中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China

28th 周年紀念 ANNIVERSARY

香港的城市規劃
Town Planning in Hong Kong

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

規劃署外展計劃 2025-26
Planning Department Outreach Programme

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、高效率和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

全港規劃 Territorial Planning

全港發展策略 Territorial Development Strategy
- 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

香港未來發展引擎 Engines for Future Growth Hong Kong
- 北部都會區 Northern Metropolis
- 交椅洲人工島 Kau Yi Chau Artificial Islands

就發展事宜和規劃相關議題進行規劃研究 Planning Studies on Development Issues and Planning-related Topics

為發展區進行規劃研究 Planning Studies for Development Areas

香港規劃標準與準則 Hong Kong Planning Standards and Guidelines

城市規劃條例 Town Planning Ordinance

規劃管制 Planning Enforcement

地區規劃 District Planning

法定圖則 Statutory Plans
- 分區計劃大綱圖 Outline Zoning Plan
- 發展審批地區圖 Development Permission Area Plan
- 受規管地區圖 Regulated Area Plan
- 市區重建局發展計劃圖 Urban Renewal Authority Development Scheme Plan
- 西九文化區發展圖 West Kowloon Cultural District Development Plan

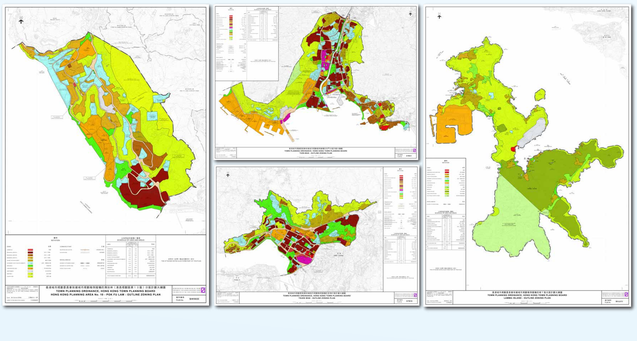
部門內部圖則 Administrative Plans
- 發展大綱圖 Outline Development Plan
- 詳細藍圖 Layout Plan

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 Plans prepared by the Town Planning Board :



規劃署
Planning Department

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Planning a Future of Boundless Opportunities

中華人民共和國香港特別行政區
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規劃署的工作
Planning Department's Work

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

規劃署外展計劃 2025-26
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

第一章：緒論 Chapter 1 : Introduction
第二章：住宅發展密度 Chapter 2 : Residential Densities
第三章：社區設施 Chapter 3 : Community Facilities
第四章：康樂、休憩用地及綠化 Chapter 4 : Recreation, Open Space & Greening
第五章：工業 Chapter 5 : Industry
第六章：零售設施 Chapter 6 : Retail Facilities
第七章：公用設施 Chapter 7 : Utility Services
第八章：內部運輸設施 Chapter 8 : Internal Transport Facilities
第九章：環境 Chapter 9 : Environment
第十章：自然保育及文物保護 Chapter 10 : Conservation
第十一章：城市設計指引 Chapter 11 : Urban Design Guidelines
第十二章：其他規劃標準與準則 Chapter 12 : Miscellaneous Planning Standards & Guidelines

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

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

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

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
Facebook
Instagram
展城館 City Gallery

規劃署
Planning Department

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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

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
- 它倡導以願景帶動和創造容量的方式進行規劃讓香港把握新機遇和迅速回應不斷轉變的需要
  It advocates a vision-driven and capacity creating approach to ready Hong Kong to capture new opportunities and respond to changing needs swiftly
- 這個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 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

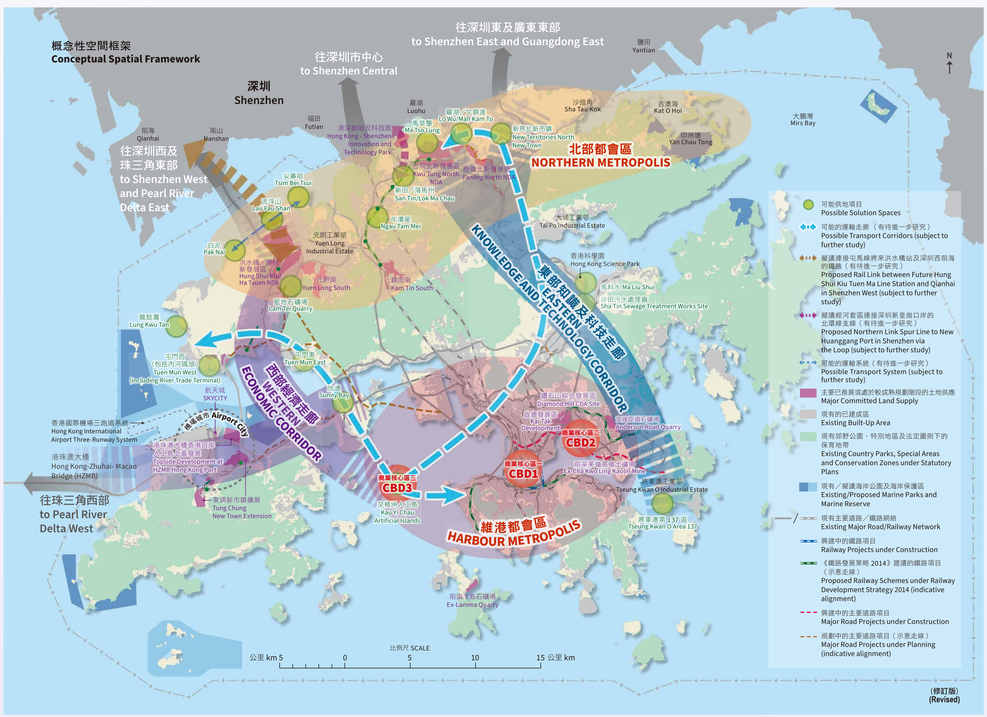
2 迎接新的經濟機遇與挑戰
Embracing New Economic Opportunities and Challenges

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



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機遇與挑戰 Opportunities and Challenges

策略方針 Strategic Directions

1. 可持續發展
Sustainable Growth

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

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

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

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

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

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

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

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

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

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

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香港的城市設計
Urban Design in Hong Kong

香港具有獨特的城市輪廓、世界知名的維多利亞港及引人入勝的藍綠資源。為促進香港成為宜居且富活力的國際都會，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 been advocating various urban design initiatives and guidelines with a view to enhancing the quality of the built environment

什麼是城市設計？ What is Urban Design?

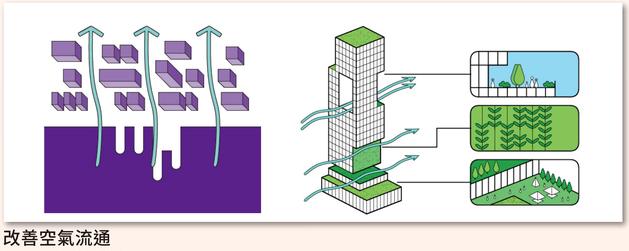
- 為人塑造建設環境的藝術
  An art of shaping the built environment for people
- 為提升建築群整體視覺的一致性、人與環境的連繫，以及市容、公共空間和整體城市景觀的質素
  To enhance the visual coherence of building masses, connection between people and places, and quality of urban amenities, public realm and overall townscape
- 有助構建充滿活力且別具特色的地方，並促進街道及公共空間的暢達性、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 Standards and Guidelines
- 代表城市設計的願景：着重以人為本的建設環境、尊重城市獨特的天然資源和獨有的社區鄰里特色
  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
- 包含城市設計四大原則，包括因地制宜、行人友善的步行網絡、富吸引力的公共空間，以及以人為本的建築設計
  Comprise four overarching urban design principles, including Responding to Context, Pedestrian-Friendly Movement Network, Engaging Public Realm and People-Centric Building Design
- 提供指引以鼓勵周詳的設計考慮，以促進優質的環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

保護俯瞰海港的景致
Protect Views Towards the Harbour

改善連接大自然的通道
Improve Access to Nature



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

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城市設計如何促進宜居而有活力的城市?
How Does Urban Design Promote Liveable and Vibrant City?

- 締造行人友善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,包括宜人及暢達的公園和海濱
  Create engaging public realm with welcoming and accessible parks and waterfronts
- 促進有活力的街道環境和豐富多姿的園景
  Promote vibrant streetscape and robust landscape
- 採用以人為本的建築設計,強調建築物與人的比例、綠化和可持續性
  Adopt people-centric building design with emphasis on human scale, greening and sustainability
- 促進透風的建設環境和舒適的微氣候
  Promote permeable built environment and comfortable 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

闢設有趣吸引的休憩用地
Create Inviting Open Spaces

促進市區綠化
Promote Urban Greenery

改造缺乏吸引力的空間
Transform Unattractive Spaces

提升園景美化和行人舒適度
Enhance Landscape and Pedestrian Comfort

建設富活力的街道環境
Promote Vibrant Streetscape

構建有活力和暢達的海濱
Construct Vibrant and Accessible Waterfront

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

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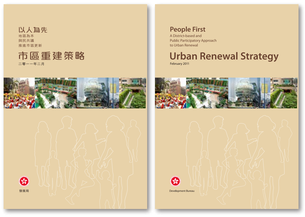
香港的市區更新
Hong Kong's Urban Renewal

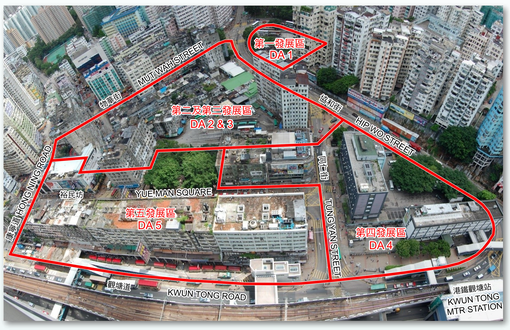
市區重建 Urban Renewal



- 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 has been working closely with 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更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)
Development Area 1
(Park Metropolitan)

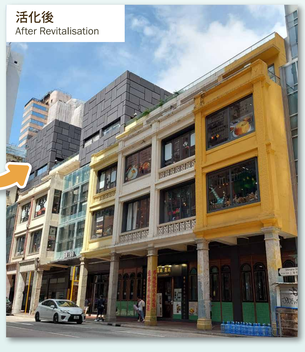
第2和第3發展區 (凱匯)
Development Areas 2 and 3
(Grand Central)

- 重建前：1960年代建成的住宅大廈、小販市場、社區設施、巴士站、小巴站及裕民坊休憩花園
  Before Redevelopment: Residential buildings built in 1960s, hawker bazaar, community facilities, bus terminus, minibus 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 Revitalisation : 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 Revitalisation : 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

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Driving Towards a Liveable and Vibrant World City

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

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

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

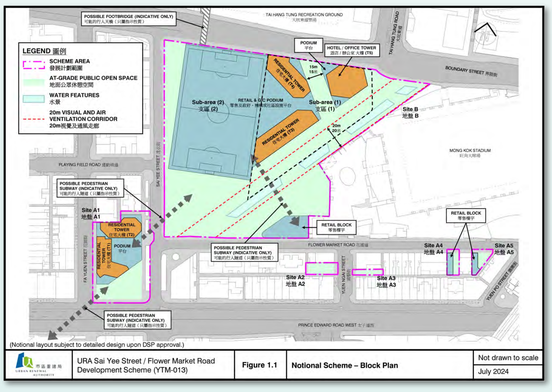
- 「地積比率轉移」機制預期有助兩個舊區以較佳方式重整及重新規劃，並為社區帶來規劃增益，例如增加休憩空間和其他政府、社區及機構設施，以及保存「輸出地盤」內具保育價值的建築物
  The TPR mechanism is expected to facilitate a better restructuring and replanning in the two old districts. It will also bring planning gains to the community, in the form of additional open space and other GIC facilities, as well as preservation of buildings with conservation value at SS

參考「地積比率轉移」概念的重建建議
Example of Redevelopment Proposal making reference to the concept of 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，有關的核准發展計劃圖亦已於2025年4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 approved DS Plan was gazetted in April 2025 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

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就違例發展進行規劃執行管制及檢控

Planning Enforcement and Prosecution against Unauthorised Development

推動未來發展 建設宜居活力的國際都會
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- 違例發展可令環境惡化及破壞自然環境
  Unauthorised Developments (UDs) may cause environmental degradation and damages to the natural environment
- 規劃監督可根據《城市規劃條例》，在新界鄉郊有「發展審批地區圖」和「受規管地區圖」涵蓋的地方對違例發展進行執管，除非該發展在這些地方：(1)是「現有用途」或「關鍵日期前用途」；(2)是法定圖則所准許的；或(3)取得規劃許可，否則便會構成《城市規劃條例》下的違例發展
  The Planning Authority may enforce against UDs under the Town Planning Ordinance. Unless a development in the rural New Territories is: (1) an "existing use" or a "pre-material date use"; (2) permitted under the relevant statutory town plans; or (3) covered by a valid planning permission, it will constitute an UD under the Town Planning Ordinance
- 發展前，問清楚 - 土地擁有人、佔用人或負責人，須確保有關作業或土地用途並非違例發展
  Check Before Development – land owners, occupiers or responsible persons should ensure that the operation or use of land is not an UD
- 常見的違例發展：
  Common UDs:
  - 在「農業」地帶和自然保育有關地帶內，進行填塘或填土(採用物料如建築廢料、瀝青、水泥及碎石等)
    Pond/land filling (with materials like construction waste, asphalt, cement and gravels, etc) in "Agriculture" zone and conservation-related zones
  - 把「農業」地帶土地用作貯物、泊車或工場用途
    Using land zoned "Agriculture" for storage, parking or workshop uses
- 優先處理 - 位於自然保育有關地帶的違例發展及在「農業」地帶內填土／填塘等違例發展
  High priority - UDs within the conservation-related zones and filling of land/pond within "Agriculture" zone, etc.
- 規劃監督可送達法定通知書，要求通知書收件人中止違例發展，或恢復土地狀況。恢復原狀的步驟，通常包括移除填土物料(包括硬鋪面)及在有關土地種草，以修復土地的狀況及青蔥的環境
  The Planning Authority may serve statutory notices to require the notice recipients to discontinue the UDs or reinstate the land. For reinstatement, the steps required usually include removal of the fill materials (including hard paving) and grassing the land to restore the site condition and greenery
- 沒有遵從法定通知書屬違法。首次定罪可處罰款最高50萬元，每天可另處罰款5萬元；重犯可處罰款最高100萬元，每天可另處罰款10萬元
  Failure to comply with the statutory notice is an offence. The maximum fine for the first conviction is $500,000 plus a daily fine of $50,000. For subsequent conviction, the maximum fine is $1,000,000 plus a daily fine of $100,000

違例貯物用途
Unauthorised Storage Use

強制執行通知書：
中止貯物用途
Enforcement Notice:
Discontinue the storage use

違例填土
Unauthorised Land Filling

恢復原狀通知書：
移除填土物料及種草，以恢復青蔥的環境
Reinstatement Notice:
Remove fill materials and grass the land to restore greenery

違例填塘
Unauthorised Pond Filling

恢復原狀通知書：
移除填塘物料
Reinstatement Notice:
Remove fill materials from the pond

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香港的新市鎮發展
Hong Kong's New Town Development

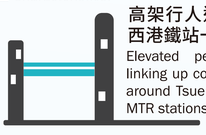
七十年代初，政府開始在新界進行大規模的新市鎮發展。目前，全港有九個新市鎮，並可分為三代，分別為第一代的荃灣、沙田和屯門；第二代的大埔、元朗和粉嶺/上水；以及第三代的將軍澳、天水圍和東涌。現時新市鎮居住人口約356萬人，佔全港約一半人口。但其佔地僅為全港土地面積約三分之一，可見新市鎮在香港發展上擔當着一個重要角色

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

1 荃灣新市鎮 Tsuen Wan New Town

1973

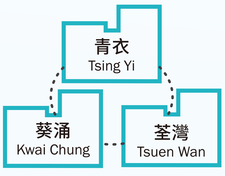
- 地區: 荃灣區和葵青區
  District: Tsuen Wan and Kwai Tsing District
- 佔地 Area: 3 285 公頃 ha
- 人口 Population (2021): 800 400
- 特色 Characteristics:



高架行人道系統貫通荃灣及荃灣西港鐵站一帶的商業／住宅樞紐

Elevated pedestrian walkway system linking up commercial /residential nodes around Tsuen Wan and Tsuen Wan West MTR stations

擁有3 個發展樞紐
Consists of 3 development nodes



大量土地預留作工業用途，部分自90年代開始轉為工業／商貿混合用途或住宅用途

Substantial land areas have been reserved for industrial use, some have been changed to a mix of industrial/business uses, or residential uses since the 1990s

沙田新市鎮 Sha Tin New Town

1973

- 地區: 沙田區(包括馬鞍山)
  District: Sha Tin District (including Ma On Shan)
- 佔地 Area: 6 940 公頃 ha
- 人口 Population (2021): 698 100
- 特色 Characteristics:

屬帶型發展，
以城門河的天然河谷一帶為重心

Linear-shaped, cellular development concentrated along the natural valleys of Shing Mun River.

城門河
是區內休憩用地的中樞

Shing Mun River
is the backbone of open space provision

新界最重要購物和服務中心之一

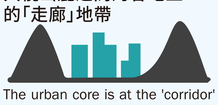
One of the most important shopping and service centres in the New Territories

屯門新市鎮 Tuen Mun New Town

1973

- 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:

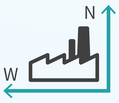
市中心位於青山山脊與大欖山麓之間的谷地上的「走廊」地帶



The urban core is at the 'corridor' along the valley floor between Castle Peak and Tai Lam foothills

區內的環保園是香港首個為回收業興建的設施

EcoPark in the area is Hong Kong's first recycling business park



工業用途土地主要集中在屯門河西岸及青山灣北面和西面

Industrial land use is mainly clustered along the west bank of Tuen Mun River and areas to the north and west of Castle Peak Bay

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2

大埔新市鎮
Tai Po New Town
1976

- 地區: 大埔區 District: Tai Po District
- 佔地 Area: 2 949 公頃 ha
- 人口 Population (2021): 276 400
- 特色 Characteristics:

有大埔鷺鳥林和鳳園兩個「具特殊科學價值地點」

Consists of Tai Po Egretry Site and Fung Yuen which are 'Sites of Special Scientific Interest'

中低密度私人住宅發展位於新市鎮邊緣(例如白石角)以及郊野地區附近的地方

Medium to low-density residential developments are located at the periphery of the New Town (e.g. Pak Shek Kok) and near the country side areas

多元化發展，包括全港首個工業邨(現稱大埔創新園)和科學園

Diverse development, including the first industrial estate in Hong Kong (now known as Tai Po InnoPark) and Science Park

元朗新市鎮
Yuen Long New Town
1978

- 地區: 元朗區 District: Yuen Long District
- 佔地 Area: 561 公頃 ha
- 人口 Population (2021): 169 900
- 特色 Characteristics:

高層且高密度的混合用途綜合發展項目分布於兩個鐵路站(即元朗站及朗屏站)附近

High-rise, high density mixed-use comprehensive developments can be found near two railway stations (i.e. Yuen Long Station and Long Ping Station)

東頭工業區 Tung Tau Industrial Area
元朗創新園 Yuen Long InnoPark
N

市中心北面有兩個工業區

Two industrial areas to the north of the town centre

元朗新市鎮南面為元朗南發展區，將會成為元朗新市鎮的擴展部分

To the south of Yuen Long New Town is Yuen Long South Development Area which will be an extension of Yuen Long New Town

天水圍新市鎮
Tin Shui Wai New Town
1987

- 地區: 元朗區 District: Yuen Long District
- 佔地 Area: 406 公頃 ha
- 人口 Population (2021): 277 700
- 特色 Characteristics:

Most developments are built around the two large district parks

大部分發展位於兩個大型地區公園周圍

地形平坦和大量美化道路有利發展地面行人及單車徑網絡

Flat terrain and abundantly landscaped roads to facilitate the development of at-grade pedestrian and cycle network

北部鄰近后海灣和米埔自然保護區

The northern part is near Deep Bay and Mai Po Nature Reserve

西面的洪水橋/廈村新發展區將會帶來更多經濟活動和就業機會

Hung Shui Kiu/Ha Tsuen New Development Area to the west will bring more economic activities and job opportunities

粉嶺/上水新市鎮
Fanling/Sheung Shui New Town
1978

- 地區: 北區 District: North District
- 佔地 Area: 667 公頃 ha
- 人口 Population (2021): 247 900
- 特色 Characteristics:

屬線型發展 主要以鐵路、洪氾平原、河流和地形特徵為軸心

Linear form of development largely dictated by axis of railway lines, floodplains, rivers and topographical features

發展成跨界貿易中心

Transformed into a cross-boundary trade centre

兩個新發展區(古洞北和粉嶺北)將會成為粉嶺／上水新市鎮的延伸部分

Two New Development Areas (Kwu Tung North and Fanling North) will be the extensions of the Fanling/Sheung Shui New Town

3

將軍澳新市鎮
Tseung Kwan O New Town
1982

- 地區: 西貢區 District: Sai Kung District
- 佔地 Area: 1 720 公頃 ha
- 人口 Population (2021): 418 000
- 特色 Characteristics:

鄰近都會區，故住宅發展密度較其他新市鎮高

Residential developments are of higher intensity as compared to other new towns due to its proximity to the Metro Area

充裕的休憩用地和通風廊

Ample provision of open spaces and breezeways

將軍澳創新園匯聚不同種類的公司，如數據技術中心和先進製造業中心

Various corporations are clustered in Tseung Kwan O InnoPark e.g. Data Technology Hub and Advanced Manufacturing Centre

作為將軍澳新市鎮的擴展部分，第137區及第132區將會提供更多土地作住宅用途和興建在營運上需設置於臨海位置的公共設施

As an extension of Tseung Kwan O New Town, Area 137 and Area 132 will provide more land for residential purpose and accommodating public facilities requiring marine frontage.

東涌新市鎮
Tung Chung New Town
1991

- 地區: 離島區（包括東涌市中心、東涌新市鎮擴展區以及東涌谷) District: Islands District (including Tung Chung Town Centre, Tung Chung New Town Extension and Tung Chung Valley)
- 佔地 Area: 726 公頃 ha
- 人口 Population (2021): 116 000
- 特色 Characteristics:

毗鄰香港國際機場，發揮「香港門廊」的重要作用

Adjacent to the Hong Kong International Airport, playing an important role as the 'Gateway of Hong Kong'

主要政府、機構及社區設施和主要商業區集中在港鐵站附近

Major government, institution and community facilities and major commercial cluster are centred around the MTR Station

東涌新市鎮擴展區是其中一個重要的土地供應來源

The Tung Chung New Town Extension is one of the important land supply sources

規劃署 Planning Department

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China

28th 周年紀念 ANNIVERSARY

智慧規劃工具
Smart Planning Tools

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

規劃署外展計劃 2025-26
Planning Department Outreach Programme

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

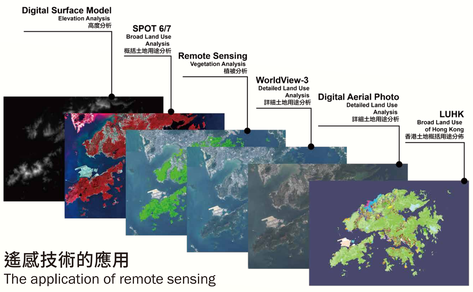
- 從不同角度進行精確的地盤勘測
  Precise Site Survey from different angles
- 建立三維模型
  Generate 3D models
- 分辨植被種類
  Identify Vegetation Types
- 對新界區的違例發展採取執行管制行動
  Enforcement actions against unauthorized developments in the New Territories
- 建立空間數據
  Generate spatial data
- 地盤規劃及分析
  Site Planning and Analysis
-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

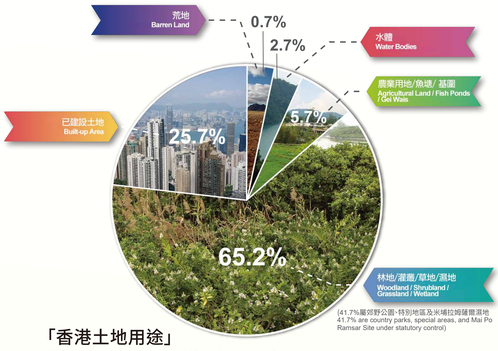
邵氏片場的三維模型
3D Model of Shaw's House

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



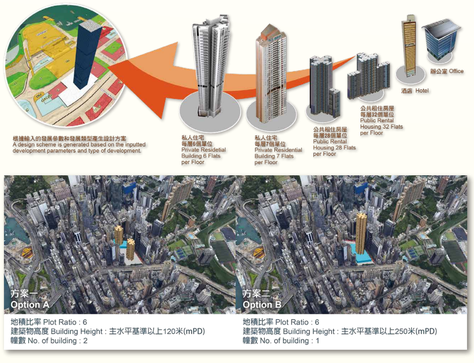
遙感技術的應用
The application of remote sensing



「香港土地用途」
"Land Utilization Hong Kong" ("LUHK")

自2001年起，規劃署開始利用衞星圖像和遙感技術去取代人手統計及實地勘測，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
- 提供超過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
- 支持製作設計方案及三維模型，並比較不同發展參數下的設計方案
  Generate design options and 3D models online and compare design schemes with different development parameters
- 支援三維規劃/城市設計分析，以便檢視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
- 使用流動裝置進行實地測量：拍攝並上傳照片，現場考察及記錄數據以供實時分享
  Use mobile devices for site surveys: Capture and upload photos, inspect and record on-site data for real-time sharing
- 提供精確的定位數據
  Provide accurate positioning data
- 減省紙本文件、後續處理的時間及人手
  Reduce paper documents, post-processing time and manpower

規劃署
Planning Department

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