

香港的城市規劃

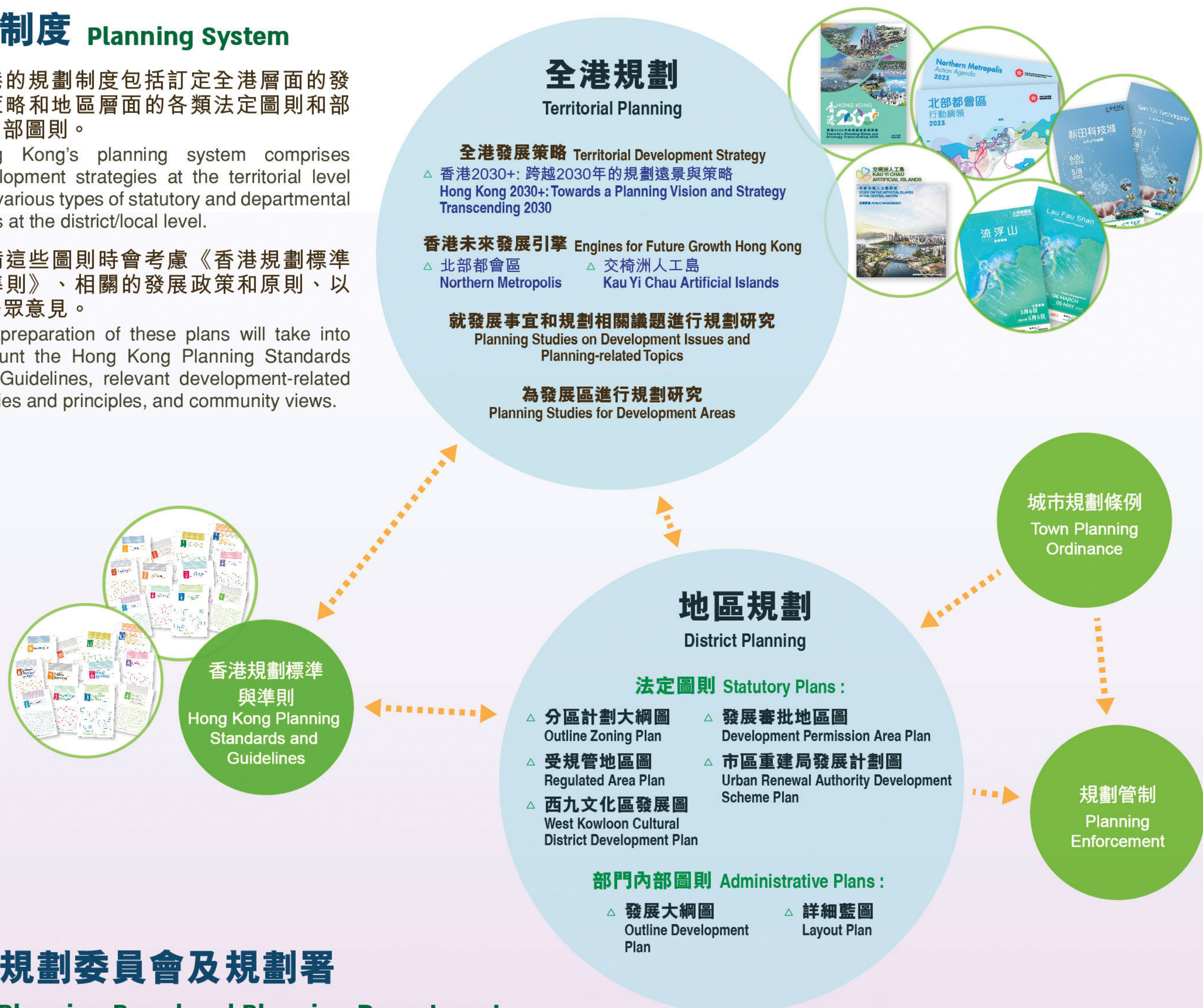
Town Planning in Hong Kong

▲▲ 城市規劃的目的 Purpose of Town Planning

- ▲ 城市規劃的目標是通過引導和管制土地的發展和用途，以塑造優質生活和工作環境，推動經濟發展，並促進社區的健康、安全、便利和一般福祉。
Town planning aims at shaping a quality living and working environment, facilitating economic development, and promoting the health, safety, convenience and general welfare of the community by guiding and controlling development and the use of land.
- ▲ 城市規劃依循可持續發展的原則，為市民締造一個組織完善、高效率及稱心的安居樂業之所。
Based on the principle of sustainable development, town planning seeks to bring about an organised, efficient and desirable place for the community to live and work in.
- ▲ 香港土地資源有限，因此在土地運用方面須力求平衡，以滿足住屋、工商業、運輸、康樂、自然保育、文物保護和其他社區設施等各方面的需求。
Given the limited land resources in Hong Kong, there is a need to strike a balance in land utilisation to meet the competing demand for housing, commerce, industry, transport, recreation, nature conservation, heritage preservation and other community needs.

▲▲ 規劃制度 Planning System

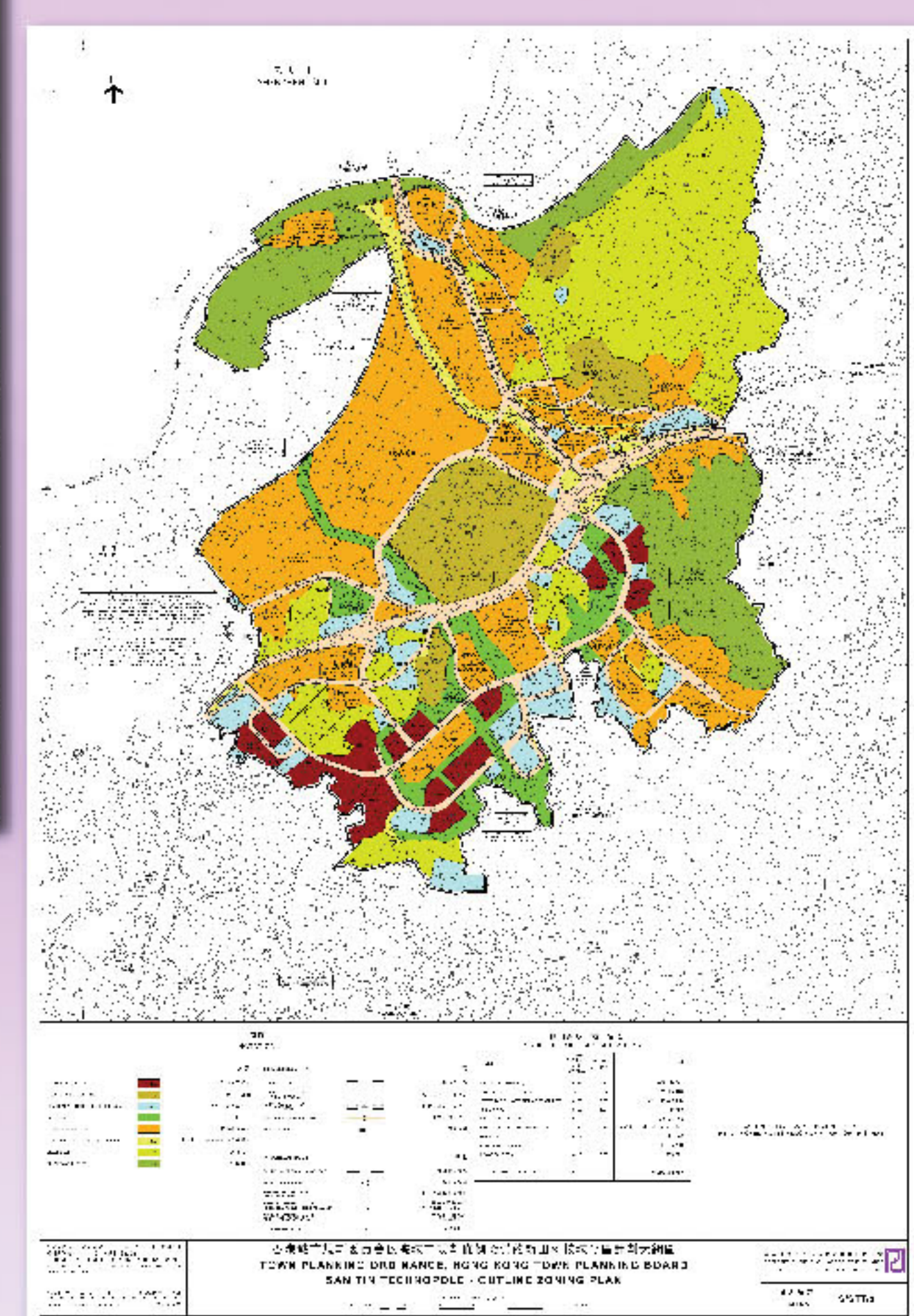
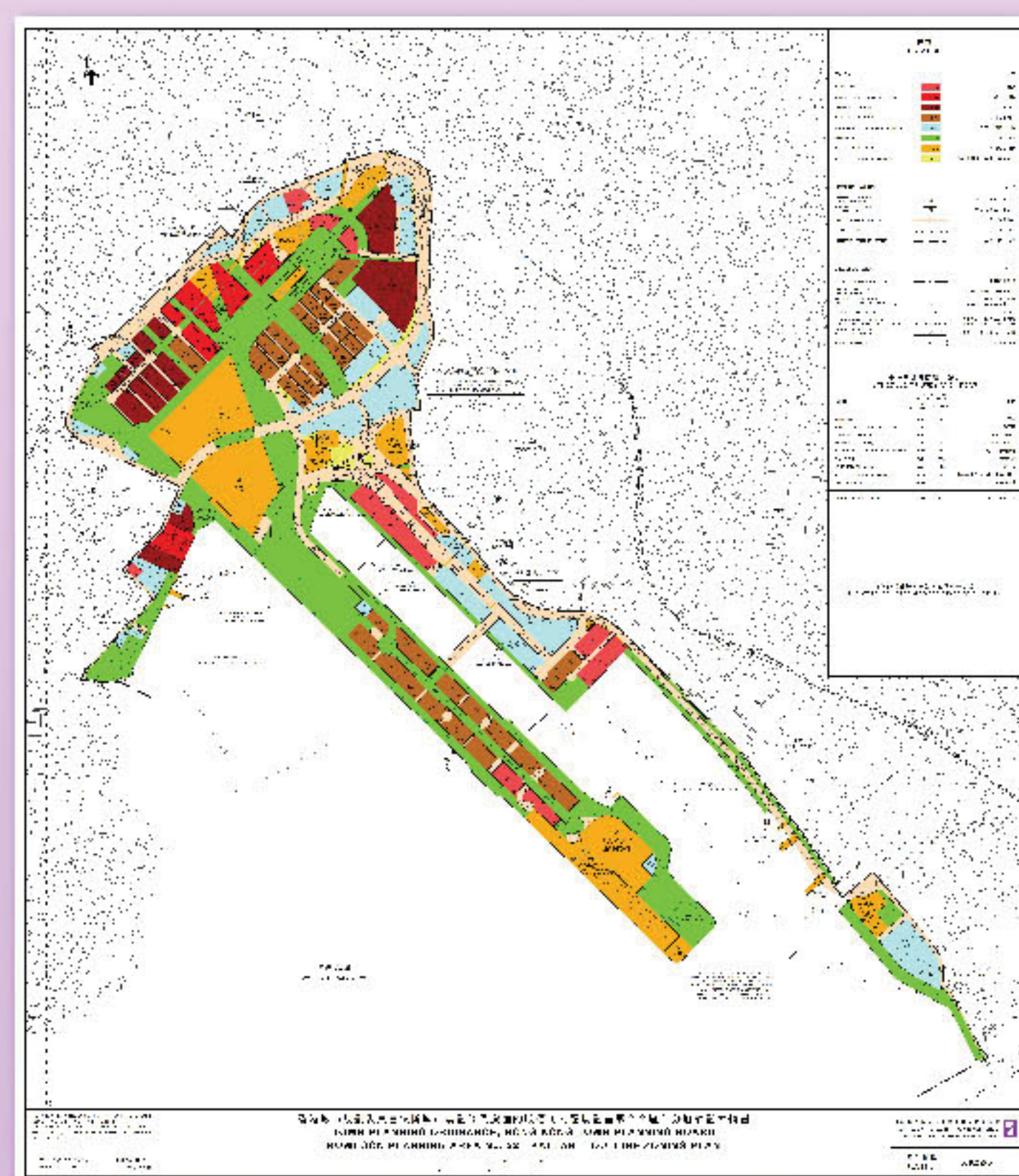
- ▲ 本港的規劃制度包括訂定全港層面的發展策略和地區層面的各類法定圖則和部門內部圖則。
Hong Kong's planning system comprises development strategies at the territorial level and various types of statutory and departmental plans at the district/local level.
- ▲ 擬備這些圖則時會考慮《香港規劃標準與準則》、相關的發展政策和原則、以及公眾意見。
The preparation of these plans will take into account the Hong Kong Planning Standards and Guidelines, relevant development-related policies and principles, and community views.



▲▲ 城市規劃委員會及規劃署

Town Planning Board and Planning Department

- ▲ 城市規劃條例早於1939年制定，旨在促進社區的衛生、安全、便利及一切福利。條例授權城市規劃委員會執行以下工作：
The Town Planning Ordinance was first enacted in 1939. It aims to promote the health, safety, convenience and general welfare of the community and empowers the Town Planning Board to undertake the following:
 - ▲ 擬備法定規劃圖則 preparation of statutory plans
 - ▲ 考慮市民對法定圖則提出的申述及進一步申述 consideration of representations and further representations to statutory plans
 - ▲ 審批規劃許可申請和覆核申請 consideration of planning applications and reviews
- ▲ 規劃署負責制訂、監管和檢討全港和地區的土地用途，亦為城市規劃委員會提供專業支援及秘書處服務，並開展專題研究，以及對違例發展採取行動。
The Planning Department is responsible for formulating, monitoring and reviewing land uses at territorial and district/local levels. It provides professional and secretariat services to the Town Planning Board. It also carries out topical studies and undertakes actions against unauthorized development.
- ▲ 市民可在香港北角渣華道333號北角政府合署1樓的會議轉播室觀看城市規劃委員會會議。
Town Planning Board Meeting can be viewed at the Public Viewing Room located on 1/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
- ▲ 由城市規劃委員會擬備的法定分區計劃大綱圖：
Statutory Outline Zoning Plan prepared by the Town Planning Board :



推動未來發展
Driving Towards a Livable and Vibrant World City

規劃署外展計劃 2024-25
 Planning Department Outreach Programme





規劃署的工作

Planning Department's Work

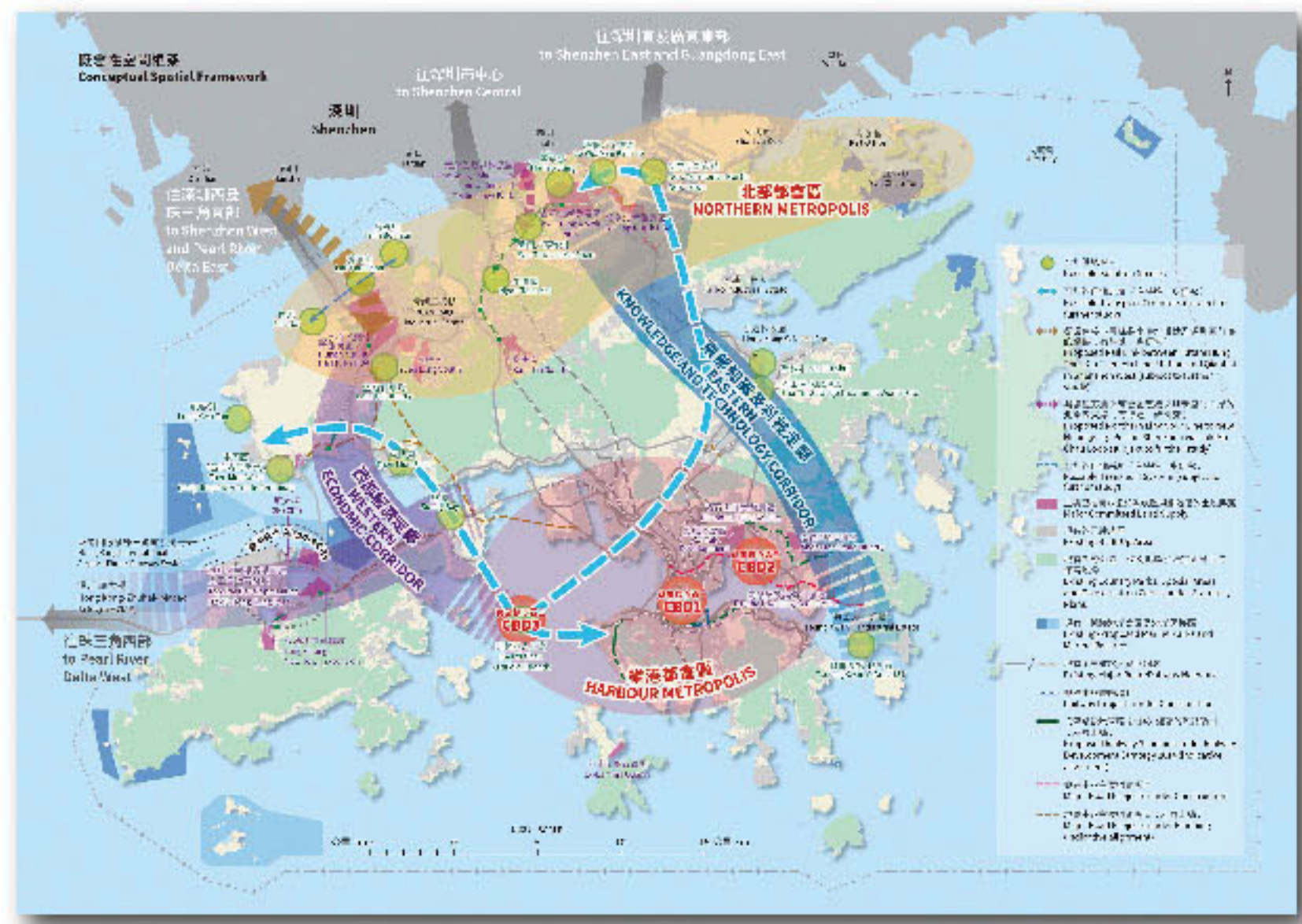
推動未來發展
 Driving Towards a Livable and Vibrant World City



規劃署外展計劃 2024-25
 Planning Department Outreach Programme

策略規劃及研究 Strategic Planning and Study

▲ 擬定和檢討全港發展策略，促進香港與大灣區各個城市的聯繫
 To prepare and review the territorial development strategies to enhance the connections between Hong Kong and cities in the Greater Bay Area



▲ 就發展事宜和規劃相關議題進行規劃研究
 To carry out planning studies on development issues and planning-related topics



▲ 支援其他政府決策局/部門制定和修訂其範疇下的規劃標準與準則
 To support other government bureaux/departments in formulating and revising the planning standards and guidelines under their purview



地區及法定規劃 District and Statutory Planning

▲ 為地區訂定合適的土地用途和發展密度，落實政府的土地、房屋及經濟政策，配合社會對土地的各方面需求
 To set appropriate land uses and development densities for districts for implementation of the government's land, housing and economic policies and meeting the various needs of the society on land



▲ 與市區重建局及相關持份者緊密合作，規劃和處理市區更新項目
 To work closely with the Urban Renewal Authority and relevant stakeholders in the planning and processing of urban renewal projects



▲ 進行土地用途檢討，以增加房屋、商業及其他用地供應
 To conduct land use reviews to increase housing, commercial and other land supply



▲ 協助城市規劃委員會制訂法定規劃圖則及審理規劃申請
 To assist the Town Planning Board in the preparation of statutory town plans and consideration of planning applications



執行管制及檢控 Enforcement and Prosecution

對違例發展採取執行管制及檢控行動，以保護鄉郊自然環境
 To take enforcement and prosecution actions against unauthorized developments to protect the rural natural environment



數碼年代的智慧規劃 Smart Planning in Digital Era

以創新科技去蒐集、分析、整理和發放規劃數據，提升規劃工作的效率
 To employ innovative technologies to collect, analyze, collate and disseminate planning data to improve the efficiency of planning work



外展及社區關係 Outreach and Community Relations

推動香港各界認識城市規劃，提供有關規劃事宜的資訊服務
 To promote the awareness of town planning in Hong Kong and provide town planning information services



規劃署
 Planning Department



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展城館
 City Gallery



香港2030+：跨越2030年的規劃遠景與策略

Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030

推動未來發展
建設宜居活力的國際都會
Driving Towards a Liveable and Vibrant World City

概要 Overview

- 《香港2030+》旨在更新全港空間發展策略，不但為香港未來的規劃、土地及基建發展，也為塑造跨越2030年的都市和自然環境，提出策略性空間規劃框架。
Hong Kong 2030+ is a strategic study to update the territorial spatial development strategy. It provides a strategic spatial planning framework for the future planning, land and infrastructure development as well as the shaping of the built and natural environment of Hong Kong beyond 2030.
- 《香港2030+》的最終建議反映了2021施政報告公布的《北部都會區發展策略》和最新相關的政策方針（包括國家《十四五規劃綱要》和大灣區發展），亦考慮了土地供應專責小組2018年底提交政府的建議、《香港2030+》公眾參與活動所收集到的意見及其他相關考慮。最新的全港空間發展策略以三大相互聯繫的元素和一個概念性空間框架組成，勾勒未來的發展機遇和策略運輸基建配套。
The final recommendations of Hong Kong 2030+ has reflected the development strategy of the Northern Metropolis unveiled in 2021 Policy Address and the latest relevant policy directions (including those arising from the National 14th Five-Year Plan and the development of the Greater Bay Area). It has also taken into account the Task Force on Land Supply's recommendations made to the Government in end 2018, the comments received during the public engagement of Hong Kong 2030+, and other relevant considerations. The latest territorial spatial development strategy consists of three interconnected building blocks and one conceptual spatial framework which shows future development opportunities and strategic supporting transport infrastructure.
- 《香港2030+》制訂了一個體現智慧、環保及具抗禦力原則的策略，以帶領香港成為一個可持續發展和與時俱進的城市，同時亦關顧市民、環境及大自然的需要。
A strategy enshrined with smart, green and resilient principles have been developed under Hong Kong 2030+ to lead the way in achieving a sustainable and future-proof city, and to take care of the needs of our people, environment and nature.

願景 Vision



成為宜居、具競爭力及可持續發展的「亞洲國際都會」
To become a liveable, competitive and sustainable "Asia's World City"

總規劃目標 Overarching Planning Goal



倡導可持續發展，以滿足香港現時及未來的社會、環境及經濟需要和期望
To champion sustainable development with a view to meeting our present and future social, environmental and economic needs and aspirations

三大元素 Three Building Blocks



三大元素以實現願景和達致總規劃目標
Three building blocks for achieving the vision and overarching planning goal



1 提升集約高密度城市的宜居度
Enhancing Liveability in a Compact High-Density City



2 迎接新的經濟機遇與挑戰
Embracing New Economic Opportunities and Challenges



3 創造容量以達致可持續發展
Creating Capacity for Sustainable Growth

智慧、環保及具抗禦力的城市策略 Smart, Green and Resilient (SGR) City Strategy

- 推展可持續的規劃及城市設計
Promoting Sustainable Planning and Urban Design
- 設計綜合智慧、環保及具抗禦力的基建系統
Devising an Integrated SGR Infrastructure System
- 促進智慧出行
Fostering Smart Mobility

概念性空間框架 Conceptual Spatial Framework



規劃署外展計劃 2024-25
Planning Department Outreach Programme





機遇與挑戰
OPPORTUNITIES AND CHALLENGES



大量老化樓宇
Large quantity of old building stock



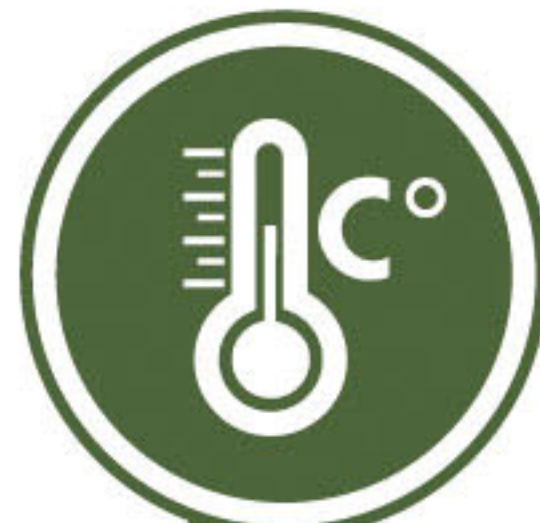
人口增長及漸趨老化；
勞動力下降
Growing and ageing population;
shrinking labour force



善用創新科技提升生產力
Enabling innovation and
technology to enhance
productivity



環球及區域經濟競爭激烈；
香港在大灣區的策略定位
Keen global and regional competition;
our strategic positioning in the GBA



應對氣候變化
Responding to
climate change



應付長遠土地需求
Meeting long-term
land requirement



居所與就業空間分布不均
Imbalanced spatial distribution
of homes and jobs



提升宜居度
Enhancing liveability



提供新的運輸及
其他基建
Providing new transport
and other infrastructure

策略方針 Strategic Directions

1. 可持續發展
Sustainable Growth

我們須以願景帶動和創造容量的方式，
將運輸—土地用途—環境的考慮融入策
略性規劃

Integrate transport-land use-environmental
considerations in strategic planning under a
vision-driven and capacity creating approach



6. 提供更多的休憩空間
和社區設施
Provide more open
spaces and community
facilities

為現時及未來人口優化政府、
機構及社區設施
Enhance GIC facilities for existing
and future population



2. 富藍綠資源的城市
Blue and Green City

將藍綠元素引入新建及現有發展區，
提升市民健康與福祉，締造香港為自然大
都會

Bring blue and green features to new and
existing development areas to enhance the
health and well-being of citizens and to make
Hong Kong a City within Nature



7. 令居所與工作地點更接近
Bring Jobs Closer to Homes

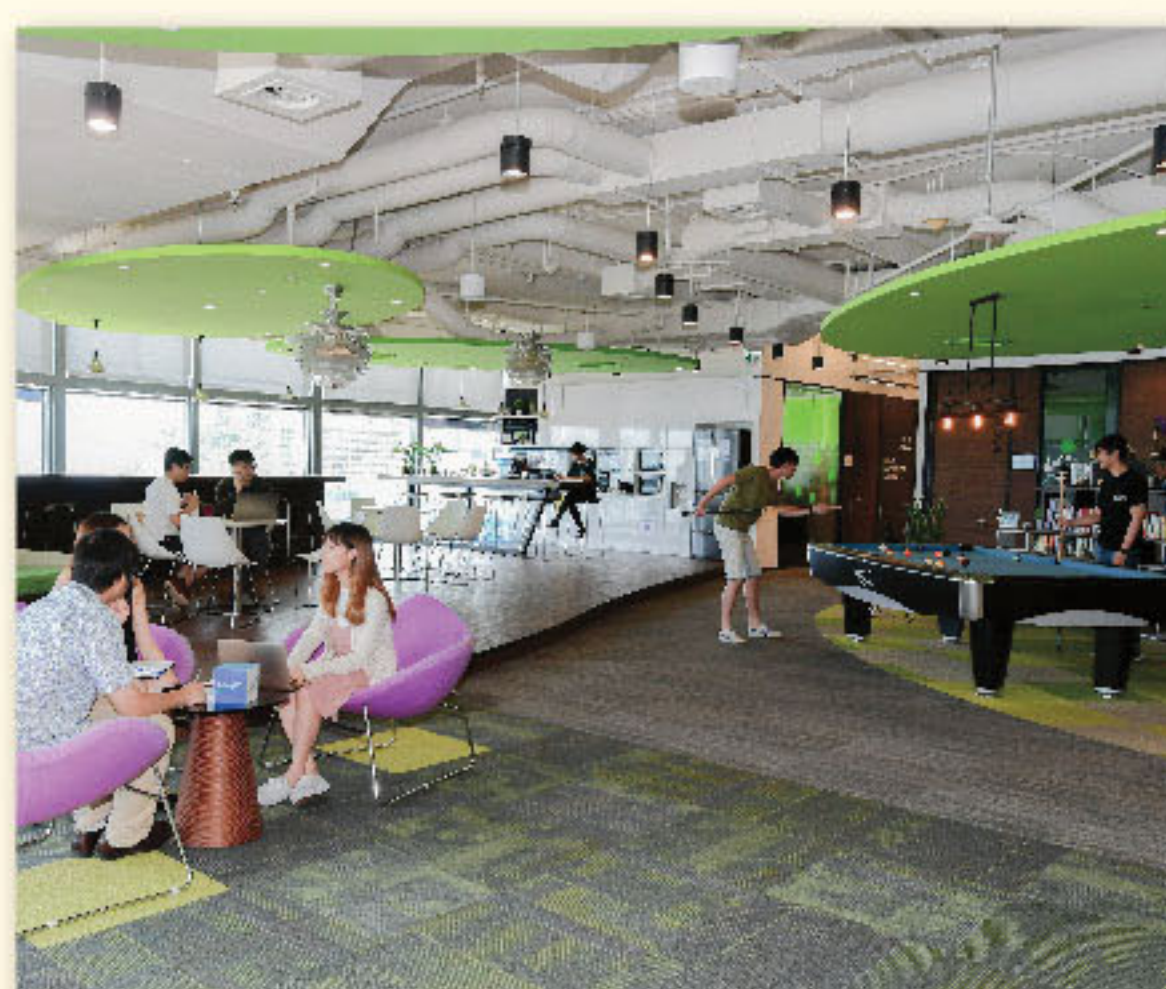
規劃新就業樞紐，令居所
與工作地點更接近
Plan new employment nodes
and bring jobs closer to
homes



3. 具抱負及互助的城市
Aspiring and Supportive City

塑造互助環境並提升空間以讓青年發
展所長

Provide a supporting environment and
enhance the capacity for the youth to meet
their fullest potential



8. 創造「住大啲」的機會
Opportunities for Larger
Homes

滿足社會對更寬敞居住環境的期
望，更用以鼓勵培育幼兒、建立
家庭和「居家安老」，以及吸引
人才

Need for larger home space not only
to meet society's aspiration for more spacious living environment, but also to
promote child-raising, family-building and "ageing in place" and to attract
talents



4. 平等共融的城市
Equitable and Inclusive City

鼓勵在房屋發展中加入通用設計，以
配合居住者的功能性需求

Encourage universal design in housing
developments to suit functional needs of
occupants



9. 多式聯運系統
Multi-modal
Transportation System

加強香港作為多式聯運樞紐的
地位，匯聚人流、物流及融合
意念，使香港成為全球和區域
營商樞紐

Enhance Hong Kong's position as
a multi-modal transportation hub where people, goods and idea converge and
hence a global and regional nodal point for doing business



5. 創新科技發展
Innovation and Technology
Development

構建有利創新科技發展的環境，為經
濟增長創造新動力

Foster an enabling environment for
innovation and technology development and
create a new momentum for economic growth



10. 生物多樣性城市
Biodiverse City

探討合適的機制以積極管理特
定具高生態價值的地區，減少
對生態敏感地區或珍貴藍綠資
源的影響

Explore suitable mechanism for proactive management of selected areas of
high ecological value. Minimise impacts on ecologically sensitive areas or
valuable green and blue assets





香港的城市設計

Urban Design in Hong Kong

香港的美景以維多利亞港聞名，非凡的藍綠資源構成我們城市的獨特標記及風貌。為塑造香港成為宜居而富活力的國際都會，規劃署一直致力推廣不同的城市設計理念及指引，以提升建設環境的質素。

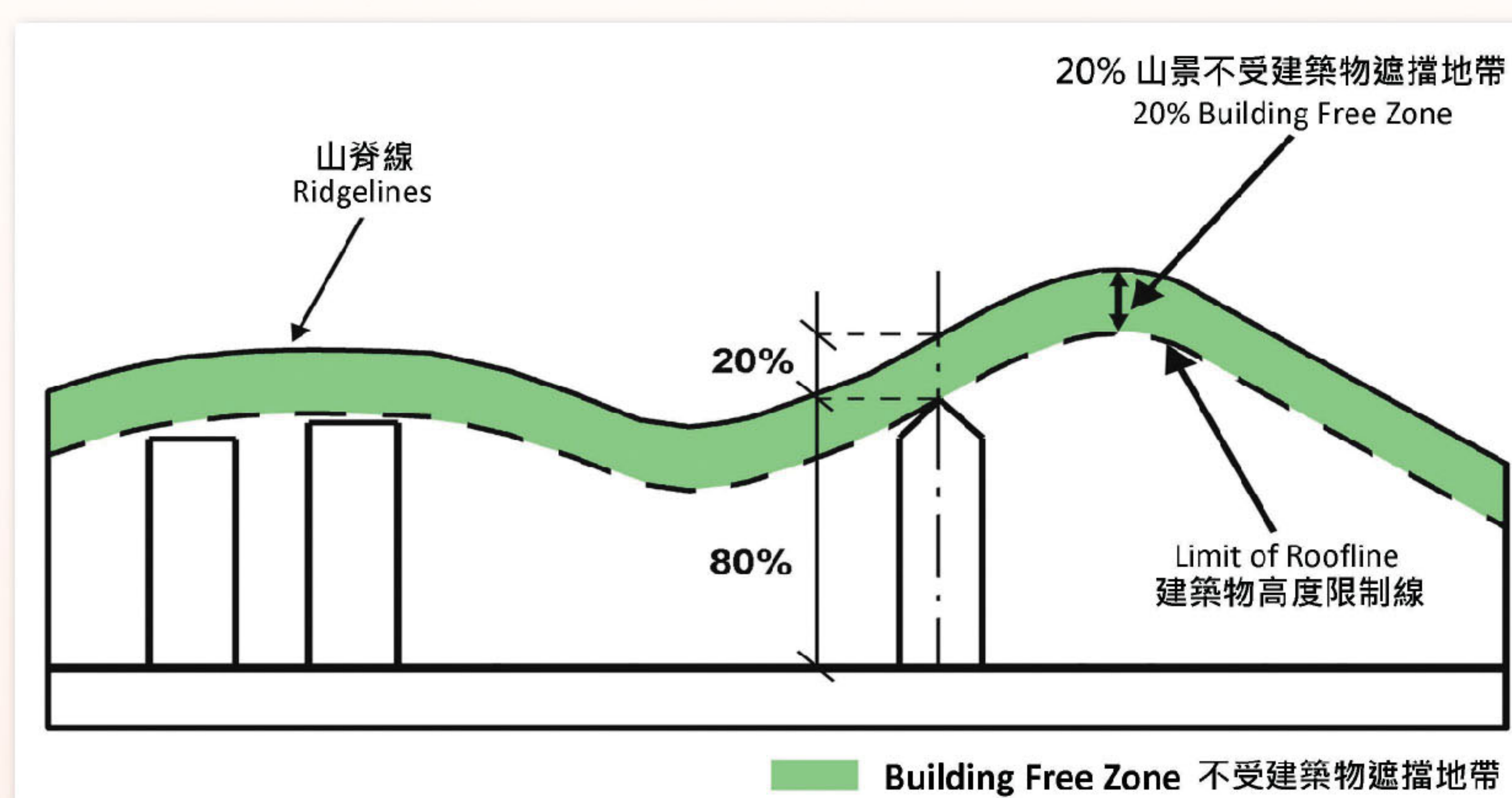
Hong Kong has a unique cityscape with a world renowned Victoria Harbour and remarkable blue-green assets. To promote Hong Kong as a liveable and vibrant world city, Planning Department has advocated various urban design initiatives and guidelines in enhancing the quality of the built environment.

什麼是城市設計? What is Urban Design?

- ▲ 為人塑造建設環境的藝術
An art of shaping the built environment for people
- ▲ 為提升建築群整體視覺的一致性、人與環境的連繫，以及市容、公共空間和整體城市景觀的質素
To enhance the visual coherence of building masses, connection between people and places, and quality of urban amenities, public realm and overall townscape
- ▲ 有助構建充滿活力且別具特色的地方，並促進街道及公共空間的暢達性、舒適度和安全性
To help create lively places with distinctive character, and promote accessibility, comfort and safety of streets and public spaces

《城市設計指引》 Urban Design Guidelines

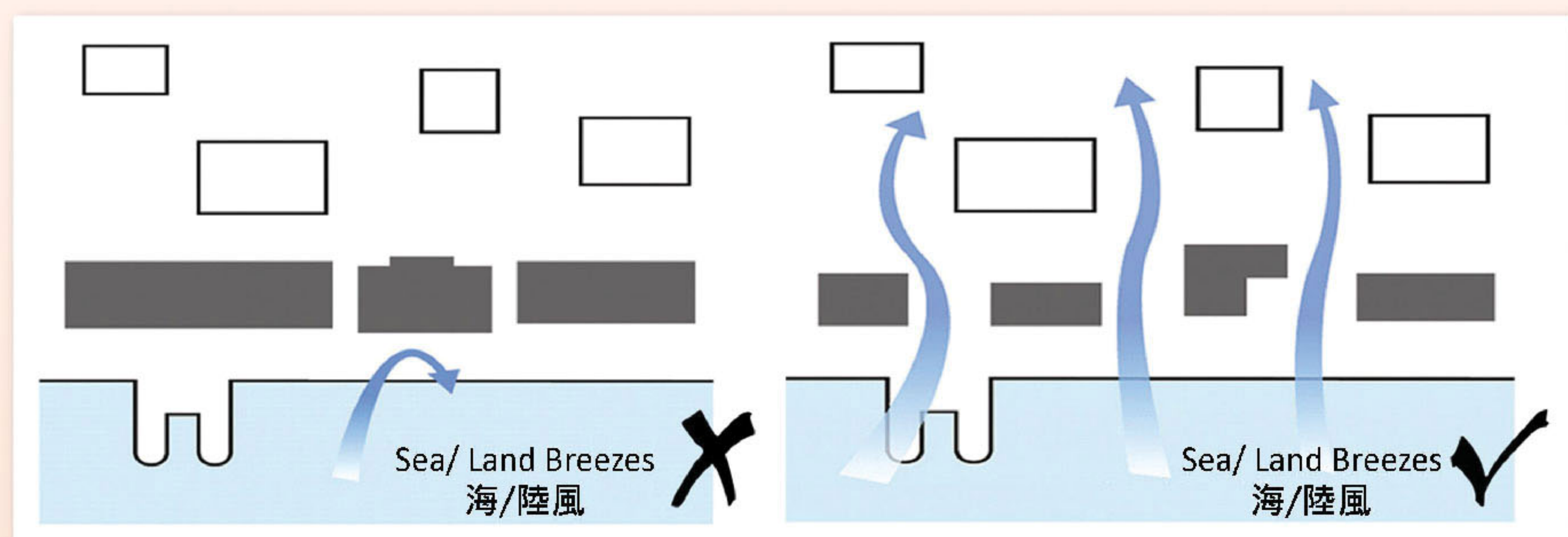
- ▲ 《香港規劃標準與準則》第十一章
Chapter 11 of Hong Kong Planning Standard and Guidelines
- ▲ 提供指引以鼓勵周全的設計方案，以促進高質素的环境和締造宜居而可持續的城市
Provide guidance to encourage thoughtful design approach to promote high quality environment and create a liveable and sustainable city
- ▲ 代表城市設計的願景：着重以人為本的建設環境、尊重城市的特色自然資產和獨特鄰里風貌
Represent an urban design vision that puts people first in the design of the built environment while embracing the city's distinctive natural assets and unique neighbourhood characters
- ▲ 涵蓋宏觀和微觀層面的主要城市設計與空氣流通指引
Cover major urban design and air ventilation guidelines at macro and micro levels



保存山脊線的現有景觀
Preserve Existing Views to Ridgelines



構建活力的海濱
Achieve Vibrant Waterfront



改善空氣流通
Improve Air Ventilation



提升綠化
Enhance Greening



善用文化遺產
Capitalize Heritage



改善公共空間
Improve Public Realm





城市設計如何推進宜居而健康的城市？ How Does Urban Design Promote Liveable and Healthy City?

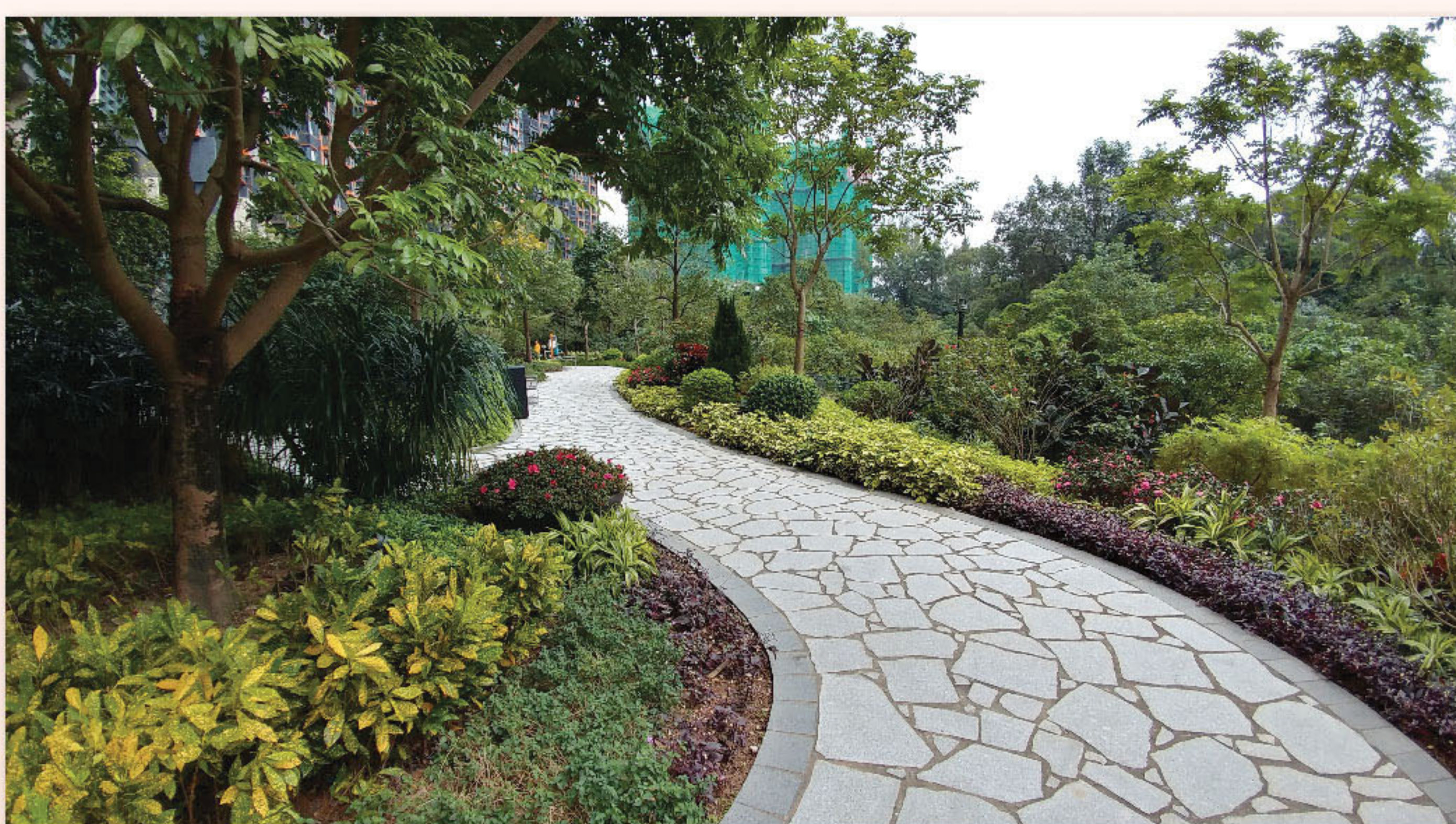
- 
 締造便利行人的環境和提升易行度
 Create pedestrian-friendly environment and enhance walkability
- 
 營造具吸引力的公共空間，包括舒適及暢達的公園和海濱
 Create engaging public realm with welcoming and accessible parks and waterfronts
- 
 促進朝氣蓬勃的街景和生氣洋溢的園境
 Promote vibrant streetscape and robust landscape
- 
 採用人為本的建築設計，強調人本比例、綠化和可持續性
 Adopt people-centric building design with emphasis on human scale, greening and sustainability
- 
 促進透風的市區環境和舒適的都市微氣候
 Promote permeable built environment and comfortable urban microclimate



加入藍綠元素以營造具吸引力的公共空間
 Incorporate Blue-green Elements to Create Attractive Public Spaces



促進市區綠化
 Promote Urban Greenery



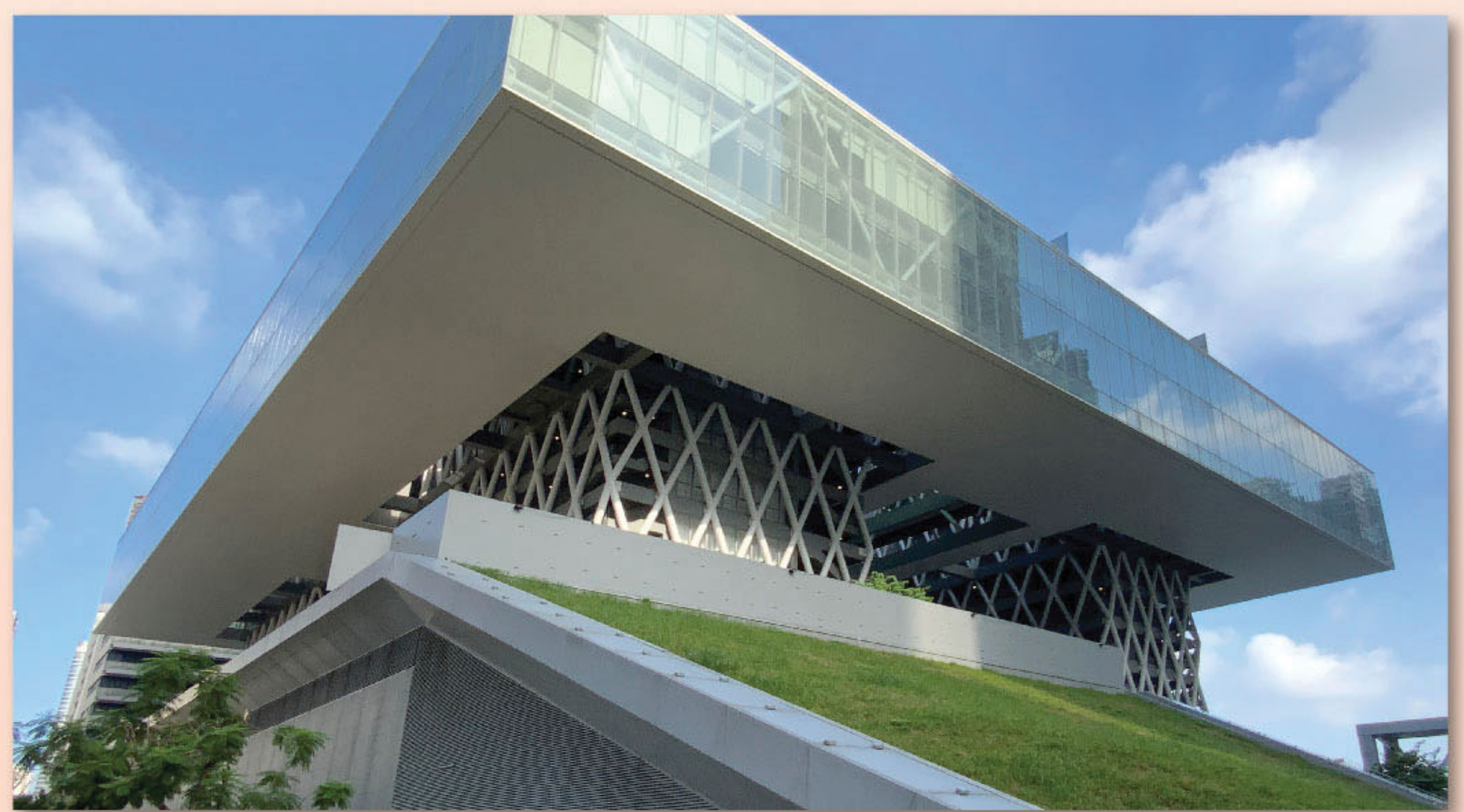
提升園境美化和行人舒適度
 Enhance Landscape and Pedestrian Comfort



富活力的街景
 Promote Active Streetscape



構建朝氣蓬勃和暢達的海濱
 Construct Vibrant and Accessible Waterfront



加入建築設計以改善微氣候
 Incorporate Building Design to Improve Microclimate



香港的市區更新

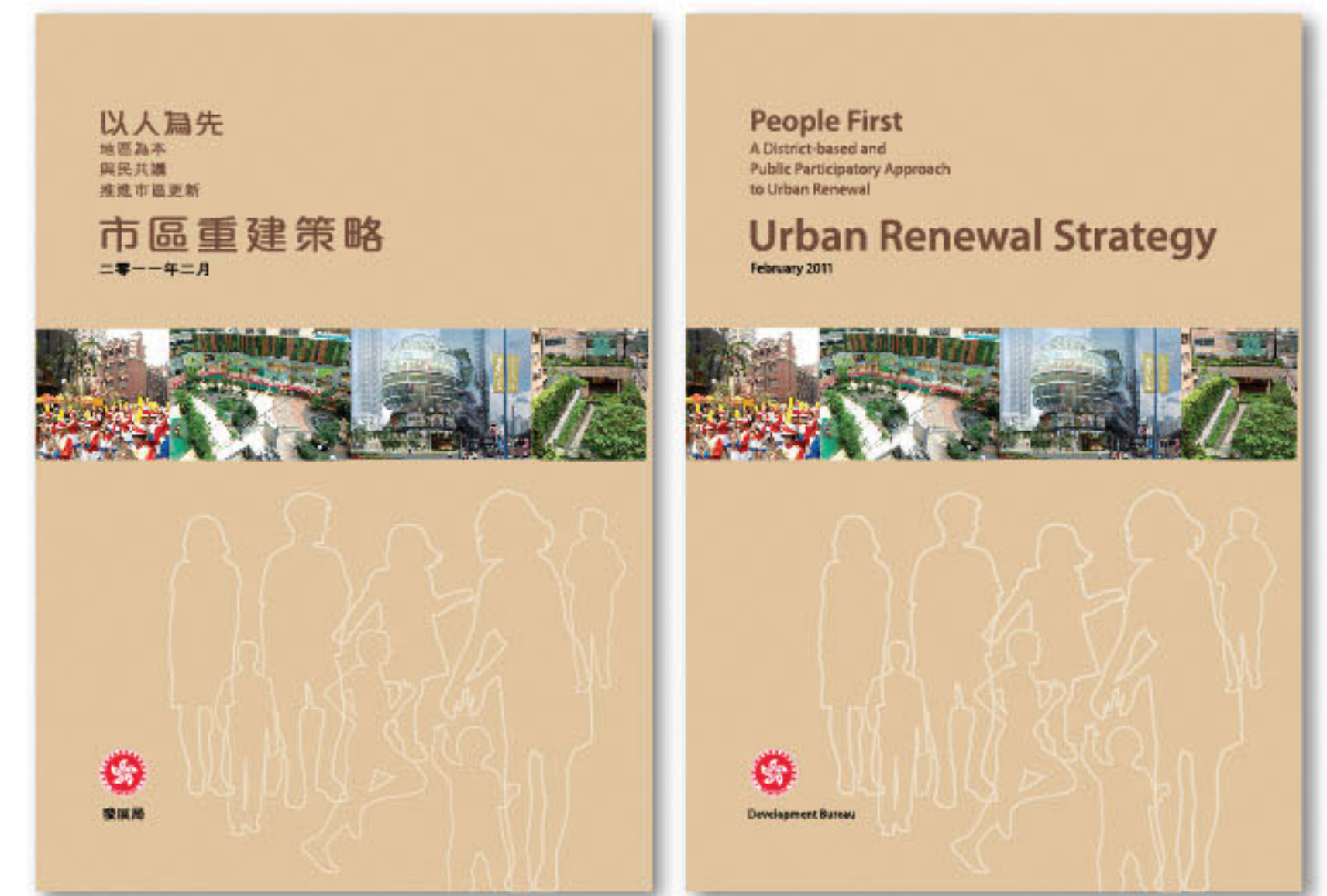
Hong Kong's Urban Renewal

推動未來發展
建設宜居活力的國際都會

規劃署外展計劃 2024-25
Planning Department Outreach Programme

市區重建 Urban Renewal

- ▲ 2011年制定的《市區重建策略》採納「以人為先，地區為本，與民共議」的方針，作為香港市區更新工作的指引。
The Urban Renewal Strategy formulated in 2011 adopted a "people first, district-based, public participatory" approach in undertaking urban renewal works in Hong Kong.
- ▲ 在發展局的政策指引下，規劃署與市區重建局(市建局)合作規劃各種不同的市區更新項目，辦理相關法定規劃程序，並就市區更新研究提供規劃意見。
Under the policy guidance of the Development Bureau, Planning Department works with the Urban Renewal Authority (URA) in planning various urban renewal projects, undertaking relevant statutory planning procedures and providing planning advices on urban renewal studies.
- ▲ 按照綜合的「5Rs」(即重建發展、樓宇復修、改造重設、保育及活化)業務策略，市建局採用以「地區為本」的模式推行重建項目以獲得最佳的規劃和社會得益，並推廣業主自發的樓宇復修，繼續更新舊市區。
Under the integrated "5Rs" "redevelopment", "rehabilitation", "retrofitting", "preservation" and "revitalization" business strategy, URA continues to rejuvenate old urban areas by undertaking redevelopment projects with focus on adopting a district-based approach for better planning and social benefits and promoting owners-initiated building rehabilitation.



近期的重建項目例子 Recent Example of Redevelopment Project

觀塘市中心 (第1至5發展區) Kwun Tong Town Centre (Development Areas (DAs) 1 to 5)



第1發展區 (觀月 - 樺峯)
DA 1 (Park Metropolitan)



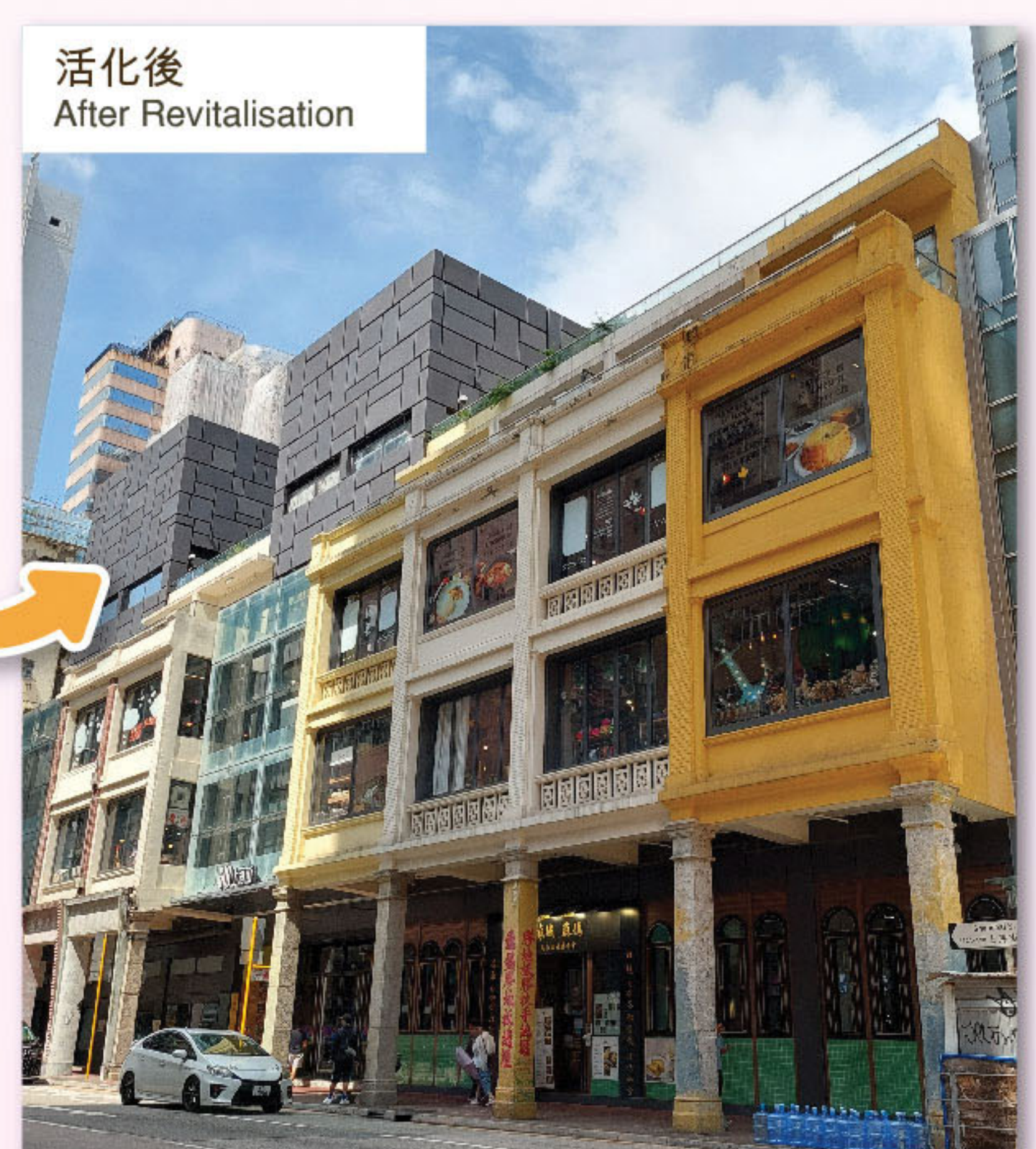
第2和第3發展區 (凱匯)
DAs 2 and 3 (Grand Central)

- ▲ 重建前：1960年代建成的住宅大廈、小販市場、社區設施、巴士站、小巴士及裕民坊休憩花園
Before Redevelopment: Residential buildings built in 1960s, hawker bazaar, community facilities, bus terminus, mini bus terminus and Yue Man Square Rest Garden
- ▲ 重建後：第1至3發展區 - 綜合住宅發展，設有商業設施、公共運輸交匯處、小販市場、公共休憩用地和社區設施
After Redevelopment: DAs 1 to 3 - comprehensive residential developments with commercial facilities, public transport interchange, a hawker bazaar, public open spaces and community facilities
- ▲ 第4及第5發展區 - 城市規劃委員會於2023年修訂了觀塘市中心-主地盤的發展計劃圖，以便市建局推行高密度的混合用途發展
DAs 4 and 5 - The Town Planning Board amended the Development Scheme Plan (DSP) for Kwun Tong Town Centre - Main Site in 2023 to facilitate a high-density mixed-use development as proposed by the URA

近期的保育活化項目例子 Recent Examples of Preservation / Revitalisation Projects

618上海街 618 Shanghai Street

- ▲ 活化前：一列十四幢的建築群組，包括十幢建於1920-1926年的騎樓式建築物(評為二級歷史建築)；另四幢建於1962-1964年
Before Revitalisation: A cluster of fourteen historic buildings: including ten arcade buildings built between 1920-1926 (Grade II historic buildings) and other four buildings built between 1962-1964
- ▲ 活化後：不同類型的本地商店及餐廳，多用途活動室及活動空間，供公眾租用
After Revitalization: A variety of local shops and restaurants. Multi-Function Room and Activity Area for public to hire



中環街市 Central Market



- ▲ 活化前：一座建於1939年的三級歷史建築，並於2003年停止運作
Before Revitalisation: A Grade 3 historic building built in 1939 and, ceased operation in 2003
- ▲ 活化後：100多間零售舖位和食肆，1,000平方米的綠化休憩及社區空間用作舉辦各式各樣的藝術展覽、表演和其他文化活動
After Revitalization: Over 100 units for retails and food & beverage, 1,000m² landscaped open space, and community space for a variety of art exhibitions, performances and cultural activities





近期的樓宇復修及改造重設項目例子

Recent Example of Rehabilitation and Retrofitting Project

長沙灣汝州街777-783號永康工廠大廈

Wing Hong Factory Building at 777-783 Yu Chau Street, Cheung Sha Wan



樓宇復修及改造重設前
Before Rehabilitation and Retrofitting

照片來源：市區重建局的網站
Photo Source: Urban Renewal Authority's Website



樓宇復修及改造重設後
After Rehabilitation and Retrofitting

照片來源：市區重建局的網站
Photo Source: Urban Renewal Authority's Website

新規劃工具 - 「地積比率轉移」 New Planning Tool : Transfer of Plot Ratio

「地積比率轉移」是2021年完成的《油麻地及旺角地區研究》（《油旺研究》）內其中一項新的規劃工具，並以油麻地及旺角這兩個重建速度較慢、舊樓數目不斷增多的舊區作為試點推行。

“Transfer of Plot Ratio” (TPR) is one of the new planning tools recommended under “The District Study for Yau Ma Tei and Mong Kok” (YM Study), which completed in 2021, and is being implemented as a pilot in Yau Ma Tei and Mong Kok where redevelopment momentum has been slow while the number of old-age buildings has been growing.

「地積比率轉移」機制容許透過略為放寬地積比率/總樓面面積限制的規劃申請，把沒有重建計劃的「輸出地盤」內准許總樓面面積，轉移至面積較大且較具吸引力的「接收地盤」，上限為「接收地盤」准許的最大總樓面面積的30%。

The TPR mechanism allows transfer of permissible gross floor area (GFA) from Sending Site(s) (SS) which are lacking of redevelopment initiatives to larger and more attractive Receiving Site(s) (RS) up to 30% of the maximum GFA permitted for the RS through planning application for minor relaxation of the plot ratio/GFA restriction.

「地積比率轉移」機制預期有助兩個舊區以較佳方式重整及重新規劃，並為社區帶來規劃增益，例如增加休憩空間和其他政府、社區及機構設施，以及保存「輸出地盤」內具保育價值的建築物。

The TPR mechanism is expected to facilitate a better restructuring and replanning in the two old districts. It will also bring planning gains to the community, in the form of additional open space and other GIC facilities, as well as preservation of buildings with conservation value at SS.

採用「地積比率轉移」的重建建議

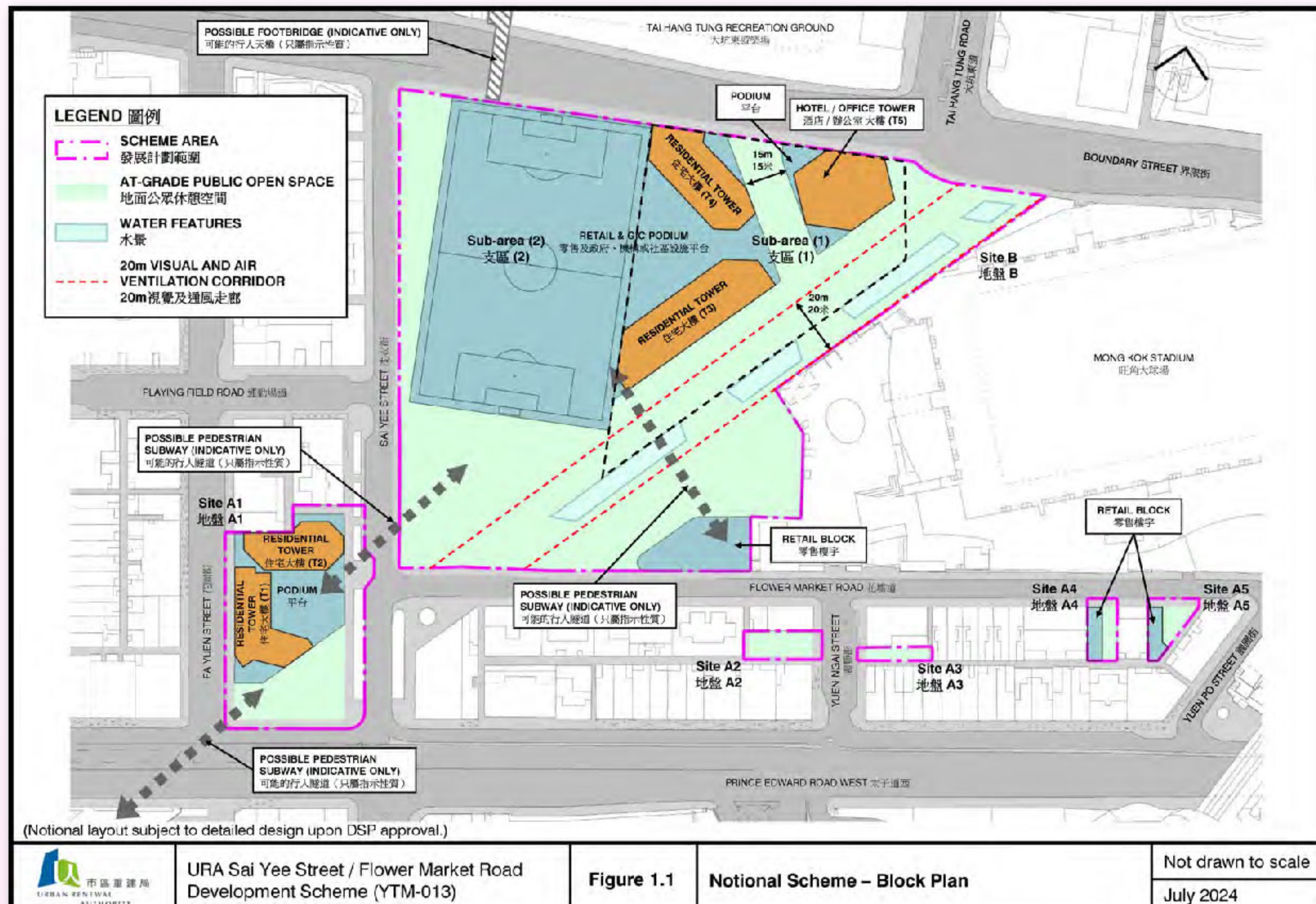
Example of Redevelopment Proposal adopting the Transfer of Plot Ratio

洗衣街/花墟道發展計劃 Sai Yee Street / Flower Market Road Development Scheme (DS)

《油旺研究》為油麻地及旺角區制定了市區更新大綱發展概念藍圖作為重整舊區的藍本，藉此帶動由該研究提出的五個核心發展節點的發展及增長。A Master Urban Renewal Concept Plan has been formulated under the YM Study to provide a blueprint for restructuring the old districts and steering growth towards the five development nodes identified in Yau Ma Tei and Mong Kok areas.

《油旺研究》中的「水渠道城市水道發展節點」的第一期發展 - 洗衣街/花墟道發展計劃已於2024年3月展開，有關的發展計劃草圖亦已於2024年8月按城市規劃條例刊憲。

The Sai Yee Street/Flower Market Road development scheme was commenced in March 2024 as the first phase of the “Nullah Road Urban Waterway Development Node” proposed in the YM Study and the concerned draft DS Plan was gazetted in August 2024 under the Town Planning Ordinance.



具體建議：

Planning Recommendations:

1. 構建「城市水道」，引入「藍綠建設」凝聚社區活力，協同花墟地區特色
Construction of an “Urban Waterway” as a “blue-green feature” to build up community vitality and create synergy with the Flower Market
2. 「一地多用」滿足社區需要，帶動多元化共融發展
“Single Site, Multiple Use” to meet the community needs and promote diversified and cohesive development

擬議用途和設施：

Proposed uses and facilities:

住宅、零售、酒店、辦公室、面積不少於8,800平方米的水道公園、體育館、公眾泊車位及社區設施。建造行人通道/天橋以改善與周邊設施的連接性
Residential, retail, hotel, office, not less than 8,800m² Waterway Park, stadium, public parking spaces and community facilities. Construction of underground pedestrian pathways/footbridge to enhance the connectivity with surrounding facilities



推動未來發展
Driving Towards a Liveable and Vibrant World City

規劃署外展計劃 2024-25
Planning Department Outreach Programme



香港的新市鎮發展

Hong Kong's New Town Development

推動未來發展
建設宜居活力的國際都會
Driving Towards a Livable and Vibrant World City

規劃署外展計劃 2024-25
Planning Department Outreach Programme

七十年代初，政府開始在新界進行大規模的新市鎮發展。目前，全港有九個新市鎮，並可分為三代，分別為第一代的天灣、沙田和屯門；第二代的大埔、元朗和粉嶺/上水；以及第三代的將軍澳、天水圍和東涌。現時新市鎮居住人口約356萬人，佔全港約一半人口。但其佔地僅為全港土地面積約三分之一，可見新市鎮在香港發展上擔當着一個重要角色

Large-scale new town development in the New Territories began in the early 1970s. At present, there are nine new towns, which could be grouped into three generations; the first generation new towns are Tsuen Wan, Sha Tin and Tuen Mun; the second are Tai Po, Yuen Long and Fanling/Sheung Shui; and the third are Tseung Kwan O, Tin Shui Wai and Tung Chung. The current population of new towns is about 3.56 million, accommodating about half of the population of Hong Kong. However, they only occupy around 1/3 of the land area in Hong Kong, showing the crucial role of new towns in Hong Kong development

沙田新市鎮 Sha Tin New Town

1973



- △ 地區: 沙田區
District: Sha Tin District
- △ 佔地 Area: 3 590 公頃 ha
- △ 人口 Population (2021): 698 100
- △ 特色 Characteristics:



大埔新市鎮 Tai Po New Town

1976



- △ 地區: 大埔區
District: Tai Po District
- △ 佔地 Area: 3 170 公頃 ha
- △ 人口 Population (2021): 276 400
- △ 特色 Characteristics:

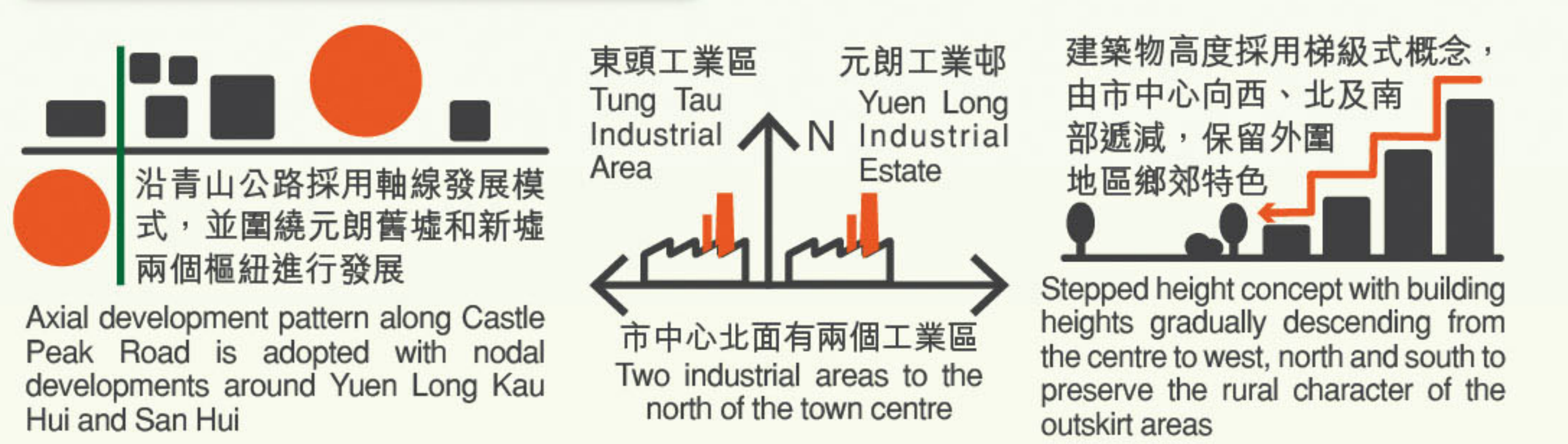


元朗新市鎮 Yuen Long New Town

1978



- △ 地區: 元朗區
District: Yuen Long District
- △ 佔地 Area: 560 公頃 ha
- △ 人口 Population (2021): 169 900
- △ 特色 Characteristics:



天水圍新市鎮 Tin Shui Wai New Town

1987



- △ 地區: 元朗區
District: Yuen Long District
- △ 佔地 Area: 410 公頃 ha
- △ 人口 Population (2021): 277 700
- △ 特色 Characteristics:

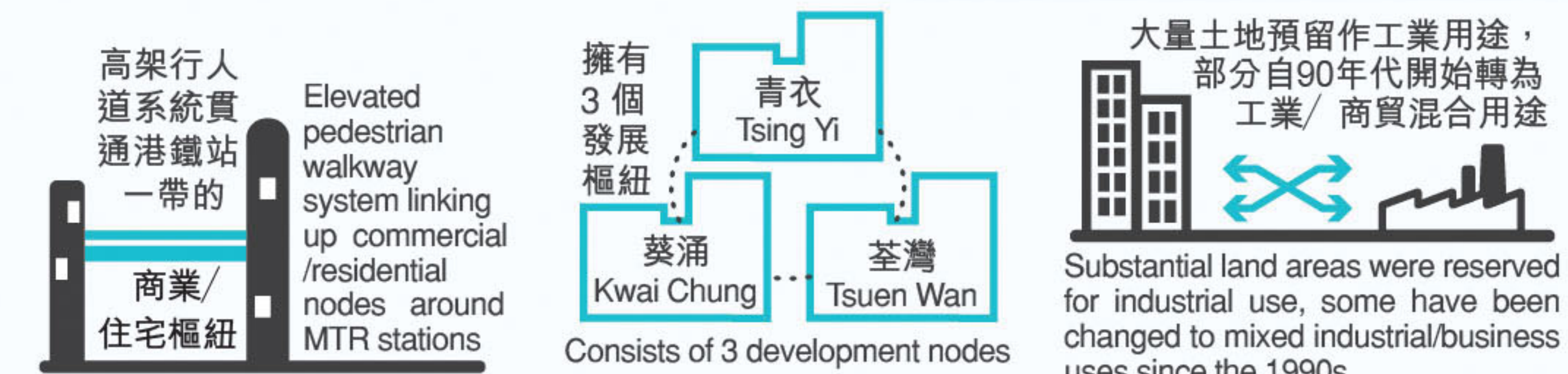


1

1973

荃灣新市鎮 Tsuen Wan New Town

- △ 地區: 荃灣區和葵青區
District: Tsuen Wan and Kwai Tsing District
- △ 佔地 Area: 3 580 公頃 ha
- △ 人口 Population (2021): 800 400
- △ 特色 Characteristics:



1973

屯門新市鎮 Tuen Mun New Town

- △ 地區: 屯門區
District: Tuen Mun District
- △ 佔地 Area: 3 210 公頃 ha
- △ 人口 Population (2021): 501 500
- △ 特色 Characteristics:

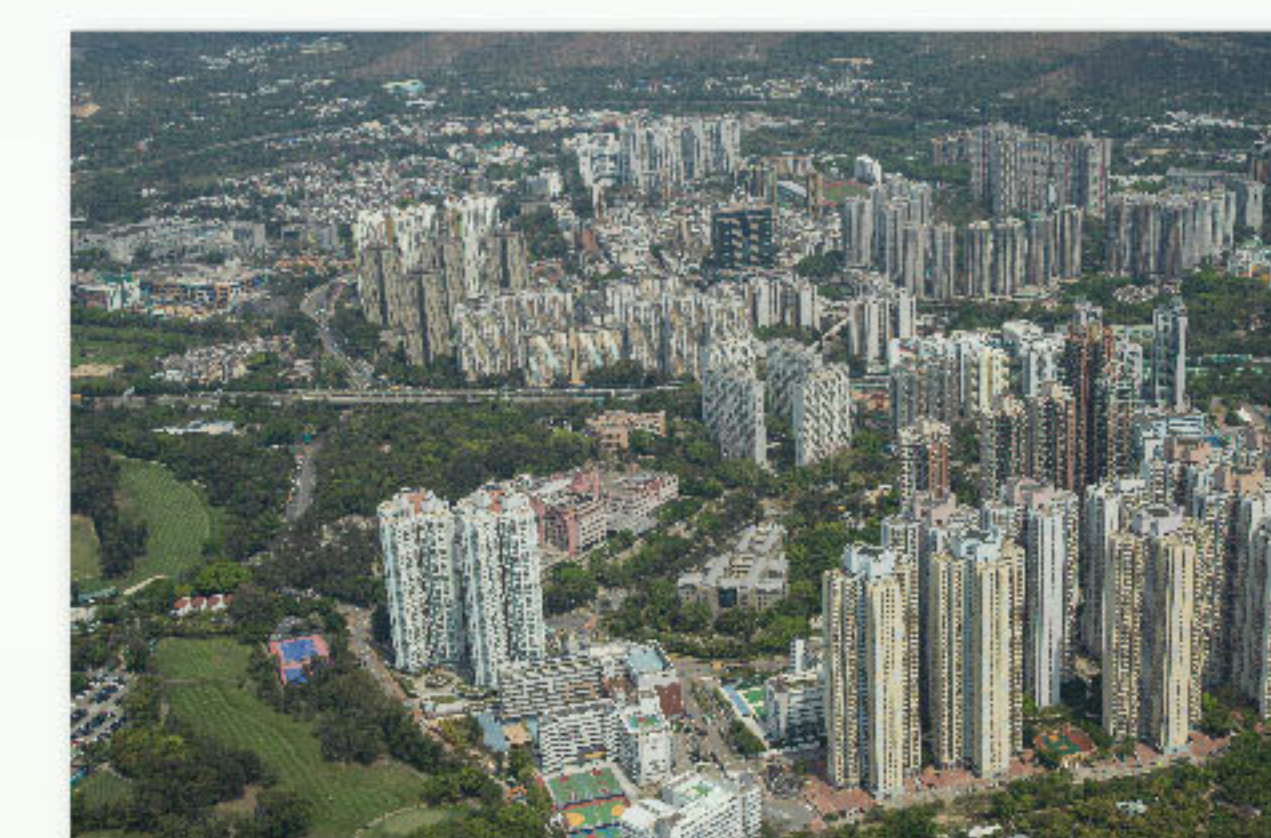


2

1978

粉嶺/上水新市鎮 Fanling/Sheung Shui New Town

- △ 地區: 北區
District: North District
- △ 佔地 Area: 1 280 公頃 ha
- △ 人口 Population (2021): 255 300*
- *包括古洞 Including Kwu Tung
- △ 特色 Characteristics:



3

1982

將軍澳新市鎮 Tseung Kwan O New Town

- △ 地區: 西貢區
District: Sai Kung District
- △ 佔地 Area: 1 740 公頃 ha
- △ 人口 Population (2021): 417 700
- △ 特色 Characteristics:



1991

東涌新市鎮 Tung Chung New Town

- △ 地區: 離島區
District: Islands District
- △ 佔地 Area: 730 公頃 ha
- △ 人口 Population (2021): 116 000
- △ 特色 Characteristics:



資訊科技在城市規劃的應用

Application of Information Technology in Town Planning

推動未來發展
Driving Towards a Liveable and Vibrant World City

建設宜居活力的國際都會
Planning Department Outreach Programme 2024-25

無人機系統的應用 Application of Unmanned Aircraft Systems (UAS)

- ▲ 從不同角度進行精確的地盤勘测
Precise Site Survey from different angles
- ▲ 對新界區的違例發展採取執行管制行動
Enforcement actions against unauthorized developments in the New Territories
- ▲ 建立三維模型
Generate 3D models
- ▲ 建立空間數據
Generate spatial data
- ▲ 分辨植被種類
Identify Vegetation Types
- ▲ 地盤規劃及分析
Site Planning and Analysis
- ▲ 辨認隱蔽建築
Identify Concealed Structure



規劃署於2016年開始使用小型無人機協助與規劃相關的工作
Planning Department started using Small Unmanned Aircraft since 2016 to provide assistance and support to planning-related work

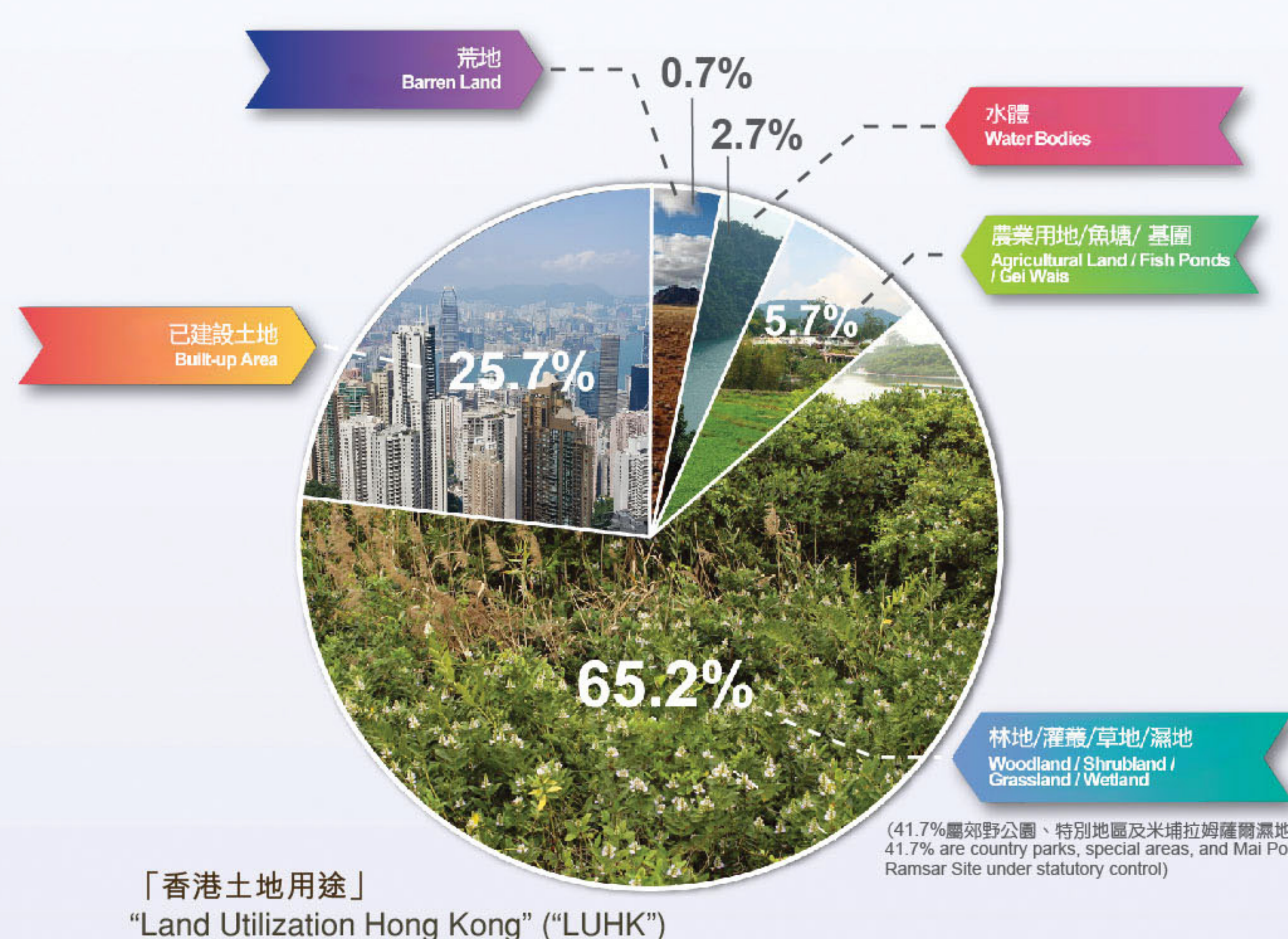
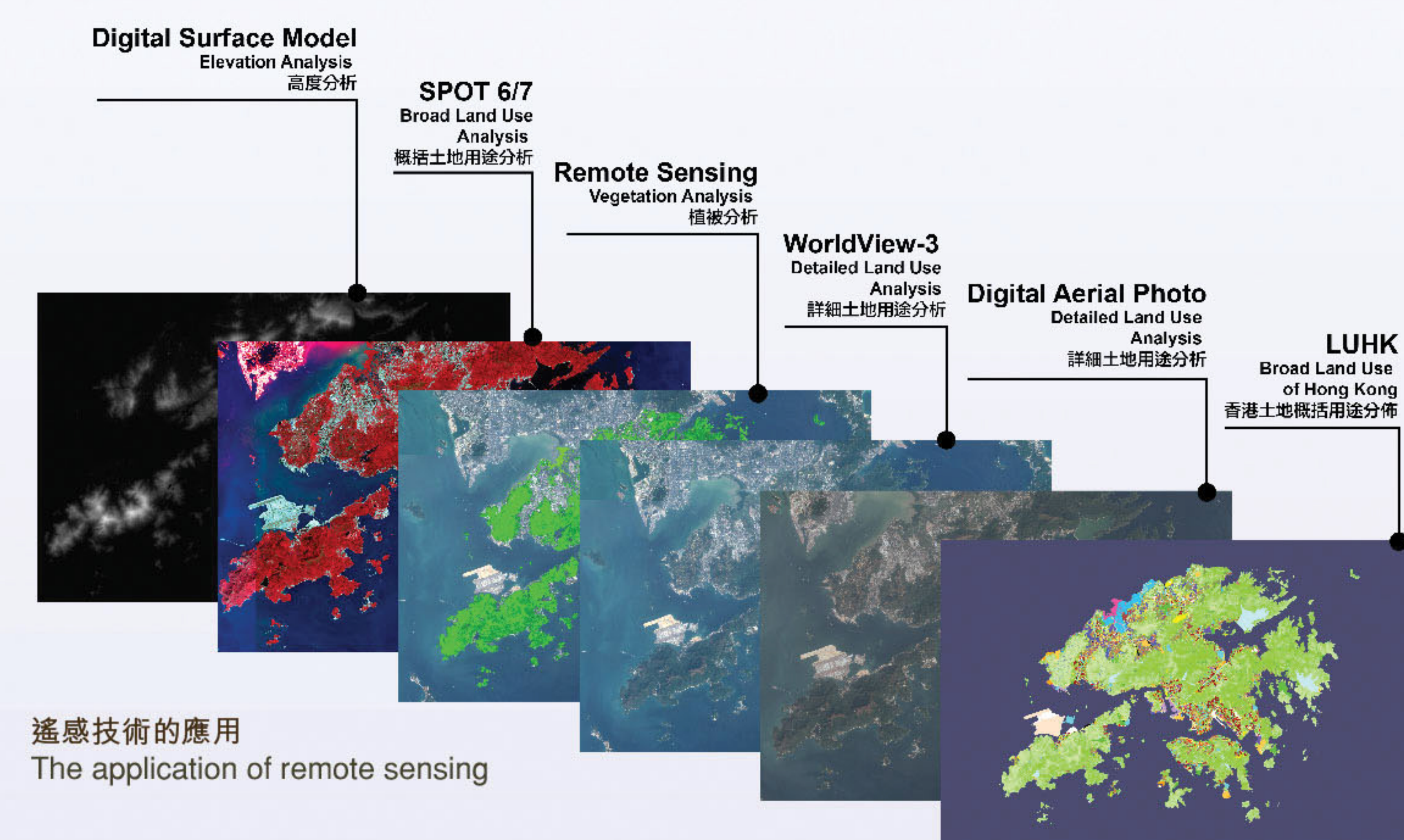


邵氏片場的三維模型
3D Model of Shaw's House



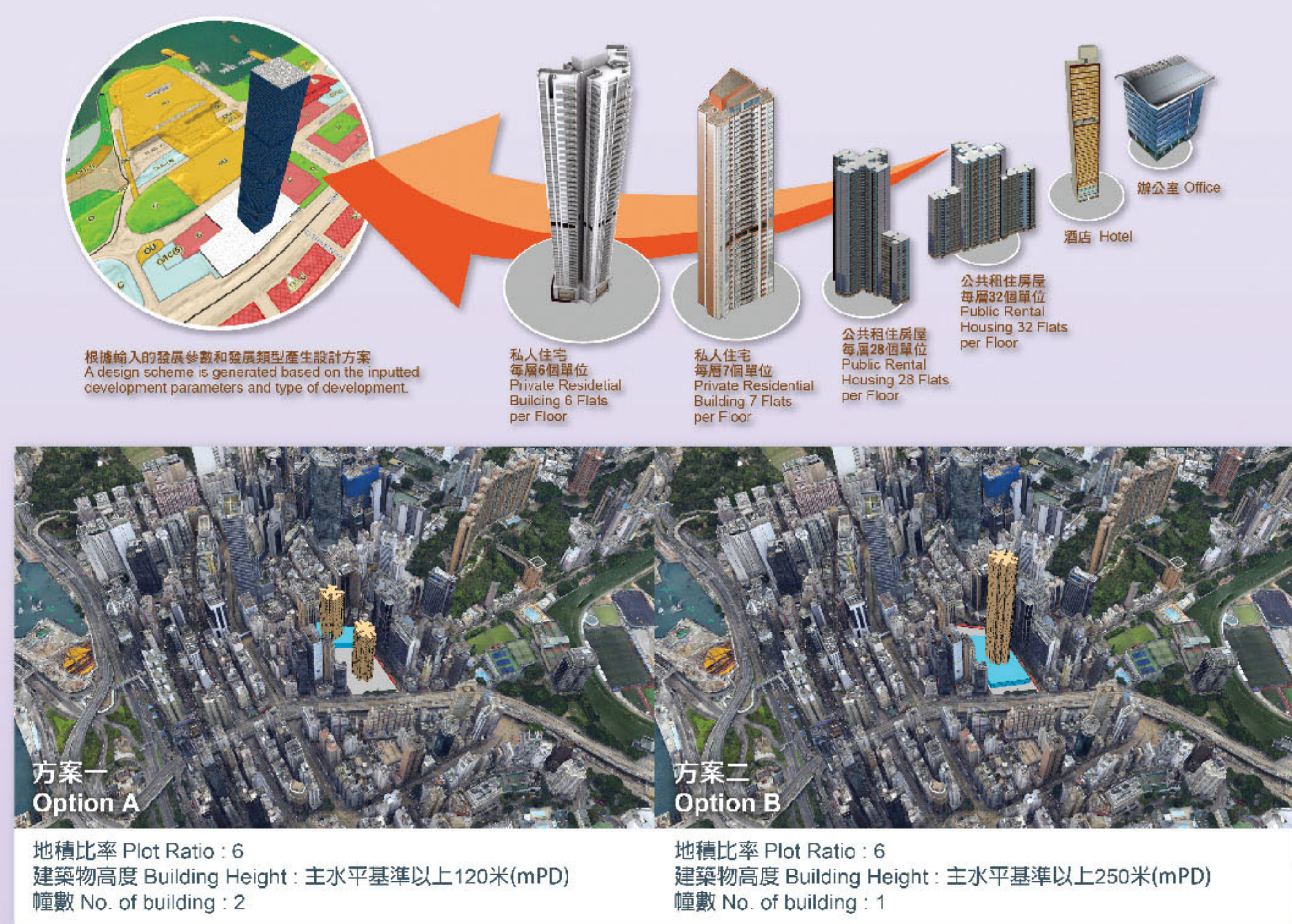
馬鞍山郊野公園的點雲
Point cloud of Ma On Shan Country Park

遙感技術 Remote Sensing Techniques



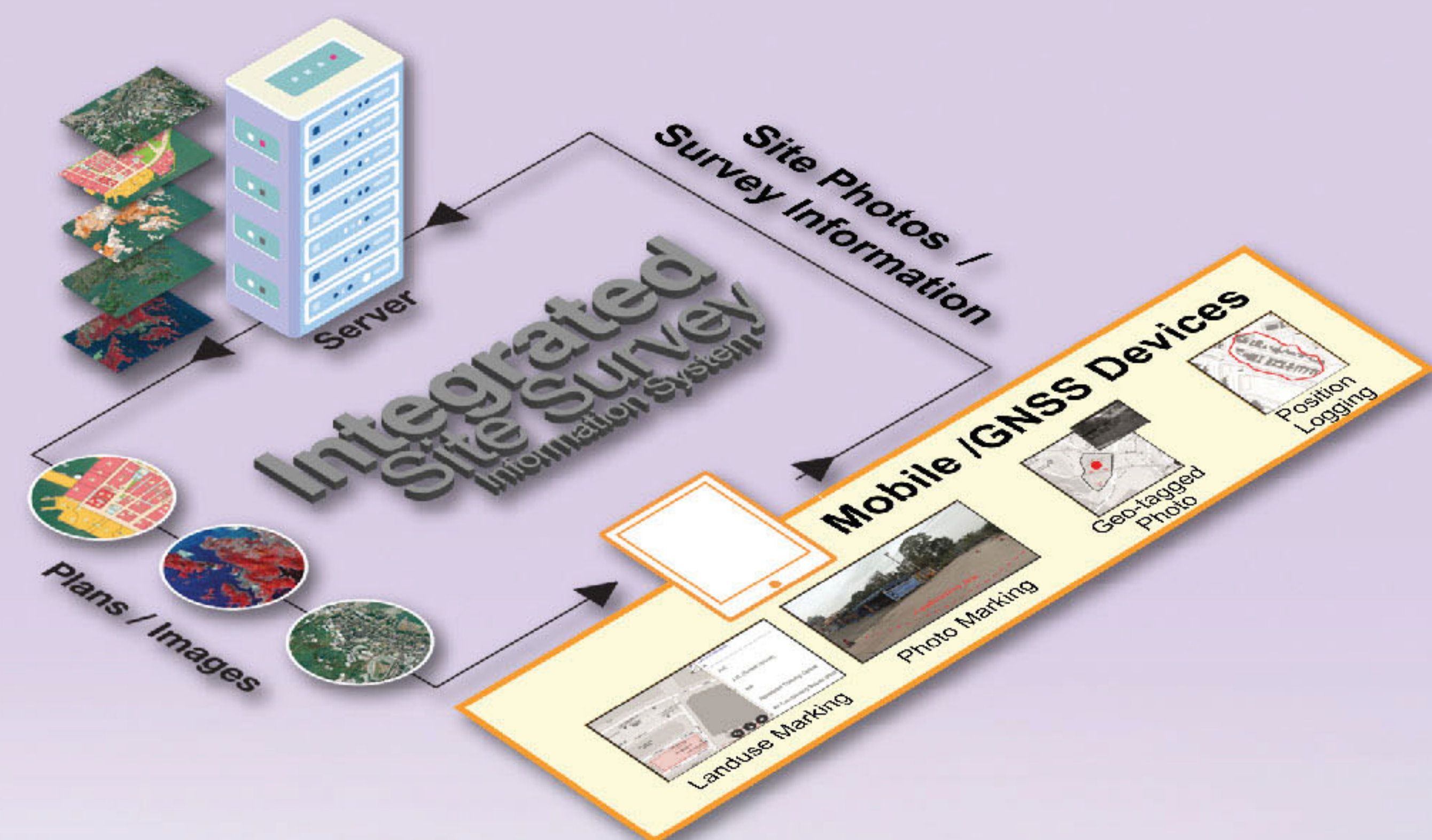
自2001年起，規劃署開始利用衛星圖像和遙感技術去取代人手統計及實地勘测，從而更有效率地分析香港現有土地用途，為全港和地區不同的規劃工作提供支援。
Since 2001, the Planning Department has used satellite imagery and remote sensing techniques instead of manual surveying to efficiently analyze the existing broad land uses of Hong Kong, and support a variety of territorial and district planning tasks.

規劃及發展資訊應用系統 Planning and Development Information Portal (PDIP)



- ▲ 2021年開發，一站式網上資訊發放及分析平台
Developed in 2021, a one-stop integrated information dissemination and analysis platform
- ▲ 匯入超過90種地理空間數據供檢索和查閱
Over 90 layers of geospatial data can be retrieved for visualization
- ▲ 在網上製作設計方案及三維模型
Generate design options and 3D models online
- ▲ 查看擬發展與周邊環境的關係
Inspect the relationship between a proposed development and its surrounding environment
- ▲ 比較不同發展參數下的設計方案
Compare design schemes with different development parameters
- ▲ 支援三維規劃/城市設計分析，以便檢討設計方案對周圍環境的影響
Support 3D Planning/Urban Design Analysis, to examine the impacts of the design scheme on the surrounding environment

綜合實地考察資訊系統 Integrated Site Survey Information System (ISSIS)



- ▲ 2021年起投入服務
Put into service since 2021
- ▲ 利用流動裝置執行測量職務，包括現場拍攝照片、查閱及記錄資料
Use mobile devices to undertake survey duties, including taking photos, inspecting and recording information on-site
- ▲ 現場上傳照片和測量資料以供實時分享
Upload photos and survey information on-site for real-time sharing
- ▲ 提供準確的位置數據
Provide accurate positioning data
- ▲ 免卻攜帶大量文件或圖則
Avoid carrying loads of paper documents and plans
- ▲ 減省後續處理資料的時間和人手
Save the time and manpower for post-processing

