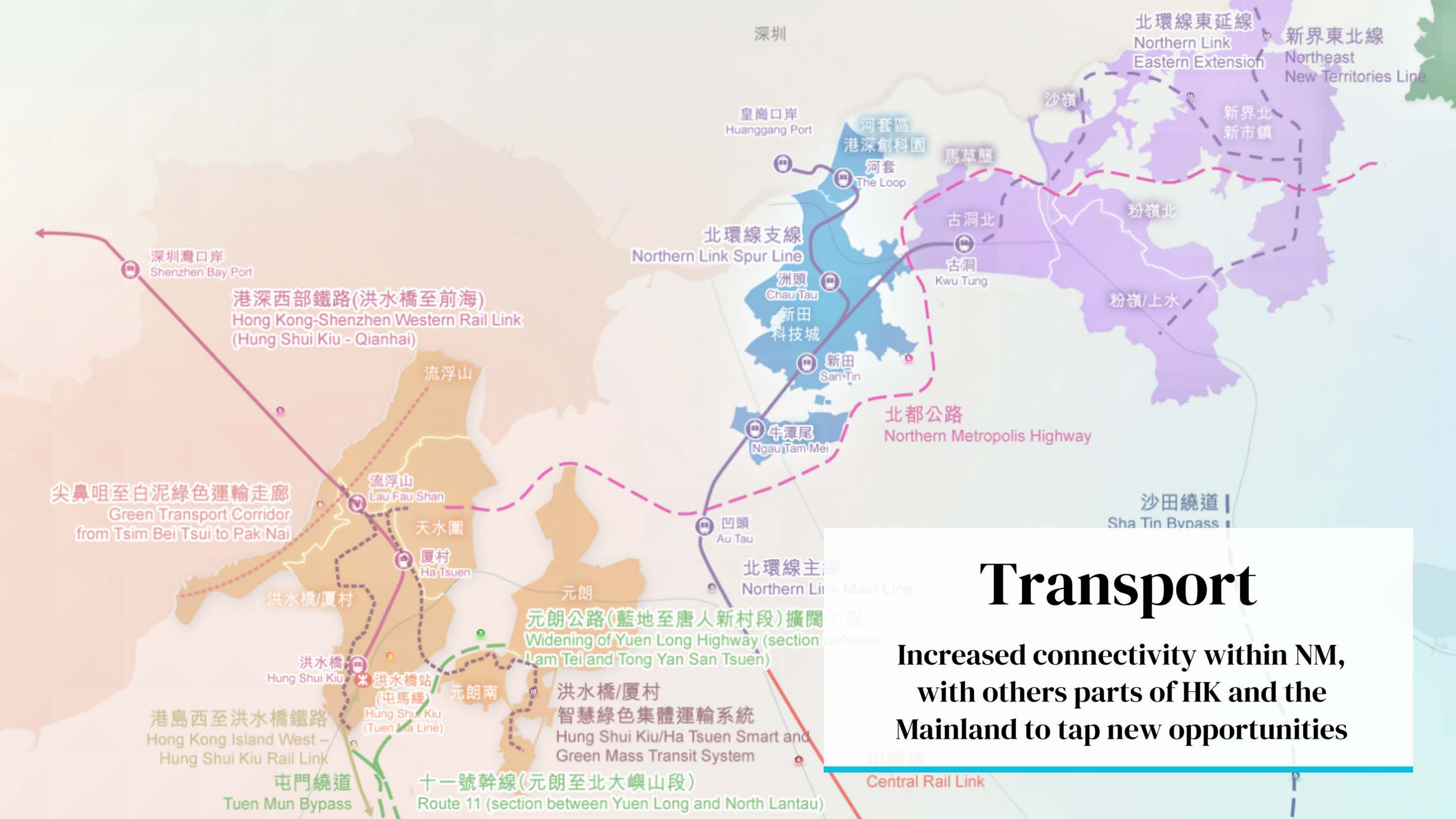
- The largest New Development Area in the Northern Metropolis, covering an area of around 1 420 hectares of land around Ta Kwu Ling and the vicinity, it is the largest New Development Area in the Northern Metropolis. It covers the Ta Kwu Ling area and enjoys the locational advantage of having three boundary control points, namely Lo Wu, Man Kam To and Heung Yuen Wai
- Key features include gateway economy, emerging industries and University Town
- Land for commerce and residential use, industries and University Town near the Heung Yuen Wai Boundary Control Point to be included in the Priority Development Area



Ma Tso Lung

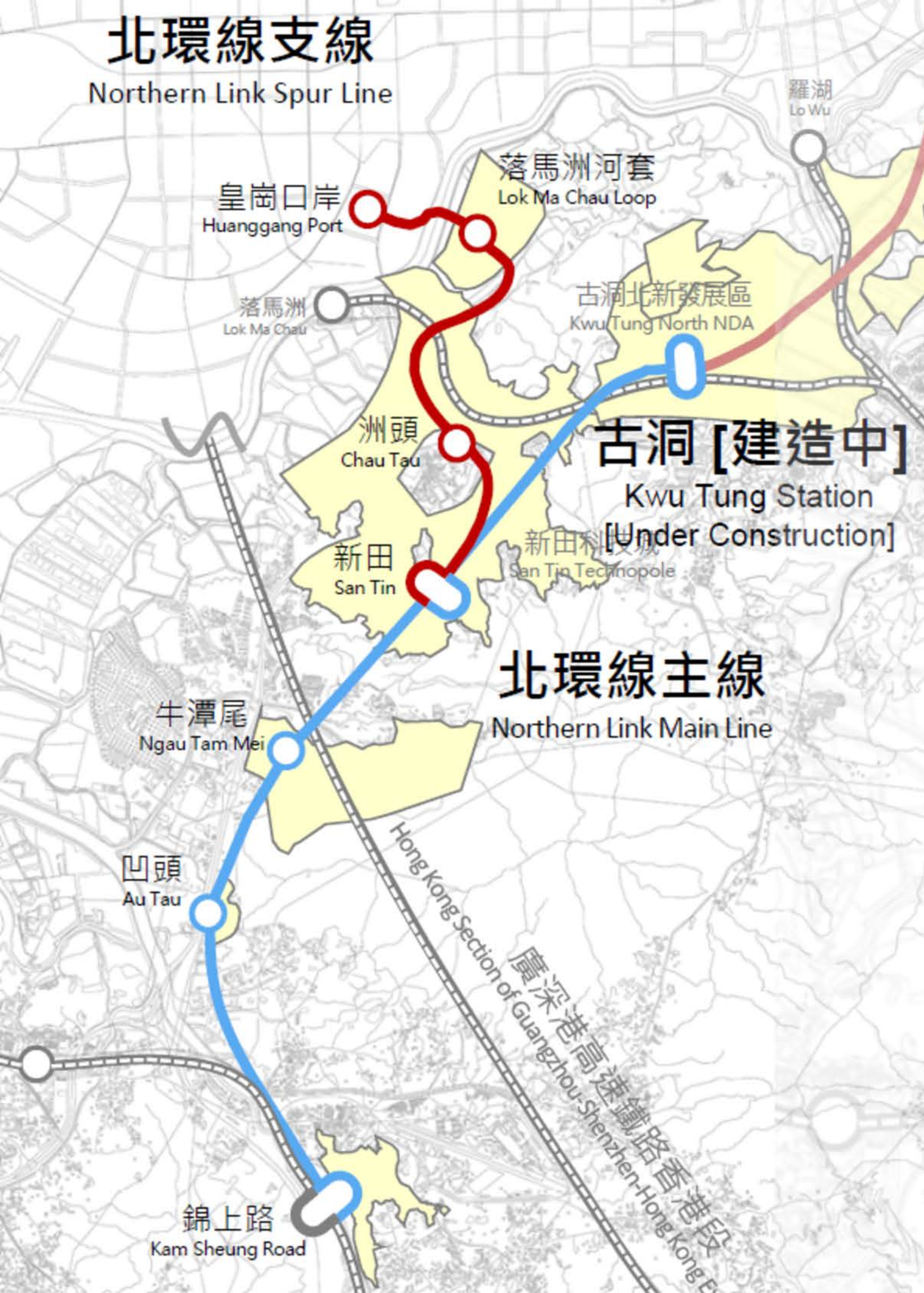
- **Mainly planned for private housing development**
- **As a node linking the Loop and Kwu Tung North, it can provide residential communities, convenient community services and daily living support for I&T people in the Loop**





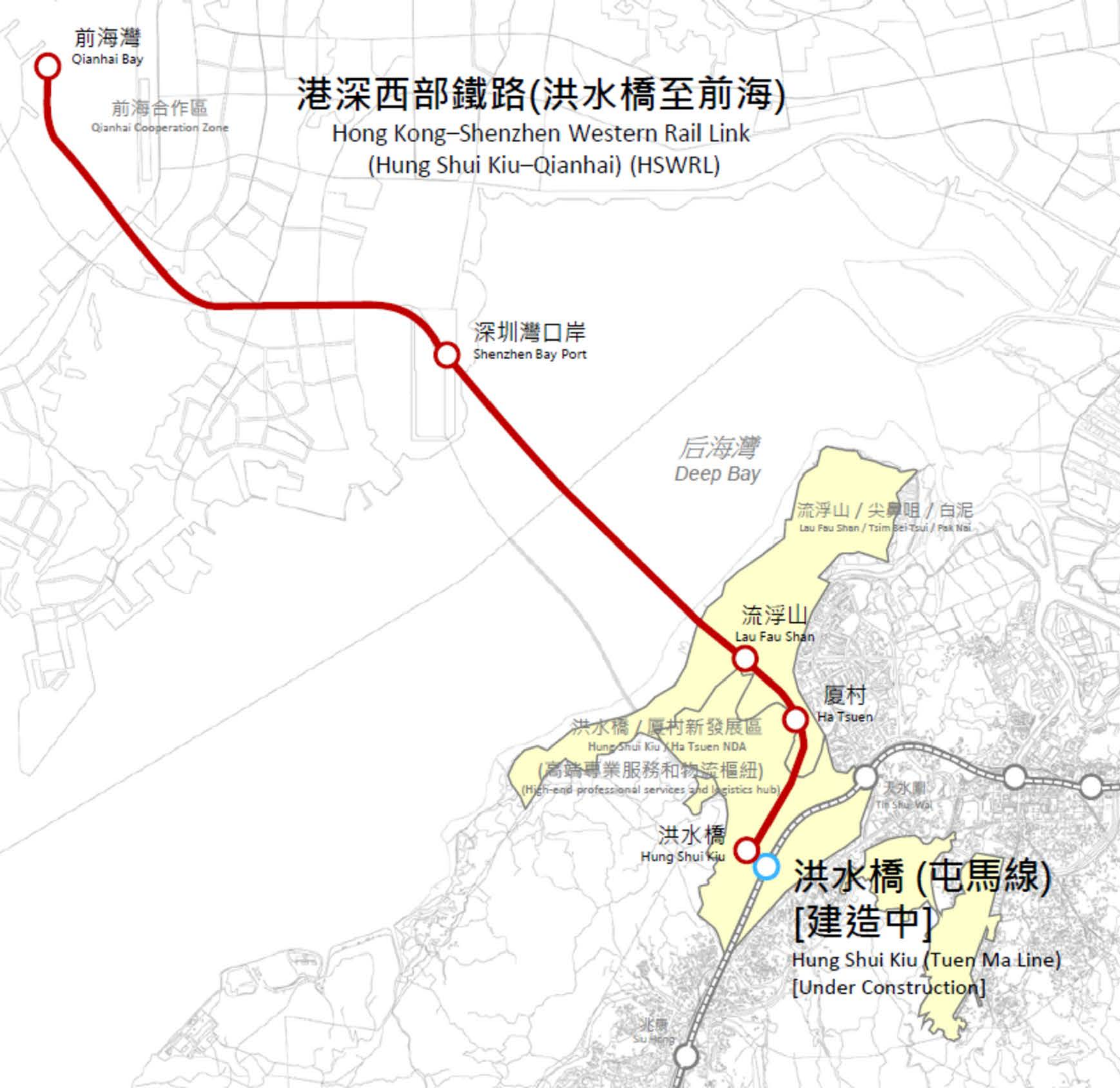
Transport

Increased connectivity within NM, with others parts of HK and the Mainland to tap new opportunities



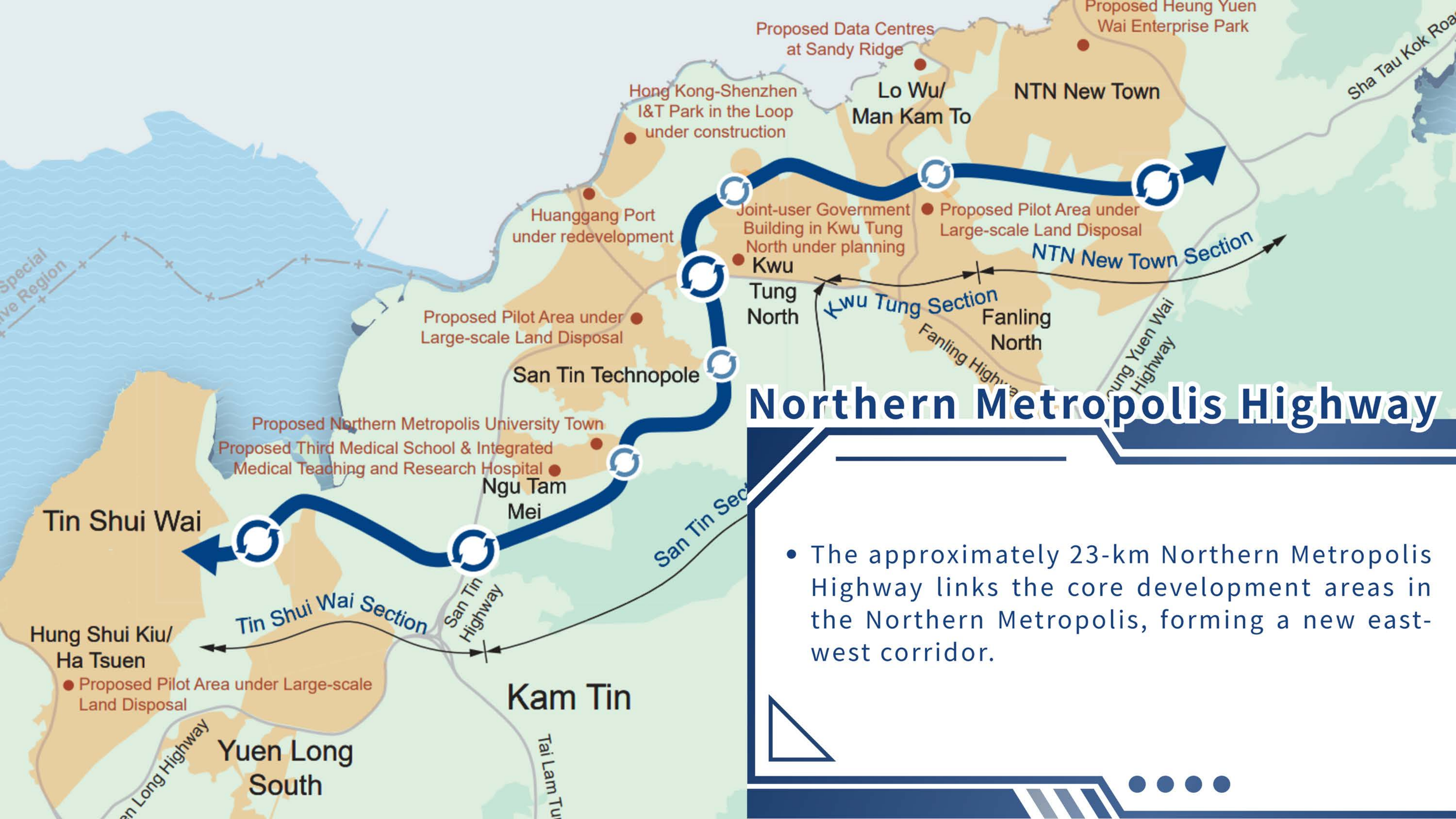
Northern Link and Spur Line

- The Main Line connects the existing Tuen Ma Line Kam Sheung Road Station and East Rail Line Kwu Tung Station to be commissioned in 2027, with three intermediate stations at Au Tau, Ngau Tam Mei and San Tin, forming a loop rail system.
- The Spur Line runs from the San Tin Station on the Main Line, passing through the San Tin Technopole and the Hong Kong-Shenzhen Innovation and Technology Park in the Loop, and connects to the new Huanggang Port in Shenzhen
- The target is to commission the NOL Main Line and Spur Line together by 2034



Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai)

- The HSWRL will be about 18 km in length , running from Hung Shui Kiu, passing through Ha Tsuen and Lau Fau Shan, crossing the Deep Bay, and connecting to Qianhai . The train journey will take around 15 minutes
- The target is to commission the HSWRL in 2035



Northern Metropolis Highway

- The approximately 23-km Northern Metropolis Highway links the core development areas in the Northern Metropolis, forming a new east-west corridor.



Investment opportunities





Infrastructure Projects

(Site Formation and Infrastructure Works)

Ongoing Contracts in NM:

27

Awarded Sum:

HKD\$50.4 billion

Invitations to tender in NM
(Q3 2025 to Q2 2026):

5

Estimated total value:

> HKD\$2 billion



Infrastructure Projects

(Railway project)

**Hong Kong section of Hong Kong-Shenzhen Western Rail Link
(Hung Shui Kiu-Qianhai)**

**Invitation for expression of interest
(Closing Date: 31 Oct 2025)**

**Hung Shui Kiu
Smart and Green Mass Transit System**

Invitation for tenders in 2026





Land Sale

**Land would generally be sold
by way of public tender**





In-situ land exchange

**Landowners to develop
according to government planning
with land premium payment**



**6 applications have been completed
one of which has been developed
into a residential building**





Large-scale Land Disposal



Developers to collectively develop sizable land parcels with commercial value and public facilities

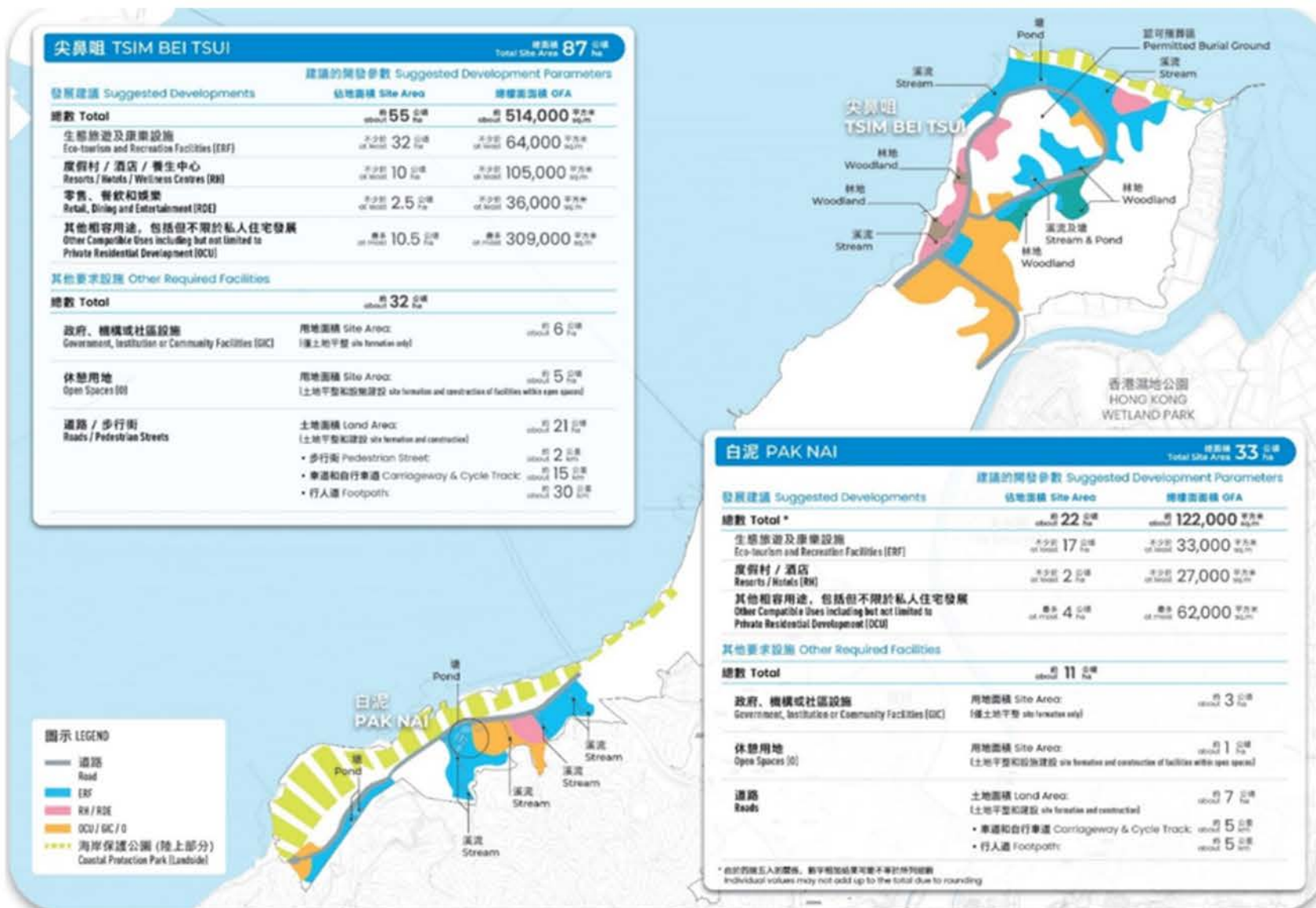
NEW



Received 22 EOI submissions with positive responses
Targets to commence the tendering work progressively
from the second half of 2025



Eco-tourism Nodes



Tsim Bei Tsui




Positioning: Thematic Activity Node
Area: Approximately 87 hectares

Pak Nai

Positioning: Tranquil Scenic Node
Area: Approximately 33 hectares



Industry land

- Flexible allocation in accordance with industrial policies
- The government is undertaking study on:
 - I&T land in San Tin 
 - Logistics land in HSK 
 - Northern Metropolis University Town 

北部都會區統籌辦事處

NORTHERN METROPOLIS CO-ORDINATION OFFICE

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Thank
you