

北部都会区

Northern Metropolis

概览 Overview

- 复盖元朗和北区，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「国际创科新中心」和国际高端人才集聚高地
To develop into a “new international innovation and technology (I&T) hub” and an international centre for high-calibre talents
- 集优质生活、产业发展和文化休闲于一体，推动最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

新工作岗位 New Jobs:

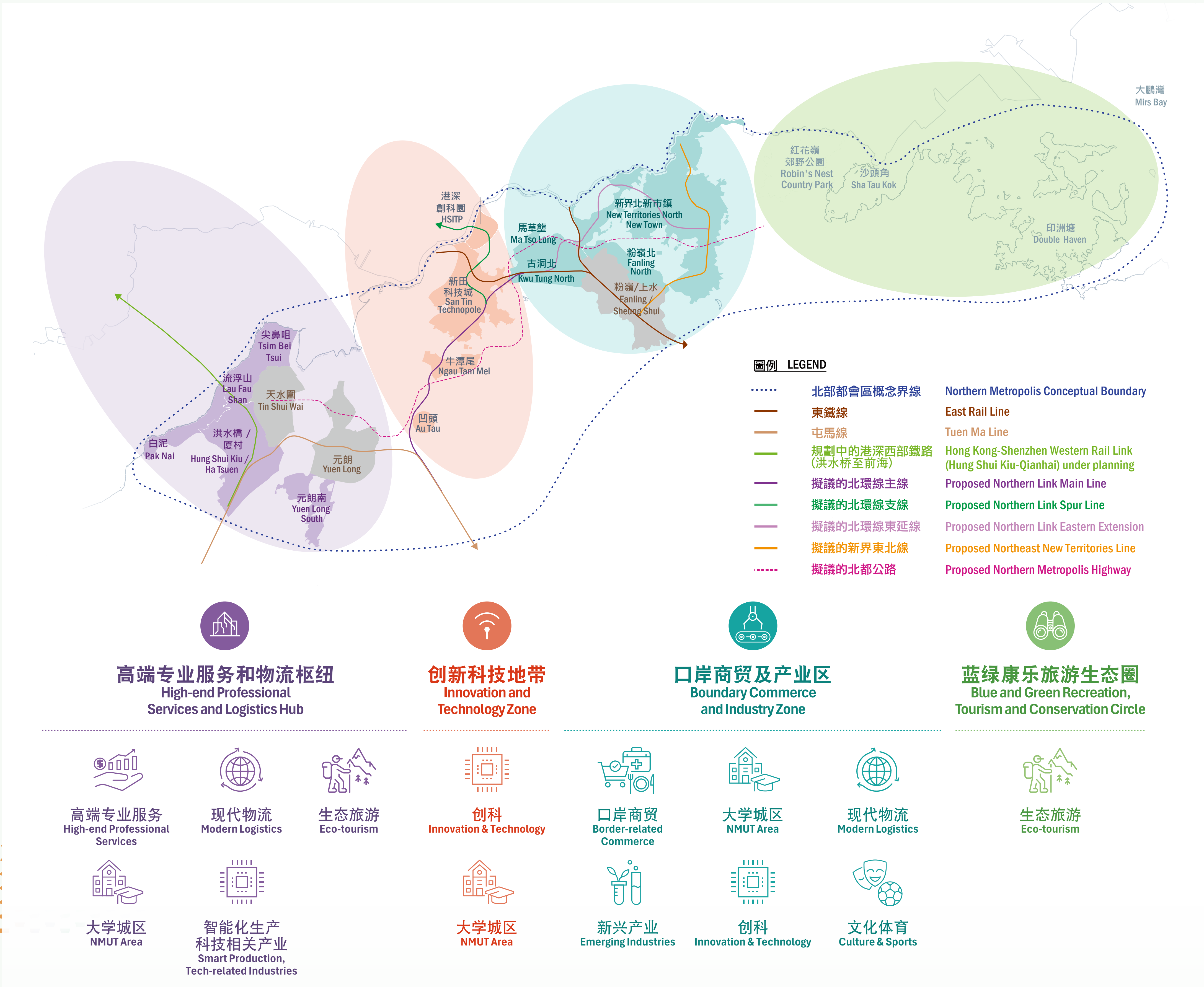
500 000

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「北都大学城」
Developing “NM University Town” (NMUT)
- 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

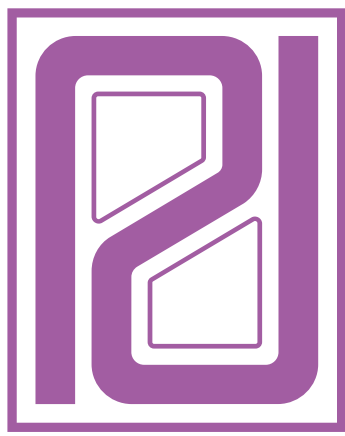
北部都会区可分为四大区域，各有不同的策略定位和发展主题：
The Northern Metropolis can be divided into four major zones, each with distinctive strategic positioning and development theme:



加快建设 Accelerating Development

	完成平整土地 Land formed	住宅落成量 Housing units completed	可供应经济楼面面积 Economic floor space available
未来五年 Next 5 Years (2026/27 – 2030/31)	900 公顷 ha	70 000	1 000 000 平方米 m ²
未来十年 Next 10 Years (2026/27 – 2035/36)	1 800 公顷 ha	240 000	>10 000 000 平方米 m ²

所有数字均为约数
All figures are approximate

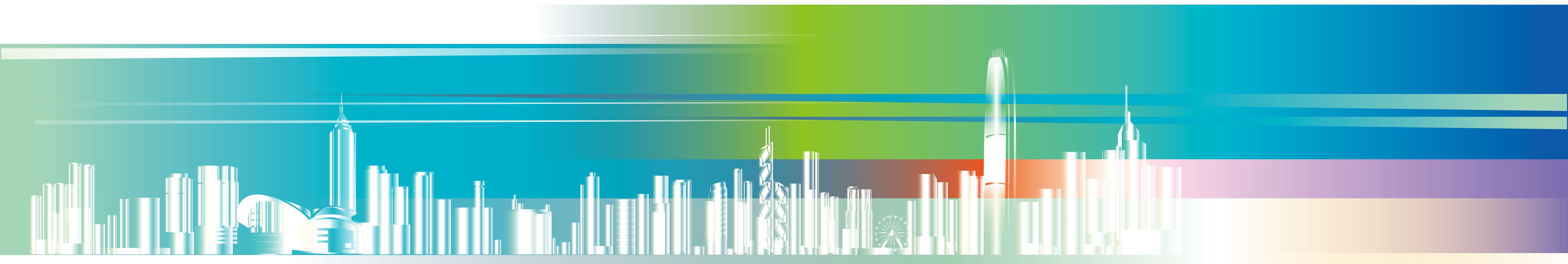


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Planning Department

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规划署外展计划 2026-27
Planning Department Outreach Programme



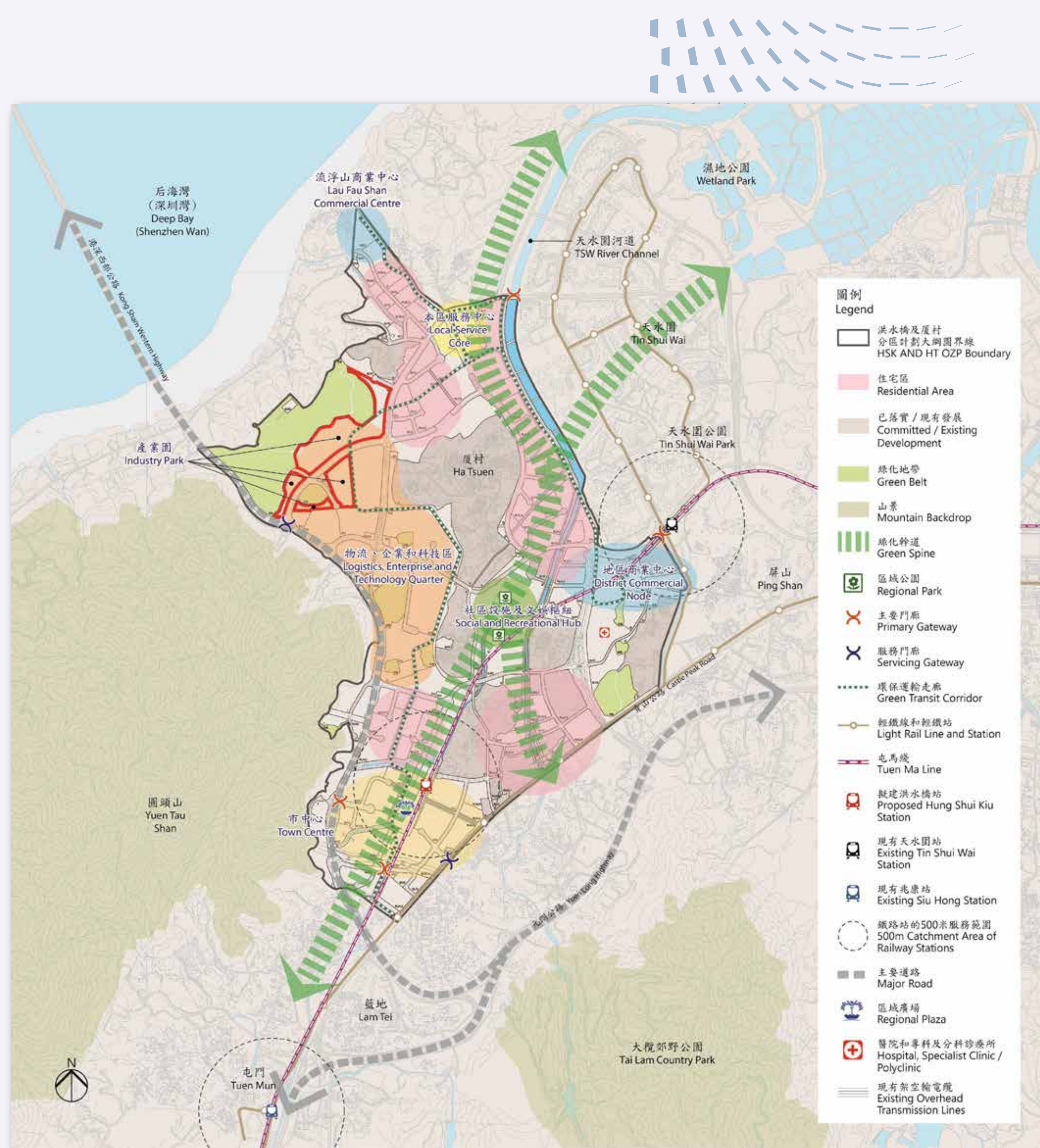


高端专业服务和物流枢纽 High-end Professional Services and Logistics Hub



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 公頃
ha

总人口 Total Population:

252 400

新增房屋单位 New Residential Units:

74 000

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年展开，预计居民最早于2032年起陆续入伙
Second Phase commenced in 2025 with population intake from 2032 onwards
- 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 公頃
ha

总人口 Total Population:

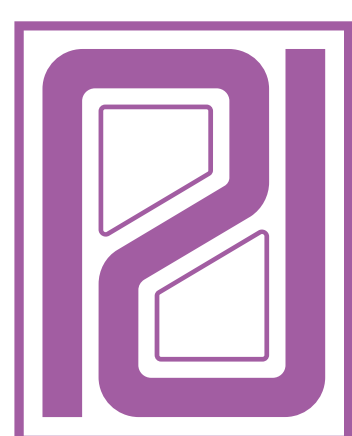
101 200

新增房屋单位 New Residential Units:

32 900

就业机会 Employment Opportunities:

13 700

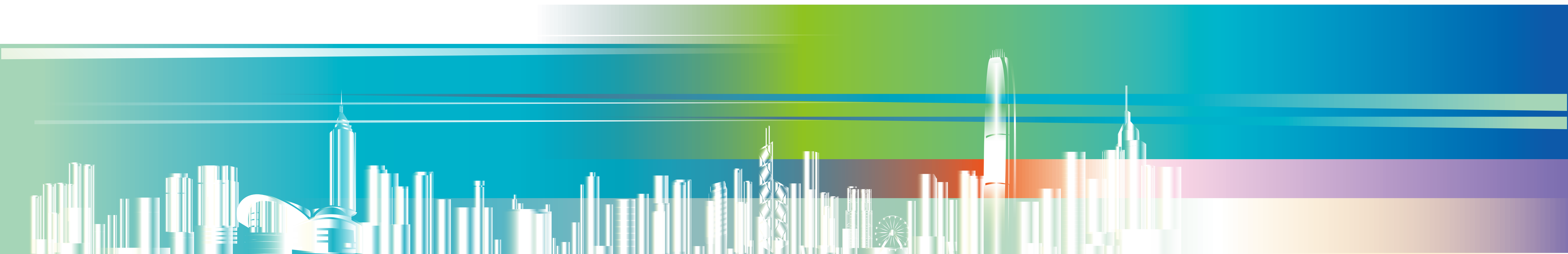


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流浮山 Lau Fau Shan (LFS)

定位 Positioning

基于流浮山与前海、后海湾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。

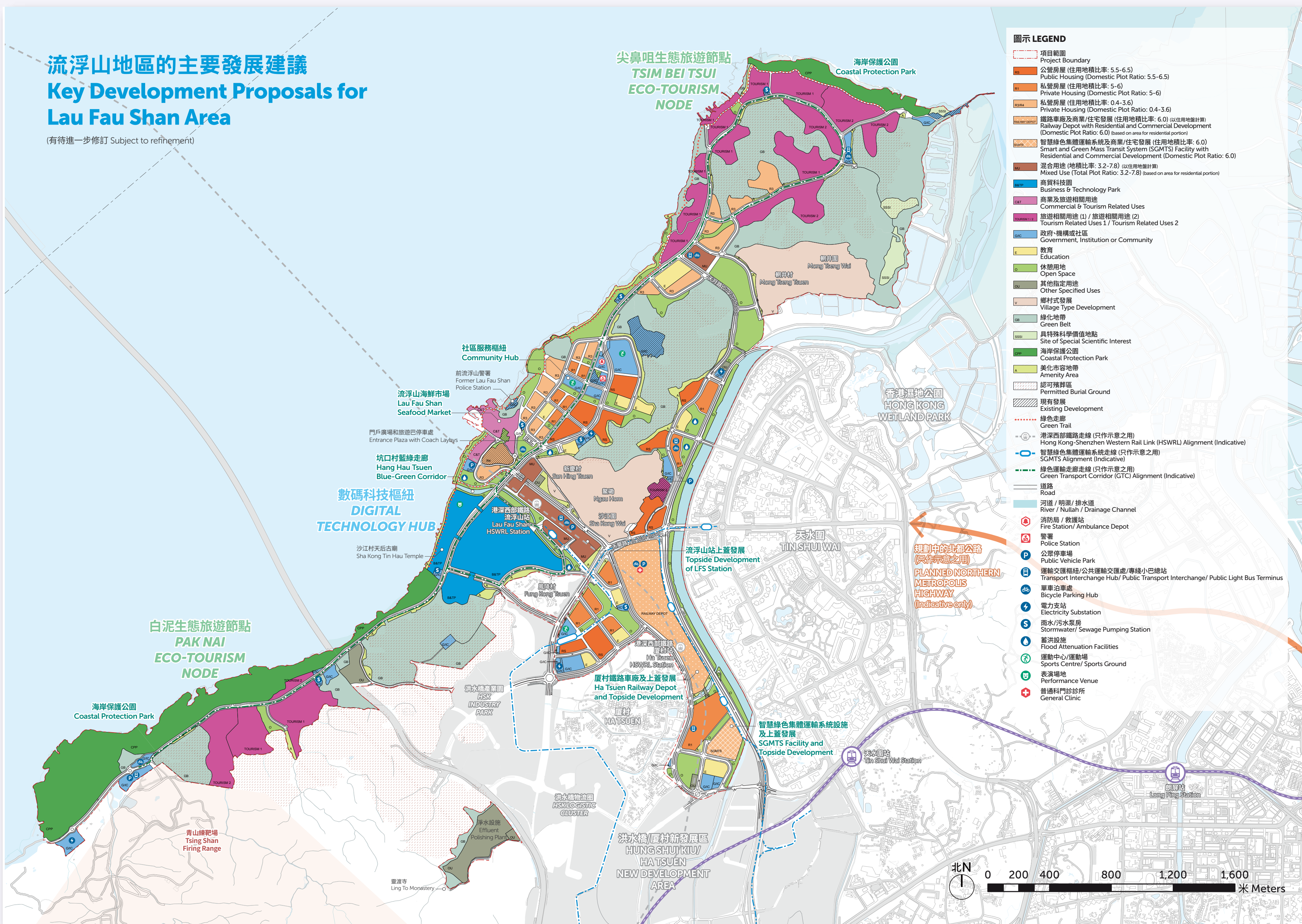
Given LFS's proximity to and synergy with Qianhai and the natural beauty of Tsim Bei Tsui (TBT) and Pak Nai (PN), Digital Technology Hub will be LFS's main industry positioning, while it also has potential to develop eco-tourism.



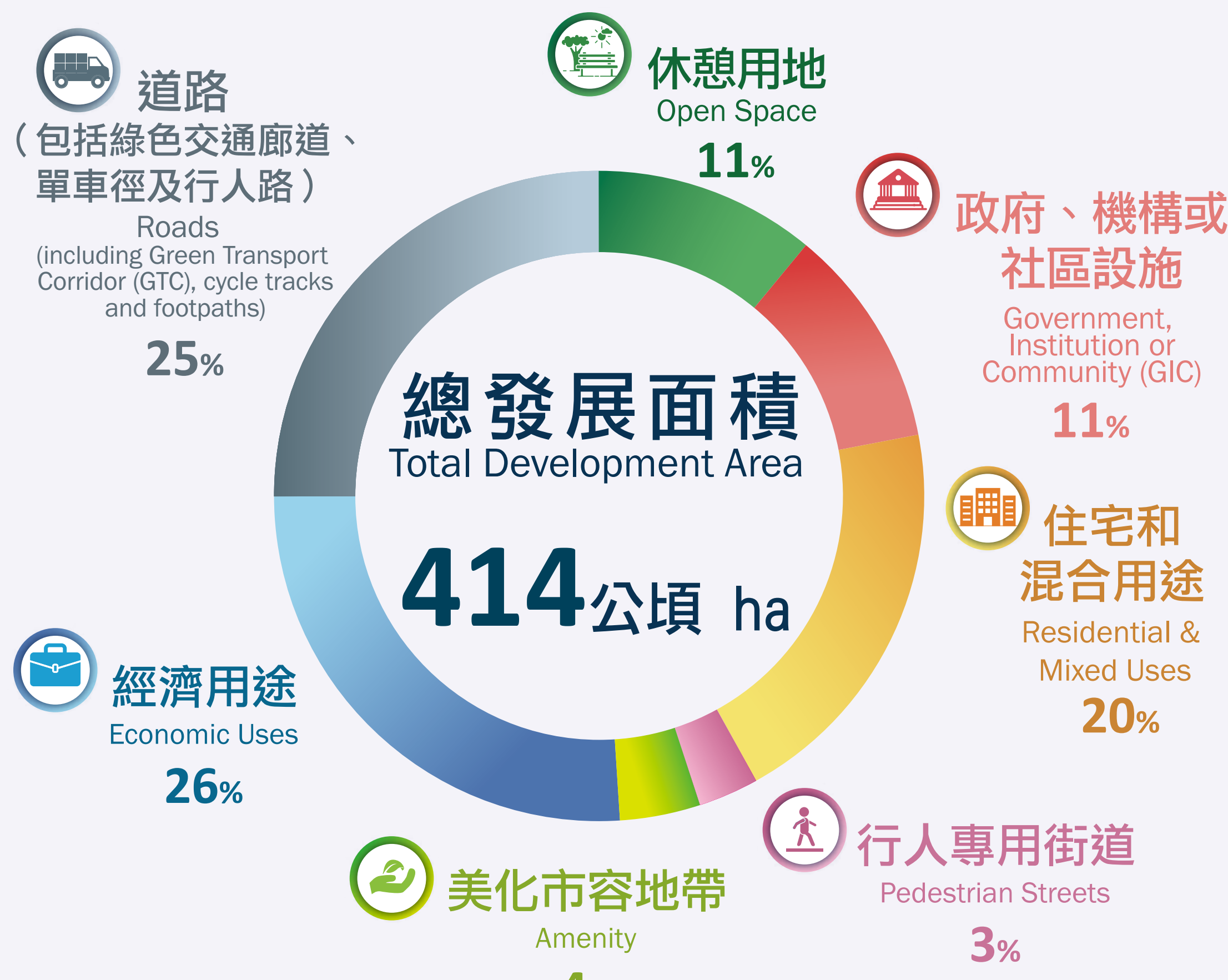
主要发展建议 Key Development Proposals

流浮山位于高端专业服务和物流枢纽，会为北部都会区最西面供应新的经济和房屋用地。

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.



土地用途预算 Land Use Budget



主要发展参数 Major Development Parameters

总人口 Total Population:	约 about 148 300
单位 Flats:	约 about 48 900
人才公寓 Talent Accommodation:	约 about 5 000
新增就业岗位 New Job Opportunities:	约 about 43 200 (包括约18,000个创科职位) (including about 18,000 in I&T)

*有待进一步修订 Subject to further refinement



拟议数码科技枢纽
Proposed Digital Technology Hub



拟议生态旅游节点及海岸保护公园（白泥一带）
Proposed Eco-tourism Node and Coastal Protection Park (at Pak Nai)



拟议天水围河畔长廊活化工程
Proposed Tin Shui Wai River Promenade Revitalization



拟议坑口村蓝绿廊道活化工程
Proposed Hang Hau Tsuen Blue-green Corridor Revitalization





创新科技地带 Innovation and Technology Zone

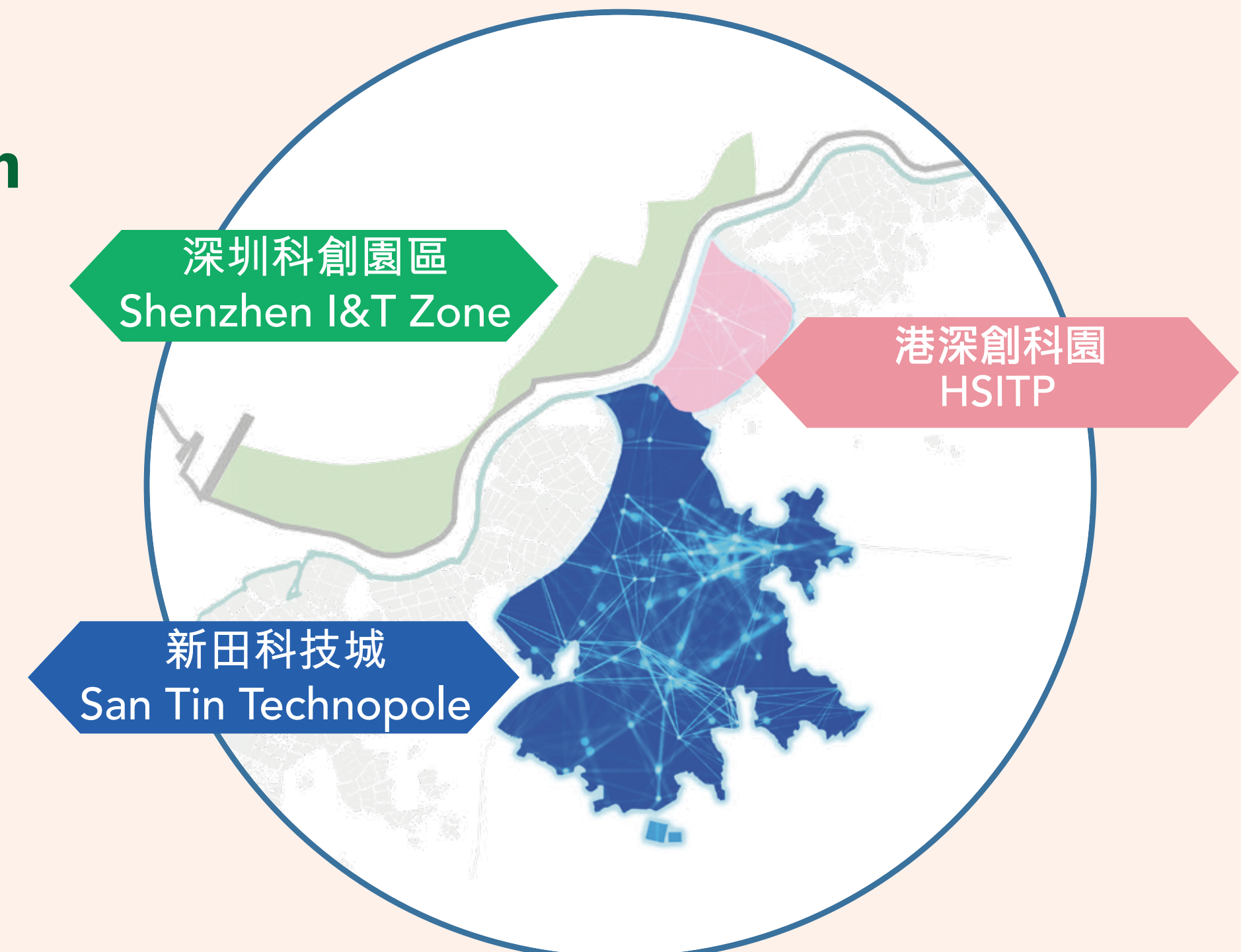


新田科技城及港深创新及科技园 San Tin Technopole and Hong Kong-Shenzhen Innovation and Technology Park

◆ 规划愿景与定位 Planning Vision and Positioning



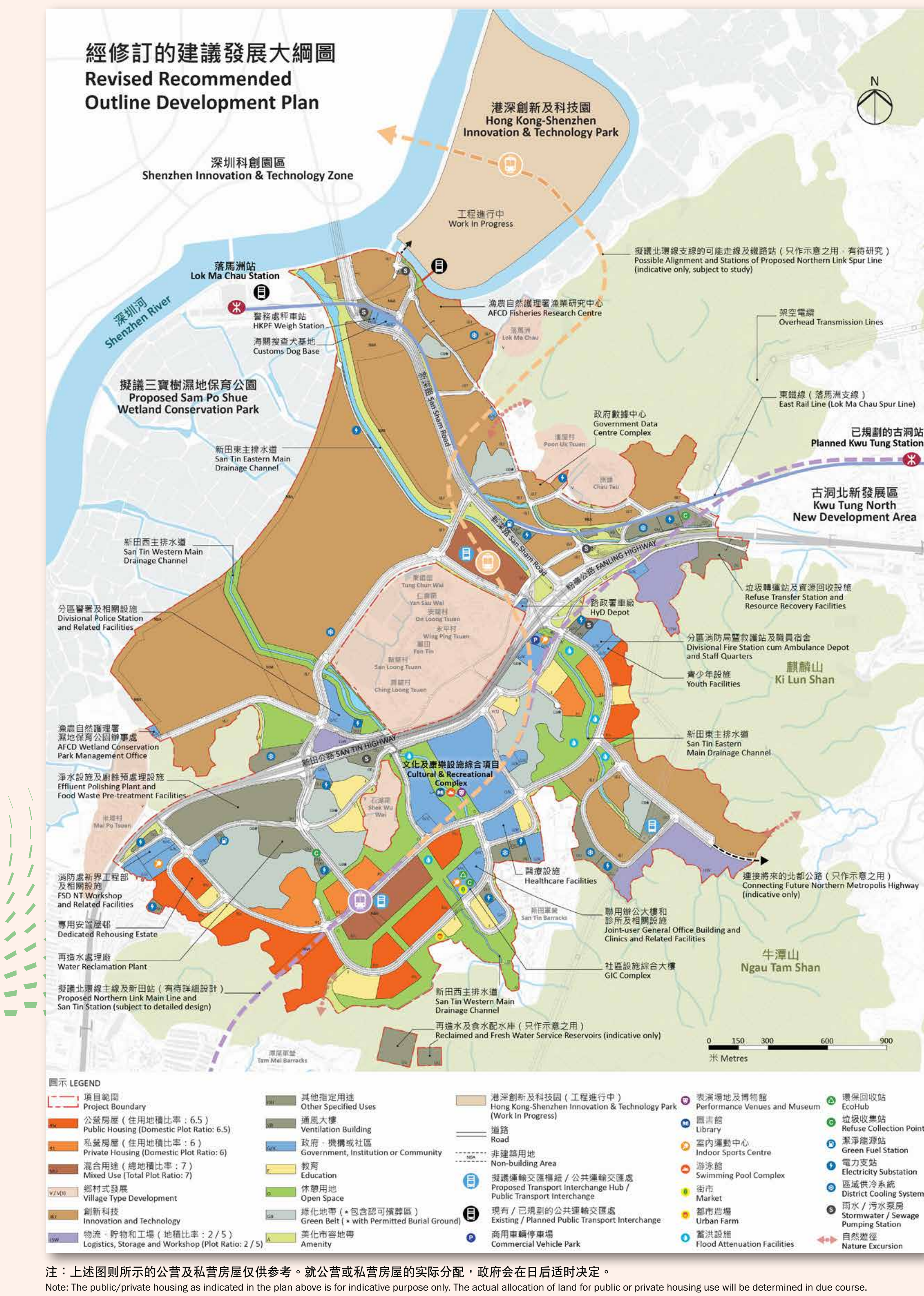
- ◆ 支持香港发展为国际创科中心
Support Hong Kong to develop into an international I&T centre
- ◆ 创科发展集群的枢纽，与深圳科创园区产生协同效应
A hub for clustered I&T development that creates synergy with Shenzhen I&T Zone
- ◆ 助力香港发展「南金融、北创科」的新产业布局
Contribute to the development of the South-North dual engine (finance – I&T)



- ◆ 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

新田科技城及港深创科园的总发展面积达626公顷。其中，港深创科园已开始建设。另外，新田科技城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 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.



注：上述图例所示的公营及私营房屋仅供参考。就公营或私营房屋的实际分配，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

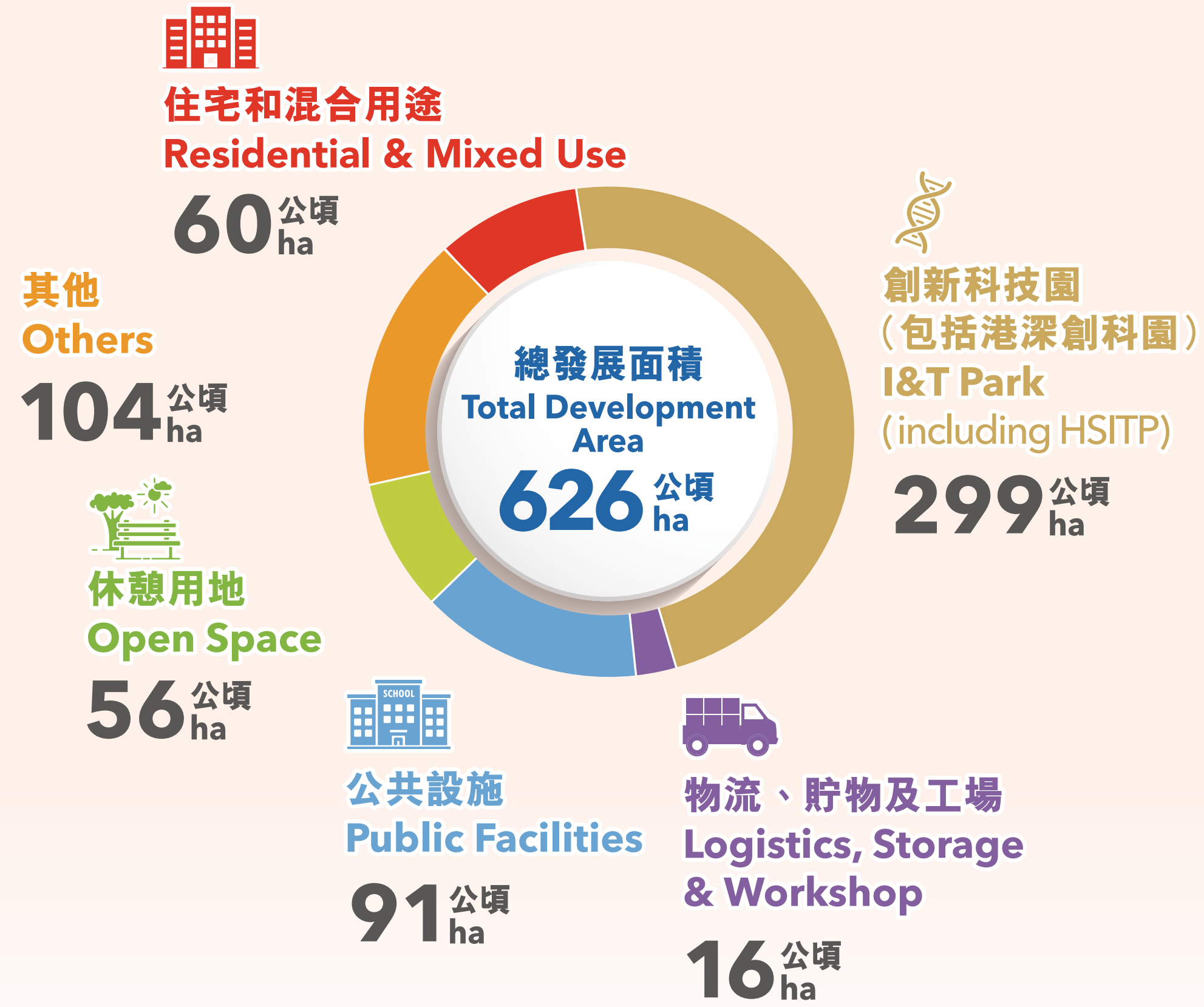


新田市中心
San Tin Town Centre



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)
(港深创科园另有 50 000 职位)
(Another 50 000 jobs at HSITP)

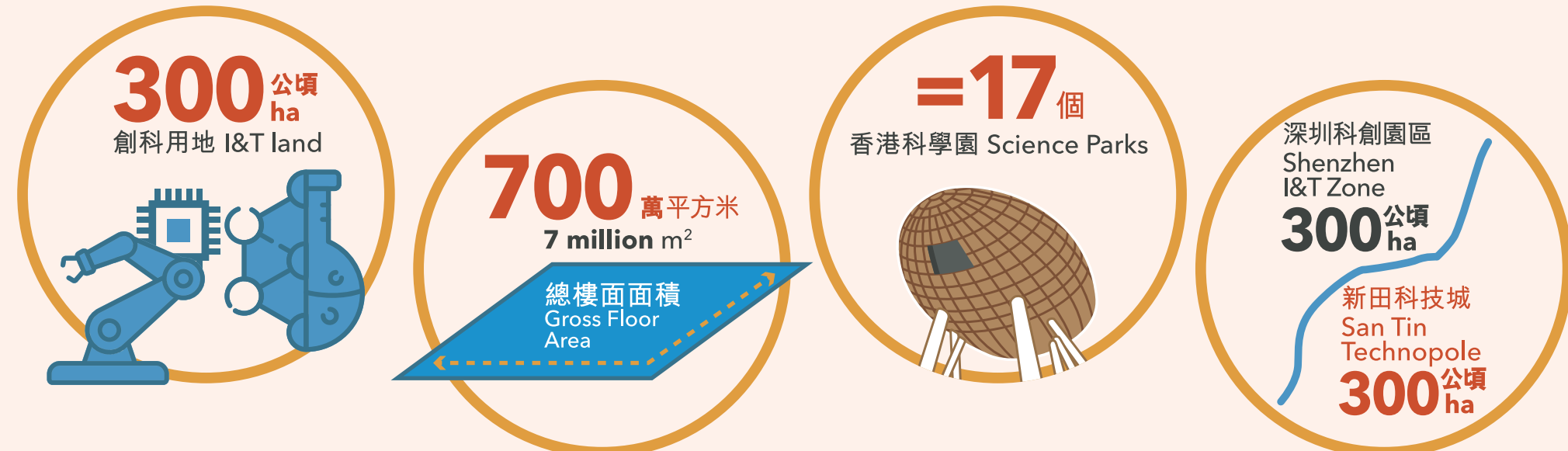


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» 规划重点 Key Planning Features

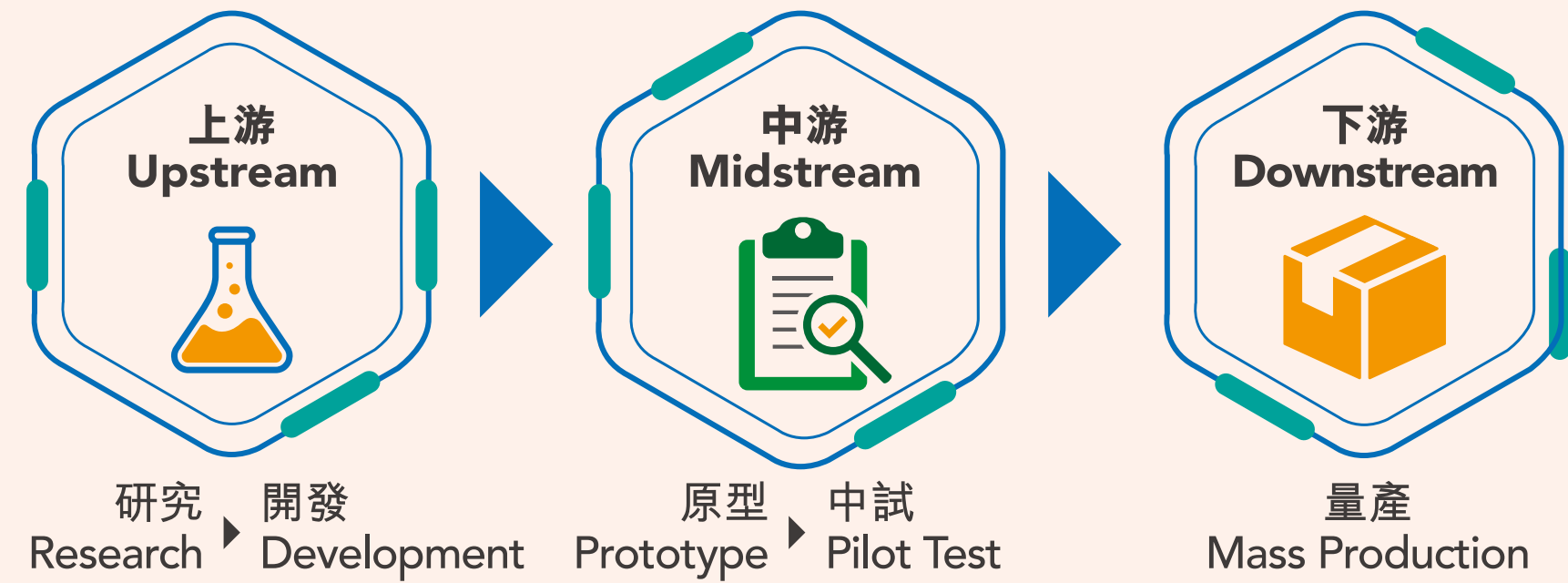
◆ 创科用地 I&T Land

- 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.

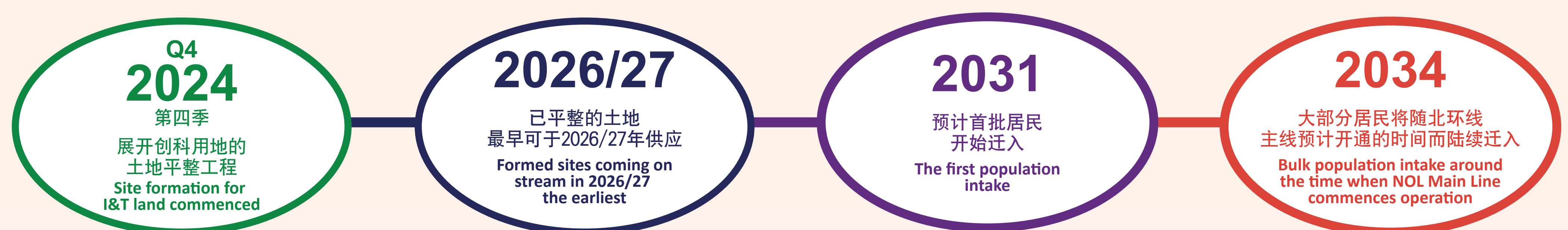


◆ 新发展与周边乡郊融合 Integration of New Developments with Rural Neighbourhoods

- 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



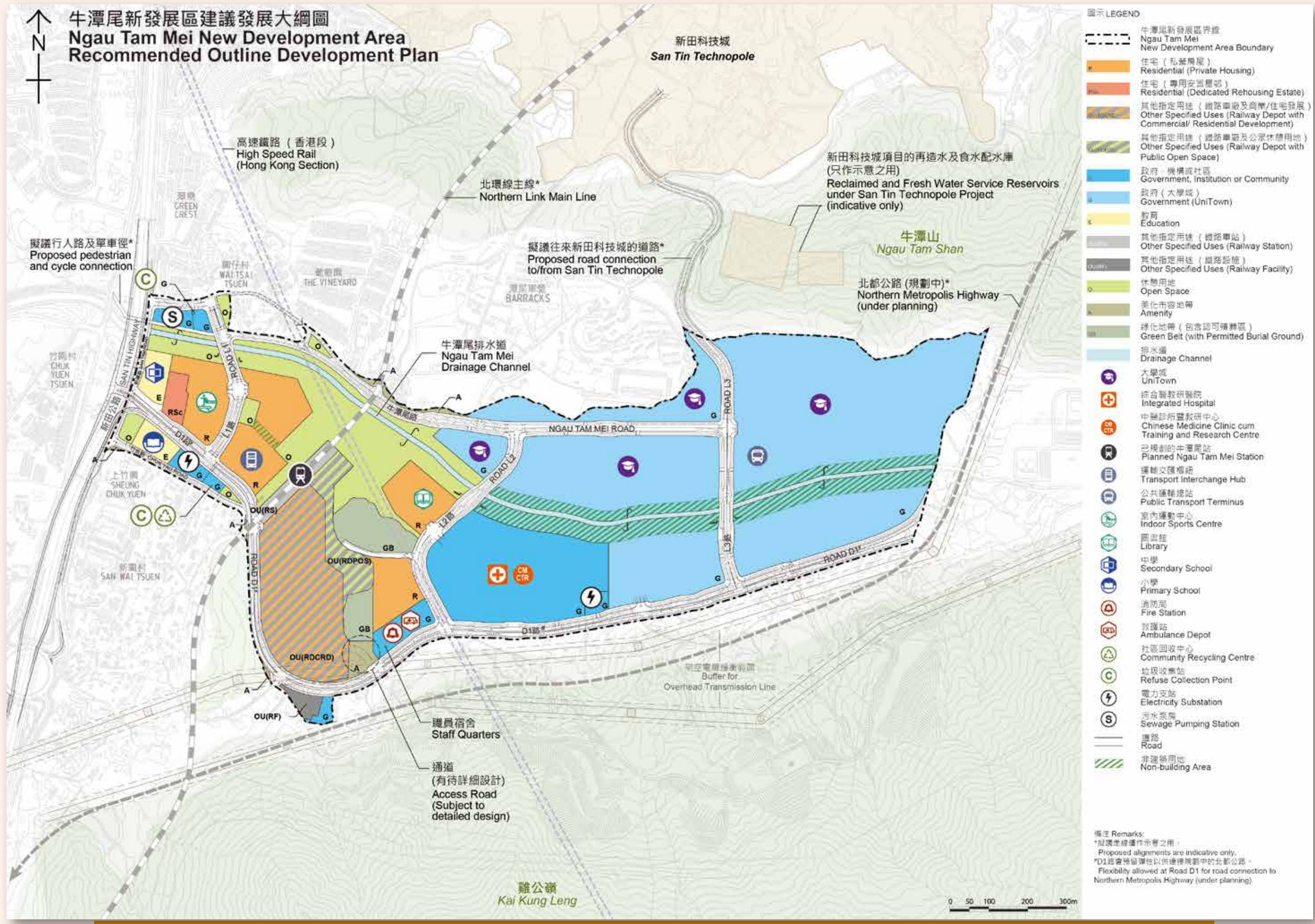
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■ 牛潭尾新发展区 Ngau Tam Mei (NTM) New Development Area (NDA)

» 定位 Positioning

- ◆ 已规划的北环线落成后，牛潭尾和新田科技城仅一站之隔，与香港各区及深圳紧密连系
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
- ◆ 发展北都大学教育城牛潭尾大学城区，聚焦科研领域，配合新田科技城的创科发展，推动「产学研」协同发展
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”
- ◆ 预留用地推动综合医教研医院及第三所医学院的发展
Land is also reserved for developing an integrated medical teaching and research hospital (Integrated Hospital) and the third medical school

» 建议发展大纲图 Recommended Outline Development Plan



» 主要发展参数 Major Development Parameters

新增人口 New Population:	新增就业机会 New Job Opportunities:
约 about 35 400 - 38 500	约 about 26 000
新增单位 New Flats:	总面积 Total Area:
约 about 12 600 - 13 800	约 about 130 公顷 ha

» 项目重点 Project Highlights

1 北都大学城 Northern Metropolis University Town

- 为配合发展「北都大学教育城」的愿景，牛潭尾将会预留最多52公顷土地发展大学城
To realise the vision of developing NMUT, 52 ha of land at most will be reserved for University Town
- 鼓励本地专上院校与中国内地和海外知名院校合作，推动国际高端人才集聚香港
Local post-secondary institutions are encouraged to collaborate with renowned Chinese Mainland and overseas institutions to promote Hong Kong as an international hub for high-calibre talents



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



- 牛潭尾会预留约10公顷土地，兴建一所综合医教研医院
About 10 ha of land will be reserved in NTM for an Integrated Hospital
- 除了为北都及香港其他区域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 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

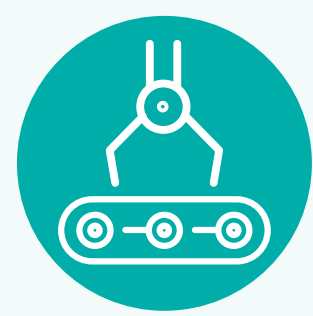
3 住宅社区 Residential Neighbourhood

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



◆ 发展时间表 Development Schedule





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，亦可支持邻近港深创新及科技园（港深创科技园）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，成为与港深创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 HSITP

总面积 Total Area:

612 公顷
ha

新增人口 New Population:

230 300

房屋单位 Residential Units:

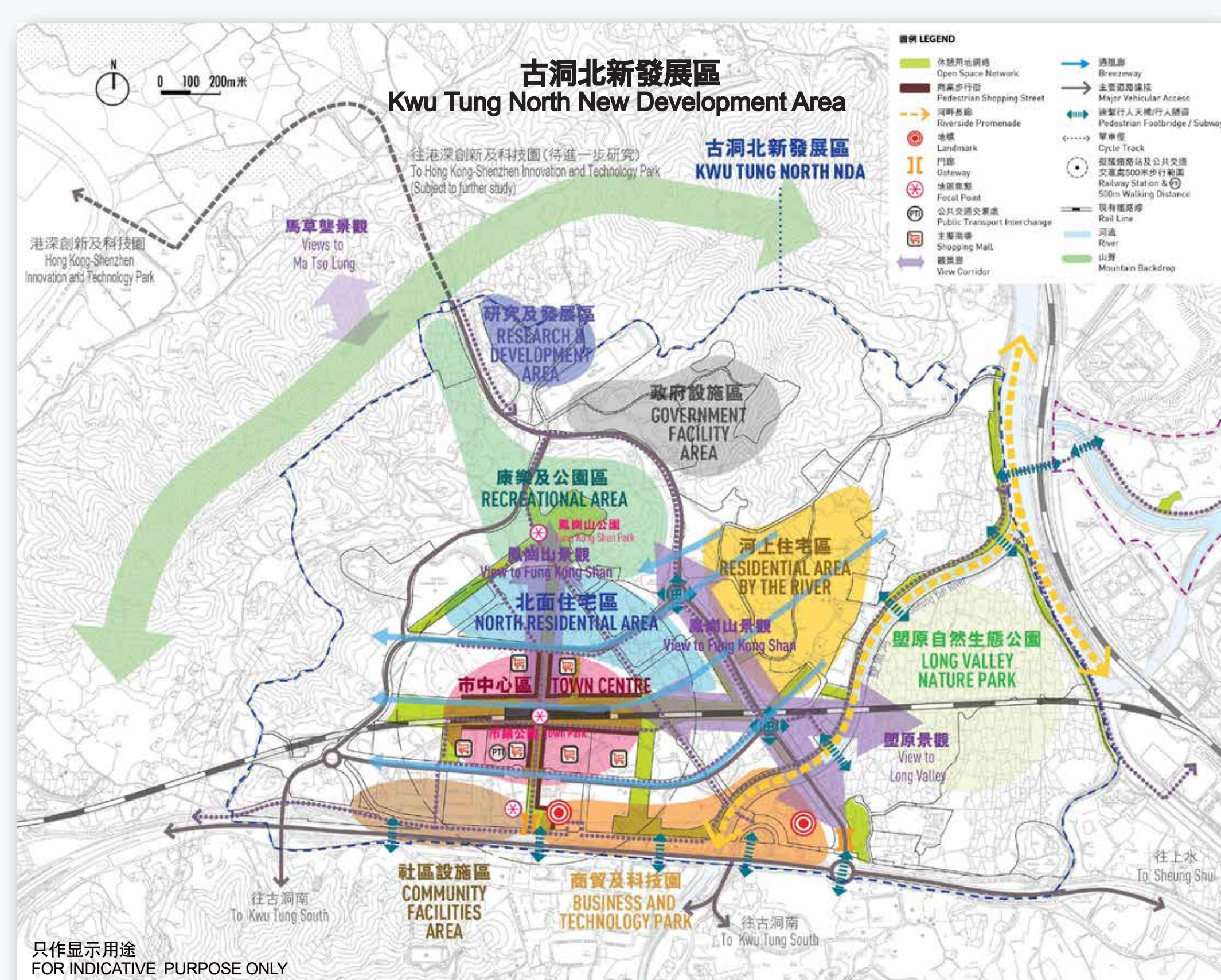
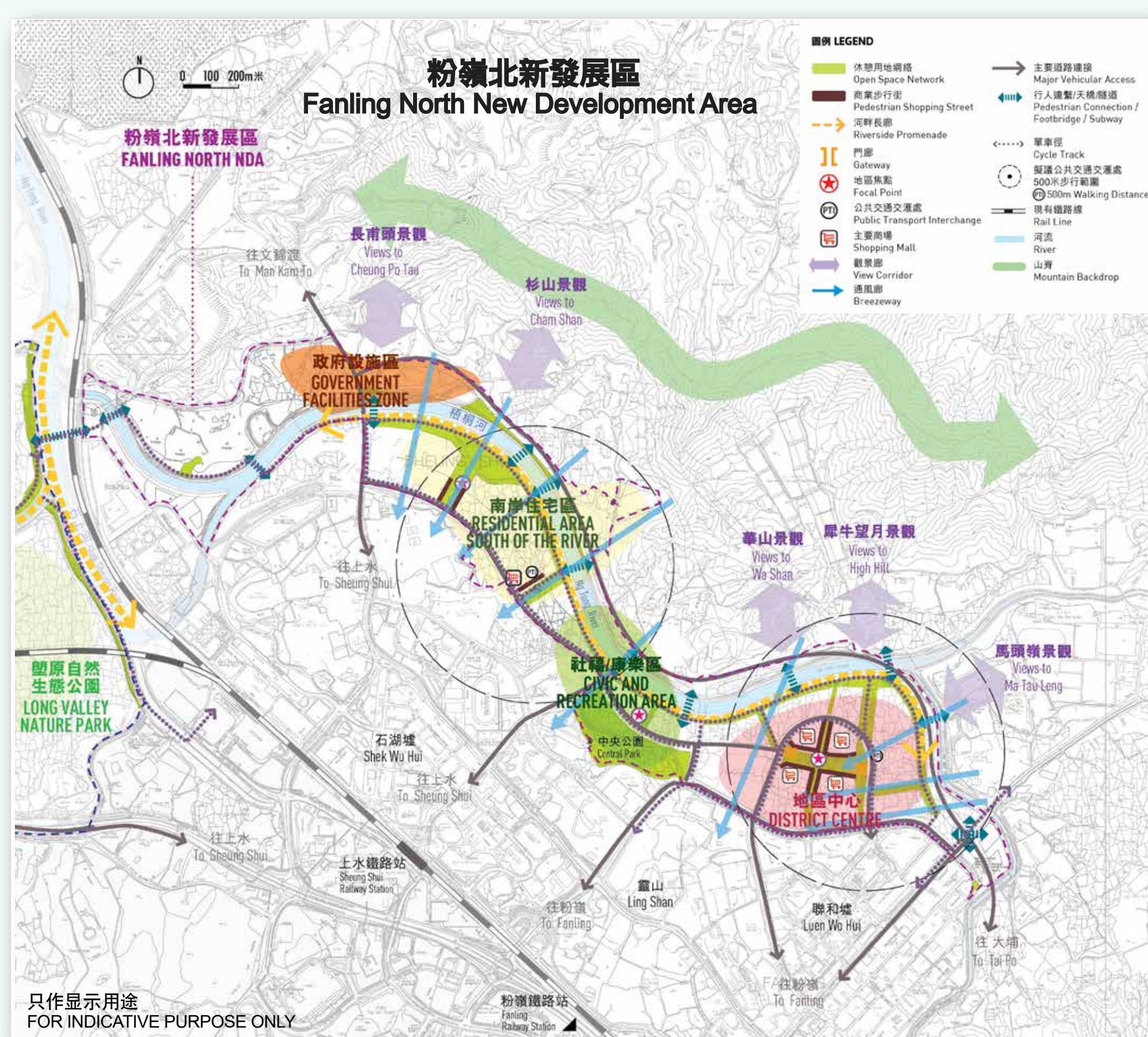
87 500

就业机会 Employment Opportunities:

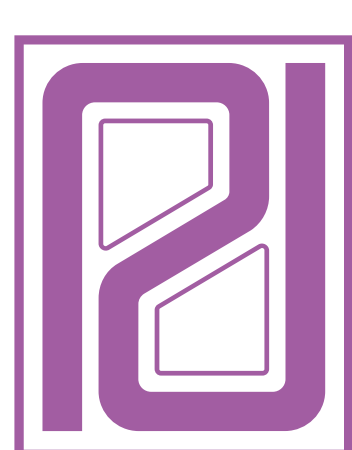
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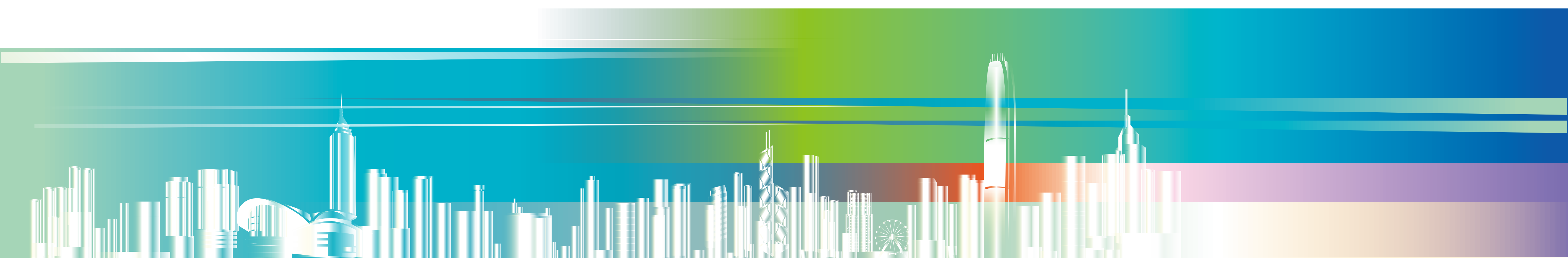
粉岭北新发展区
Fanling North New Development Area



古洞北新发展区
Kwu Tung North New Development Area



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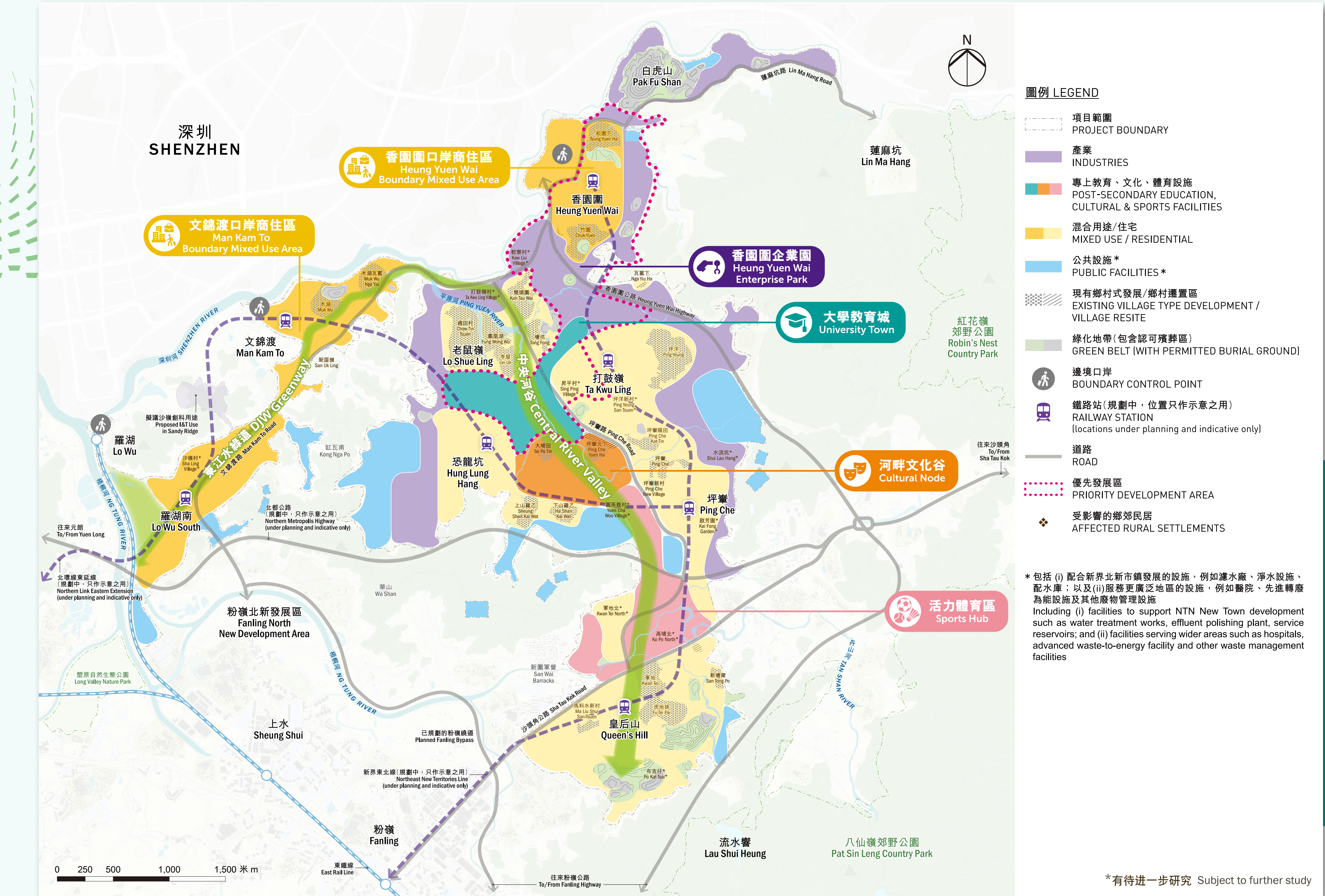


新界北新市镇 New Territories North (NTN) New Town

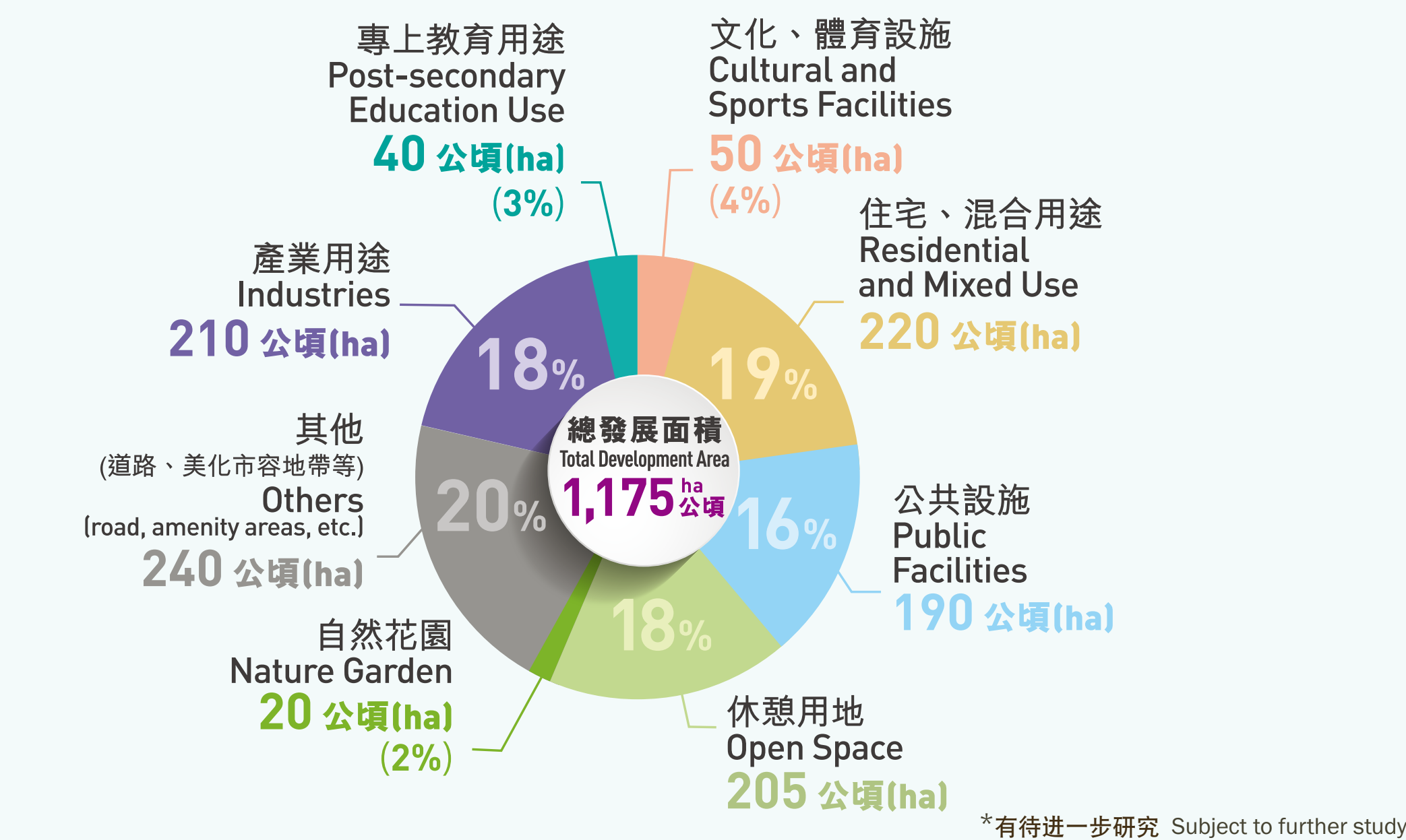
- 项目范围约1,420公顷，包括香园围、打鼓岭、坪輦、恐龙坑、皇后山、文锦渡、罗湖南等区域，并拥有三个口岸之利
With a project area of about 1,420 ha, covering the Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang, Queen's Hill, Man Kam To and Lo Wu South areas and enjoying the advantage of having three Boundary Control Points (BCPs)
- 有潜力发展各种与口岸相关的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



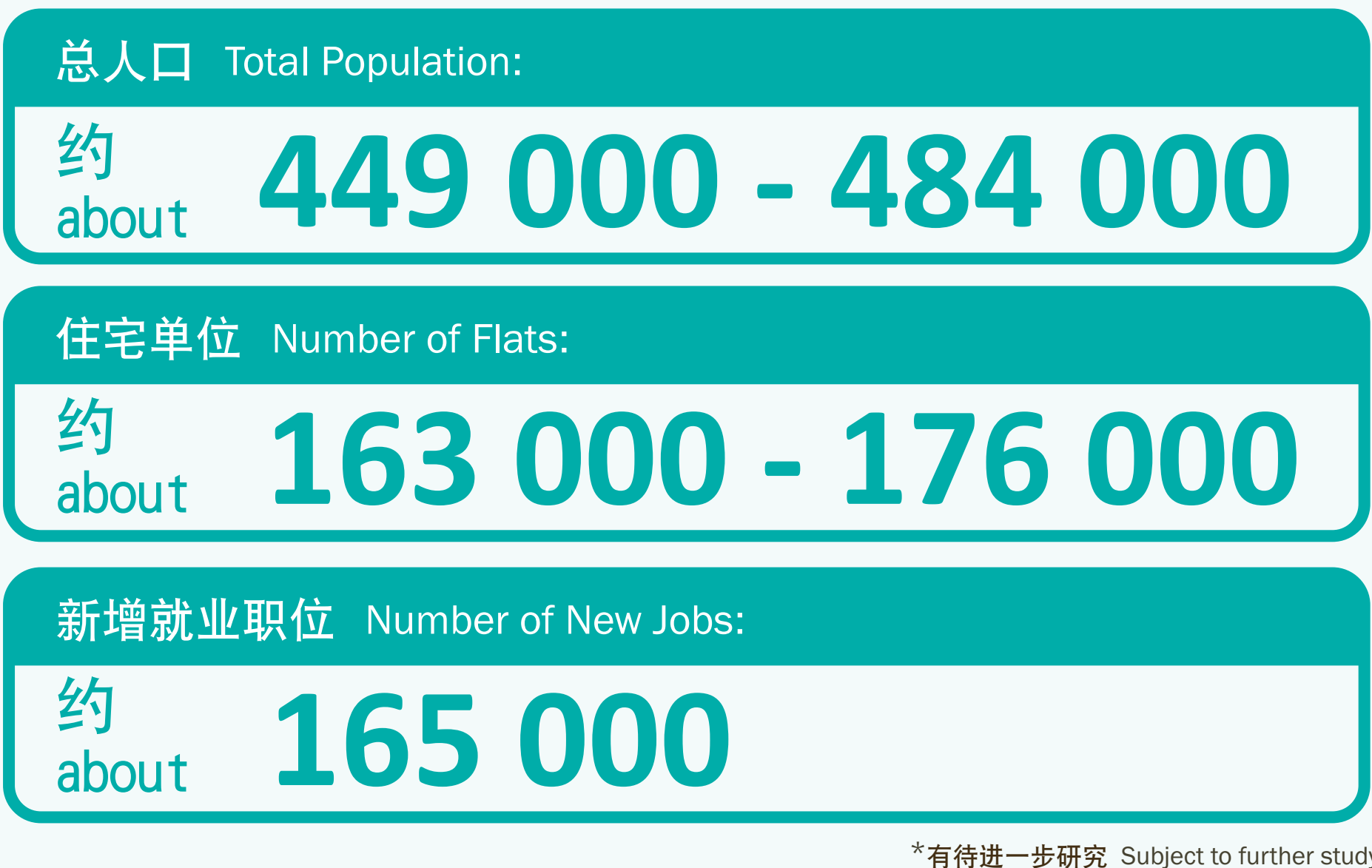
概括土地用途 Broad Land Use Concept



土地用途預算 Land Use Budget



主要发展参数 Major Development Parameters



项目重点 Project Highlights

- 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
- 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**，让年青人发掘和尽显潜能
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)



马草垄的规划图
Ma Tso Lung's planning map

- ◆ 港深创新及科技园将通过东面连接路，经由马草垄与古洞北相连，规划中的北都公路（古洞段）亦建议途经马草垄，使马草垄成为港深创新及科技园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 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



马草垄的规划图
Ma Tso Lung's planning map

- ◆ 规划以住宅为主，并提供休憩及社区设施。为港深创新及科技园创科人才提供便捷的社区服务及生活支援
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



马草垄的规划图
Ma Tso Lung's planning map

总发展面积 Total Development Area

约 about 52 公顷 ha

新增人口 New Population:

约 about 25 600 - 28 000

新增住宅单位 New Flats:

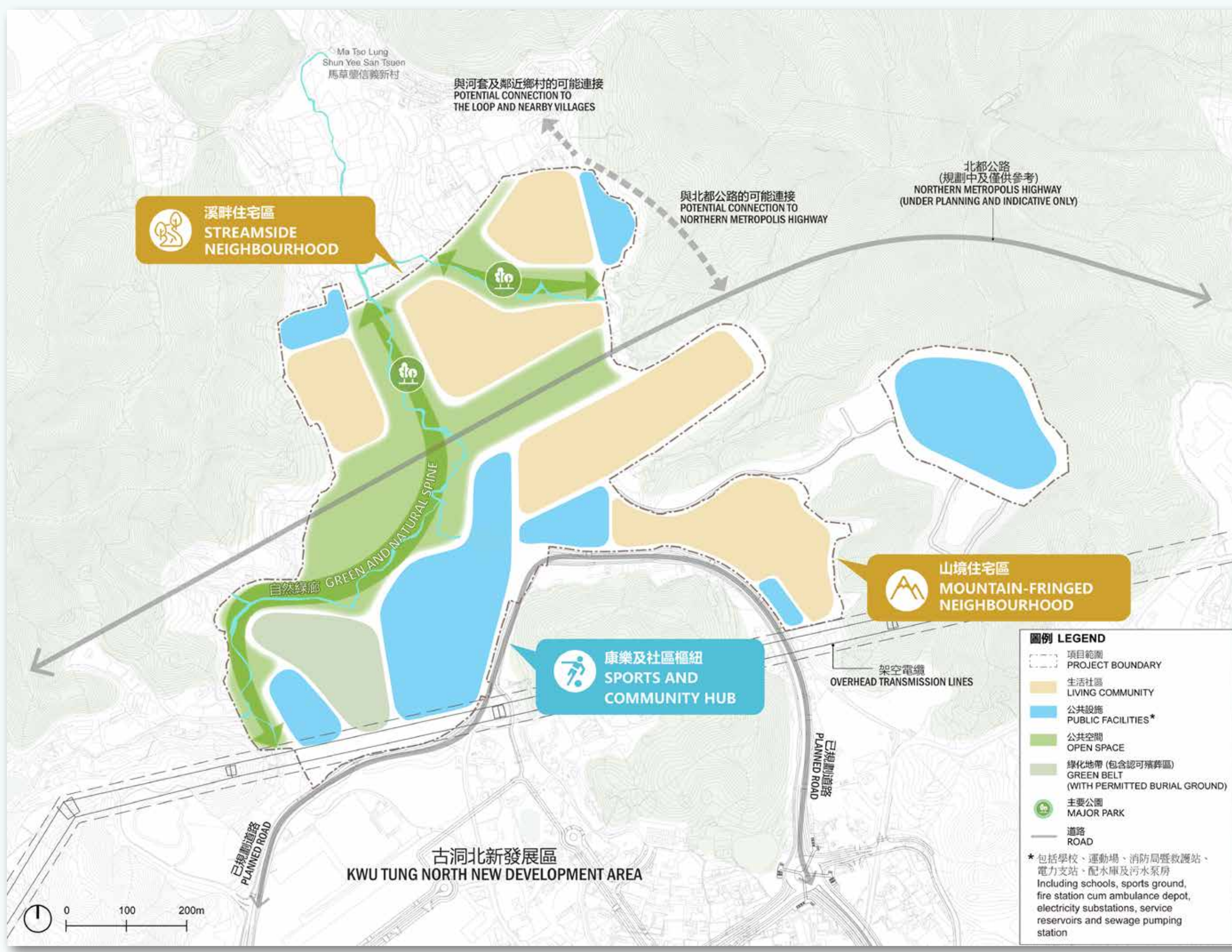
约 about 9 800 - 10 700

新增就业职位 New Jobs:

约 about 3 000

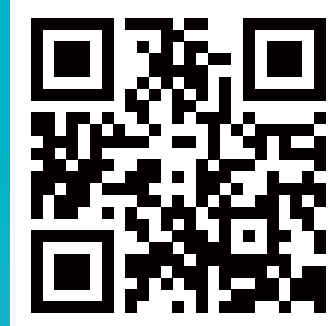
*有待进一步研究 Subject to further study

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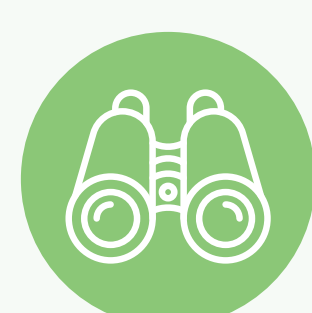


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规划署外展计划 2026-27
Planning Department Outreach Programme



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

沙头角 Sha Tau Kok

沙头角禁区自2022年6月起逐步开放，开放范围由2024年1月起扩大至除中英街以外的整个沙头角禁区。为进一步加强边境禁区的畅达性，便利旅客及市民到访，政府已于2025年9月开放沙头角海的禁区范围。旅客可在申请禁区许可证后，进入沙头角墟（除中英街外）及沙头角海游览

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



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



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

红花岭 Robin's Nest

红花岭郊野公园于2024年成立，为北部都会区提供一个面积约530公顷，且具有高景观价值及丰富生物多样性的受保护地区，与深圳梧桐山风景区形成生态廊道。郊野公园内的莲麻坑铅矿洞已活化为开放式博物馆，让公众游览和了解本地矿业、战时历史及蝙蝠生态

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



照片来源：渔农自然护理署网站
Photo Source: Agricultural, Fisheries and Conservation Department Website



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



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