

北部都会区

Northern Metropolis



概览 Overview

- 覆盖元朗和北区，占香港总面积约三分之一
Covers Yuen Long and North districts, about one-third of Hong Kong's total area
- 以「产业带动，基建先行」为主轴，成为香港融入国家发展大局的重大节点
Adopts an “industry-driven and infrastructure-led” approach as its key planning axle, and to forge a major hub for Hong Kong to integrate into the overall development of our country
- 发展成为「国际创科新城」
To develop into a “new international innovation and technology (I&T) city”
- 集优质生活、产业发展和文化休闲于一体，推动更佳的职住平衡和绿色生活
Integrates quality life, industry development, culture and leisure, and promotes a better home-job balance and green living
- 完善香港空间规划，确立「南金融、北创科」布局
To improve the spatial planning of Hong Kong and establish the pattern of “South-North dual engine (finance – I&T)”

重点一览 Numbers at a Glance

新发展土地 New Development Land:
3 000 公顷
ha

人口 Population:
2 500 000

新住宅单位 New Residential Units:
500 000

新工作职位 New Jobs:
500 000



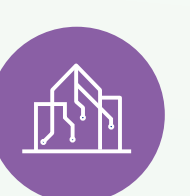
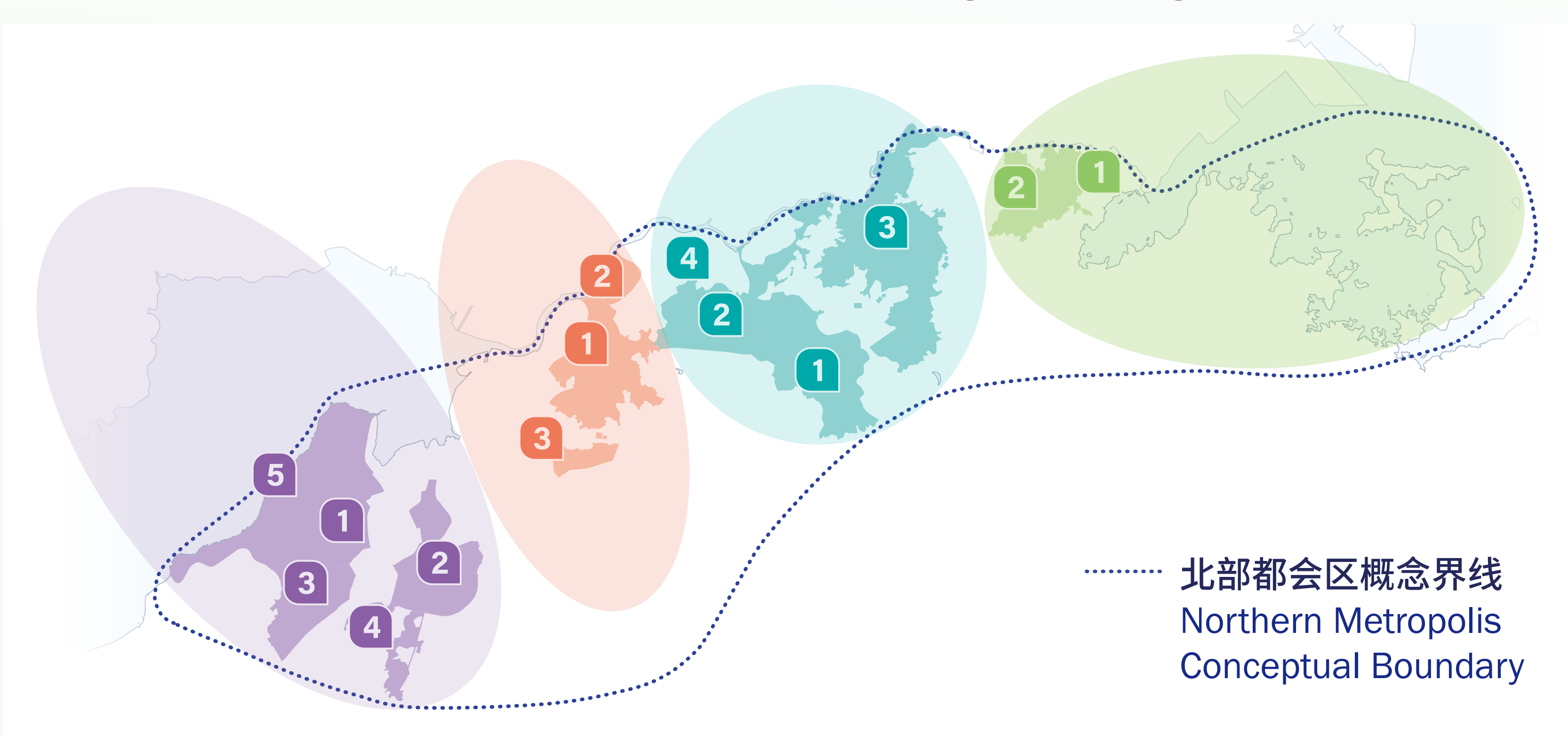
发展目标 Development Goals

- 开拓土地房屋
Providing land and housing
- 产业导向，职住平衡
Industry-driven planning and better home-job balance
- 促进大湾区融合
Promoting integration of the Greater Bay Area
- 基建先行，铁路为骨干
Infrastructure-led, railways as backbone
- 打造「北都大学教育城」
Developing “Northern Metropolis University Town”
- 保育生态，城乡共融
Ecological conservation, urban-rural integration
- 建设多元艺文康体和青年设施
Developing diversified arts, culture, sports and youth facilities
- 政府部门进驻，带动发展
Establishing presence of government departments to drive development



四大区域 Four Major Zones

北部都会区可分为四大区域，各有不同的策略定位和发展主题：
The Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme:

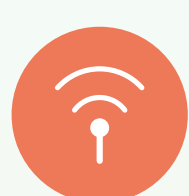


高端专业服务和物流枢纽 High-end Professional Services and Logistics Hub

位处洪水桥一带，与前海深港现代服务业合作区对接，提供金融和专业服务，并借着口岸优势发展现代物流业

Covering Hung Shui Kiu and the surrounding area, and connecting with the Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone, the hub will provide financial and professional services, capitalising on the locational advantages of the boundary control point (BCP) for developing modern logistics industry

- 1 天水围
Tin Shui Wai
- 2 元朗
Yuen Long
- 3 洪水桥/厦村新发展区
Hung Shui Kiu/Ha Tsuen New Development Area
- 4 元朗南发展区
Yuen Long South Development Area
- 5 流浮山
Lau Fau Shan

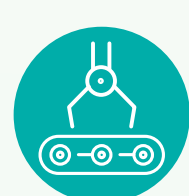


创新科技地带 Innovation and Technology Zone

覆盖新田科技城(包括河套区港深创科技园在内)，与深圳科技园产生协同效应，为创科发展的枢纽。牛潭尾预留专上院校用地，推动「产学研」合作

Covering San Tin Technopole including the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop, it will create synergy with the Shenzhen I&T Zone and serve as a hub for I&T development. Reserving land in Ngau Tam Mei for post-secondary institution use, promoting “research, academic and industry” collaboration

- 1 新田科技城
San Tin Technopole
- 2 河套区港深创新及科技园
Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 3 牛潭尾新发展区
Ngau Tam Mei New Development Area



口岸商贸及产业区 Boundary Commerce and Industry Zone

占地最广，享有罗湖、文锦渡及香园围三个口岸的地利，带动先进建造业、绿色产业、食品科技、现代物流业等产业发展，并可推展跨境商业服务和文娱消费，发挥强大的口岸商贸功能

Occupying the largest stretch of land, this zone enjoys the geographic advantages of the BCPs at Lo Wu, Man Kam To and Heung Yuen Wai. Apart from driving the development of industries such as advanced construction, green environment industries, food technology and modern logistics, this zone will promote cross-boundary business services and entertainment spending, giving full play to its powerful function as a BCP commercial zone

- 1 粉岭/上水
Fanling/Sheung Shui
- 2 古洞北/粉岭北新发展区
Kwu Tung North/ Fanling North New Development Area
- 3 新界北新市镇
New Territories North New Town
- 4 马草垄
Ma Tso Lung



蓝绿康乐旅游生态圈 Blue and Green Recreation, Tourism and Conservation Circle

包括红花岭、沙头角、印洲塘等，人文和自然资源丰富，带动康乐及旅游发展

Comprising areas endowed with rich cultural heritage and natural resources, such as Robin's Nest, Sha Tau Kok and Yan Chau Tong, this circle will promote recreation and tourism development

- 1 沙头角
Sha Tau Kok
- 2 红花岭
Robin's Nest



发展里程碑 Milestones of Development



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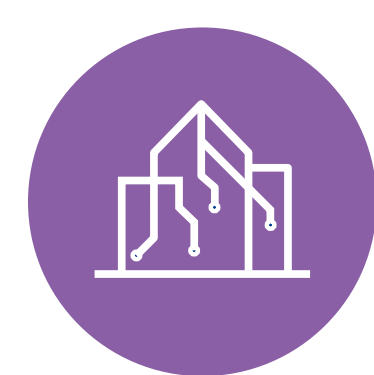


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推动未来发展
建设宜居活力的国际都会
Driving Towards a Liveable and Vibrant World City



规划署外展计划
Planning Department Outreach Programme
2025-26

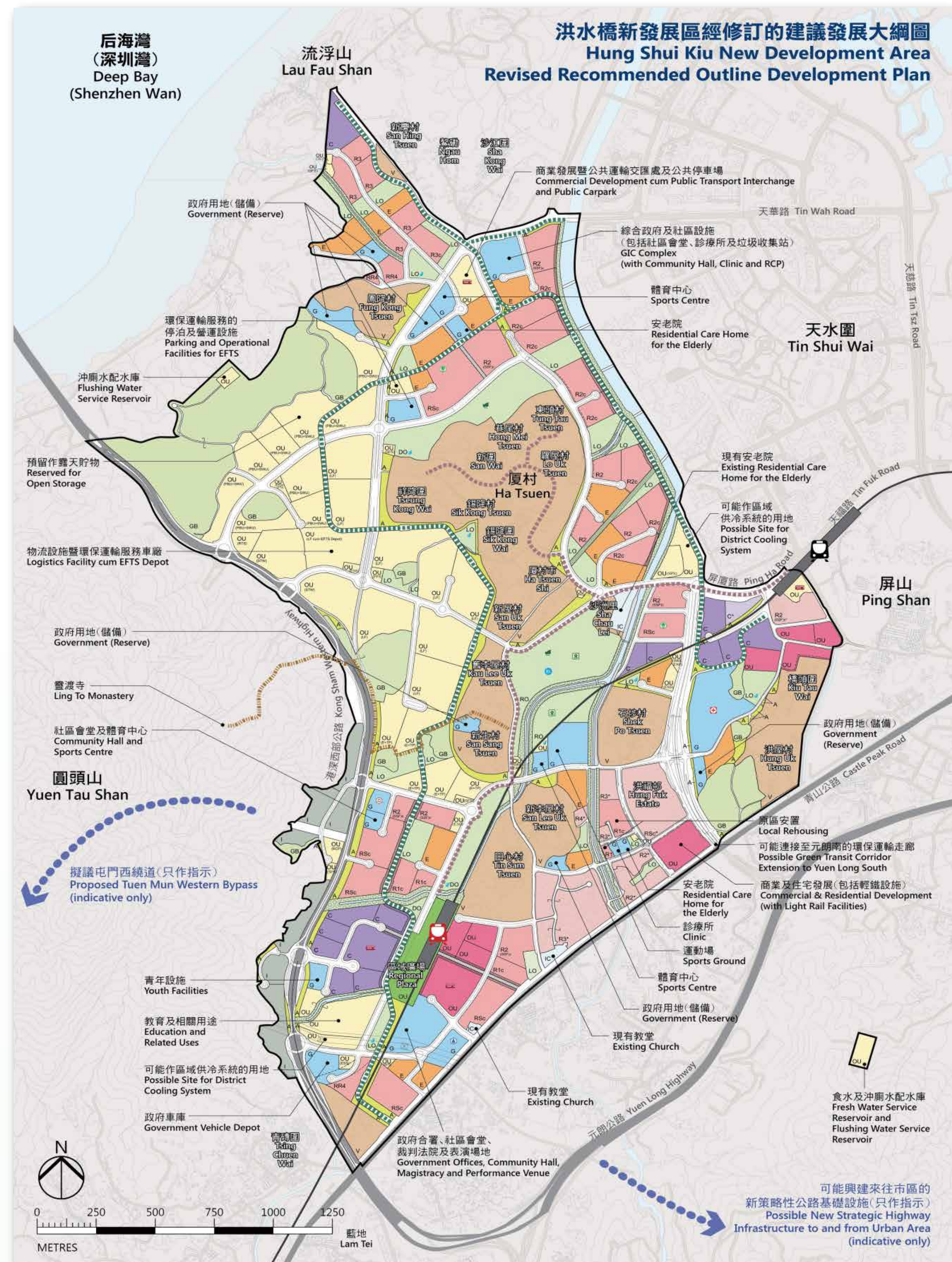


高端专业服务和物流枢纽 High-end Professional Services and Logistics Hub



洪水桥/厦村新发展区 Hung Shui Kiu/Ha Tsuen New Development Area

- 现代服务业中心，提供专业服务及现代物流业
Modern services centre, providing professional services and modern logistics
- 靠近深圳湾口岸，经规划中的港深西部跨境铁路连接前海
Proximity to Shenzhen Bay Port and connected with Qianhai by the Hong Kong-Shenzhen Western Rail Link under planning
- 第一期工程于2020年展开，第一批公营房屋已于2024年入伙
First Phase development commenced in 2020, with population intake of the first batch of public housing in 2024
- 第二期工程于2024年展开，配合屯马线洪水桥站启用时间于2030年起开始入伙
Second Phase development was commenced in 2024, with population intake starting from 2030, in conjunction with the commissioning of Tuen Ma Line Hung Shui Kiu Station
- 研究扩展至流浮山、尖鼻咀及白泥一带，进一步增加房屋及经济用地
Studying expansion to Lau Fau Shan, Tsim Bei Tsui and Pak Nai to increase housing and economic land



总面积 Total Area:
714 公顷
ha

总人口 Total Population:
231 800

新增房屋单位 New Residential Units:
66 700

就业机会 Employment Opportunities:
150 000



元朗南发展区 Yuen Long South Development Area

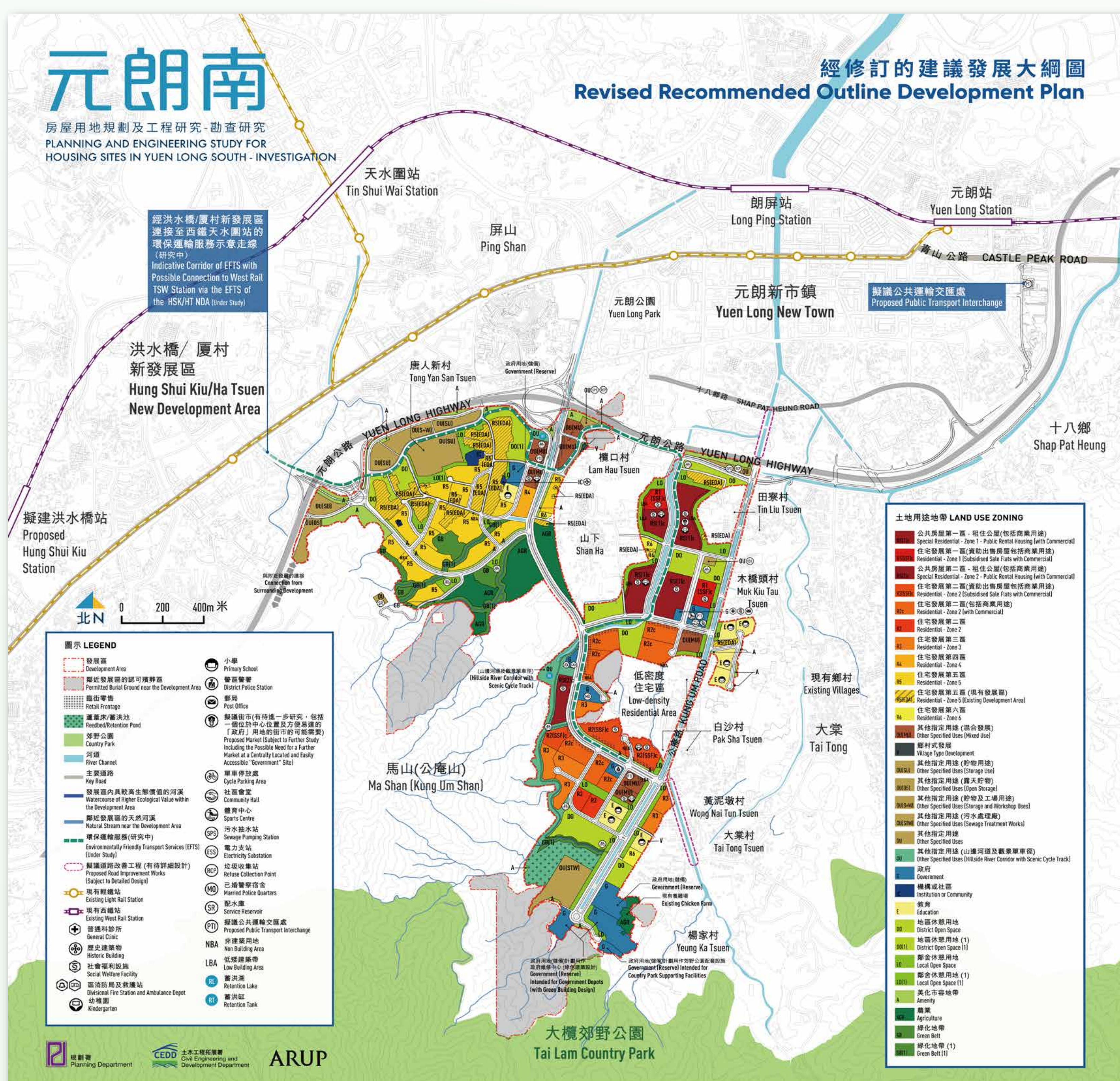
- 元朗新市镇的南面扩展部分，主要提供房屋土地
Southern extension of Yuen Long New Town, mainly supplying housing land
- 第一期工程于2022年展开，首批居民于2029年入伙
First Phase commenced in 2022, first population intake in 2029
- 第二期工程于2025年5月获批拨款，将于同年内展开
Funding application for Second Phase has been approved in May 2025 for commencement within the same year
- 现正研究增加第三期发展的规模
Intensification of Phase 3 development under study

总面积 Total Area:
224 公顷
ha

总人口 Total Population:
101 200

新增房屋单位 New Residential Units:
32 900

就业机会 Employment Opportunities:
13 700



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流浮山 Lau Fau Shan (LFS)

定位 Positioning

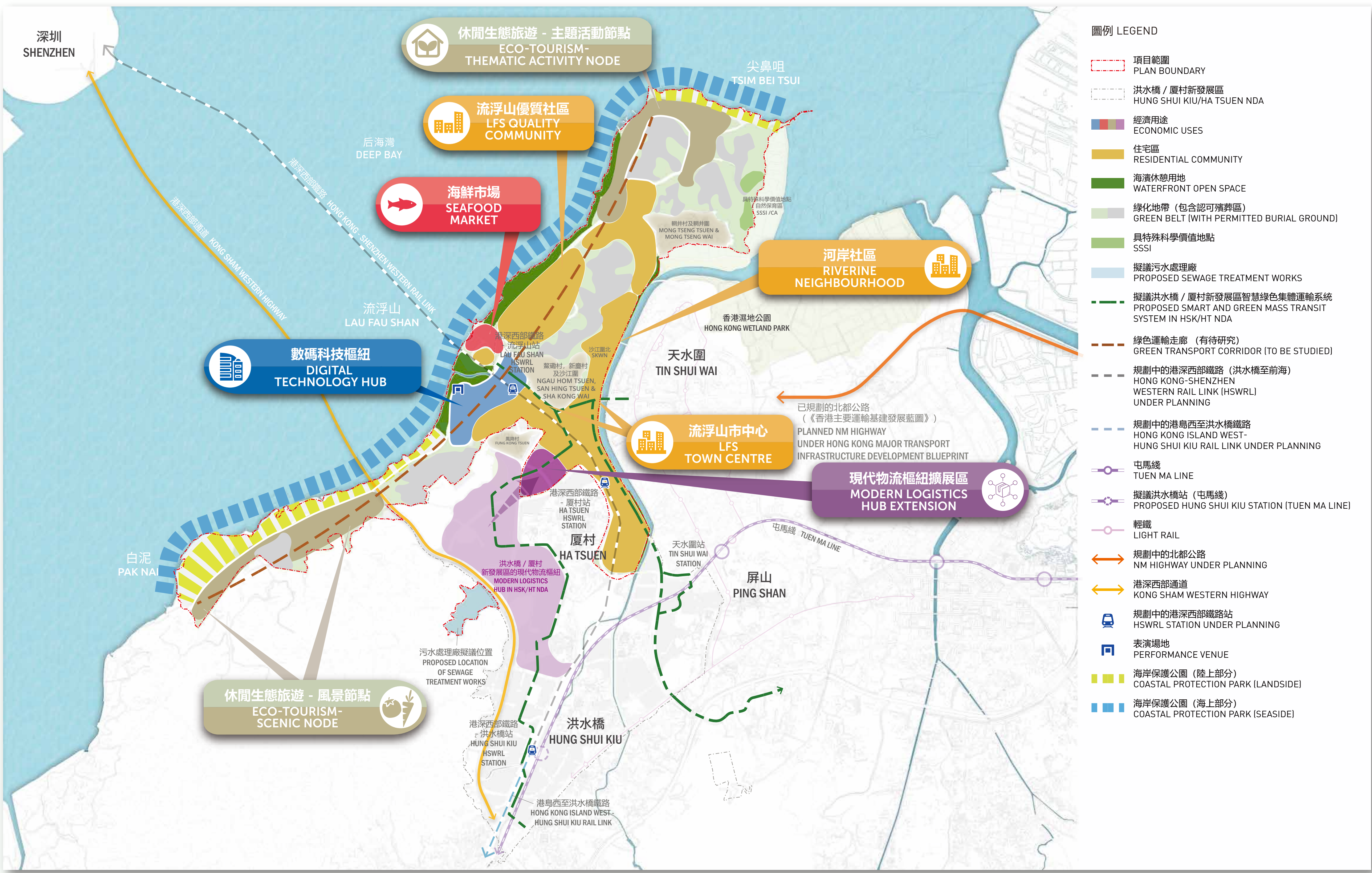
基于流浮山与前海的邻近距离和协同效应，并考虑到尖鼻咀和白泥的自然景色，流浮山会以数码科技枢纽为产业定位，亦具潜质发展生态旅游

Given LFS's proximity to and synergy with Qianhai and the natural beauty of Tsim Bei Tsui (TBT) and Pak Nai (PN), Digital Technology Hub will be LFS's main industry positioning, while it also has potential to develop eco-tourism



概括土地用途概念图 Broad Land Use Concept Plan

流浮山将会是洪水桥/厦村新发展区的扩展部分，扩展后的新发展区会为北部都会区最西部份供应新的经济和房屋用地
LFS will be an extension of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The extended NDA will be a major source of new economic and housing land in the westernmost area of the Northern Metropolis



土地用途预算 Land Use Budget



主要发展参数 Major Development Parameters



主要规划及城市设计概念 Major Planning and Urban Design Concepts

迎接门户 Creation of a Gateway

拟议港深西部铁路流浮山站、数码科技枢纽、临海表演场地，加上海滨休憩空间，建构成欢迎访客进入香港的门户
The proposed LFS station of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai), Digital Technology Hub, waterfront performance venue and the waterfront open space as a gateway to Hong Kong

呼应环境 Responsive to Site Context

引入发展密度阶梯，于市中心铁路站附近设置高密度发展，并向尖鼻咀、白泥以及海旁方向递减，缔造公众乐见的宜居环境
Gradation of development densities entailing high density developments around railway stations in town centre and descending towards TBT and PN and the seaside, creating a quality living environment attractive to all

智慧、环保、具抗御力措施 Smart, Green and Resilient Initiatives

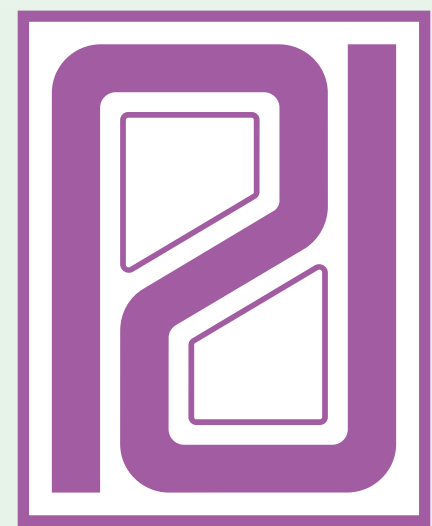
采用15分钟社区和智慧及可持续出行模式，包括绿色运输走廊、无车行人区、通风廊、区域供冷系统等建设，推动碳中和及健康生活
Adopting 15-minute neighbourhoods, smart and sustainable mobility with green transport corridor, car-free precincts, breezeways, district cooling system, etc., to encourage carbon neutrality and healthy living

城乡共融 Urban-rural Integration

设计上运用合理的建筑模式，配合保育/活化自然和文化的元素，确保新发展与现有村落和乡郊/自然环境和諧融合
Ensuring design harmony between new developments and existing villages and rural / natural environment, utilising sensible built forms and preserving / revitalising natural and cultural elements

蓝绿升华 Blue-Green Enhancement

景观及生态走廊与发展集群相互交织，并通过蓝绿策略、休憩用地网络和加强生态网络，增加生物多样性
Interweaving landscape and ecological corridors with development clusters, promoting biodiversity through blue-green strategy, open space network and enhancing ecological connectivity

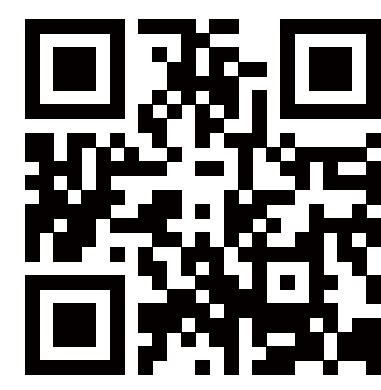


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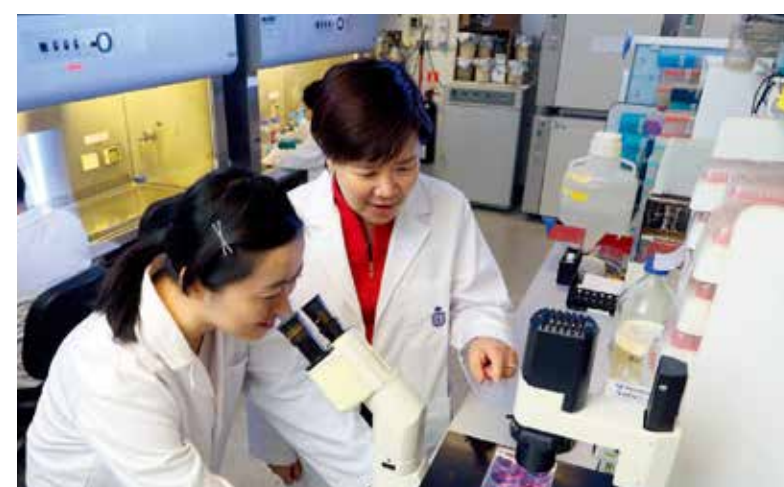
规划署外展计划
2025-26
Planning Department Outreach Programme

创新科技地带 Innovation and Technology Zone

新田科技城 (包括河套区港深创新及科技园)

San Tin Technopole (including Hong Kong-Shenzhen Innovation and Technology Park in the Loop)

规划愿景与定位 Planning Vision and Positioning



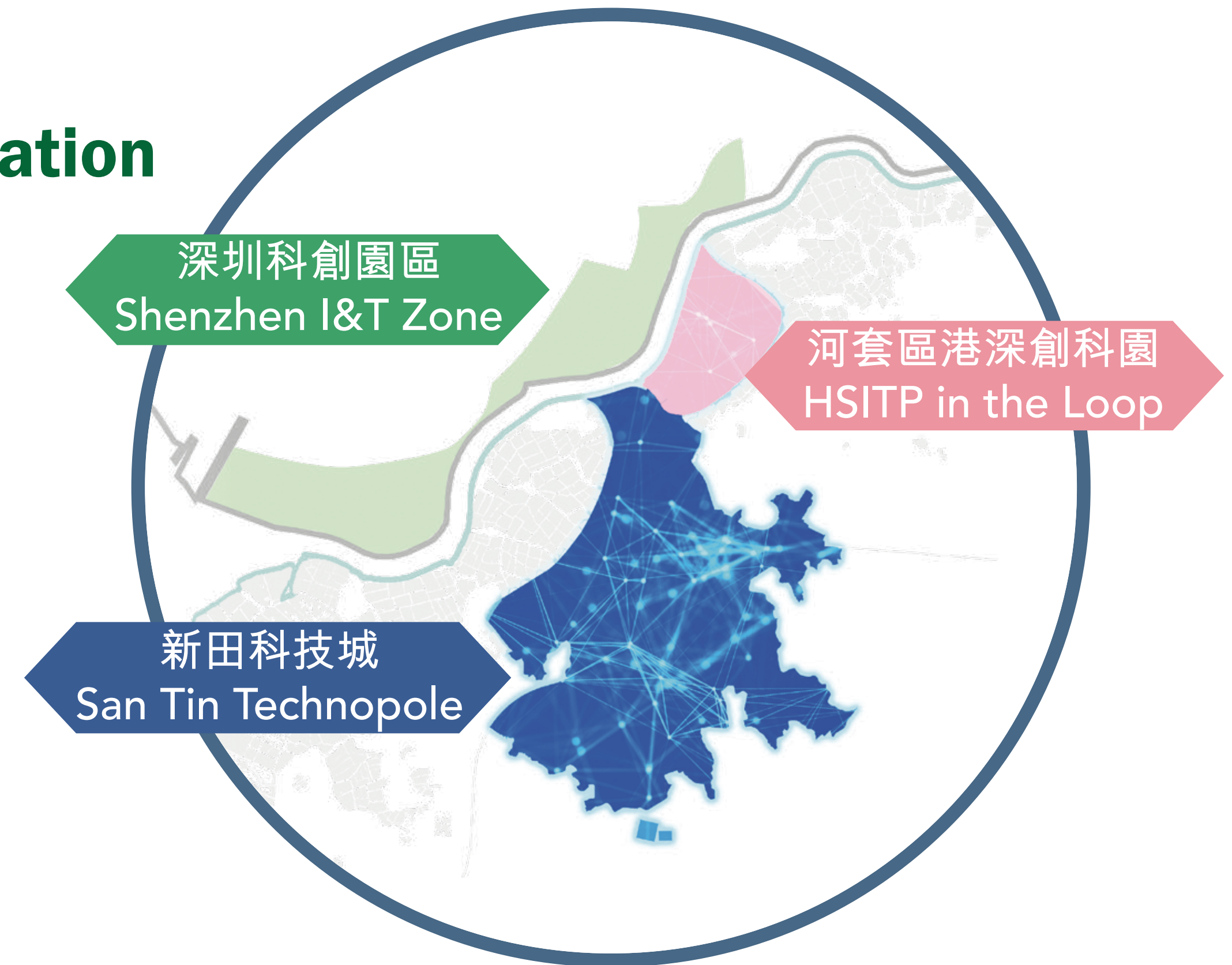
- 支持香港发展为国际创科中心
Support Hong Kong to develop into an international I&T centre



- 创科发展集群的枢纽，与深圳科创园区产生协同效应
A hub for clustered I&T development that creates synergy with Shenzhen I&T Zone



- 助力香港发展「南金融、北创科」的新产业布局
Contribute to the development of the South-North dual engine (finance – I&T)

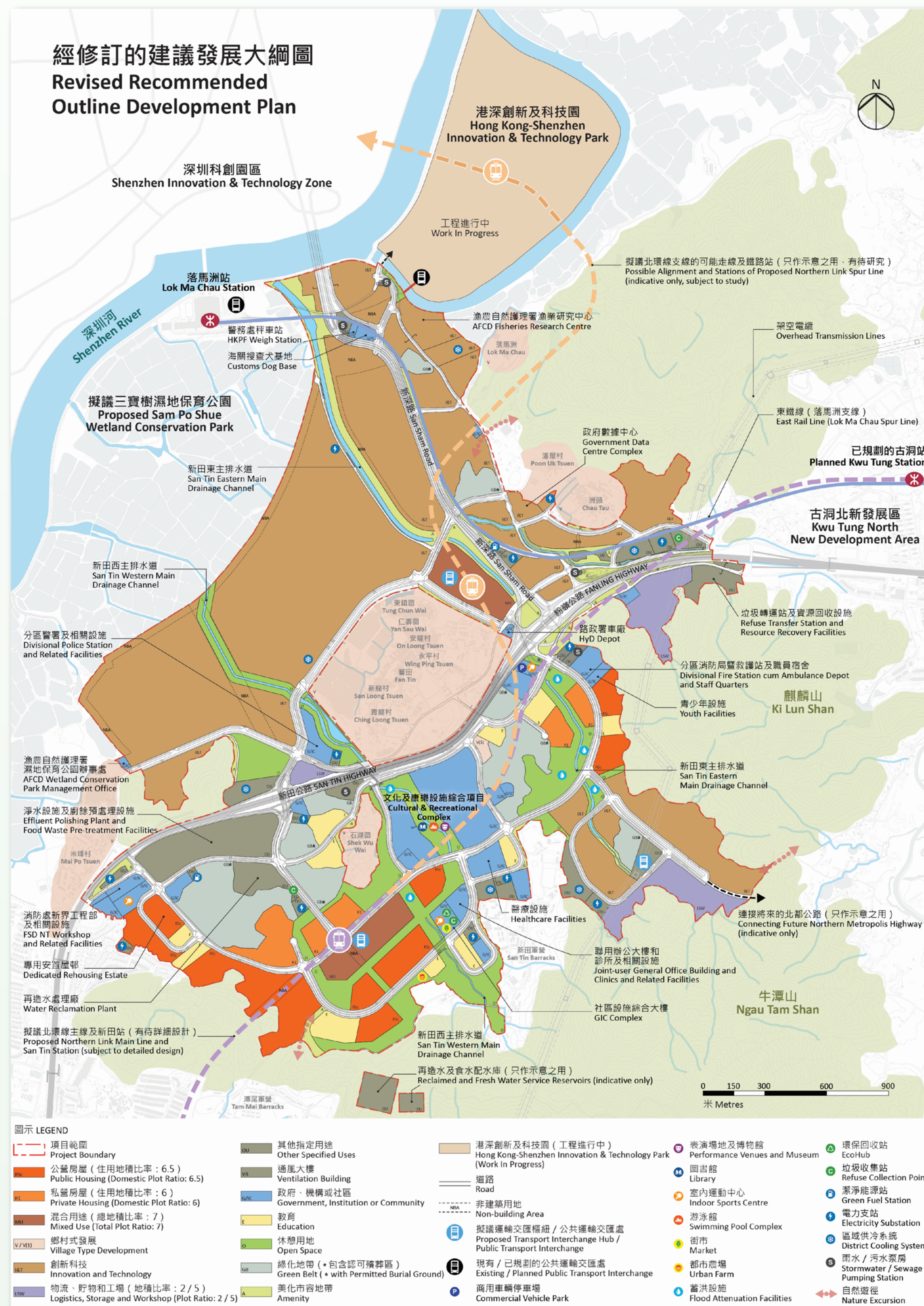


- 优质、健康、绿色生活的新社区
A new community for quality, healthy and green living

空间布局 Spatial Layout

新田科技城 (包括河套区港深创新及科技园) 的总发展面积达626公顷。港深创新科技园已在兴建中，余下部分大致由创新科技园区和新田市中心所组成。毗邻新田科技城的三宝树湿地保育公园，将为创科枢纽提供独特景致，同时为其发展创造环境容量

San Tin Technopole (covering HSITP in the Loop) has a total development area of 626 ha. Excluding HSITP which is under construction, it comprises mainly I&T Park and San Tin Town Centre. The adjoining Sam Po Shue Wetland Conservation Park will provide a unique backdrop for the I&T hub while creating environmental capacity for its development



注：上述圖則所示的公營及私營房屋僅供參考。就公營或私營房屋的实际分配，政府会在日后适时决定。
Note: The public/private housing as indicated in the plan above is for indicative purpose only. The actual allocation of land for public or private housing use will be determined in due course.



创新科技园区
I&T Park

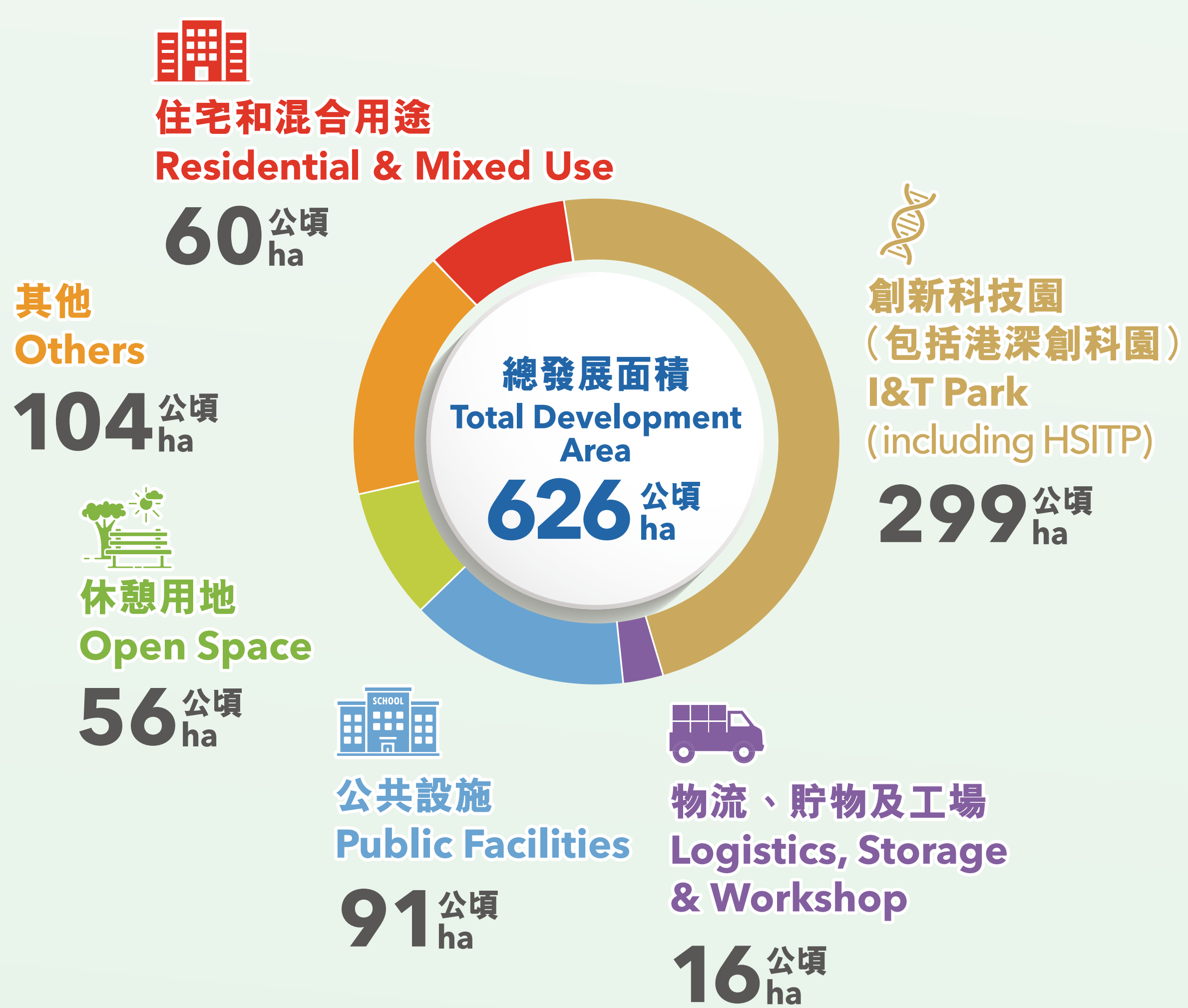


新田市中心
San Tin Town Centre



三宝树湿地保育公园
Sam Po Shue Wetland Conservation Park

土地用途预算 Land Use Budget



主要发展参数 Major Development Parameters

总人口 Total Population:
~ 147 000 - 159 000

新住宅单位 New Housing Units:
~ 50 000 - 54 000

人才公寓单位 Talent Accommodation Units:
~ 6 400

就业机会 Employment Opportunities:
> 165 000 职位
jobs

(包括创新科技园内 >120 000 职位)
(including >120 000 jobs within I&T Park)
(港深创新科技园另有 50 000 职位)
(Another 50 000 jobs at HSITP)



规划署
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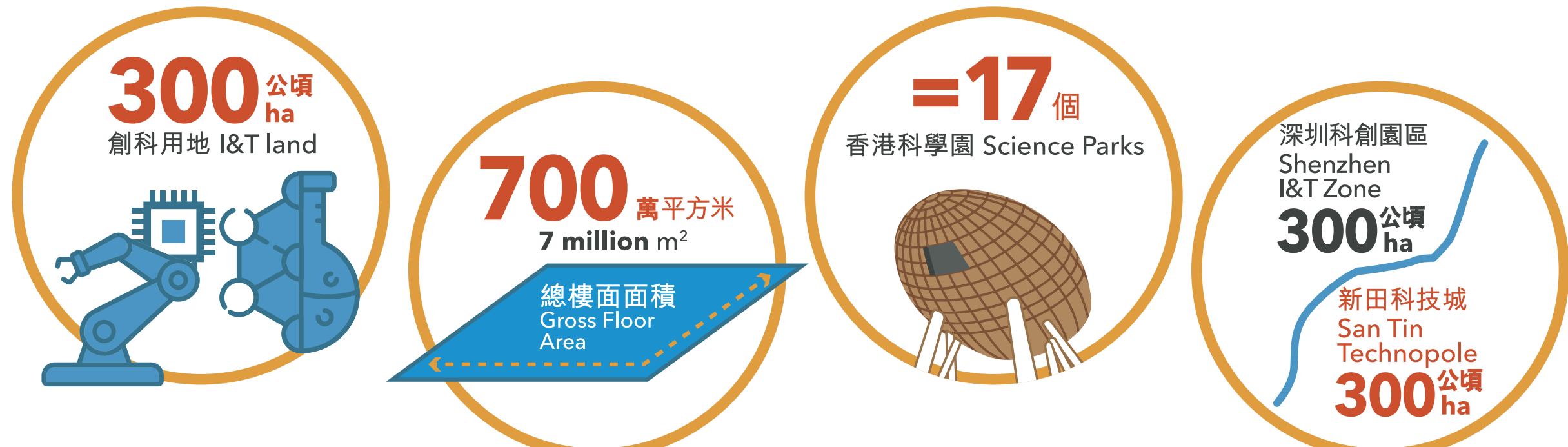


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规划重点 Key Planning Features

创科用地 I&T Land

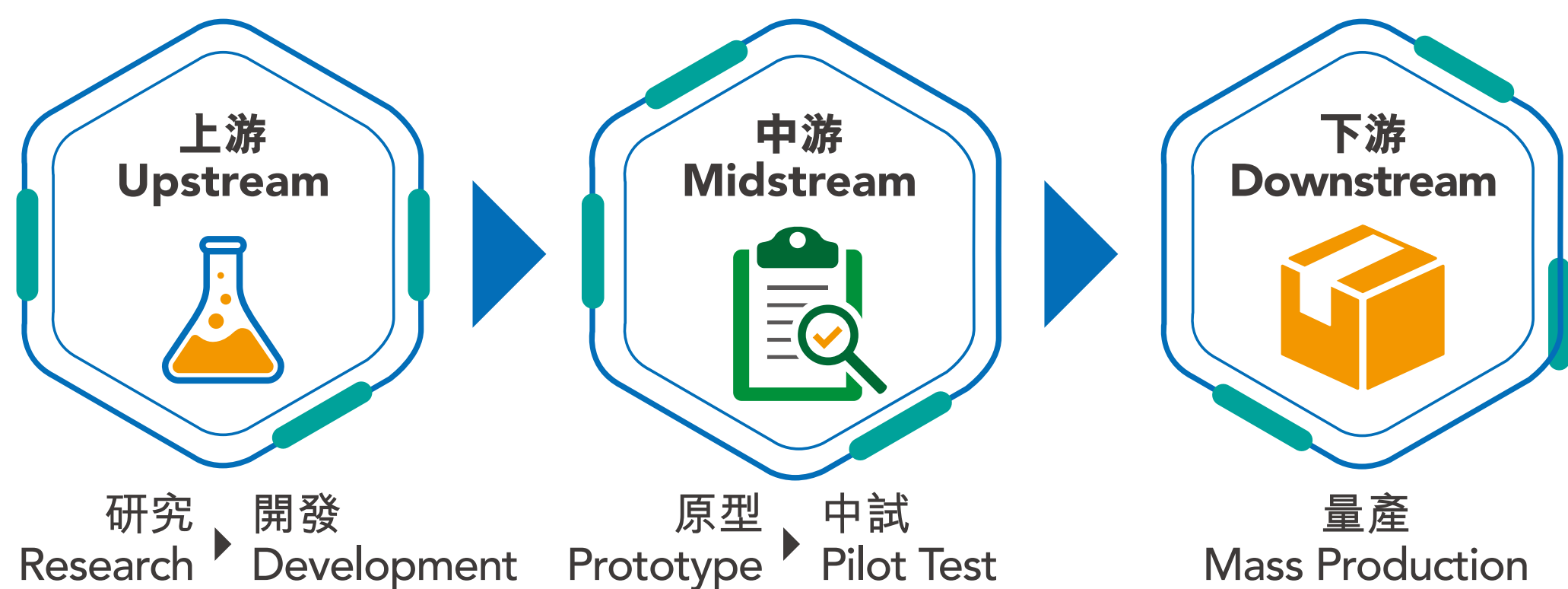
- 创新科技园区和港深创科技园将合共提供约：
The I&T Park and HSITP will collectively provide about:



- 创新科技园区内有不同面积的相连地块，能配合不同规模的创科设施和用途的需要
Connected land parcels of different sizes within the I&T Park could meet the needs of I&T facilities and uses of varying scales

- 创科用地会提供更大的弹性，容许更广泛而互相兼容的用途，以兼顾不同创科范畴和产业链上、中、下游各阶段的土地用途、人才公寓和其他配套设施的需要

To cater for different I&T fields and different stages of the I&T value chain, the needs for talent accommodation and other supporting facilities, maximum flexibility will be provided for I&T land to allow a wider range of permitted uses which are compatible with each other



蓝绿网络 Blue-Green Network

活化的河道/排水道、蓄水池、湿地、休憩用地和山丘交织在一起，形成蓝绿网络，创造生态连系，提高生物多样性

Revitalised river/drainage channels, retention ponds, wetland, open space and knolls are knitted closely together to create a blue-green network, which also creates ecological linkages to enhance biodiversity



融入休憩用地及优化设计的米埔陇村鹭鸟林
Mai Po Lung Village Egretty at "Open Space" with Enhanced Features



活化后的新田西主排水道
Revitalised San Tin Western Main Drainage Channel

交通基建 Transport Infrastructure

拟议的交通基建将促进跨境交通，并加强新田科技城和新界其他地区及市区的连接，包括：

The proposed transport infrastructure will foster cross-boundary travel and enhance the connection of San Tin Technopole with other areas in the New Territories and urban areas. These include:

- 三条铁路（落马洲支线、北环线主线、北环线支线）
Three major rail links (Lok Ma Chau (LMC) Spur Line, Northern Link (NOL) Main Line and NOL Spur Line)
- 四条主要道路（新田公路、粉岭公路、新深路、北都公路）
Four major roads (San Tin Highway, Fanling Highway, San Sham Road and Northern Metropolis Highway)



智慧、环保及具抗御力措施 Smart, Green and Resilient (SGR) Initiatives

为配合《香港气候行动蓝图2050》发展碳中和社区及应对气候变化，将采纳智慧、环保及具抗御力措施，例如15分钟生活圈、通风廊、区域供冷系统、蓄洪设施、再造水设施、智慧及可持续出行配以绿色运输模式等

To align with Hong Kong's Climate Action Plan 2050's call for developing carbon neutral community and to address climate change, San Tin Technopole would adopt SGR initiatives, such as 15-minute neighbourhood, breezeways, district cooling system, flood attenuation facilities, water reclamation facilities, smart and sustainable mobility with green transport modes, etc.

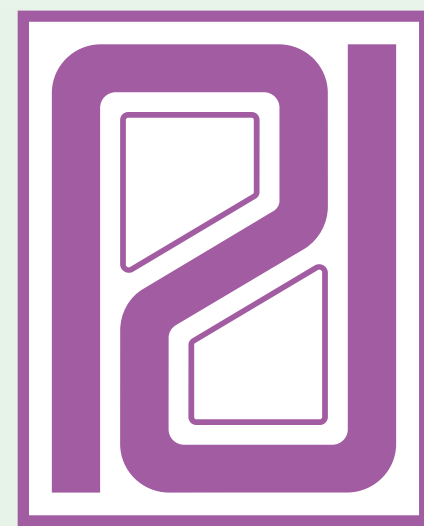
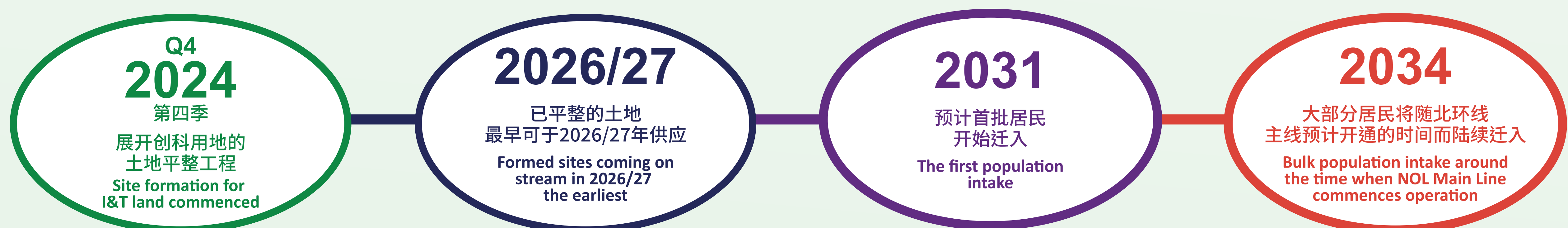


新发展与周边乡郊融合 Integration of New Developments with Rural Neighbourhoods

- 规划完备的社区设施和提升了的基础建设（包括交通连系）将惠及新田周边的乡村
Surrounding villages in San Tin will benefit from the comprehensively planned community facilities and improved infrastructure services (including transport connectivity)
- 透过恰当的建筑形式、生态敏感的景观设计及保留飞鸟廊道，确保与三宝树湿地保育公园的和谐融合
Design harmony with Sam Po Shue Wetland Conservation Park will be assured through sensible built form, ecologically-sensitive landscape treatment and preservation of birds' flight corridors



发展时间表 Development Schedule



规划署
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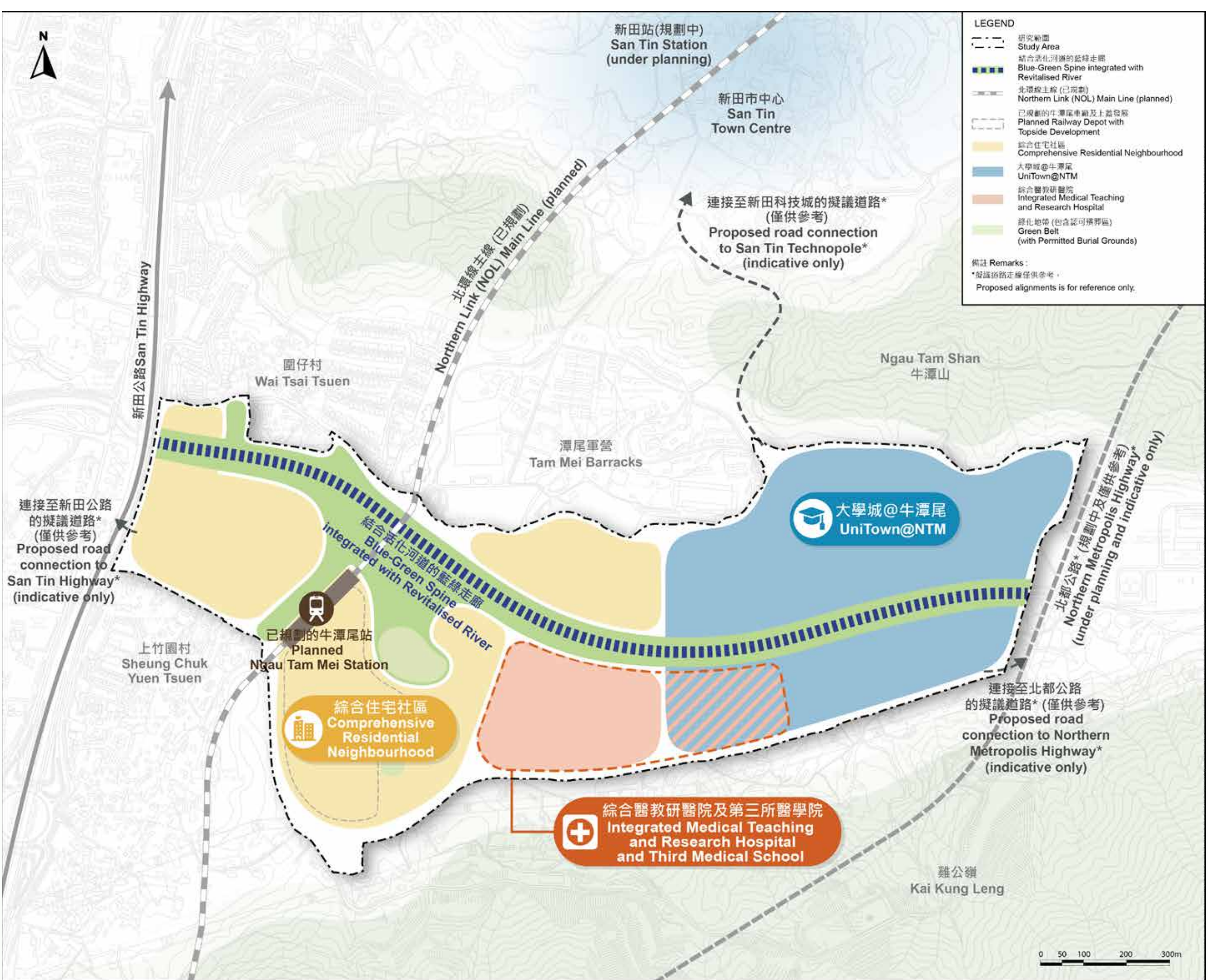
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牛潭尾新发展区 Ngau Tam Mei (NTM) New Development Area (NDA)

定位 Positioning

- 拟议北环线落成后，牛潭尾和新田科技城仅一站之隔，与香港各区和深圳紧密连系
Upon completion of the planned Northern Link (NOL), NTM will only be one station away from San Tin Technopole (STT) and well connected with the rest of Hong Kong and Shenzhen
- 牛潭尾将会预留用地作「北都大学教育城」一部分，聚焦科研领域，配合新田科技城的创科发展，推动「产学研」合作
Land will be reserved in NTM as part of NM University Town (NMUT), with a focus on scientific research to complement the I&T development in STT, promoting “research, academic and industry” collaboration
- 牛潭尾亦会预留用地推动综合医教研医院及第三所医学院的发展
Land will also be reserved for developing an integrated medical teaching and research hospital (Integrated Hospital) and the third medical school

概括土地用途概念图 Broad Land Use Concept Plan



土地用途预算 Land Use Budget



主要发展参数 Major Development Parameters



项目重点 Project Highlights

1 大学城 UniTown

- 为配合发展「北都大学教育城」的愿景，牛潭尾将会预预约46公顷*土地发展大学城
To realise the vision of developing NMUT, about 46 ha* of land will be reserved for UniTown@NTM
- 鼓励本地专上院校与中外知名院校合作，推动国际高端人才集聚香港
Local post-secondary institutions are encouraged to collaborate with renowned Mainland and overseas institutions to promote Hong Kong as an international hub for high-calibre talents



*有待进一步研究 Subject to further study

2 综合医教研医院及第三所医学院
Integrated Medical Teaching and Research Hospital and Third Medical School



综合医教研医院 Integrated Hospital

- 牛潭尾会预预约9公顷*土地，兴建一所新综合医教研医院，提供约3000张病床
About 9 ha* of land will be reserved in NTM for a new Integrated Hospital with about 3,000 beds
- 除了为北都现有和将来的新增人口提供全面的医疗服务，该所综合医院将辟设教学、培训及研究设施，培训专业医护人员及进行临床试验和研究
Apart from providing a comprehensive range of healthcare services for the existing and new population in NM, the Integrated Hospital will accommodate teaching, training and research facilities where medical and healthcare professionals will be trained and clinical trials and research conducted

*有待进一步研究 Subject to further study

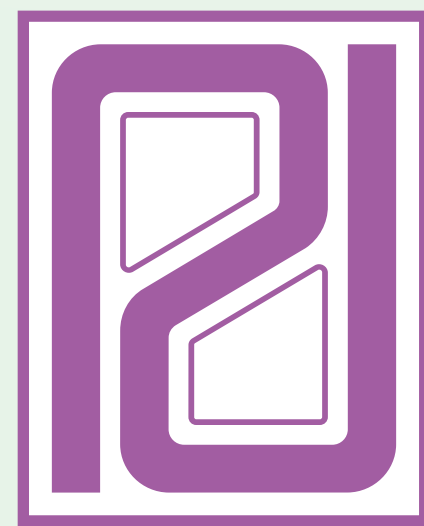
3 综合住宅社区 Comprehensive Residential Neighbourhood

- 拟议北环线主线牛潭尾站附近将会规划为一个综合住宅社区，善用新铁路所带来的发展机遇，建构「15分钟生活圈」
A comprehensive residential neighbourhood will be planned around the proposed NOL Main Line NTM Station. A “15-minute neighbourhood” concept will be adopted



综合住宅社区 Comprehensive Residential Neighbourhood

车站广场 Station Plaza

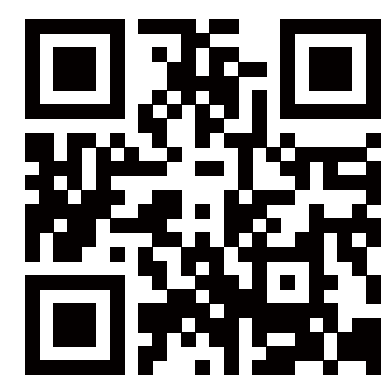


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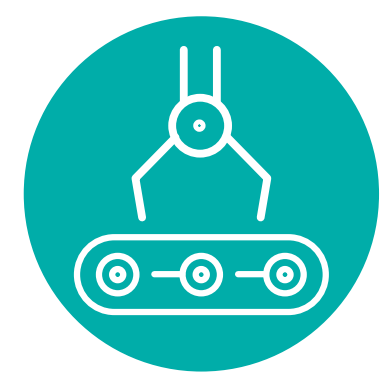


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口岸商贸及产业区 Boundary Commerce and Industry Zone



古洞北/粉岭北新发展区 Kwu Tung North/Fanling North New Development Area

- 以房屋发展为主，亦可支持邻近新田科技城的房屋需要
Mainly focus on housing developments, which may also cater for the housing needs of the nearby San Tin Technopole
- 在古洞北新发展区预留用地兴建政府联用办公大楼，以容纳现时位于市区核心商业区而没有特定地域要求的政府部门
Earmarked a site in the Kwu Tung North New Development Area for developing a sizable joint-user government office building to accommodate the government offices currently in central business districts with no specific location requirements
- 第一阶段发展的工程于2019年展开，两幅私营房屋用地于2021年出售，首批私营房屋已于2022年年底入伙。公营房屋将于2026年开始大规模入伙
Works for the First Phase development commenced in 2019. Two private residential sites were sold in 2021, with population intake starting from end-2022. Bulk population intake of the public housing development is expected in 2026
- 正研究将古洞北新发展区扩展至马草垄一带，成为与河套区港深创新及科技园的连接交汇点
Studying the expansion of the Kwu Tung North New Development Area to the Ma Tso Lung area to provide an intersection linking the Hong Kong-Shenzhen Innovation and Technology Park in the Loop

总面积 Total Area:

612公顷
ha

新增人口 New Population:

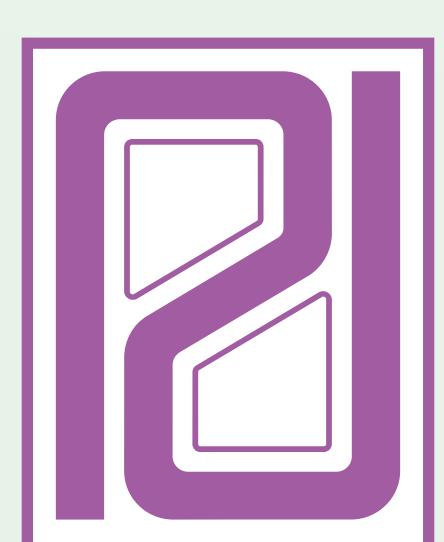
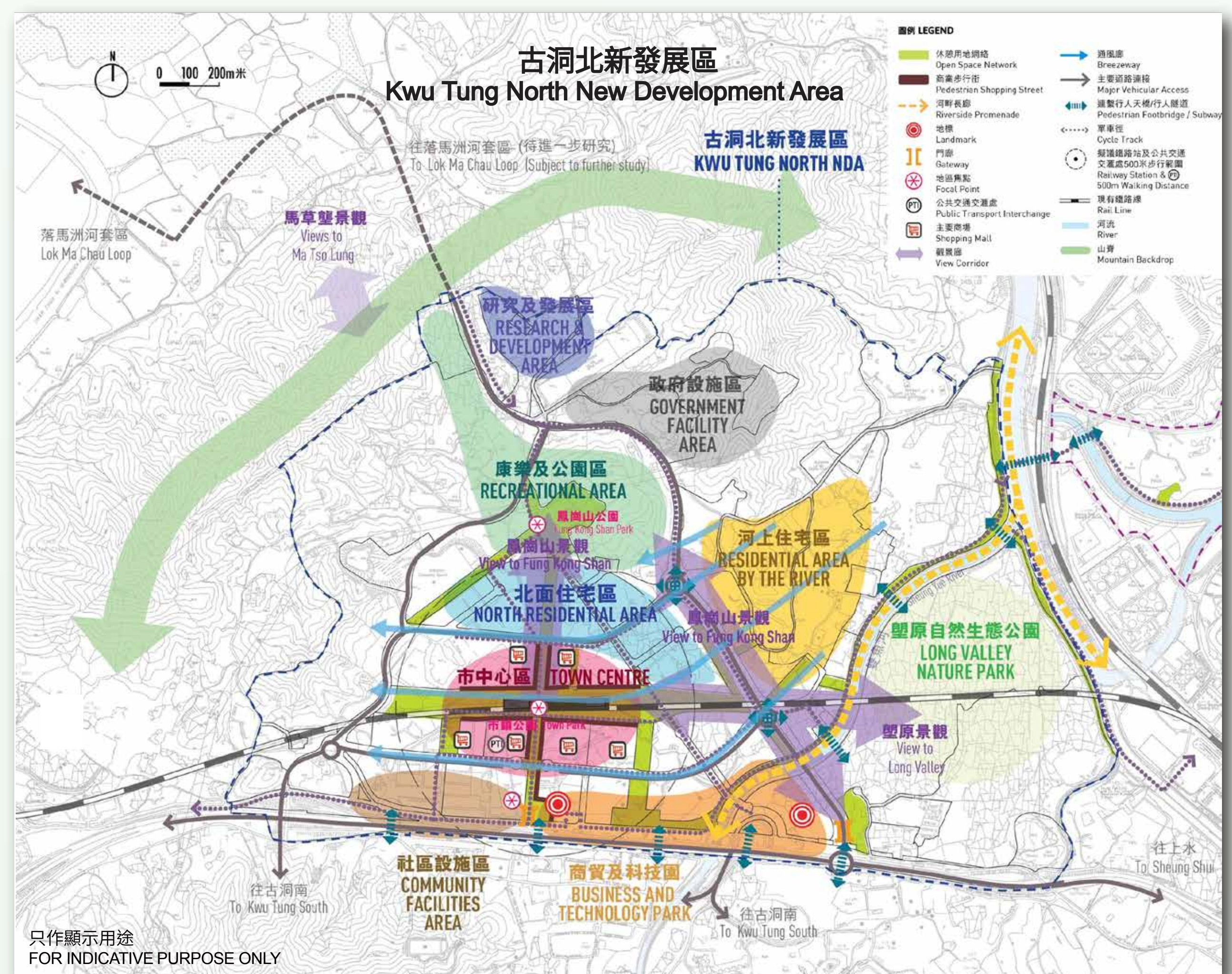
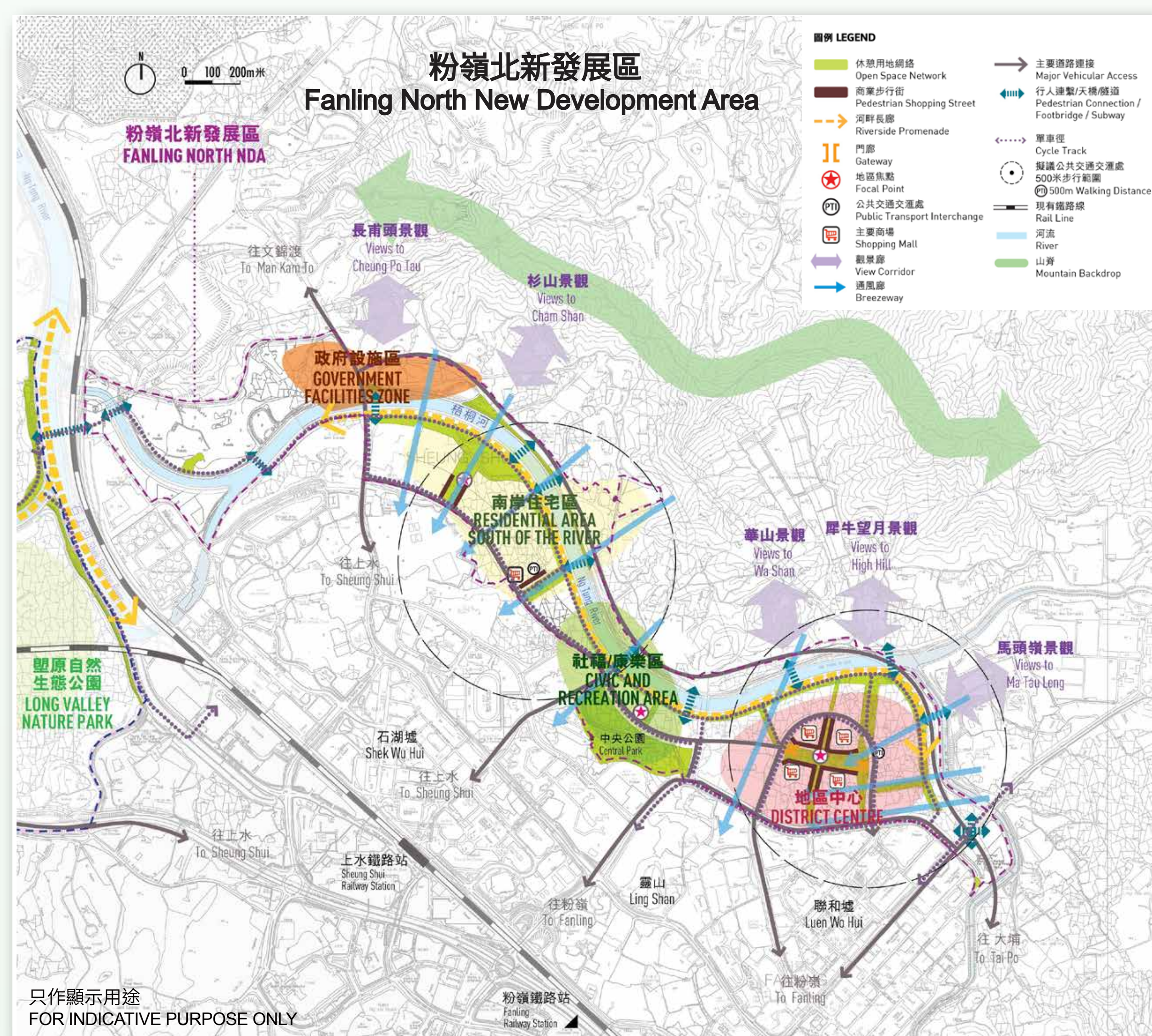
226 700

新增房屋单位 New Residential Units:

86 200

就业机会 Employment Opportunities:

53 100



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新界北新市镇 New Territories North (NTN) New Town

- 项目范围约1,420公顷，包括香园围、打鼓岭、坪輦、恐龙坑、皇后山、文锦渡、罗湖南等区域，并拥有三个口岸之利

With a project area of about 1,420 ha, covering the Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South areas and enjoying the advantage of having three Boundary Control Points (BCPs)

- 有潜力发展各种与口岸相关的经济用途和需要大面积土地运作的产业，成为**口岸商圈及新兴产业基地**，可与深圳罗湖区的发展优势互补

Potential to develop various BCP-related economic uses and industries requiring large land area for operation, becoming a **BCP business district and a base for emerging industries**, complementary to the developments of Luohu District in Shenzhen

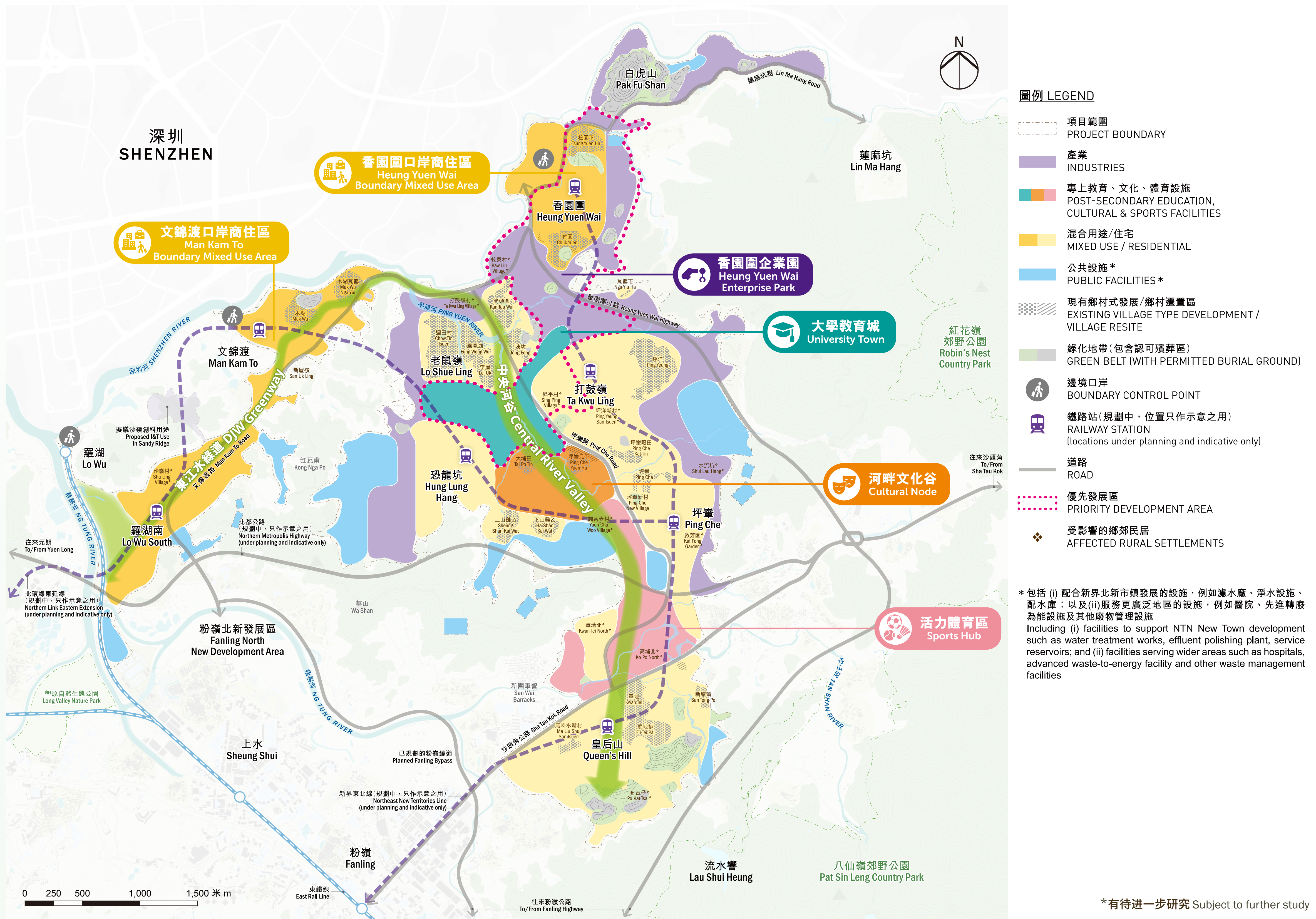
- 「两铁一路」项目配合新界北新市镇的发展，加强北都各新发展区及口岸之间的互联互通

Two railways and one major road to support the development of NTN New Town and enhance connectivity across the NDAs in NM and among various BCPs



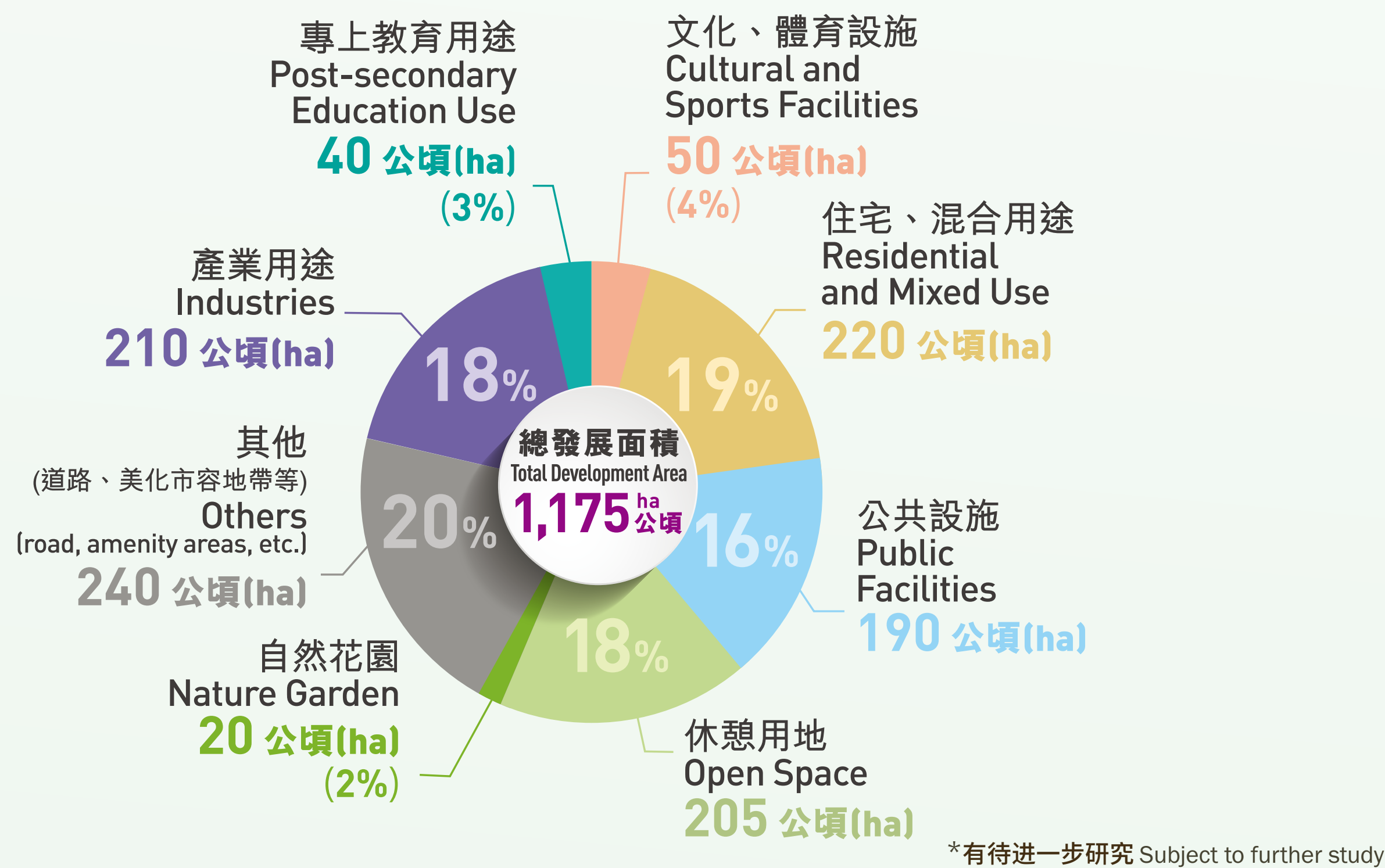
* 規劃中、擬議主線/車站位置僅作示意之用
Under planning, proposed alignments/station locations are indicative only.

概括土地用途 Broad Land Use Concept



*有待進一步研究 Subject to further study

土地用途預算 Land Use Budget



*有待進一步研究 Subject to further study

主要发展参数 Major Development Parameters

总人口 Total Population:
约 about 449 000 - 484 000

住宅单位 Number of Flats:
约 about 163 000 - 176 000

新增就业岗位 Number of New Jobs:
约 about 165 000

*有待進一步研究 Subject to further study

项目重点 Project Highlights

1 口岸经济 Gateway Economy

- 港深两地融合和日益增加的跨境人流为口岸地区带来重大机遇
HK-SZ integration with increasing cross-boundary passenger flow presents huge opportunities for the boundary areas
- 建议改造香园围和文锦渡口岸一带成为**口岸商住区**，提供商贸、金融、专业、休闲、零售等服务，推动口岸经济
Areas around Heung Yuen Wai and Man Kam To BCPs will be transformed into **Boundary Mixed Use Areas**, where business, financial, professional, leisure and retail services, etc. can be provided to boost gateway economy



2 新兴产业 Emerging Industries

- 预留土地发展不同产业(如现代物流、食品相关用途、绿色产业、先进建造、先进制造)，以善用广阔空间、邻近口岸的优势及「东进东出」跨境货运策略
Land reserved for different industries (e.g. modern logistics, food-related uses, green industry, advanced construction, advanced manufacturing), tapping the extensive space available, proximity to BCPs and "East in East out" strategy for cross-boundary freight traffic
- 以「产城融合」的理念，创造多元化就业机会，促进职住平衡
Create diverse job opportunities while promoting home-job balance under the concept of "city-industry integration"



3 文教体育枢纽 Cultural, Education and Sports Hub

- 优先发展**大学教育城**，打造香港成为国际高端人才集聚高地。专上院校可跟北都的产业及经济用途互动协作，并深化与大湾区城市的合作
Prioritise development of the **University Town** to build Hong Kong into an international hub for high-calibre talents. The post-secondary institutions may synergise with the industries and economic uses in NM, while deepening collaboration with the Greater Bay Area cities
- 建设**河畔文化谷**和**活力体育区**，让青年人发掘和尽显潜能
Create **Cultural Node** and **Sports Hub** for the youth to explore and maximise their potential



大学教育城 University Town



东江水绿道 DJW Greenway

4 河谷绿廊 Green • River • Valley

- 长8公里、景观独特的绿廊，串连文化、自然和康乐，促进**城乡共融**
A 8km-long green spine with unique landscape, serving as a culture-nature-recreation connector embracing **urban-rural integration**
- 延伸的行人及单车径网络可连接周边的郊游径和乡郊，推广健康生活及**绿色旅游**
Pedestrian/cycling networks extending from this green spine would further link up the surrounding trails and countryside, promoting healthy living and green tourism

优先发展区 Priority Development Area (PDA)

- 新界北新市镇面积庞大，建议分阶段落实发展，首先推展「优先发展区」（香园围口岸商住区、企业园和大学教育城）以推动口岸经济、发展新兴产业和培育高端人才
NTN New Town covers an enormous area. It is proposed to first proceed with a PDA (Heung Yuen Wai Boundary Mixed Use Area, Enterprise Park and University Town) to boost gateway economy, foster emerging industries and nurture high-calibre talents
- 新发展区余下发展用地属中长期的发展计划，可考虑分批推展
The remaining development land in the NDA could be considered for phased development in the medium to long term



香园围口岸商住区
Heung Yuen Wai Boundary Mixed Use Area

马草垄 Ma Tso Lung

古洞北新发展区的延伸

An extension of Kwu Tung North (KTN) New Development Area (NDA)



- 河套区东面连接路将经由马草垄连接古洞北及河套区，规划中的北都公路（古洞段）亦建议途经马草垄，使马草垄成为河套区和古洞北以至北都其他发展区的连接交汇点

Eastern Connection Road will connect KTN and the Loop through MTL, the Northern Metropolis (NM) Highway (Kwu Tung Section) under planning is also proposed to be routing through MTL, making MTL a node linking the Loop and KTN as well as other development areas in NM



- 规划以私人住宅为主，并提供休憩及社区设施。为河套区创科人才提供便捷的社区服务及生活支援

Mainly planned for private housing development with open spaces and community facilities, and providing I&T talents in the Loop with convenient community services and daily living support



- 最早可在 2027 年展开土地平整及基础设施工程

The site formation and infrastructure works could commence in 2027 the earliest

总发展面积 Total Development Area

约 **52** 公顷
about **52** ha

新增人口 New Population:

约 **25 600 - 28 000**

新增私人住宅单位 New Private Flats:

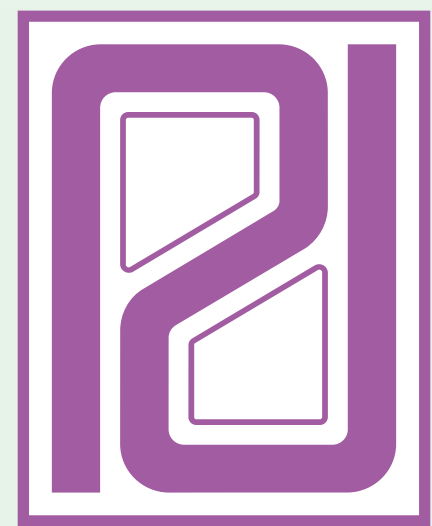
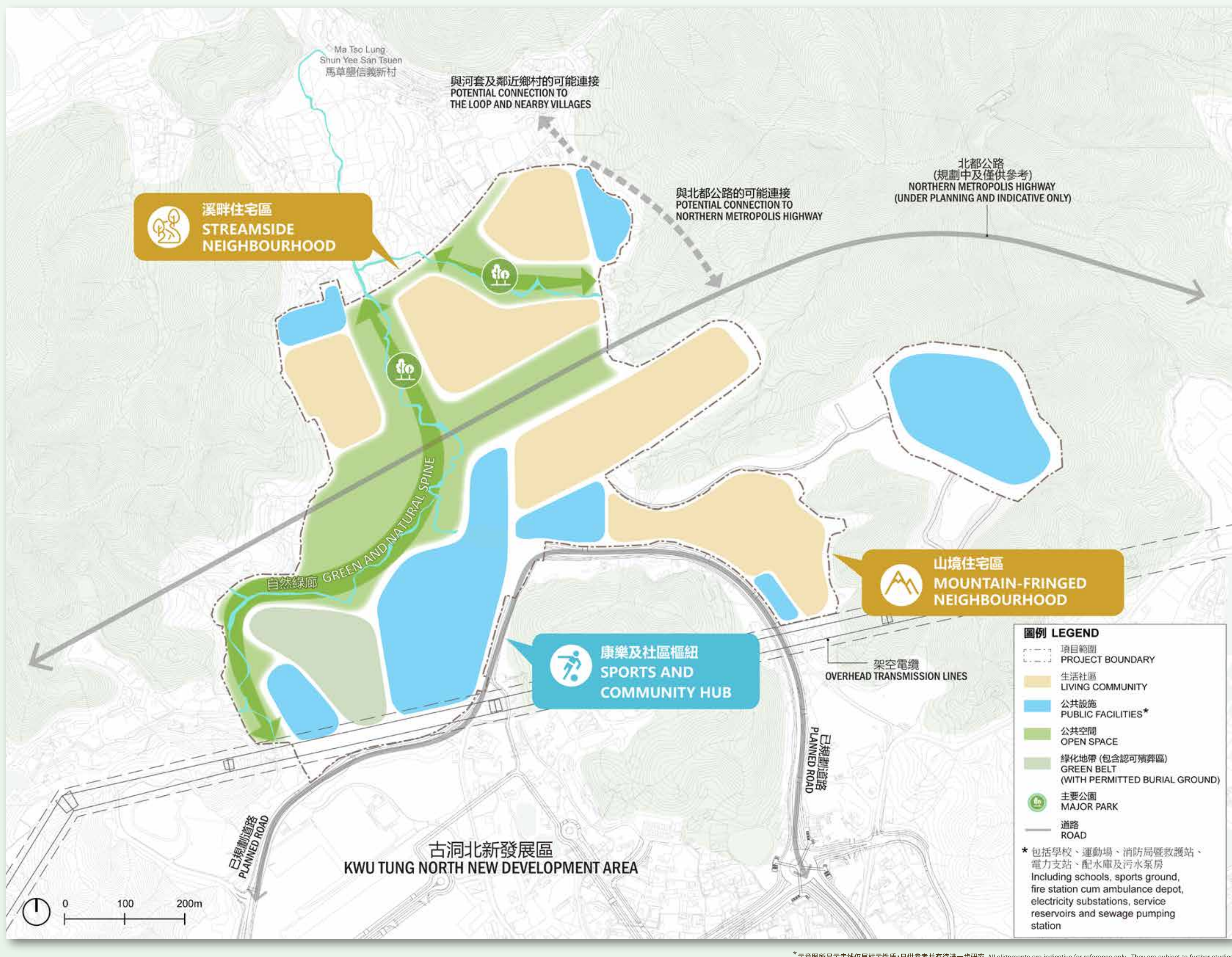
约 **9 800 - 10 700**

新增就业岗位 New Jobs:

约 **3 000**

*有待进一步研究 Subject to further study

概括土地用途 Broad Land Use Concept

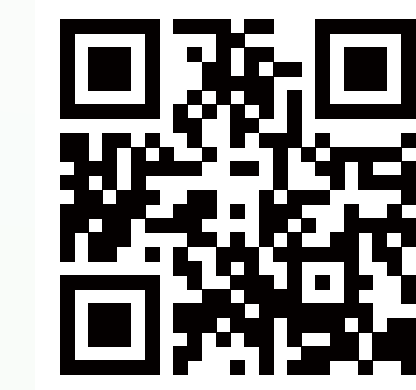


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Planning Department Outreach Programme

2025-26



蓝绿康乐旅游生态圈

Blue and Green Recreation, Tourism and Conservation Circle



沙头角 Sha Tau Kok

在第一期「开放沙头角码头计划」于2022年启动后，第二期沙头角开放计划已于2024年1月展开，容许旅客在申请禁区许可证后进入除中英街以外的整个沙头角游览，以推广沙头角和邻近外岛的文化生态旅游

Following the launch of the First Phase “Sha Tau Kok Pier opening up scheme” in 2022, the Second Phase Opening-up of Sha Tau Kok began in January 2024, allowing tourists to visit all parts of Sha Tau Kok (except Chung Ying Street) after applying for a Closed Area Permit, promoting cultural and eco-tourism of Sha Tau Kok and nearby outlying islands



图片来源：房屋协会网站
Photo Source: Hong Kong Housing Society Website



图片来源：香港旅游发展局网站
Photo Source: Hong Kong Tourism Board Website



红花岭 Robin's Nest

政府已于2024年设立红花岭郊野公园，为北部都会区提供一个面积约530公顷，具高生态、景观及康乐价值的受保护地区，与深圳梧桐山风景区形成生态廊道，促进港深两地生态融合。郊野公园内的莲麻坑铅矿遗址已活化为开放式博物馆，让公众了解当地工业采矿历史和蝙蝠生态

The Government has established the Robin's Nest Country Park in 2024 providing a protected area of around 530 hectares with high ecological, landscape and recreational values in the Northern Metropolis. It forms a cross-boundary ecological corridor with the Shenzhen Wutong Mountain Scenic Area, thereby promoting ecological integration between Hong Kong and Shenzhen. The Lin Ma Hang Lead Mine site within the country park is revitalised as an open museum to showcase the mining history and bat ecology to the public



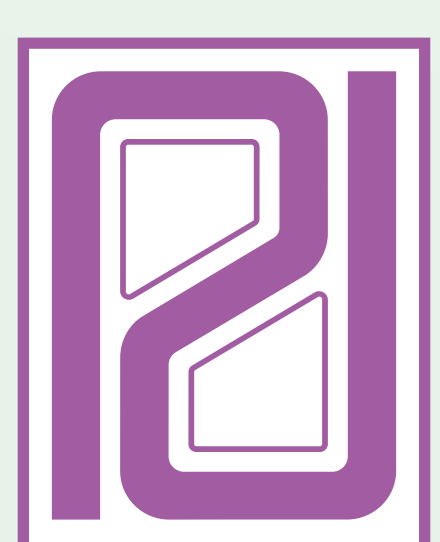
图片来源：北部都会区网站
Photo Source: Northern Metropolis Website



图片来源：房屋协会网站
Photo Source: Hong Kong Housing Society Website



图片来源：香港旅游发展局网站
Photo Source: Hong Kong Tourism Board Website

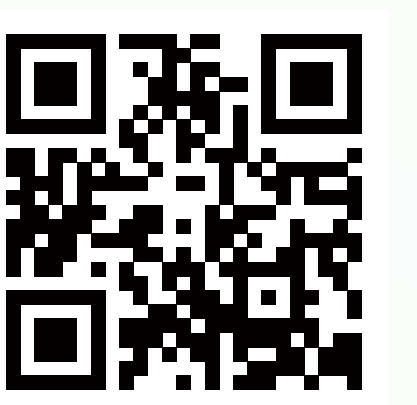


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