

北部都會區

Northern Metropolis

概覽 Overview

- ▶ 覆蓋元朗和北區，佔香港總面積約三分之一
Covers Yuen Long and North districts, about one-third of Hong Kong's total area
- ▶ 以「產業帶動，基建先行」為主軸，成為香港融入國家發展大局的重大節點
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
- ▶ 發展成為「國際創科新中心」和國際高端人才集聚高地
To develop into a “new international innovation and technology (I&T) hub” and an international centre for high-calibre talents
- ▶ 集優質生活、產業發展和文化休閒於一體，推動更佳的職住平衡和綠色生活
Integrates quality life, industry development, culture and leisure, and promotes a better home-job balance and green living
- ▶ 完善香港空間規劃，確立「南金融、北創科」布局
To improve the spatial planning of Hong Kong and establish the pattern of “South-North dual engine (finance – I&T)”

重點一覽 Numbers at a Glance

新發展土地 New Development Land
3 000 公頃
ha

人口 Population:
2 500 000

新住宅單位 New Residential Units:
500 000

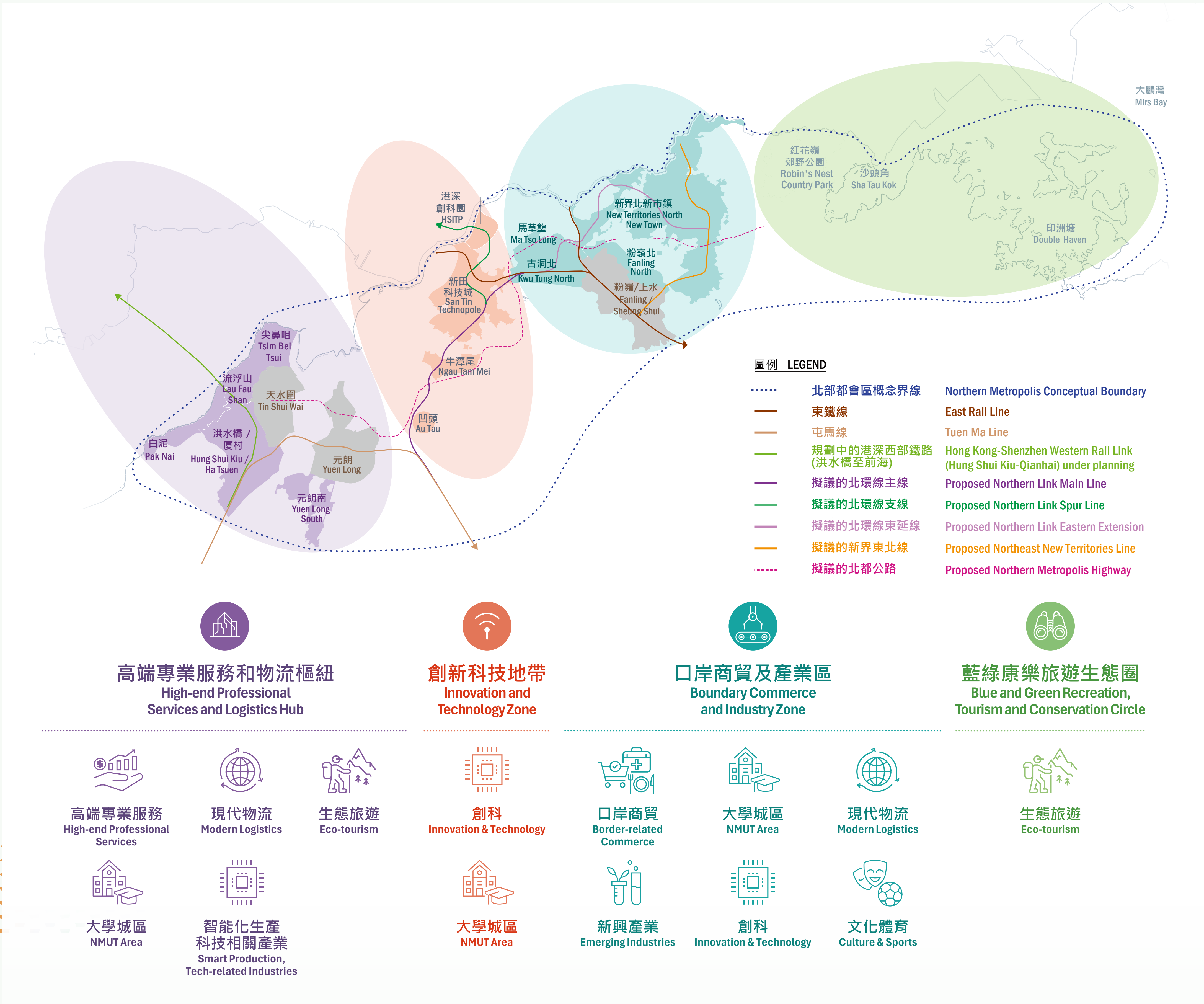
新工作職位 New Jobs:
500 000

發展目標 Development Goals

- ▶ 開拓土地房屋
Providing land and housing
- ▶ 產業導向，職住平衡
Industry-driven planning and better home-job balance
- ▶ 促進大灣區融合
Promoting integration of the Greater Bay Area
- ▶ 基建先行，鐵路為骨幹
Infrastructure-led, railways as backbone
- ▶ 打造「北都大學城」
Developing “NM University Town” (NMUT)
- ▶ 保育生態，城鄉共融
Ecological conservation, urban-rural integration
- ▶ 建設多元藝文康體和青年設施
Developing diversified arts, culture, sports and youth facilities
- ▶ 政府部門進駐，帶動發展
Establishing presence of government departments to drive development

四大區域 Four Major Zones

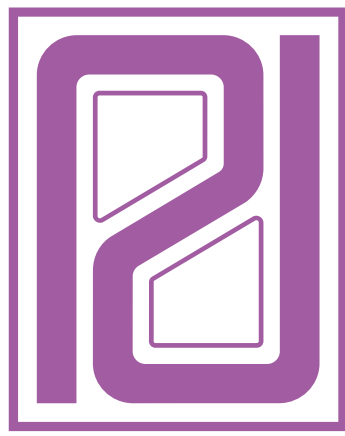
北部都會區可分為四大區域，各有不同的策略定位和發展主題：
The Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme:



加快建設 Accelerating Development

	完成平整土地 Land formed	住宅落成量 Housing units completed	可供經濟樓面面積 Economic floor space available
未來五年 Next 5 Years (2026/27 – 2030/31)	900 公頃 ha	70 000	1 000 000 平方米 m ²
未來十年 Next 10 Years (2026/27 – 2035/36)	1 800 公頃 ha	240 000	>10 000 000 平方米 m ²

所有數字均為約數
All figures are approximate



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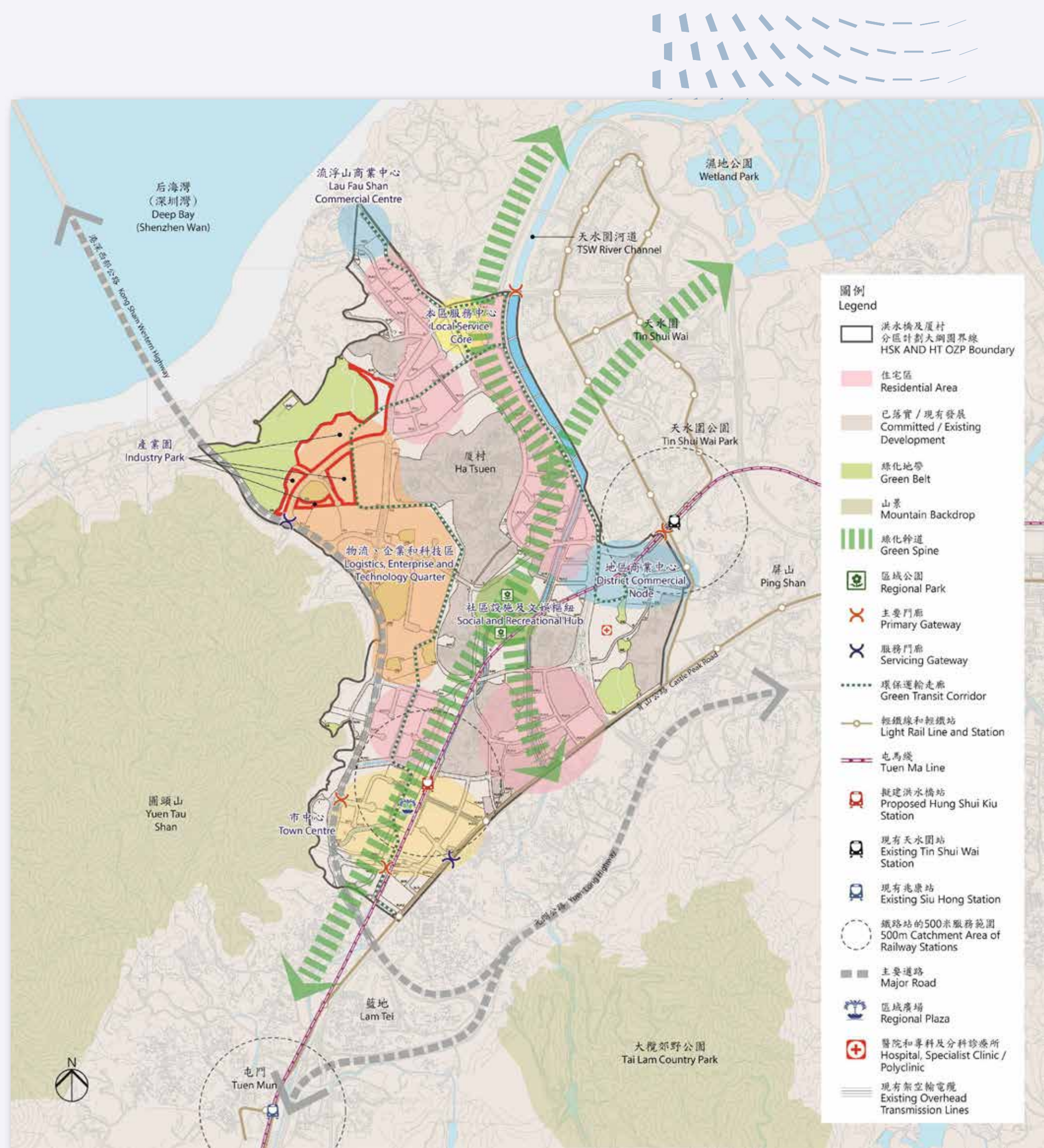


高端專業服務和物流樞紐 High-end Professional Services and Logistics Hub



洪水橋/廈村新發展區 Hung Shui Kiu/Ha Tsuen New Development Area

- 現代服務業中心，提供專業服務及現代物流業
Modern services centre, providing professional services and modern logistics
- 靠近深圳灣口岸，經規劃中的港深西部跨境鐵路連接前海
Proximity to Shenzhen Bay Port and connected with Qianhai by the Hong Kong-Shenzhen Western Rail Link under planning
- 第一期工程於2020年展開，第一批公營房屋已於2024年入伙
First Phase development commenced in 2020, with population intake of the first batch of public housing in 2024
- 第二期工程於2024年展開，配合屯馬線洪水橋站啟用時間於2030年起開始入伙
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
- 研究擴展至流浮山、尖鼻咀及白泥一帶，進一步增加房屋及經濟用地
Studying expansion to Lau Fau Shan, Tsim Bei Tsui and Pak Nai to increase housing and economic land



總面積 Total Area:

714 公頃
ha

總人口 Total Population:

252 400

新增房屋單位 New Residential Units:

74 000

就業機會 Employment Opportunities:

150 000



元朗南發展區 Yuen Long South Development Area

- 元朗新市鎮的南面擴展部分，主要提供房屋土地
Southern extension of Yuen Long New Town, mainly supplying housing land
- 第一期工程於2022年展開，首批居民於2029年入伙
First Phase commenced in 2022, first population intake in 2029
- 第二期工程於2025年展開，預計居民最早於2032年起陸續入伙
Second Phase commenced in 2025 with population intake from 2032 onwards
- 現正研究增加第三期發展的規模
Intensification of Phase 3 development under study

總面積 Total Area:

224 公頃
ha

總人口 Total Population:

101 200

新增房屋單位 New Residential Units:

32 900

就業機會 Employment Opportunities:

13 700

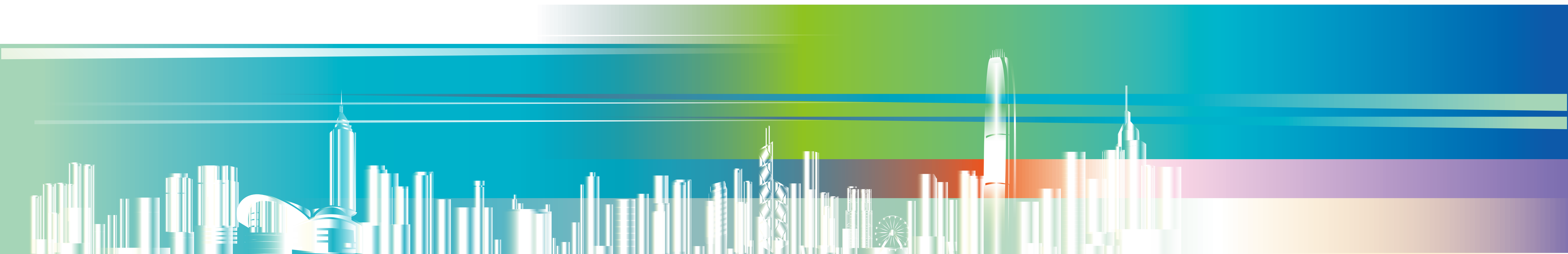


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流浮山 Lau Fau Shan (LFS)

定位 Positioning

基於流浮山與前海的鄰近距離和協同效應，並考慮到尖鼻咀和白泥的自然景色，流浮山會以數碼科技樞紐為產業定位，亦具潛質發展生態旅遊

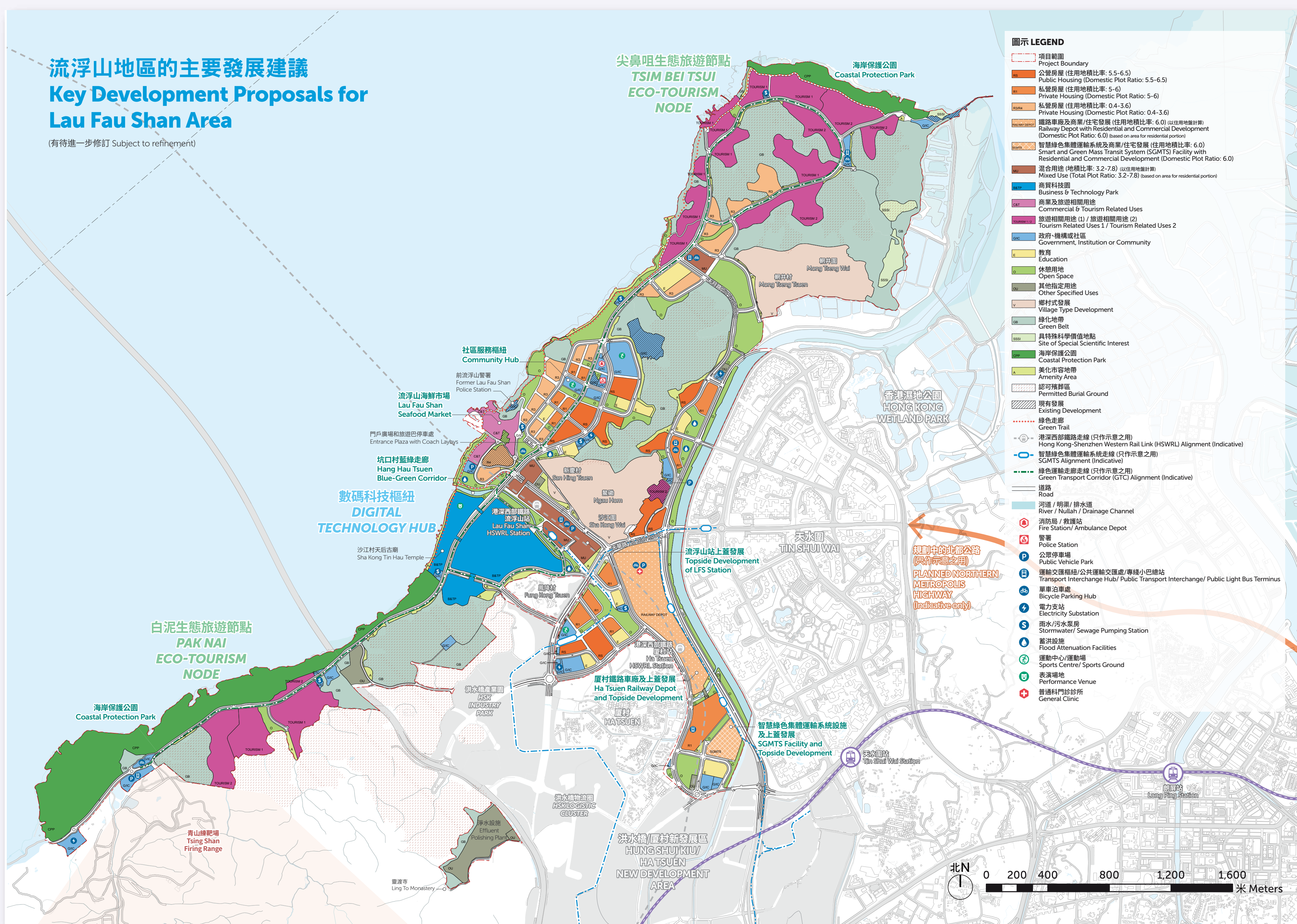
Given LFS's proximity to and synergy with Qianhai and the natural beauty of Tsim Bei Tsui (TBT) and Pak Nai (PN), Digital Technology Hub will be LFS's main industry positioning, while it also has potential to develop eco-tourism



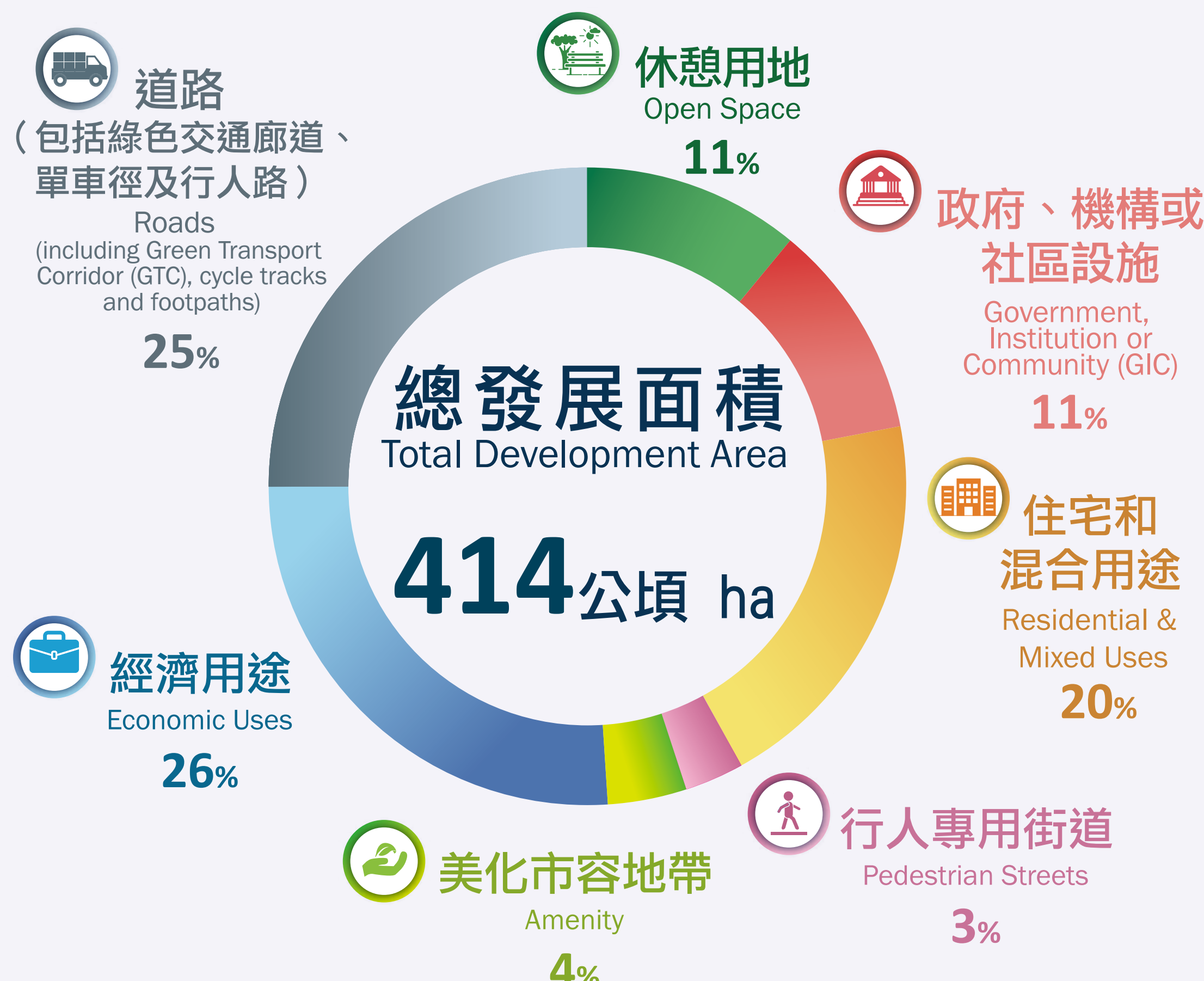
主要發展建議 Key Development Proposals

流浮山位於高端專業服務和物流樞紐，會為北部都會區最西面供應新的經濟和房屋用地

LFS, locating in the High-end Professional Services and Logistics Hub, will be a major source of new economic and housing land in the westernmost area of the Northern Metropolis



土地用途預算 Land Use Budget



主要發展參數 Major Development Parameters

總人口 Total Population:	約 about 148 300
單位 Flats:	約 about 48 900
人才公寓 Talent Accommodation:	約 about 5 000
新增就業職位 New Job Opportunities:	約 about 43 200 (包括約18,000個創科職位) (including about 18,000 in I&T)

*有待進一步修訂 Subject to further refinement



擬議數碼科技樞紐
Proposed Digital Technology Hub



擬議生態旅遊節點及海岸保護公園（白泥一帶）
Proposed Eco-tourism Node and Coastal Protection Park (at Pak Nai)



擬議天水圍河畔長廊活化工程
Proposed Tin Shui Wai River Promenade Revitalization



擬議坑口村藍綠廊道活化工程
Proposed Hang Hau Tsuen Blue-green Corridor Revitalization





創新科技地帶 Innovation and Technology Zone



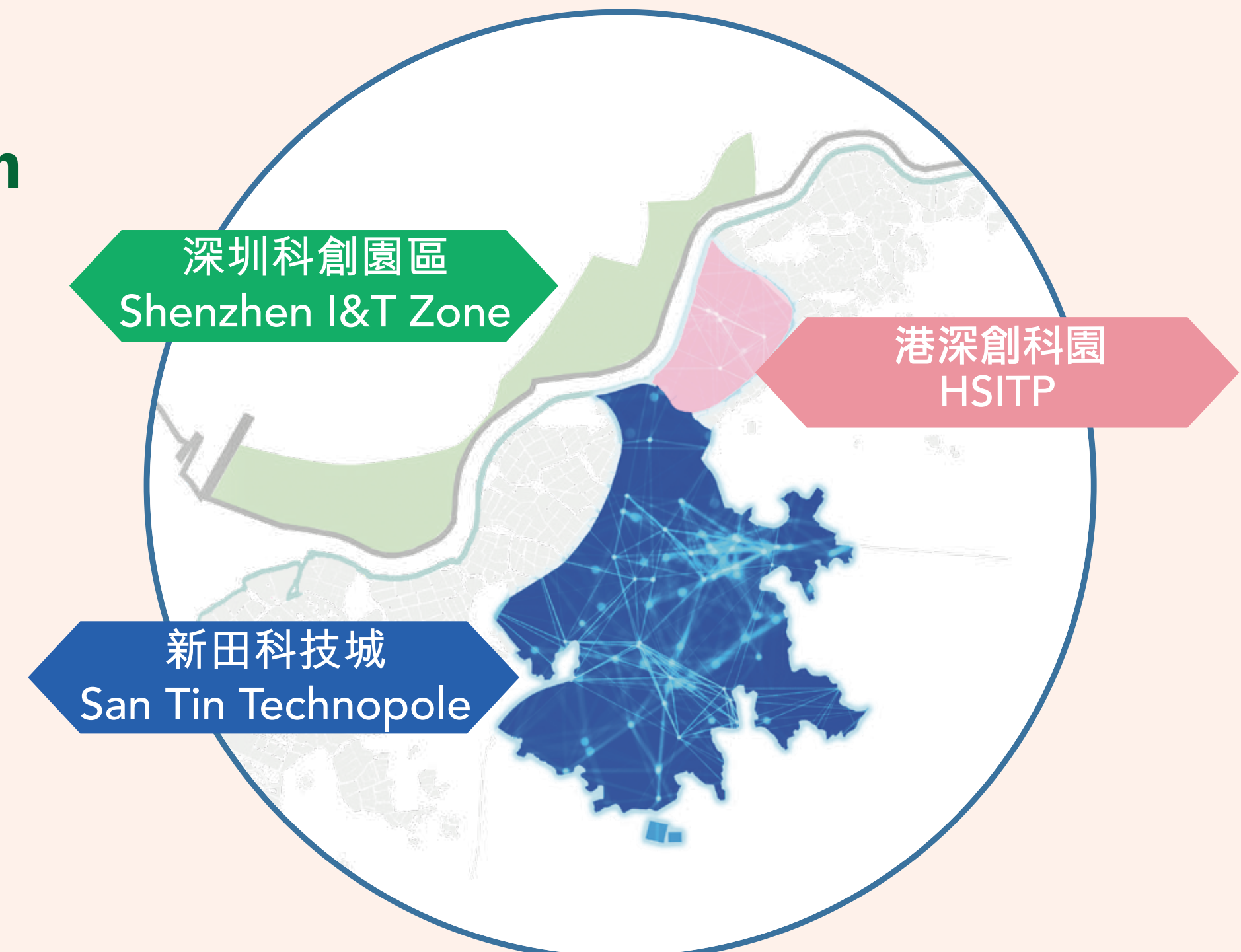
新田科技城及港深創新及科技園

San Tin Technopole and Hong Kong-Shenzhen Innovation and Technology Park

◆ 規劃願景與定位 Planning Vision and Positioning



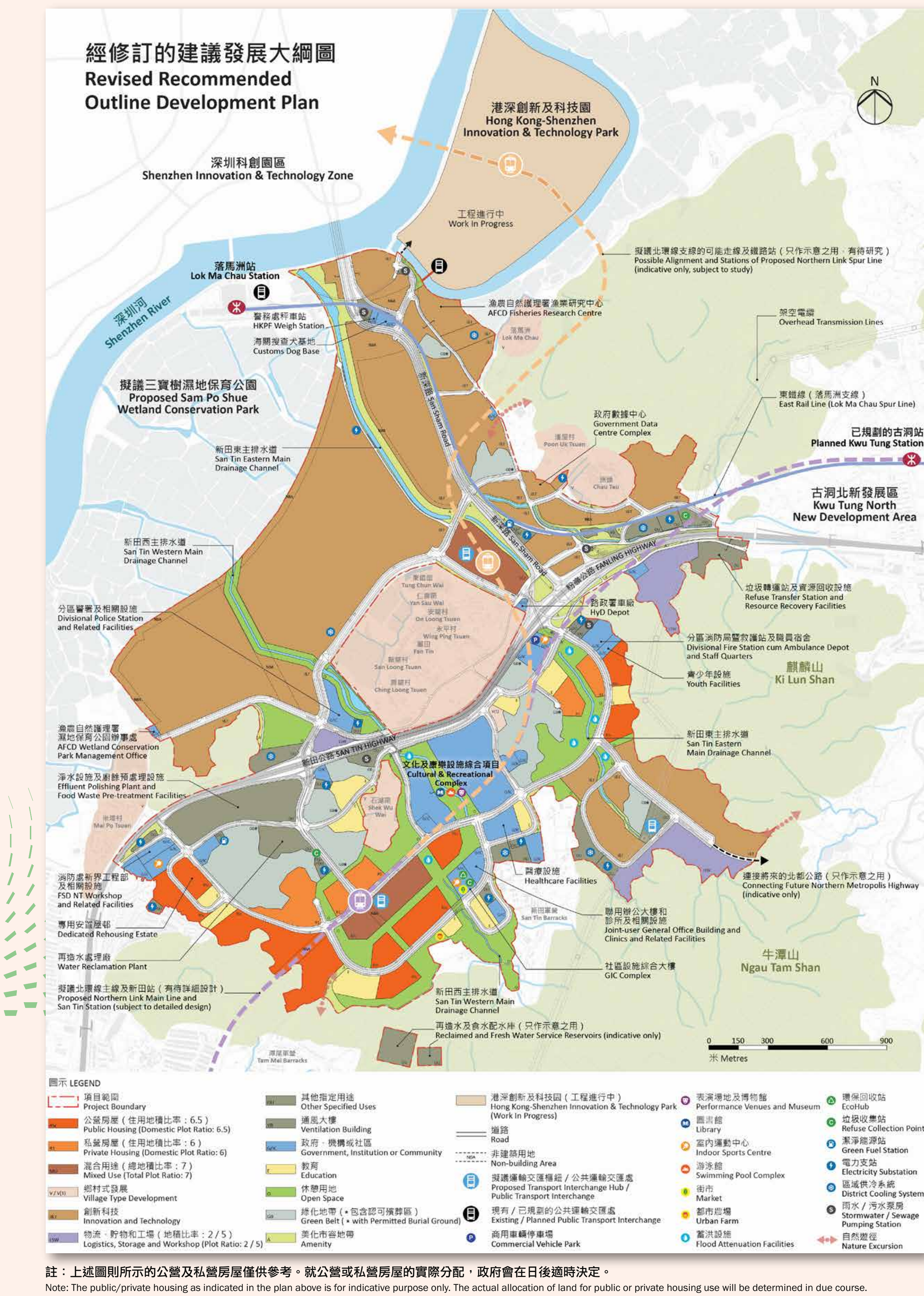
- ◆ 支持香港發展為國際創科中心
Support Hong Kong to develop into an international I&T centre
- ◆ 創科發展集群的樞紐，與深圳科創園區產生協同效應
A hub for clustered I&T development that creates synergy with Shenzhen I&T Zone
- ◆ 助力香港發展「南金融、北創科」的新產業布局
Contribute to the development of the South-North dual engine (finance – I&T)



- ◆ 優質、健康、綠色生活的新社區
A new community for quality, healthy and green living

◆ 空間布局 Spatial Layout

新田科技城及港深創科園的總發展面積達626公頃。其中，港深創科園已開始建設。另外，新田科技城大致由創新科技園區和新田市中心所組成。毗鄰新田科技城的三寶樹濕地保育公園，將為創科樞紐提供獨特景緻，同時為其發展創造環境容量。San Tin Technopole and HSITP has a total development area of 626 ha. Of which, development of the HSITP has already begun. Besides, San Tin Technopole 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.



創新科技園區
I&T Park

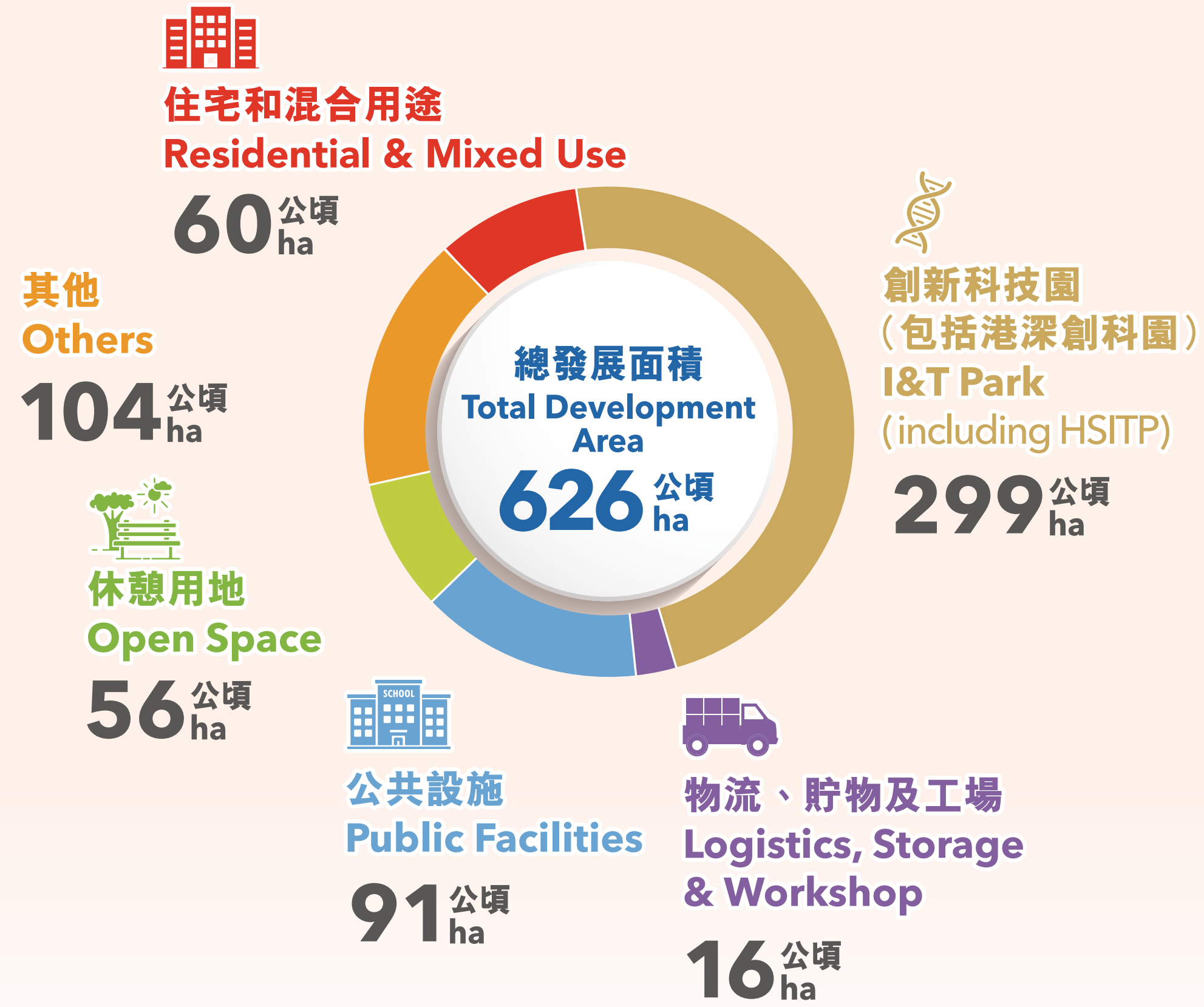


新田市中心
San Tin Town Centre



三寶樹濕地保育公園
Sam Po Shue Wetland Conservation Park

◆ 土地用途預算 Land Use Budget



◆ 主要發展參數 Major Development Parameters

總人口 Total Population:

~ 147 000 - 159 000

新住宅單位 New Housing Units:

~ 50 000 - 54 000

人才公寓單位 Talent Accommodation Units:

~ 6 400

就業機會 Employment Opportunities:

> 165 000 職位 jobs

(包括創新科技園內 >120 000 職位)
(including >120 000 jobs within I&T Park)
(港深創科園另有 50 000 職位)
(Another 50 000 jobs at HSITP)

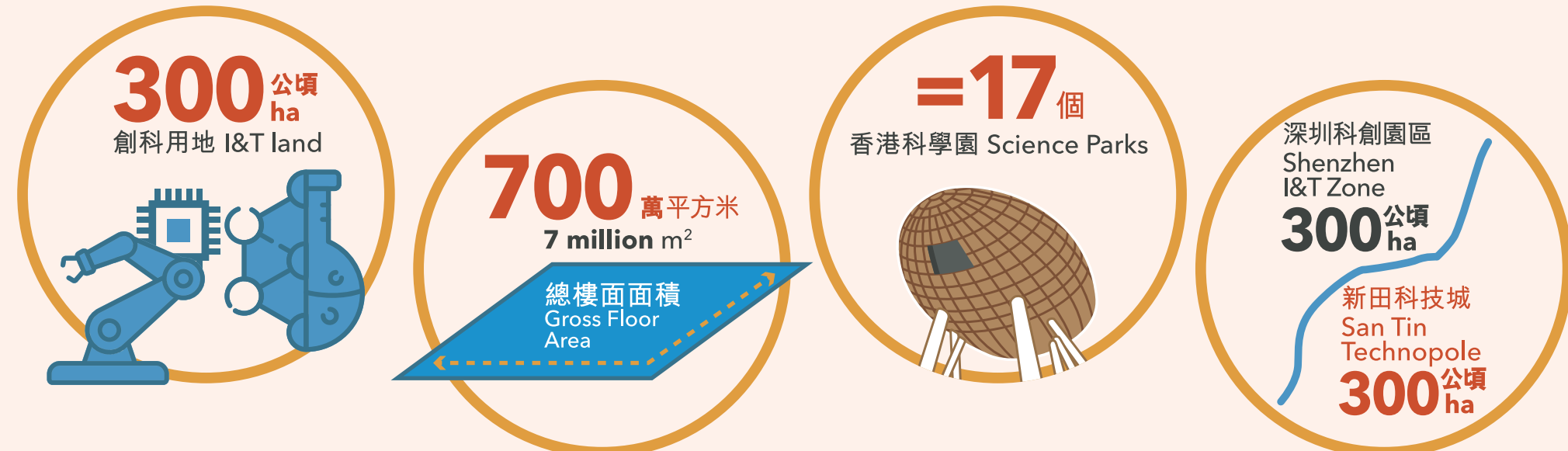


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» 規劃重點 Key Planning Features

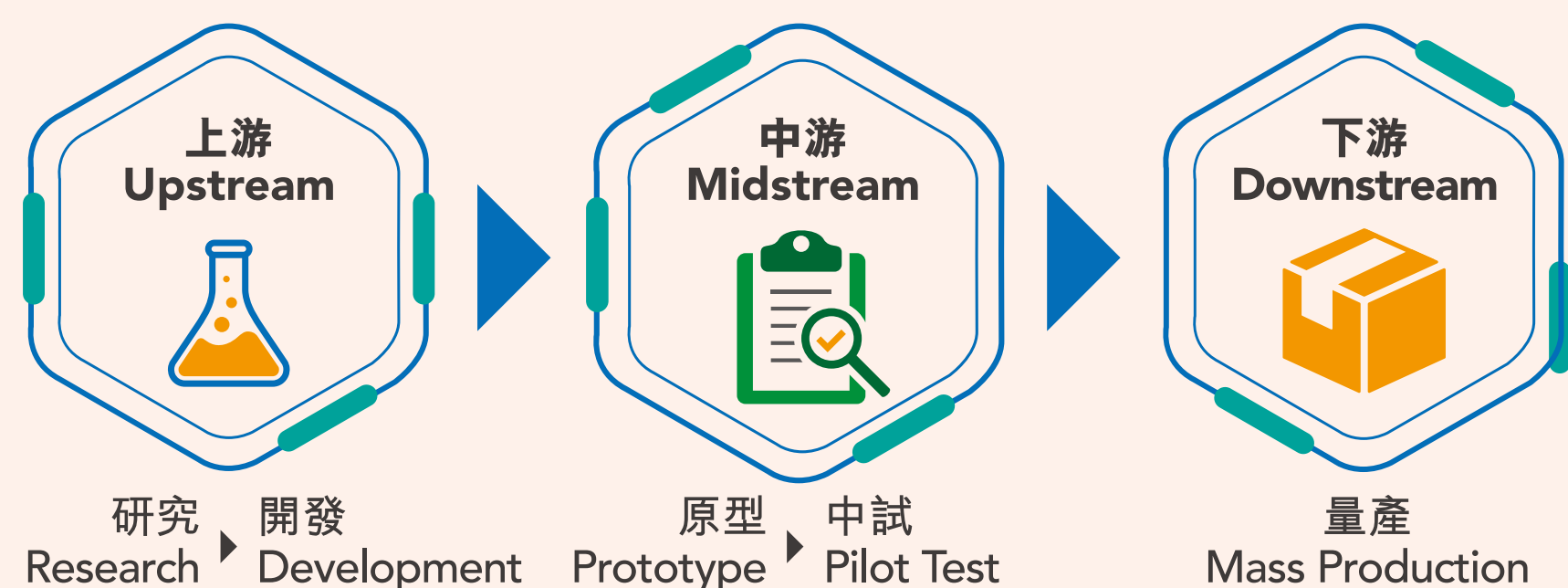
◆ 創科用地 I&T Land

- 創新科技園區和港深創科園將合共提供約：
The I&T Park and HSITP will collectively provide about:



- 創新科技園區內有不同面積的相連地塊，能配合不同規模的創科設施和用途的需要
Connected land parcels of different sizes within the I&T Park could meet the needs of I&T facilities and uses of varying scales

- 創科用地會提供更大的彈性，容許更廣泛而互相兼容的用途，以兼顧不同創科範疇和產業鏈上、中、下游各階段的土地用途、人才公寓和其他配套設施的需要
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



◆ 藍綠網絡 Blue-Green Network

活化的河道/排水道、蓄水池、濕地、休憩用地和山丘交織在一起，形成藍綠網絡，創造生態連繫，提高生物多樣性
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



◆ 交通基建 Transport Infrastructure

擬議的交通基建將促進跨境交通，並加強新田科技城和新界其他地區及市區的連接，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:

- 三條鐵路（落馬洲支線、北環線主線、北環線支線）
Three major rail links (Lok Ma Chau (LMC) Spur Line, Northern Link (NOL) Main Line and NOL Spur Line)
- 四條主要道路（新田公路、粉嶺公路、新深路、北都公路）
Four major roads (San Tin Highway, Fanling Highway, San Sham Road and Northern Metropolis Highway)



◆ 智慧、環保及具抗禦力措施 Smart, Green and Resilient (SGR) Initiatives

為配合《香港氣候行動藍圖2050》發展碳中和社區及應對氣候變化，將採納智慧、環保及具抗禦力措施，例如15分鐘生活圈、通風廊、區域供冷系統、蓄洪設施、再造水設施、智慧及可持續出行配以綠色運輸模式等
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.

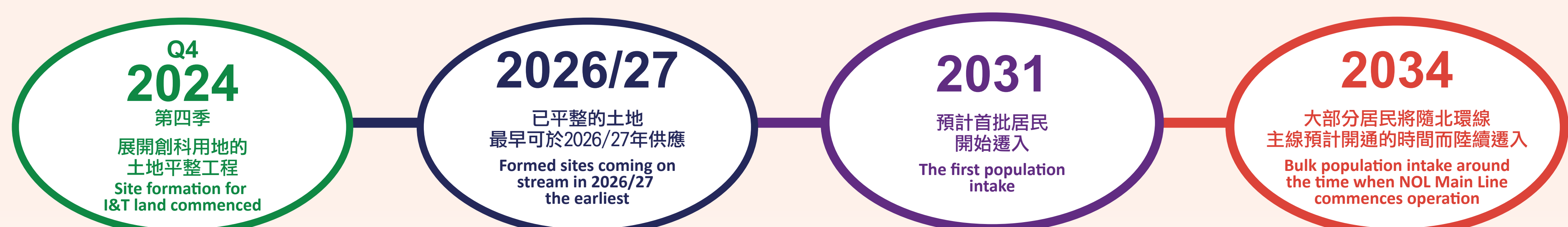


◆ 新發展與周邊鄉郊融合 Integration of New Developments with Rural Neighbourhoods

- 規劃完備的社區設施和提昇了的基礎建設（包括交通連繫）將惠及新田周邊的鄉村
Surrounding villages in San Tin will benefit from the comprehensively planned community facilities and improved infrastructure services (including transport connectivity)
- 透過恰當的建築形式、生態敏感的景觀設計及保留飛鳥廊道，確保與三寶樹濕地保育公園的和諧融合
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



◆ 發展時間表 Development Schedule



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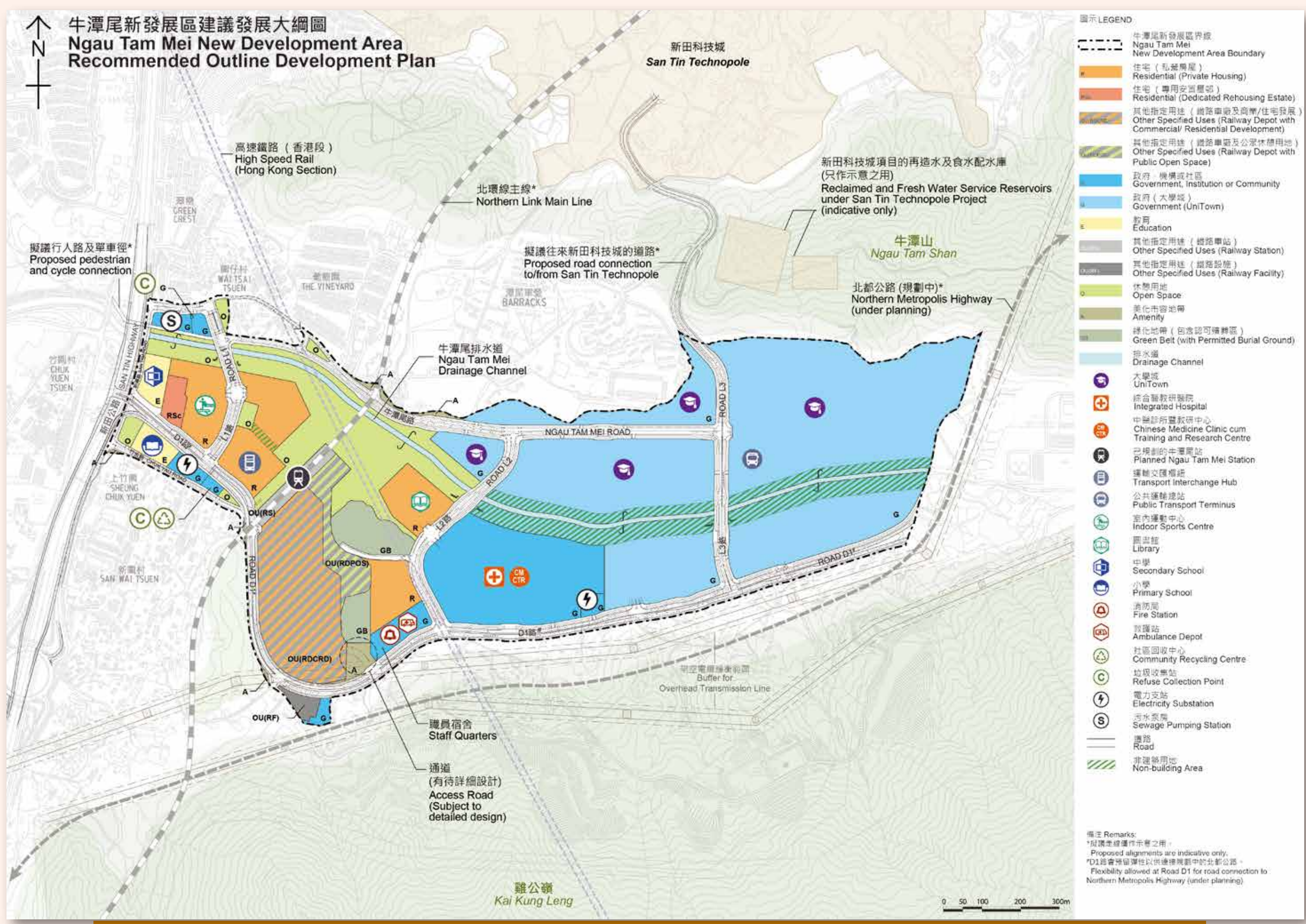


牛潭尾新發展區 Ngau Tam Mei (NTM) New Development Area (NDA)

定位 Positioning

- ◆ 已規劃的北環線落成後，牛潭尾和新田科技城僅一站之隔，與香港各區和深圳緊密連繫
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
- ◆ 發展北都大學教育城牛潭尾大學城區，聚焦科研領域，配合新田科技城的創科發展，推動「產學研」協同發展
Develop the NTM University Town Area of the NM University Town (NMUT), with a focus on scientific research to complement the I&T development in STT, promoting synergistic development of “research, academic and industry”
- ◆ 預留用地推動綜合醫教研醫院及第三所醫學院的發展
Land is also reserved for developing an integrated medical teaching and research hospital (Integrated Hospital) and the third medical school

建議發展大綱圖 Recommended Outline Development Plan



主要發展參數 Major Development Parameters

新增人口 New Population:	新增就業機會 New Job Opportunities:
約 about 35 400 - 38 500	約 about 26 000
新增單位 New Flats:	總面積 Total Area:
約 about 12 600 - 13 800	約 about 130 公頃 ha

項目重點 Project Highlights

1 北都大學城 Northern Metropolis University Town

- ◆ 為配合發展「北都大學教育城」的願景，牛潭尾將會預留最多52公頃土地發展大學城
To realise the vision of developing NMUT, 52 ha of land at most will be reserved for University Town
- ◆ 鼓勵本地專上院校與中國內地和海外知名院校合作，推動國際高端人才集聚香港
Local post-secondary institutions are encouraged to collaborate with renowned Chinese Mainland and overseas institutions to promote Hong Kong as an international hub for high-calibre talents



2 綜合醫教研醫院及第三所醫學院 Integrated Medical Teaching and Research Hospital and Third Medical School



- ◆ 牛潭尾會預留約10公頃土地，興建一所綜合醫教研醫院
About 10 ha of land will be reserved in NTM for an Integrated Hospital
- ◆ 除了為北都及香港其他區域現有和將來的新增人口提供全面的醫療服務，該所綜合醫院將開設教學、培訓及研究設施，培訓專業醫護人員及進行臨床試驗和研究
Apart from providing a comprehensive range of healthcare services for the existing and new population in NM and the territory, the Integrated Hospital will accommodate teaching, training and research facilities where medical and healthcare professionals will be trained and clinical trials and research conducted

3 住宅社區 Residential Neighbourhood

- ◆ 已規劃的北環線主線牛潭尾站附近將會規劃為一個住宅社區，善用新鐵路所帶來的發展機遇，建構「15分鐘生活圈」
A residential neighbourhood will be planned around the planned NOL Main Line Ngau Tam Mei Station. A “15-minute neighbourhood” concept will be adopted

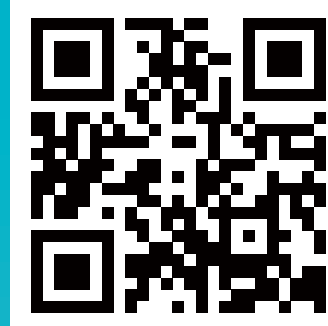


發展時間表 Development Schedule

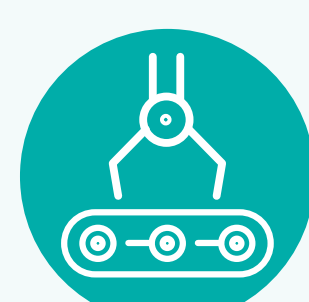


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口岸商貿及產業區 Boundary Commerce and Industry Zone



古洞北/粉嶺北新發展區 Kwu Tung North/Fanling North New Development Area

- 以房屋發展為主，亦可支持鄰近港深創新及科技園（港深創科園）的房屋需要
Mainly focus on housing developments, which may also cater for the housing needs of the nearby Hong Kong-Shenzhen Innovation and Technology Park (HSITP)
- 在古洞北新發展區預留用地興建政府聯用辦公大樓，以容納現時位於市區核心商業區而沒有特定地域要求的政府部門
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
- 第一階段發展的工程於2019年展開，兩幅私營房屋用地於2021年出售，首批私營房屋已於2022年年底入伙。公營房屋將於2026年開始大規模入伙
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
- 正研究將古洞北新發展區擴展至馬草壟一帶，成為與港深創科園的連接交匯點
Studying the expansion of the Kwu Tung North New Development Area to the Ma Tso Lung area to provide an intersection linking the HSITP

總面積 Total Area:

612 公頃
ha

新增人口 New Population:

230 300

房屋單位 Residential Units:

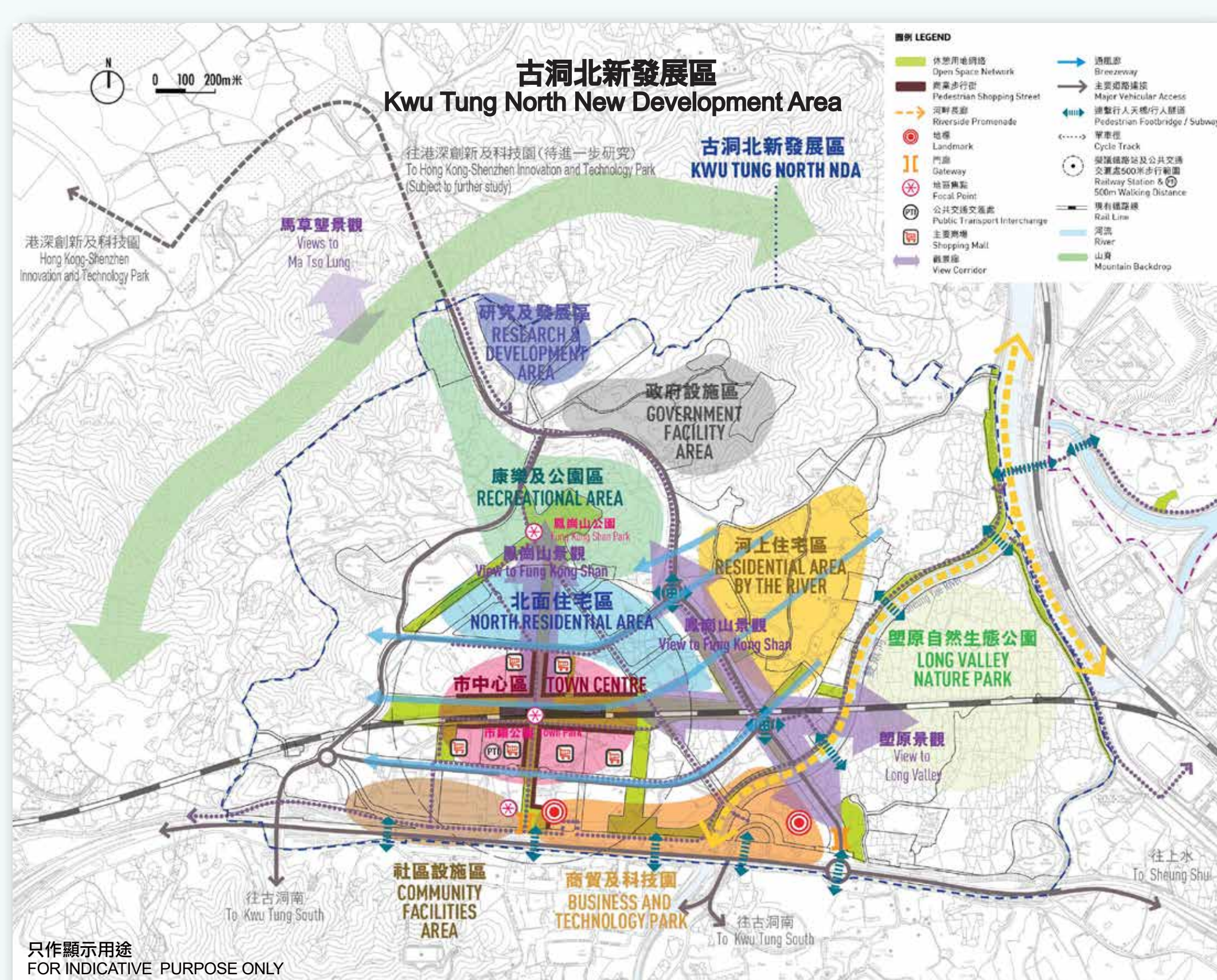
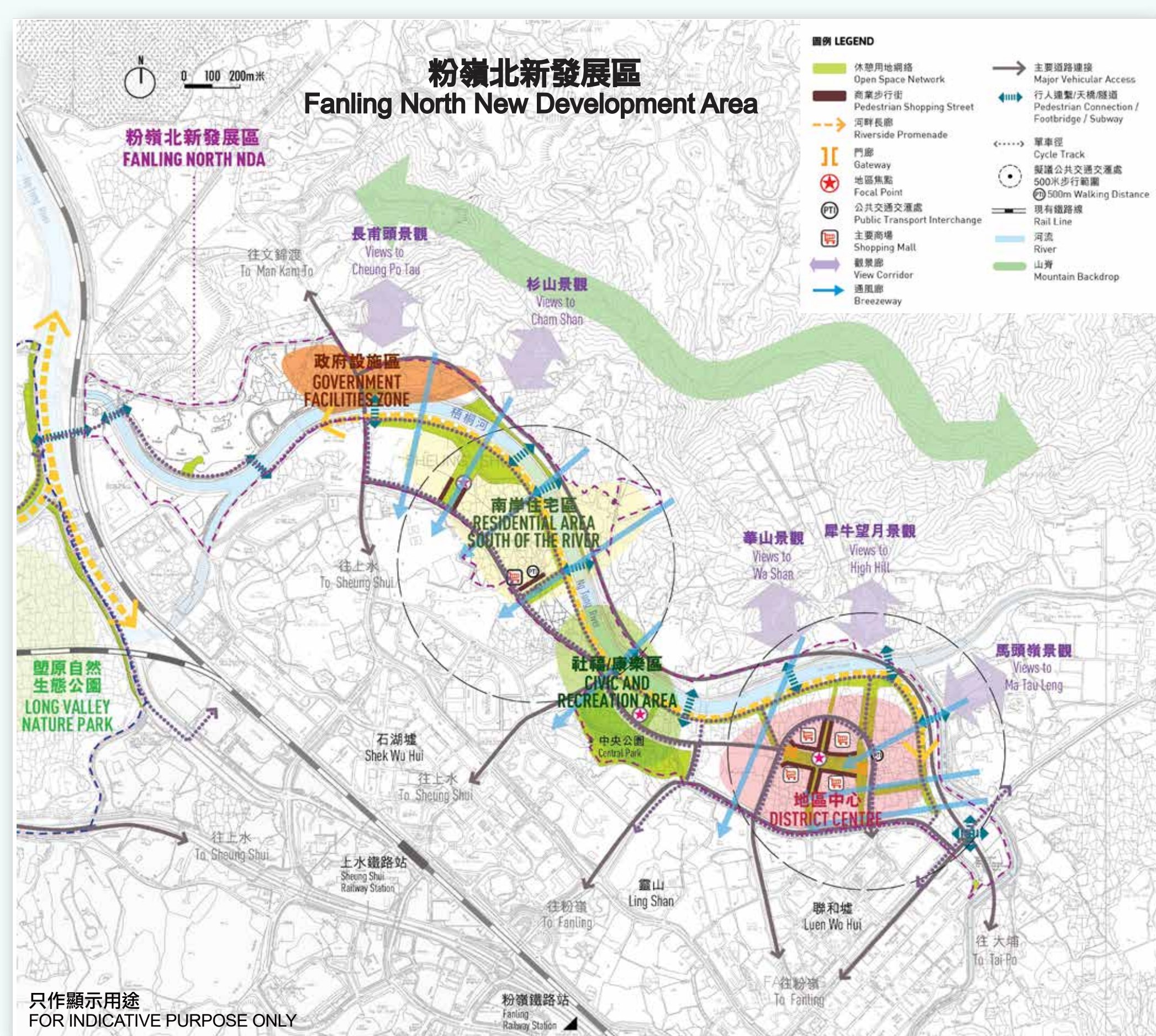
87 500

就業機會 Employment Opportunities:

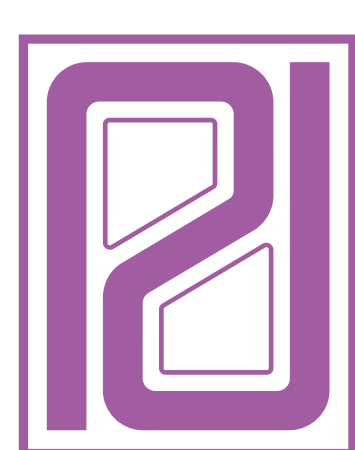
53 100



粉嶺北新發展區
Fanling North New Development Area



古洞北新發展區
Kwu Tung North New Development Area



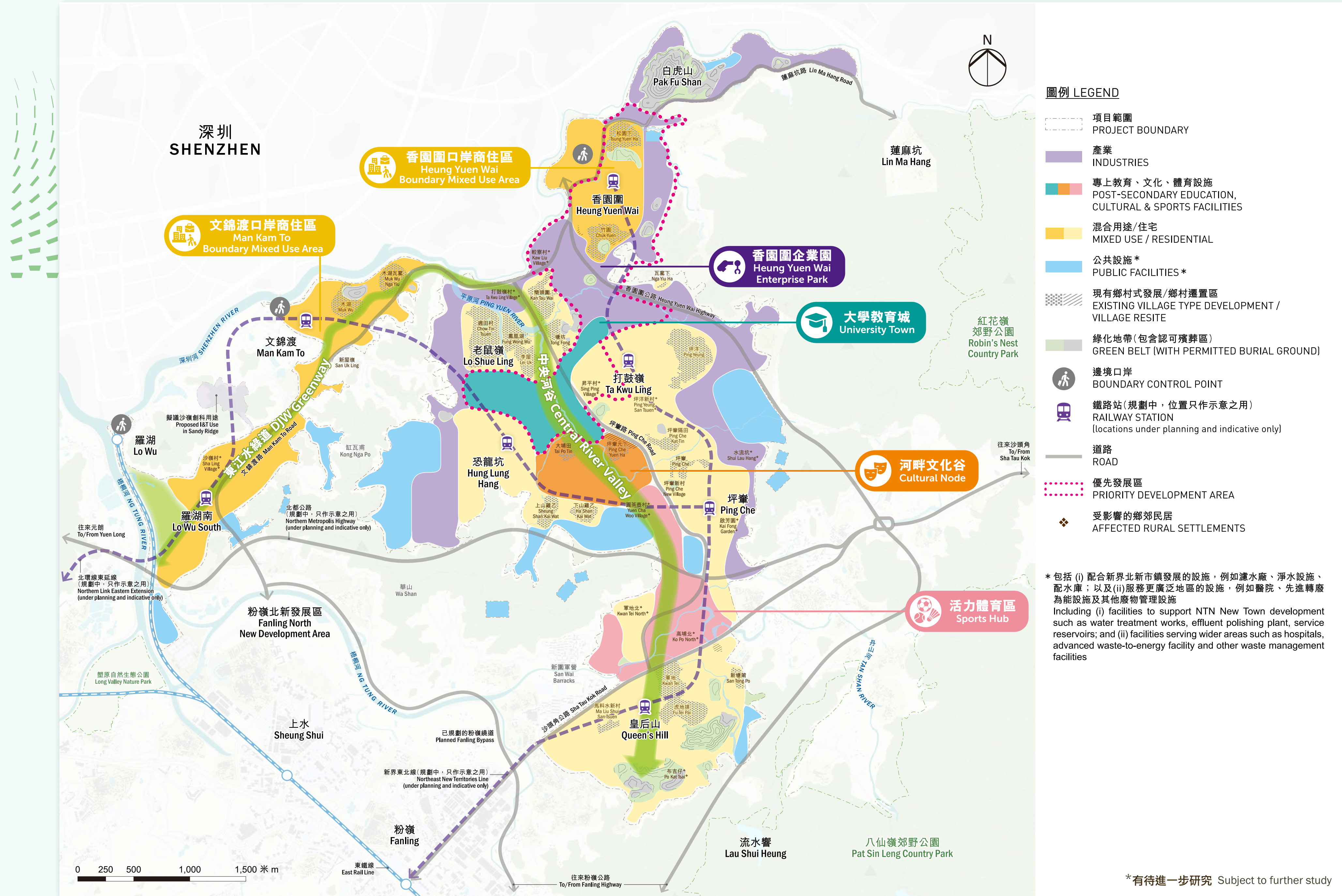
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新界北新市鎮 New Territories North (NTN) New Town

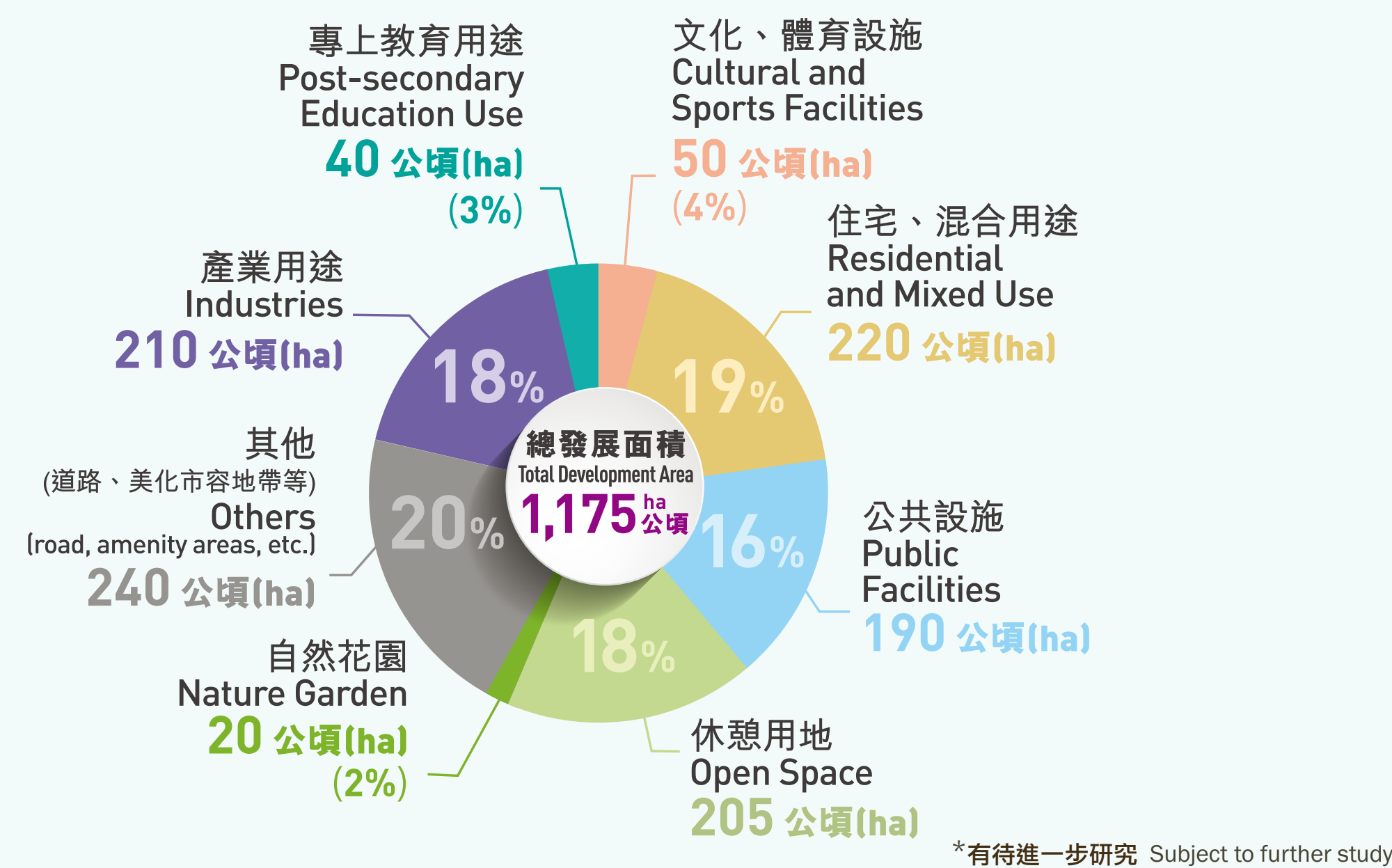
- 項目範圍約1,420公頃，包括香園圍、打鼓嶺、坪輦、恐龍坑、皇后山、文錦渡、羅湖南等區域，並擁有三個口岸之利
With a project area of about 1,420 ha, covering the Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South areas and enjoying the advantage of having three Boundary Control Points (BCPs)
- 有潛力發展各種與口岸相關的經濟用途和需要大面積土地運作的產業，成為**口岸商圈及新興產業基地**，可與深圳羅湖區的發展優勢互補
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
- 「兩鐵一路」項目配合新界北新市鎮的發展，加強北都各新發展區及口岸之間的**互聯互通**
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



概括土地用途 Broad Land Use Concept



土地用途預算 Land Use Budget



主要發展參數 Major Development Parameters

總人口 Total Population:	約 about 449 000 - 484 000
住宅單位 Number of Flats:	約 about 163 000 - 176 000
新增就業職位 Number of New Jobs:	約 about 165 000

項目重點 Project Highlights

1 口岸經濟 Gateway Economy

- 港深兩地融合和日益增加的跨境人流為口岸地區帶來重大機遇
HK-SZ integration with increasing cross-boundary passenger flow presents huge opportunities for the boundary areas
- 建議改造香園圍和文錦渡口岸一帶成為**口岸商住區**，提供商貿、金融、專業、休閒、零售等服務，推動口岸經濟
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 新興產業 Emerging Industries



- 預留土地發展不同產業（如現代物流、食品相關用途、綠色產業、先進建造、先進製造），以善用廣闊空間、鄰近口岸的優勢及「東進東出」跨境貨運策略
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「**產城融合**」的理念，創造多元化就業機會，促進職住平衡
Create diverse job opportunities while promoting home-job balance under the concept of "city-industry integration"

3 文教體育樞紐 Cultural, Education and Sports Hub

- 優先發展大學教育城，打造香港成為國際高端人才集聚高地。專上院校可跟北都的產業及經濟用途互動協作，並深化與大灣區城市的合作
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
- 建設河畔文化谷和活力體育區，讓年青人發掘和盡顯潛能
Create Cultural Node and Sports Hub for the youth to explore and maximise their potential



大學教育城 University Town



東江水綠道 DJW Greenway

4 河谷綠廊 Green • River • Valley

- 長8公里、景觀獨特的綠廊，串連文化、自然和康樂，促進城鄉共融
A 8km-long green spine with unique landscape, serving as a culture-nature-recreation connector embracing urban-rural integration
- 延伸的行人及單車徑網絡可連接周邊的郊遊徑和鄉郊，推廣健康生活及綠色旅遊
Pedestrian/cycling networks extending from this green spine would further link up the surrounding trails and countryside, promoting healthy living and green tourism

優先發展區 Priority Development Area (PDA)

- 新界北新市鎮面積龐大，建議分階段落實發展，首先推展「優先發展區」（香園圍口岸商住區、企業園和大學教育城）以推動口岸經濟、發展新興產業和培育高端人才
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
- 新發展區餘下發展用地屬中長期的發展計劃，可考慮分批推展
The remaining development land in the NDA could be considered for phased development in the medium to long term



香園圍口岸商住區
Heung Yuen Wai Boundary Mixed Use Area

馬草壟 Ma Tso Lung

古洞北新發展區的延伸

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



僅供參考的構思圖
Artist's impression for illustrative purpose only

港深創新及科技園將通過東面連接路，經由馬草壟與古洞北相連，規劃中的北都公路（古洞段）亦建議途經馬草壟，使馬草壟成為港深創新及科技園和古洞北以至北都其他發展區的連接交匯點

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



僅供參考的構思圖
Artist's impression for illustrative purpose only

規劃以住宅為主，並提供休憩及社區設施。為港深創新及科技園創科人才提供便捷的社區服務及生活支援

Mainly planned for housing development with open spaces and community facilities, and providing I&T talents in Hong Kong-Shenzhen Innovation and Technology Park (HSITP) with convenient community services and daily living support



僅供參考的構思圖
Artist's impression for illustrative purpose only

總發展面積 Total Development Area

約 about 52 公頃 ha

新增人口 New Population:

約 about 25 600 - 28 000

新增住宅單位 New Flats:

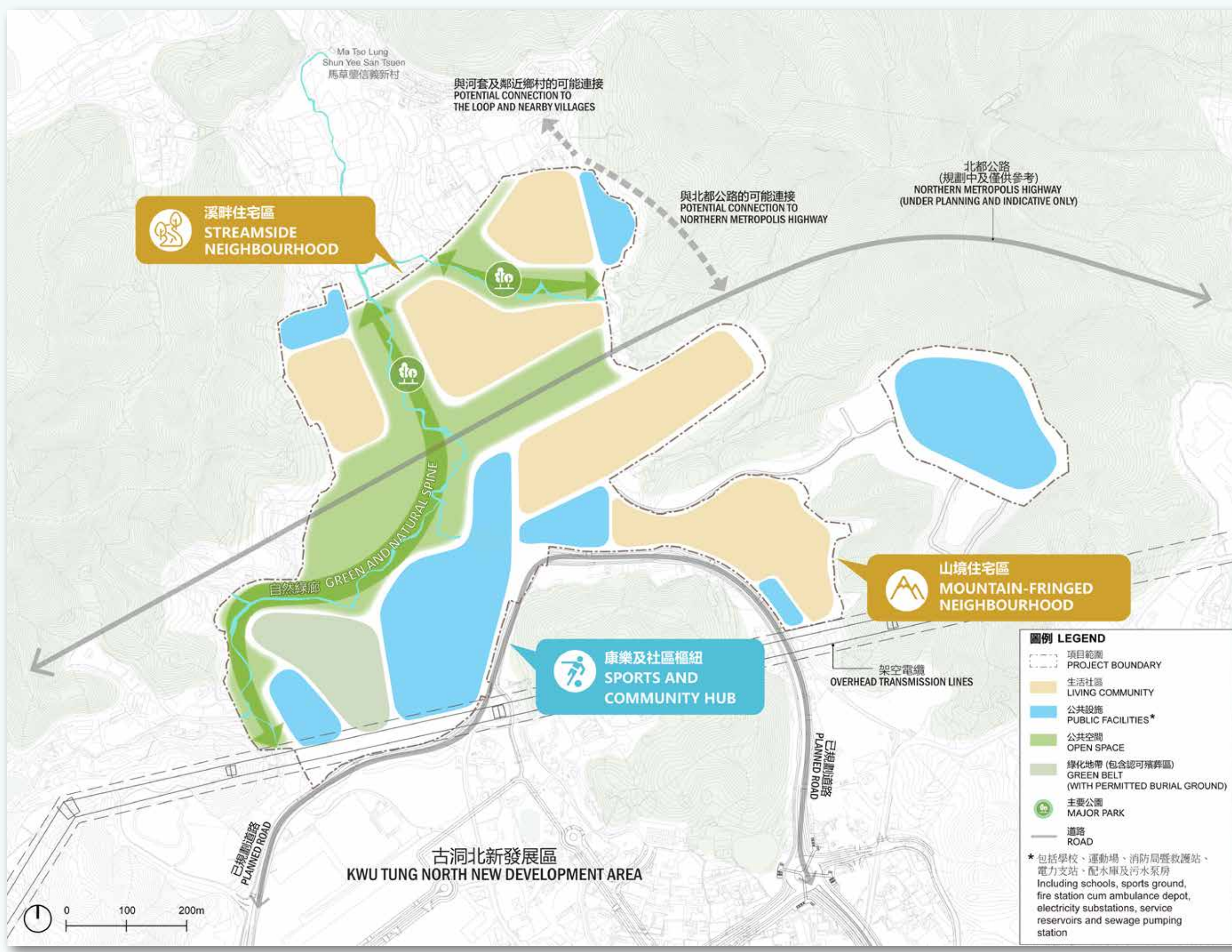
約 about 9 800 - 10 700

新增就業職位 New Jobs:

約 about 3 000

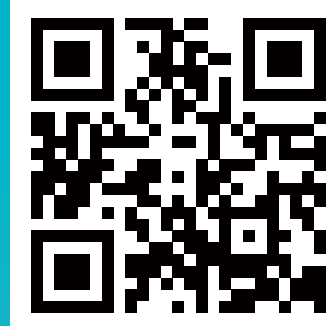
*有待進一步研究 Subject to further study

概括土地用途 Broad Land Use Concept

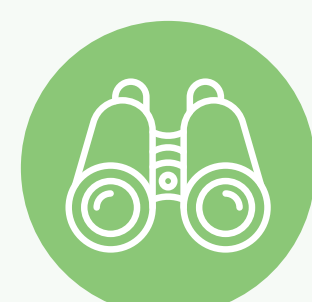


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藍綠康樂旅遊生態圈

Blue and Green Recreation, Tourism and Conservation Circle



沙頭角 Sha Tau Kok

沙頭角禁區自2022年6月起逐步開放，開放範圍由2024年1月起擴大至除中英街以外的整個沙頭角禁區。為進一步增加邊境禁區的暢達性，便利旅客及市民到訪，政府已於2025年9月開放沙頭角海的禁區範圍。旅客可在申請禁區許可證後，進入沙頭角墟（除中英街外）及沙頭角海遊覽

Sha Tau Kok Frontier Closed Area (STK FCA) has gradually opened up since June 2022, and the opened-up area has been extended to the entire STK FCA, except for Chung Ying Street, starting from January 2024. To further enhance accessibility to the FCA and facilitate visitors and the public, the Government has opened up the closed area of Starling Inlet in September 2025. Visitors are allowed to apply for Closed Area Permits to enter STK Town (except for Chung Ying Street) and Starling Inlet for sightseeing



照片來源：房屋協會網站
Photo Source: Hong Kong Housing Society Website



照片來源：香港旅遊發展局網站
Photo Source: Hong Kong Tourism Board Website



紅花嶺 Robin's Nest

紅花嶺郊野公園於2024年成立，為北部都會區提供一個面積約530公頃，且具有高景觀價值及豐富生物多樣性的受保護地區，與深圳梧桐山風景區形成生態廊道。郊野公園內的蓮麻坑鉛礦洞已活化為開放式博物館，讓公眾遊覽和了解本地礦業、戰時歷史及蝙蝠生態

The Robin's Nest Country Park was established in 2024, providing a protected area of about 530 hectares in the Northern Metropolis. It presents a pleasant landscape of high aesthetic value and is rich in biodiversity, forming an ecological corridor with the Shenzhen Wutong Mountain Scenic Area. The Lin Ma Hang Lead Mine within the country park has been revitalised as an open museum, allowing the public to visit and learn about its mining and wartime history as well as bat ecology



照片來源：漁農自然護理署網站
Photo Source: Agricultural, Fisheries and Conservation Department Website



照片來源：香港旅遊發展局網站
Photo Source: Hong Kong Tourism Board Website



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