

香港的城市规划

Town Planning in Hong Kong

城市的目的 Purpose of Town Planning

- 城市的目标是通过引导和管制土地的发展和用途，以塑造优质生活和工作环境，推动经济发展，并促进社区的健康、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
- 城市规划依循可持续发展的原则，为市民缔造一个组织完善、高效率 and 称心的安居乐业之所
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
- 香港土地资源有限，在土地运用方面须力求平衡，以满足住屋、工商业、运输、康乐、自然保育、文物保护和其他社区设施等各方面的需求
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

规划制度 Planning System

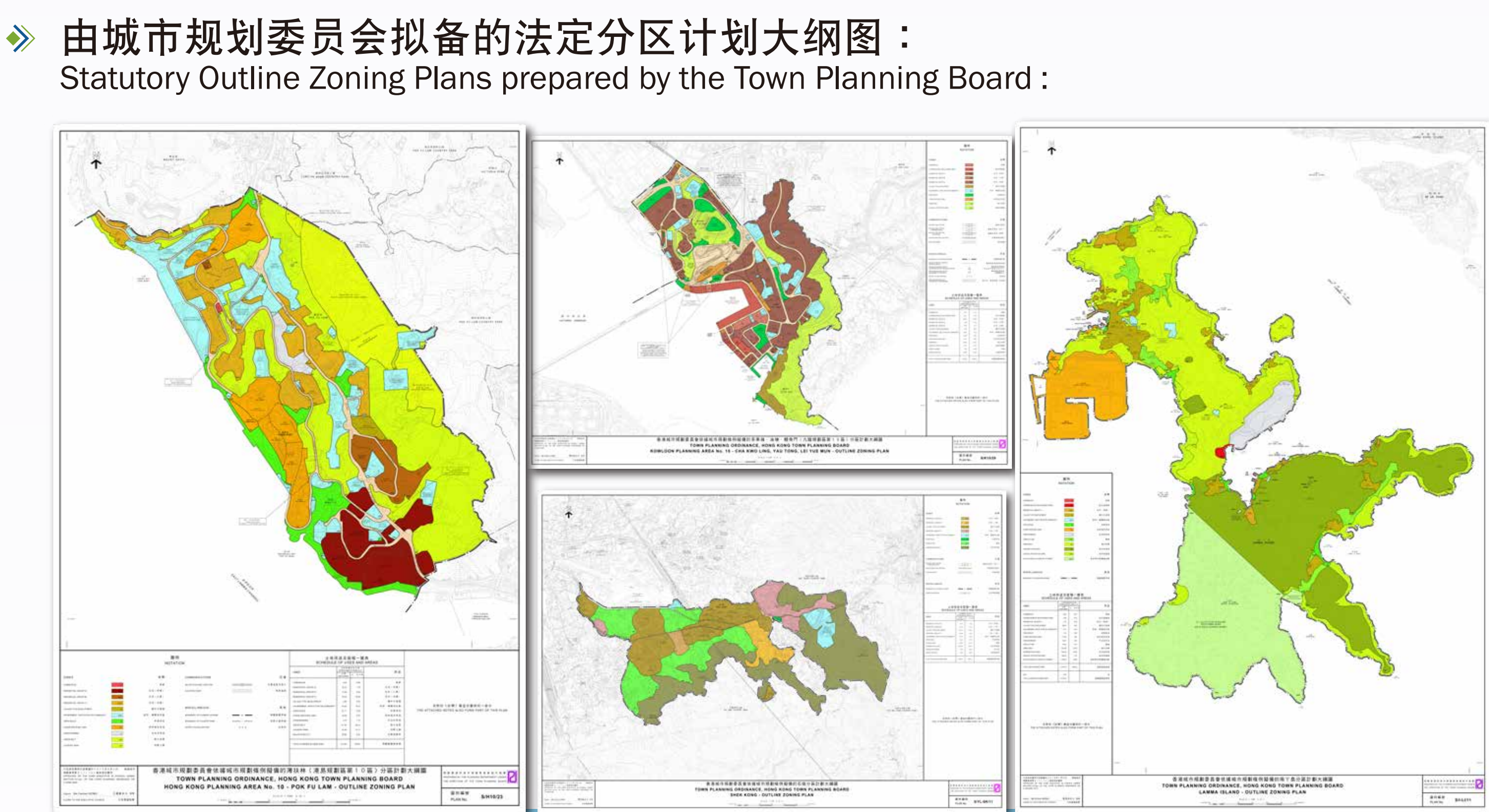
- 本港的规划制度包括订定全港层面的发展策略和地区层面的各类法定图则和部门内部图则
Hong Kong's planning system comprises development strategies at the territorial level and various types of statutory and departmental plans at the district/local level
- 拟备这些图则时会考虑《香港规划标准与准则》、相关的发展政策和原则、以及公众意见
The preparation of these plans will take into account the Hong Kong Planning Standards and Guidelines, relevant development-related policies and principles, and community views



城市规划委员会及规划署 Town Planning Board and Planning Department

- 城市规划条例早于1939年制定，旨在促进社区的卫生、安全、便利及一切福利。条例授权城市规划委员会执行以下工作：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:
 - 拟备法定规划图则 (preparation of statutory plans)
 - 考虑市民对法定图则提出的申述及进一步申述 (consideration of representations and further representations to statutory plans)
 - 审批规划许可申请和复核申请 (consideration of planning applications and reviews)
- 规划署负责制订、监管和检讨全港和地区的土地用途，亦为城市规划委员会提供专业支援及秘书处服务，并开展专题研究，以及对违例发展采取行动
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华道333号北角政府合署1楼的会议转播室观看城市规划委员会会议
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



规划署
Planning Department

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

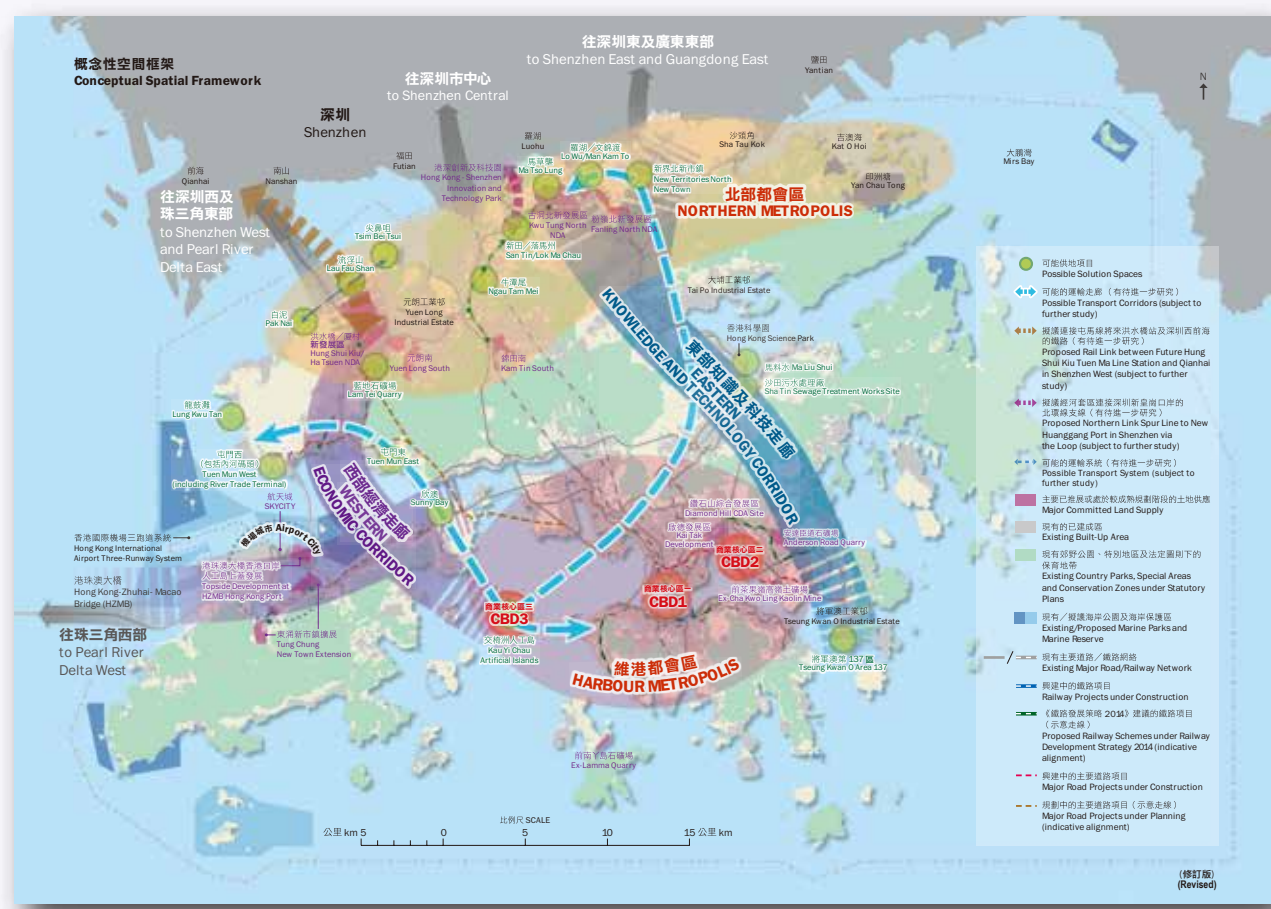


规划署的工作

Planning Department's Work

策略规划及研究 Strategic Planning and Study

- 拟定和检讨全港发展策略，促进香港与大湾区各个城市的联系
To prepare and review the territorial development strategies to enhance the connections between Hong Kong and cities in the Greater Bay Area
- 就发展事宜和规划相关议题进行规划研究
To carry out planning studies on development issues and planning-related topics
- 支援其他政府决策局／部门制定和修订其范畴下的规划标准与准则
To support other government bureaux / departments in formulating and revising the planning standards and guidelines under their purview



地区及法定规划 District and Statutory Planning

- 为地区订定合适的土地用途和发展密度，落实政府的土地、房屋及经济政策，配合社会对土地的各方面需求
To set appropriate land uses and development densities for districts for implementation of the government's land, housing and economic policies and meeting different needs of the society on land
- 与市区重建局及相关持份者紧密合作，规划和处理市区更新项目
To work closely with the Urban Renewal Authority and relevant stakeholders in the planning and processing of urban renewal projects
- 进行土地用途检讨，以增加房屋、商业及其他用地供应
To conduct land use reviews to increase housing, commercial and other land supply
- 协助城市规划委员会制订法定规划图则及审理规划申请
To assist the Town Planning Board in the preparation of statutory town plans and consideration of planning applications



执行管制及检控 Enforcement and Prosecution

对违例发展采取执行管制及检控行动，以保护乡郊自然环境
To take enforcement and prosecution actions against unauthorized developments to protect the rural natural environment



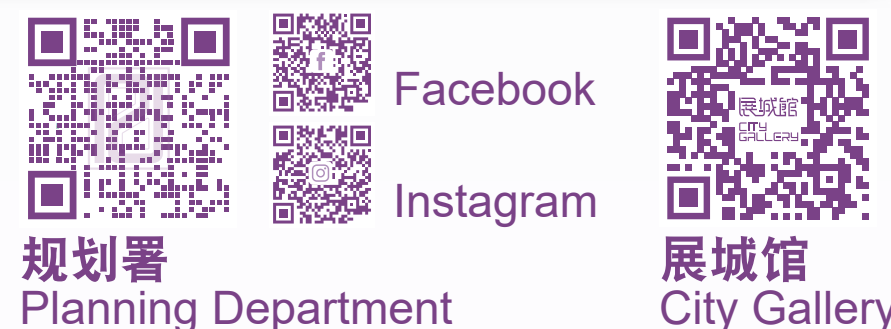
数码时代的智慧规划 Smart Planning in Digital Era

以创新科技去搜集、分析、整理和发放规划数据，提升规划工作的效率
To employ innovative technologies to collect, analyze, collate and disseminate planning data to improve the efficiency of planning work



外展及社区关系 Outreach and Community Relations

推动香港各界认识城市规划，提供有关规划事宜的资讯服务
To promote the awareness of town planning in Hong Kong and provide town planning information services

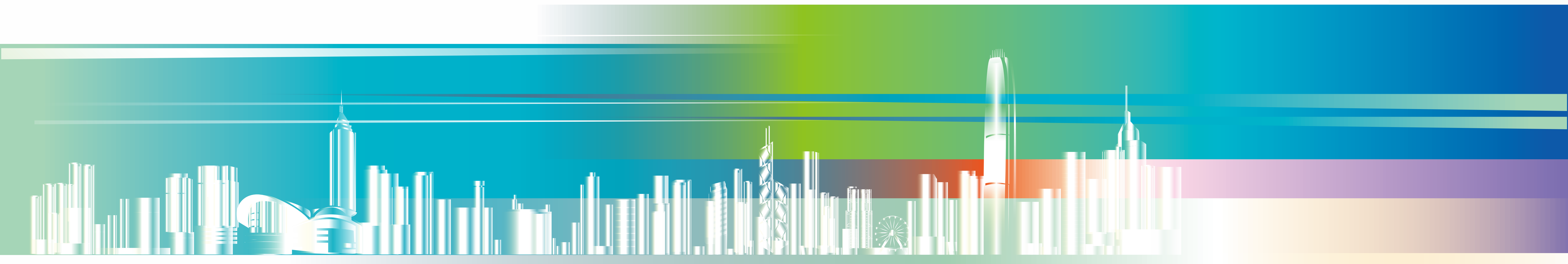


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香港2030+：跨越2030年的规划远景与策略

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

概要 Overview

- 旨在更新全港空间发展策略，不但为香港未来的规划、土地及基建发展，也为塑造跨越2030年的都市和自然环境，提出策略性空间规划框架
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
- 倡导以愿景带动和创造容量的方式进行规划让香港把握新机遇和迅速回应不断转变的需要
Advocating a vision-driven and capacity creating approach to ready Hong Kong to capture new opportunities and respond to changing needs swiftly
- 全港空间发展策略以三大相互联系的元素和一个概念性空间框架组成，勾勒未来的发展机遇和策略运输基建配套
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
- 制订了一个体现智慧、环保及具抗御力原则的策略，以带领香港成为一个可持续发展和与时俱进的城市，同时亦关顾市民、环境及大自然的需要
A strategy enshrined with smart, green and resilient principles have been developed 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

愿景 Vision



成为宜居、具竞争力及可持续发展的「亚洲国际都会」
To become a liveable, competitive and sustainable "Asia's World City"

总规划目标 Overarching Planning Goal



倡导可持续发展，以满足香港现时及未来的社会、环境及经济需要和期望
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



三大元素以实现愿景和达致总规划目标
Three building blocks for achieving the vision and overarching planning goal



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



2 迎接新的经济机遇与挑战
Embracing New Economic Opportunities and Challenges

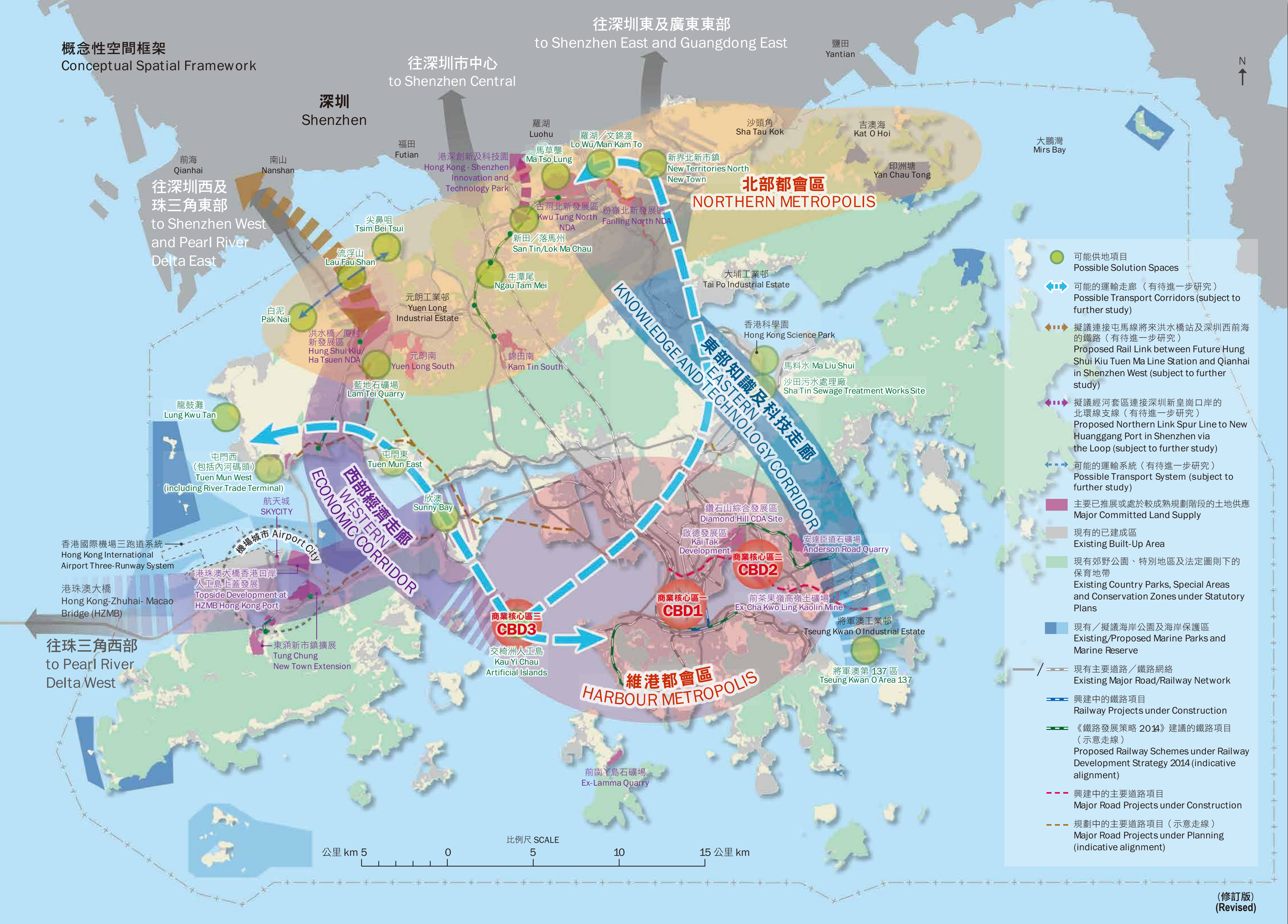


3 创造容量以达致可持续发展
Creating Capacity for Sustainable Growth

智慧、环保及具抗御力的城市策略 Smart, Green and Resilient (SGR) City Strategy

- 推广可持续发展的规划及城市设计
Promoting Sustainable Planning and Urban Design
- 设计综合智慧、环保及具抗御力的基建系统
Devising an Integrated SGR Infrastructure System
- 促进智慧出行
Fostering Smart Mobility

概念性空间框架 Conceptual Spatial Framework



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■ 机遇与挑战 Opportunities and Challenges



■ 策略方针 Strategic Directions

1. 可持续发展

Sustainable Growth

以愿景带动和创造容量的方式，将运输 - 土地用途 - 环境的考虑融入策略性规划

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



6. 提供更多的休憩空间和社区设施

Provide more open spaces and community facilities

为现时及未来人口优化政府、机构及社区设施

Enhance GIC facilities for existing and future population

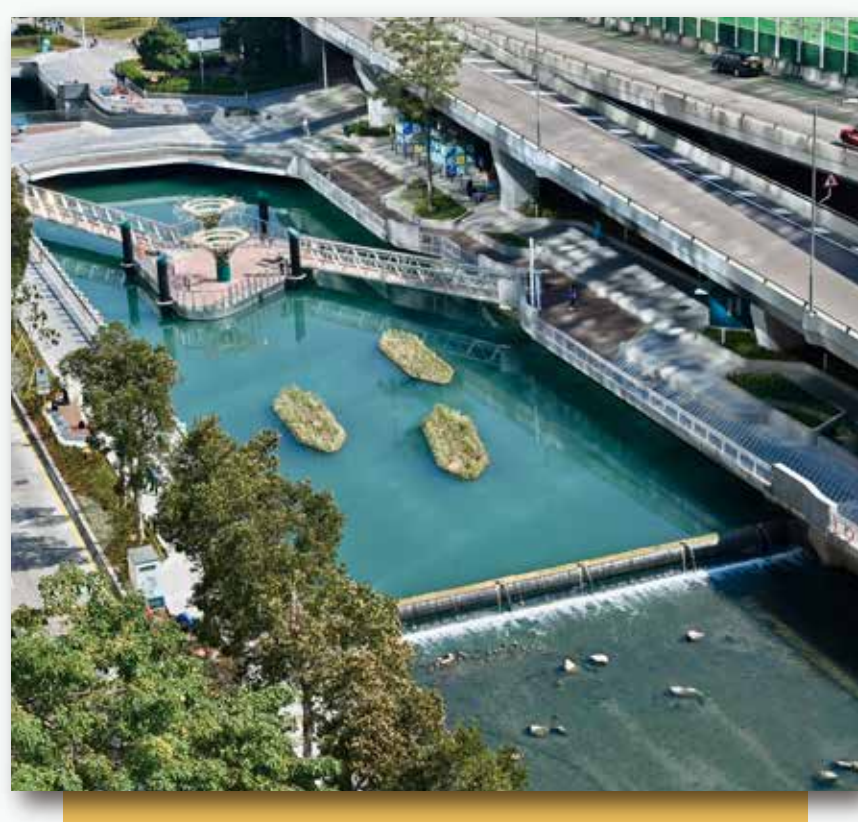


2. 富蓝绿资源的城市

Blue and Green City

将蓝绿元素引入新建及现有发展区，提升市民健康与福祉，缔造香港为自然大都会

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. 发展具增长潜力产业

Nurture Industries with Growth Potential

创造容量让经济可持续增长及广阔经济基础

Create capacity for sustaining economic growth and broadening economic base



3. 具抱负及互助的城市

Aspiring and Supportive City

塑造互助环境并提升空间以让青年发展所长

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



8. 创造「住大啲」的机会

Opportunities for Larger Homes

满足社会对更宽敞居住环境的期望，更用以鼓励培育幼儿、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

鼓励在房屋发展中加入通用设计，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. 多式联运系统

Multi-modal Transportation System

加强香港作为多式联运枢纽的地位，汇聚人流、物流及融合意念，使香港成为全球和区域营商枢纽

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. 创新科技发展

Innovation and Technology Development

构建有利创新科技发展的环境，为经济增长创造新动力

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



10. 生物多样性城市

Biodiverse City

探讨合适的机制以积极管理特定具高生态价值的地区，减少对生态敏感地区或珍贵蓝绿资源的影响

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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香港的城市设计

Urban Design in Hong Kong



香港具有独特的城市轮廓、世界知名的维多利亚港及引人入胜的蓝绿资源。为促进香港成为宜居、具竞争力和可持续发展的亚洲国际都会，规划署一直致力推广不同的城市设计理念及指引，以提升建设环境的质素

Hong Kong has a unique cityscape with a world renowned Victoria Harbour and remarkable blue-green assets. To promote Hong Kong as a liveable, competitive and sustainable Asia's World City, Planning Department has been advocating various urban design initiatives and guidelines with a view to enhancing the quality of the built environment



什么是城市设计？ What is Urban Design?

- 为人塑造建设环境的艺术
An art of shaping the built environment for people
- 为提升建筑群整体视觉的一致性、人与环境的连系，以及市容、公共空间和整体城市景观的质素
To enhance the visual coherence of building masses, connection between people and places, and quality of urban amenities, public realm and overall townscape
- 有助构建充满活力且别具特色的地方，并促进街道及公共空间的畅达性、舒适度和安全性
To help create lively places with distinctive character, and promote accessibility, comfort and safety of streets and public spaces



《城市设计指引》 Urban Design Guidelines

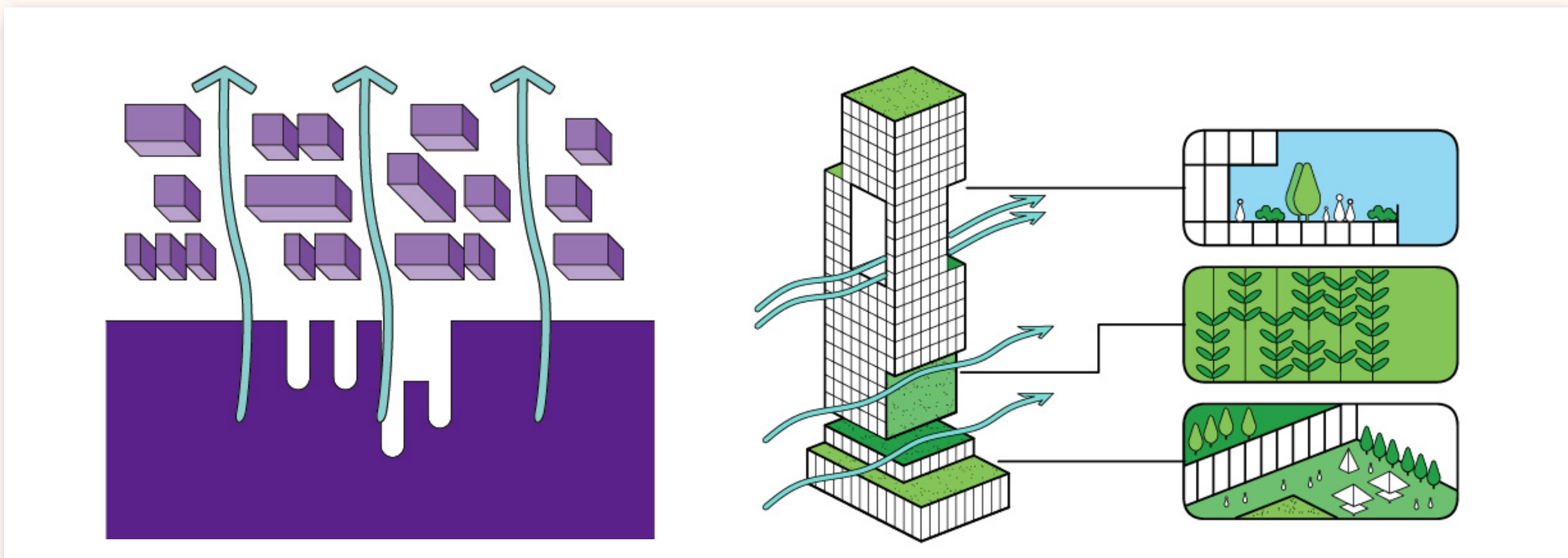
- 《香港规划标准与准则》第十一章
Chapter 11 of Hong Kong Planning Standards and Guidelines
- 代表城市设计的愿景：着重以人为本的建设环境、尊重城市的特色自然资产和独特邻里风貌
Represent an urban design vision that puts people first in the design of the built environment while embracing the city's distinctive natural assets and unique neighbourhood characters
- 包含城市设计四大原则，包括因地制宜、行人友善的步行网络、富吸引力的公共空间，以及以人为本的建筑设计
Comprise four overarching urban design principles, including Responding to Context, Pedestrian-Friendly Movement Network, Engaging Public Realm and People-Centric Building Design
- 提供指引以鼓励周详的设计考虑，以促进优质的环境和缔造宜居而可持续的城市
Provide guidance to encourage thoughtful design approach to promote high quality environment and create a liveable and sustainable city



保护俯瞰海港的景致
Protect Views Towards the Harbour



改善连接大自然的通道
Improve Access to Nature



改善空气流通
Improve Air Ventilation



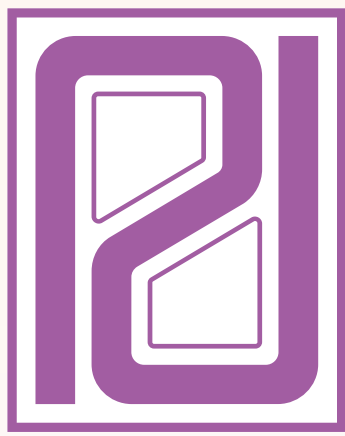
提升绿化
Enhance Greening



善用文化遗产
Capitalize Heritage



改善公共空间
Improve Public Realm



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城市设计如何促进宜居、具竞争力和可持续发展的城市？ How Does Urban Design Promote Liveable, Competitive and Sustainable City?

- » 缔造行人友善的环境和提升易行度
Create pedestrian-friendly environment and enhance walkability
- » 营造具吸引力的公共空间，包括宜人及畅达的公园和海滨
Create engaging public realm with welcoming and accessible parks and waterfronts
- » 促进有活力的街道环境和丰富多姿的园景
Promote vibrant streetscape and robust landscape
- » 采用以人为本的建筑设计，强调建筑物与人的比例、绿化和可持续性
Adopt people-centric building design with emphasis on human scale, greening and sustainability
- » 促进透风的建设环境和舒适的微气候
Promote permeable built environment and comfortable microclimate



整合行人网络与公共交通枢纽
Integrate pedestrian network with public transport nodes



辟设有趣吸引的休憩用地
Create Inviting Open Spaces



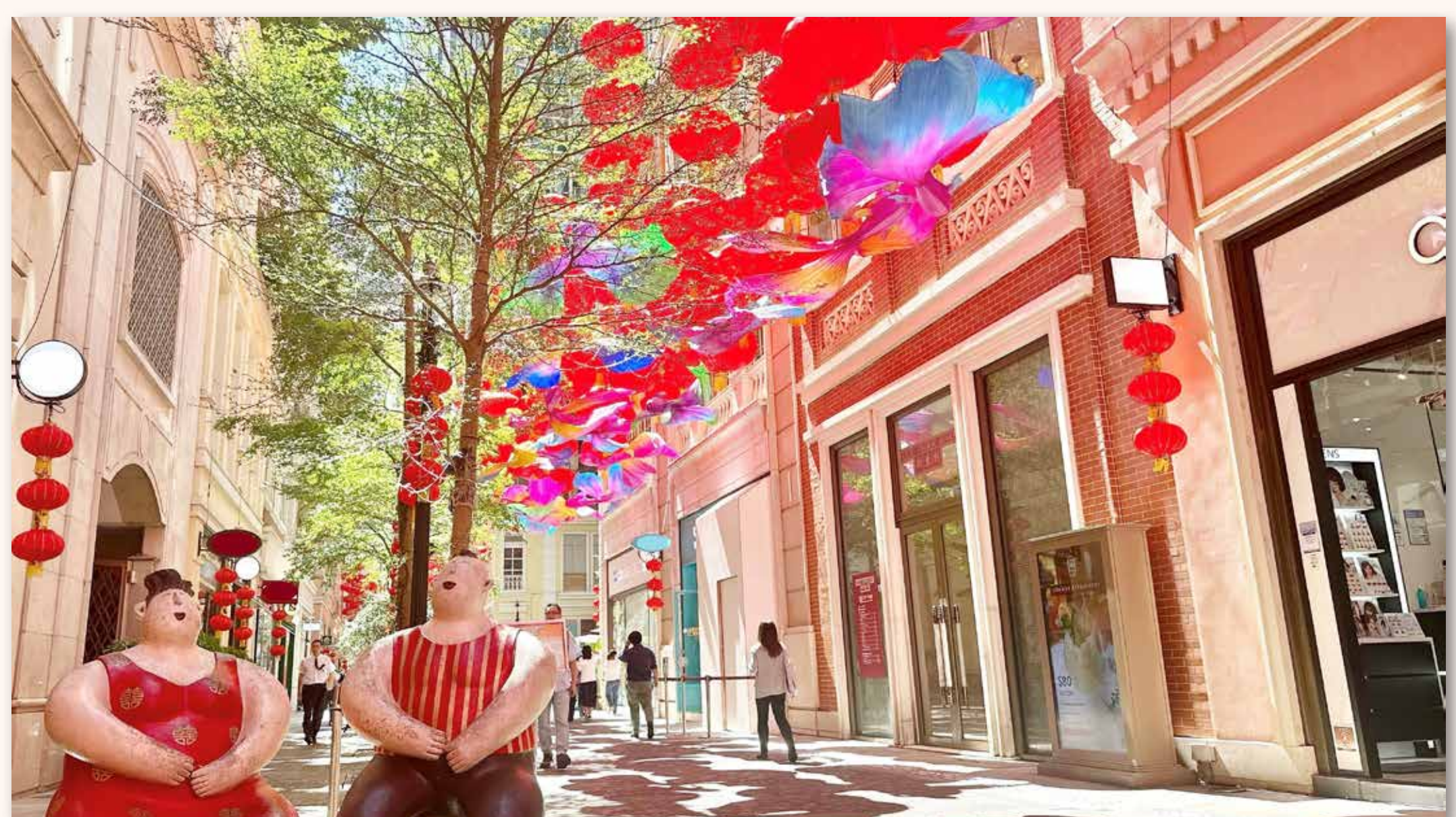
提升园景美化和行人舒适度
Enhance Landscape and Pedestrian Comfort



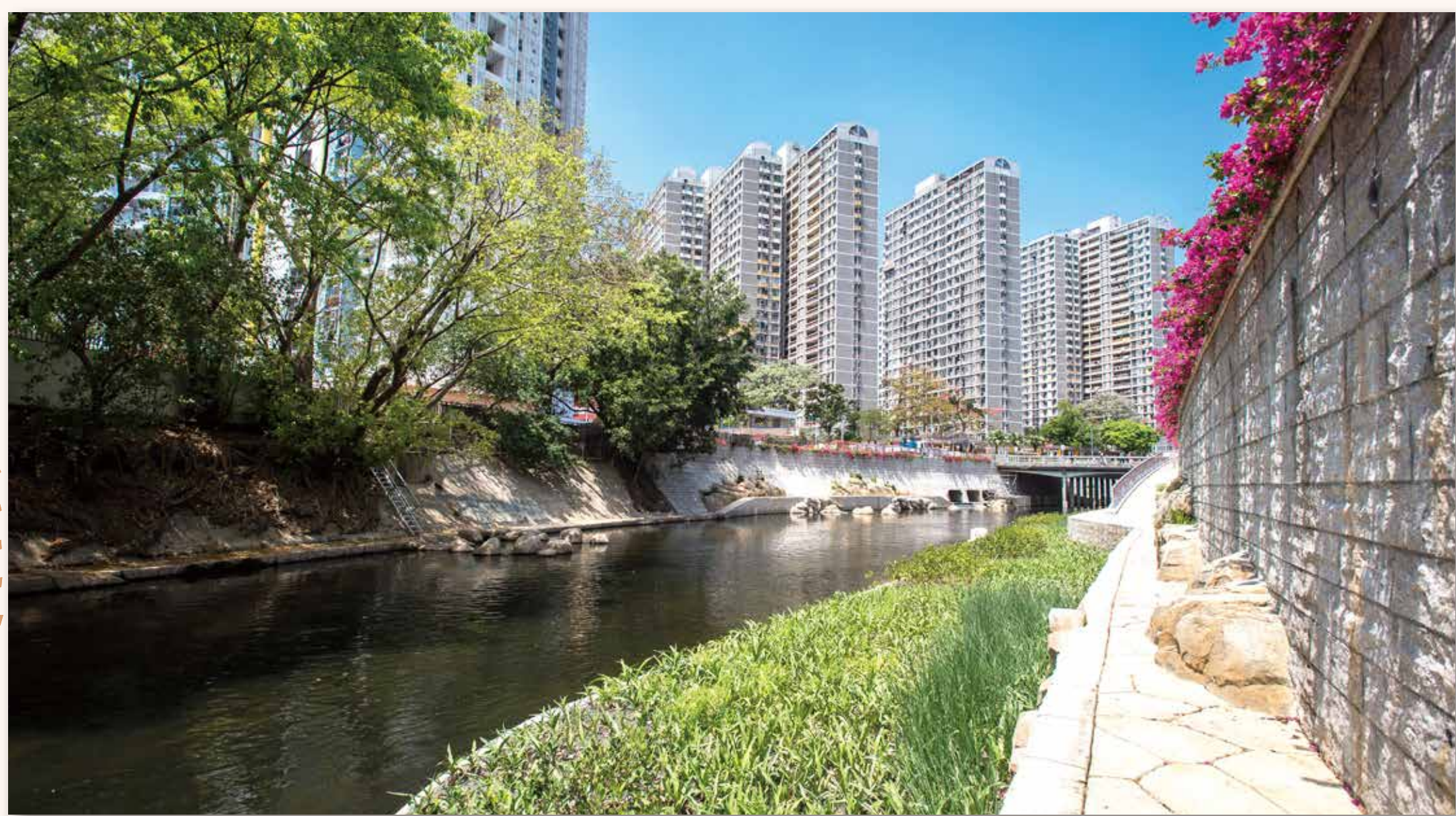
改造缺乏吸引力的空间
Transform Unattractive Spaces



构建有活力和畅达的海滨
Construct Vibrant and Accessible Waterfront



建设富活力的街道环境
Promote Vibrant Streetscape



融入蓝绿基础设施
Incorporate Blue-green Infrastructure



加入建筑设计以改善微气候
Incorporate Building Design to Improve Microclimate



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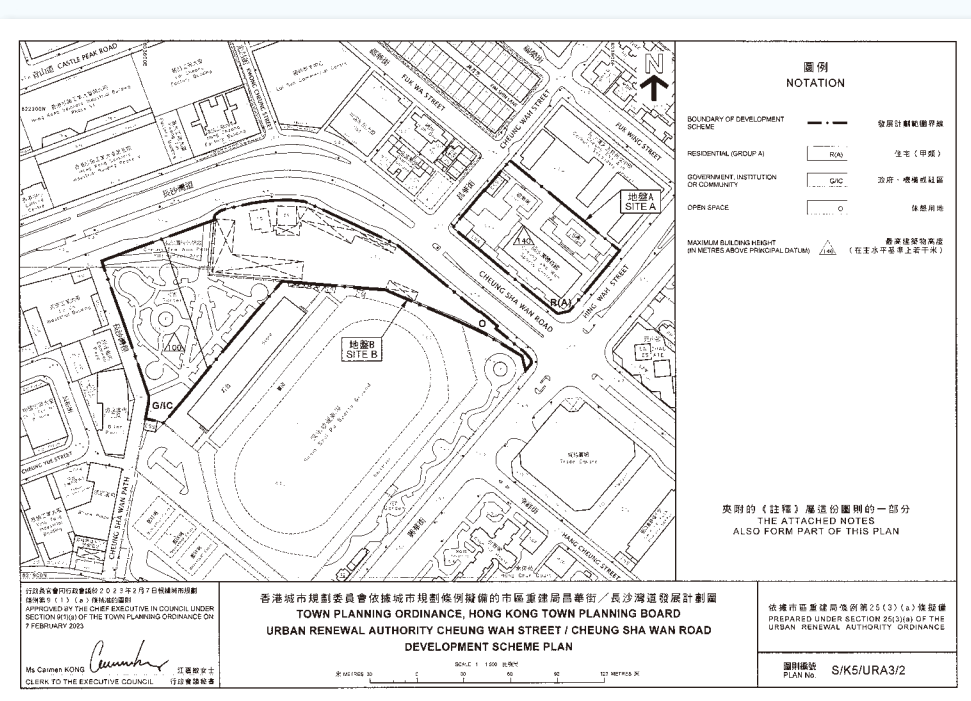
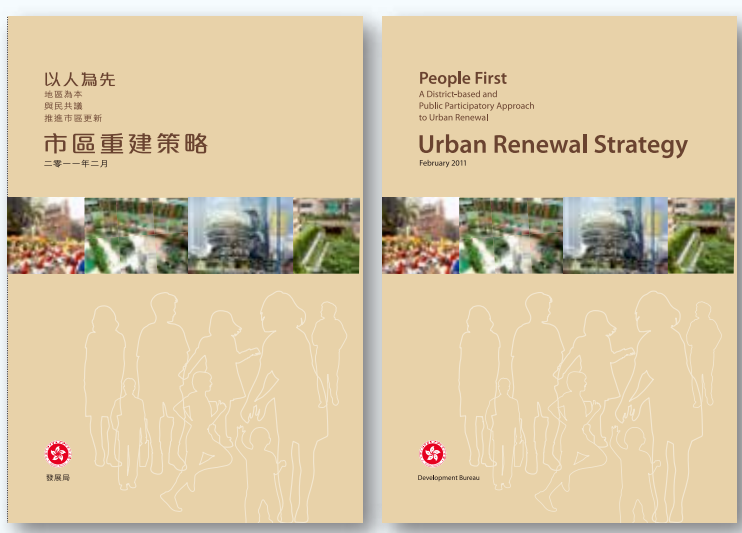


香港的市区更新

Hong Kong's Urban Renewal

市区重建 Urban Renewal

- 根据2011年制定的《市区重建策略》，香港市区更新采纳「以人为本，地区为本，与民共议」的方针
A “people first, district-based, public participatory” approach is adopted for undertaking urban renewal in Hong Kong according to the Urban Renewal Strategy formulated in 2011.



图片来源：城市规划委员会
Photo Source: Town Planning Board

图片来源：市建局
Photo Source: URA

- 在发展局的政策指引下，规划署与市区重建局(市建局)紧密合作，规划各种市区更新项目，处理相关法定规划程序，并就市区更新研究提供规划意见
Under the policy guidance of the Development Bureau, the 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

- 市建局按照综合的“5Rs”(即重建发展、楼宇复修、改造重设、保育及活化)业务策略，继续更新旧市区
Under the integrated “5Rs” (viz. “redevelopment”, “rehabilitation”, “retrofitting”, “preservation” and “revitalization”) business strategy, URA continues to rejuvenate old urban areas

重建项目例子 Example of Redevelopment Project

观塘市中心（第1至5发展区） Kwun Tong Town Centre (Development Areas (DAs) 1 to 5)



第1发展区（观月 - 梓峯）
Development Area 1
(Park Metropolitan)



第2和第3发展区（凯汇）
Development Areas 2 and 3
(Grand Central)

- 重建后：第1至3发展区 - 综合住宅发展，设有商业设施、现代化公共运输交汇处、小贩市场、公共休憩用地和社区设施
After Redevelopment: DAs 1 to 3 - Comprehensive residential developments with commercial facilities, modernised public transport interchange, a hawker bazaar, public open spaces and community facilities



- 第4及第5发展区 - 城市规划委员会于2023年修订了观塘市中心-主地盘的发展计划图，以便市建局推行高密度的混合用途发展
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

保育活化项目例子 Examples of Preservation / Revitalisation Projects

太子道西（190-204号及210-212号）/ 园艺街计划 Prince Edward Road West (Nos 190-204 and 210-212) / Yuen Ngai Street Project



- 活化前：10幢建于1930年代战前「骑楼」式唐楼，已被评级为二级历史建筑物
Before Revitalisation : 10 pre-war verandah-type shophouses built in 1930s, which have been assessed as Grade 2 Historic Buildings

- 活化后：地下铺位主要售卖鲜花及园艺用品，上层单位则用作商业及文化用途
After Revitalization : Street-level units are predominantly florist and horticulture supply shops while the upper units accommodate various commercial and cultural uses

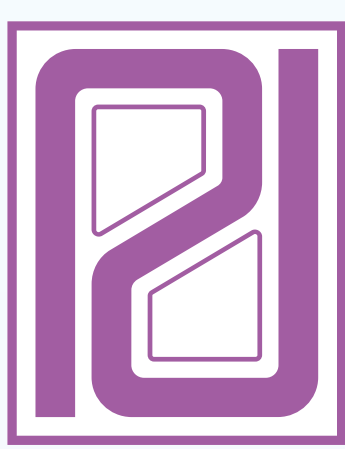


中环街市 Central Market



- 活化前：一座建于1939年的三级历史建筑，并于2003年停止运作
Before Revitalisation : A Grade 3 historic building built in 1939, and ceased operation in 2003

- 活化后：100多间零售铺位和食肆，1,000平方米的休憩及社区空间用作举办展览、表演和文化活动
After Revitalization : Over 100 units for retail and food & beverage, 1,000m² open space and community space for exhibitions, performances and cultural activities



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近期的楼宇复修及改造重设项目例子 Recent Example of Rehabilitation and Retrofitting Project

长沙湾汝州街777-783号永康工厂大厦
Wing Hong Factory Building at 777-783 Yu Chau Street, Cheung Sha Wan



楼宇复修及改造重设前：
60年楼龄的失修工业大厦
Before Rehabilitation and Retrofitting :
60-years dilapidated industrial building



楼宇复修及改造重设后：
一幢安全、环保而现代化的多用途楼宇包括办公室，工作坊或展览等
After Rehabilitation and Retrofitting :
A safe, environmentally friendly, and modern multi-purpose building including offices, workshops, or exhibition spaces

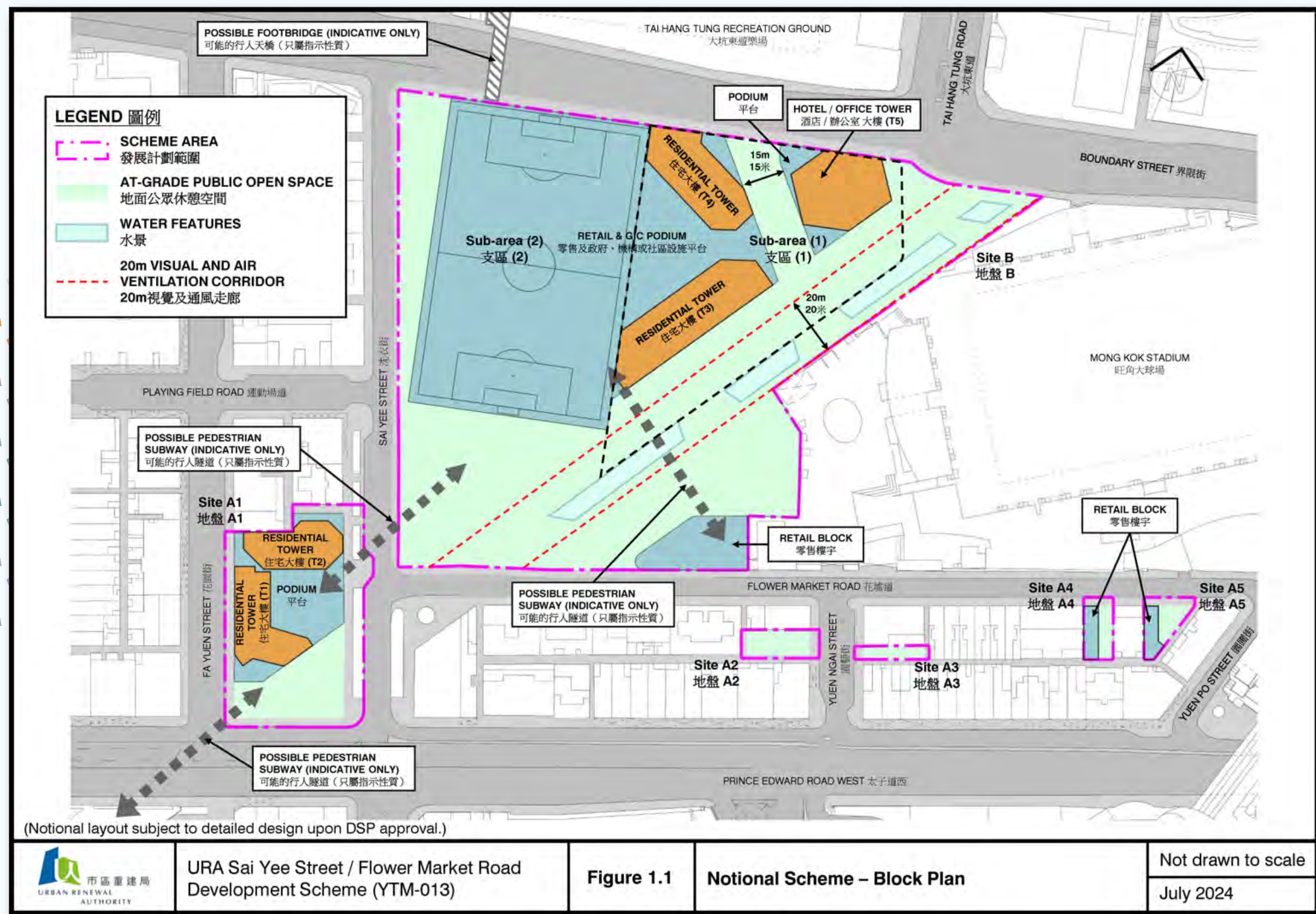
规划工具 - 「地积比率转移」 Planning Tool : Transfer of Plot Ratio

- 「地积比率转移」计划于二零二三年七月率先以先导形式在旺角及油麻地推行，以推展市区重建局于《油麻地及旺角地区研究》所提出的建议。为进一步便利市场采用地积比率转移工具推展市区重建项目，相关的城市规划指引经优化后已于2026年8月21日公布，以容许跨区地积比率转移并增加计划弹性
The “Transfer of Plot Ratio” (TPR) scheme was first implemented in July 2023 as a pilot in Mong Kok and Yau Ma Tei to take forward the recommendation of the District Study for Yau Ma Tei and Mong Kok commissioned by the Urban Renewal Authority. To further facilitate the market to use the TPR tool to take forward urban redevelopment projects, the concerned Town Planning Board Guidelines were refined and promulgated on 21 August 2026 to allow cross-district TPR with added flexibility
- 在已修订的「地积比率转移」计划下，「输出地盘」（一般地盘面积较细、重建潜力低的地盘）的涵盖范围，除旺角及油麻地外，已经延伸至《土地（为重新发展而强制售卖）条例》（第545章）（注）下其余五个具迫切重建需求的指定地区。「接收地盘」可涵盖与「输出地盘」所属不同的大纲图及不同地区，例如北部都会区或其他具有较大基础设施建设容量以容纳额外发展的新发展区。「接收地盘」的地盘面积须不少于700平方米，而从「输出地盘」转移至「接收地盘」的总楼面面积，上限约为「接收地盘」准许的最大总楼面面积的30%。优化的「地积比率转移」计划有望降低旧区发展密度
Under the revised TPR scheme, the coverage of Sending Sites (SS) which are usually smaller with low redevelopment potential has been extended to the remaining five designated areas with more pressing redevelopment needs under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (Note) in addition to Mong Kok and Yau Ma Tei. Receiving Sites (RS) can be covered by Outline Zoning Plans different from that/those of SS and in different districts such as the Northern Metropolis or other new development areas that have larger infrastructural capacity to take on additional developments. RS has to be no less than 700m² in site area, and transfer of gross floor area (GFA) from SS can be up to about 30 per cent of the maximum GFA of an RS. With the refined TPR scheme, there is scope to reduce the development intensity in the old urban area
- 每项「地积比率转移」建议均须依据《城市规划条例》取得规划许可。每一宗规划申请并没有限制「输出地盘」和「接收地盘」的数目。申请人须证明拟议方案在技术上可行，而城规会将按照每宗申请的个别情况考虑
Each TPR proposal shall obtain planning permission under the Town Planning Ordinance. There is no restriction on the number of SS and RS in each planning application. Applicants shall demonstrate the technical feasibility of the proposed schemes, and the Town Planning Board will consider applications on a case-by-case basis according to the individual merits of the proposal
- 除了拆除破旧的旧建筑外，「地积比率转移」机制也旨在透过重建发展为社区带来规划增益包括改善公共空间、增加休憩用地和社区设施
Besides demolishing dilapidated old buildings, the TPR mechanism also aims at bringing planning gains to the community, in the form of enhancing public realm, additional open space and community facilities
- 注：除旺角及油麻地外，《土地（为重新发展而强制售卖）条例》下其他五个指定地区为长沙湾（与深水埗属同一份大纲图）、马头角（涵盖九龙城及土瓜湾）、西营盘及上环（属同一份大纲图）、荃湾及湾仔
Note: Apart from Mong Kok and Yau Ma Tei, the other five designated areas under the Land (Compulsory Sale for Redevelopment) Ordinance are Cheung Sha Wan (the same OZP covering also Sham Shui Po), Ma Tau Kok (covering Kowloon City and To Kwa Wan), Sai Ying Pun and Sheung Wan (covered by the same OZP), Tsuen Wan, and Wan Chai

参考「地积比率转移」概念的重建建议

Example of Redevelopment Proposal making reference to the concept of the Transfer of Plot Ratio
洗衣街/花墟道发展计划 Sai Yee Street / Flower Market Road Development Scheme (DS)

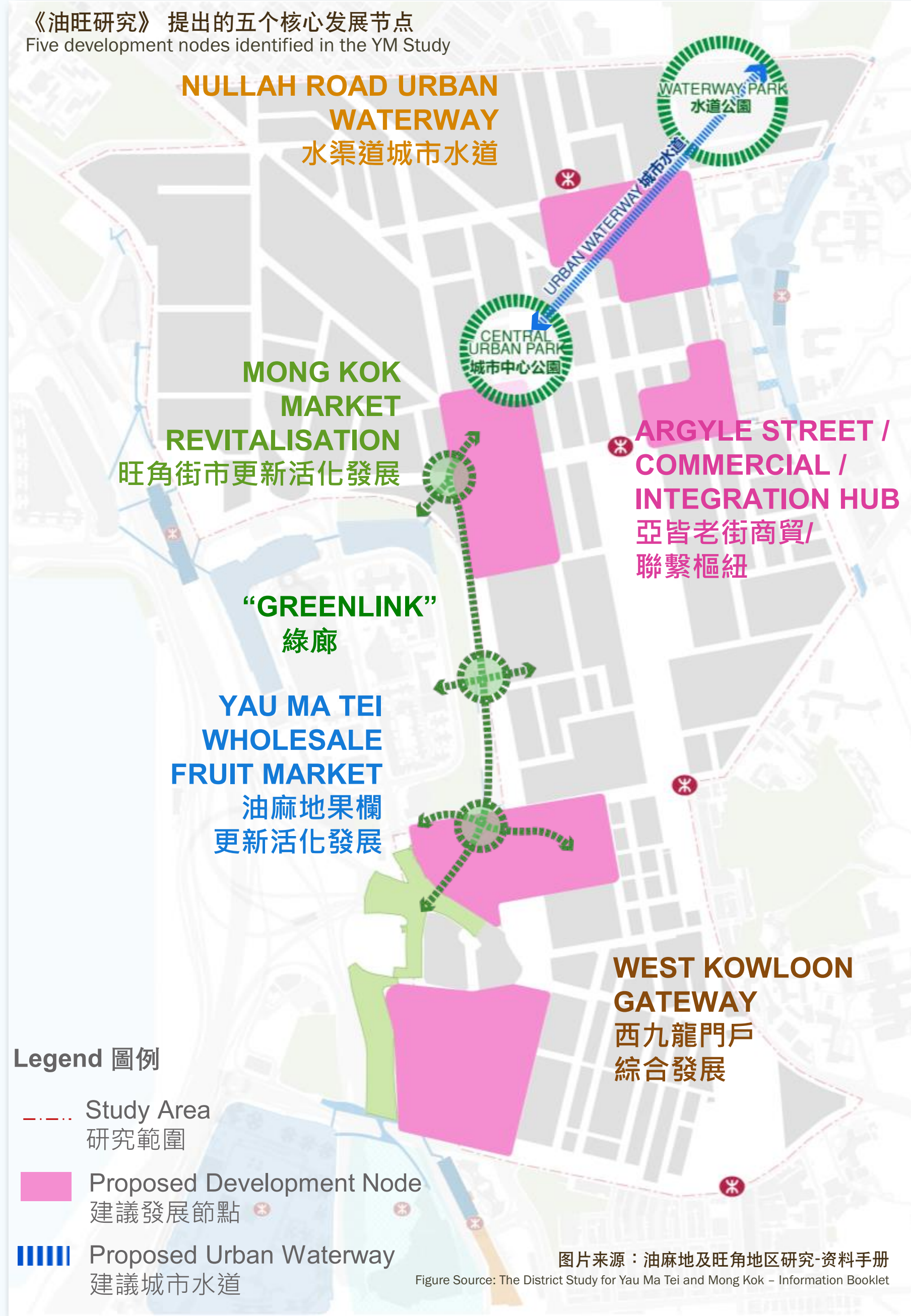
- 《油旺研究》为油麻地及旺角区制定了「市区更新大纲发展概念蓝图」作为重整旧区的蓝本，借此带动由该研究提出的五个核心发展节点的发展及增长
A Master Urban Renewal Concept Plan has been formulated under the YM Study to provide a blueprint for restructuring the old districts and steering growth towards the five development nodes identified in Yau Ma Tei and Mong Kok areas
- 《油旺研究》中的「水渠道城市水道发展节点」的第一期发展 - 洗衣街/花墟道发展计划已于2024年3月展开，有关发展计划图于2025年4月按城市规划条例获得核准
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 Scheme” proposed in the YM Study. The concerned DS Plan was approved in April 2025 under the Town Planning Ordinance



- 具体建议：
Planning Recommendations:
 - 透过「地积比率转移」机制，四个独立细小而且重建潜力有限的地盘（即地盘A2至A5）的发展潜力（地积比率）将转移到地盘A1实现；而地盘A2至A5则拟议作休憩用地和单层零售设施
Through the TPR mechanism, the development potential (Plot Ratio) of the four individual small sites with limited redevelopment potential (i.e. Sites A2 to A5) will be realised at Site A1, while public open space and single-storey retail facilities are proposed at Sites A2 to A5
 - 构建「城市水道」，引入「蓝绿建设」凝聚社区活力，协同花墟地区特色
Construction of an “Urban Waterway” as a “blue-green feature” to build up community vitality and create synergy with the Flower Market
 - 「一地多用」满足社区需要，带动多元化共融发展
“Single Site, Multiple Use” to meet the community needs and promote diversified and cohesive development



规划署
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- 拟议用途和设施：
Proposed uses and facilities:
 - 住宅、零售、酒店、办公室、面积不少于8,800平方米的水道公园、体育馆、公众泊车位及社区设施。建造行人通道/天桥以改善与周边设施的连接性
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
- 最近进度：市建局于2026年1月8日向洗衣街／花墟道发展计划受影响的物业业主发出收购建议
Recent Progress : On 8.1.2026, the URA issued acquisition offers to property owners affected by Sai Yee Street / Flower Market Road Development Scheme



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

就违例发展进行 规划执行管制及检控

Planning Enforcement and Prosecution against Unauthorised Development



违例发展可令环境恶化及破坏自然环境
Unauthorised Developments (UDs) may cause environmental degradation and damages to the natural environment



规划监督（即规划署署长）可根据《城市规划条例》，在新界乡郊有「发展审批地区图」和「受规管地区图」涵盖的地方对违例发展进行执管，除非该发展：(1) 是「现有用途」或「关键日期前用途」；(2) 是法定图则所准许的；或 (3) 取得规划许可

The Planning Authority (i.e. Director of Planning) may enforce against UD's under the Town Planning Ordinance in the rural New Territories covered by a Development Permission Area Plan and a Regulated Area Plan, unless the development is: (1) an "existing use" or a "pre-material date use"; (2) permitted under the relevant statutory town plan; or (3) covered by a valid planning permission



发展前，问清楚 - 土地拥有人、占用人或负责人须确保有关作业或土地用途并非违例发展
Check Before Development - land owners, occupiers or responsible persons should ensure that the operation or use of land is not an UD



常见的违例发展:
Common UD's:

- 在「农业」地带和自然保育有关地带内进行填塘或填土（采用物料如建筑废料、沥青、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「农业」地带内土地用作贮物、泊车或工场用途
Using land zoned "Agriculture" for storage, parking or workshop uses



优先处理的违例发展个案包括位于自然保育有关地带内的违例发展及在「农业」地带内进行填土／填塘
High priority UD cases include those within the conservation-related zones and filling of land/pond within "Agriculture" zone



规划监督可发出法定通知书，要求通知书收件人中止违例发展及恢复土地状况(如需要)。恢复原状的步骤，通常包括移除填土物料(包括硬铺面)及/或在有关土地种草，以修复土地的状况及青葱的环境
The Planning Authority may serve statutory notices to require the notice recipients to discontinue the UD's and reinstate the land (if necessary). For reinstatement, the steps required usually include removal of the fill materials (including hard paving) and/or grassing the land to restore the site condition and greenery



没有遵从法定通知书属违法。首次定罪可处罚款最高50万元，每天另可处罚款5万元；重犯可处罚款最高100万元，每天另可处罚款10万元
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

违例贮物用途 Unauthorised Storage Use

强制执行通知书:
中止贮物用途
Enforcement Notice:
Discontinue the storage use



执行管制行动前
Before Enforcement Action



执行管制行动后
After Enforcement Action



执行管制行动前
Before Enforcement Action



执行管制行动后
After Enforcement Action

违例填土 Unauthorised Land Filling

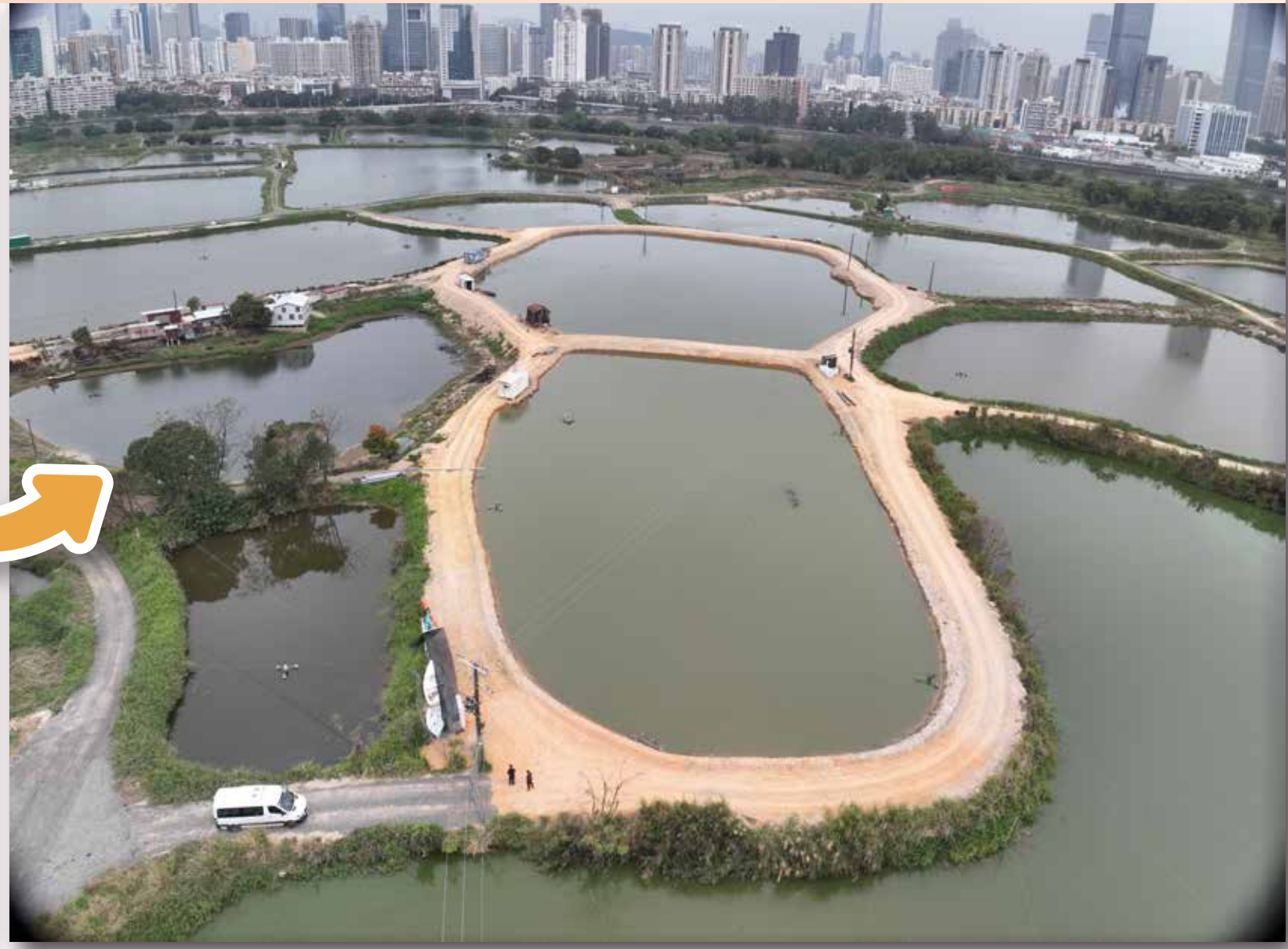
恢复原状通知书:
移除填土物料及种草
Reinstatement Notice:
Remove fill materials and grass the land

违例填塘 Unauthorised Pond Filling

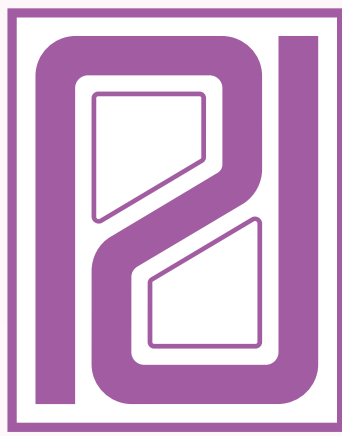
恢复原状通知书:
移除填塘物料
Reinstatement Notice:
Remove fill materials from the pond



执行管制行动前
Before Enforcement Action

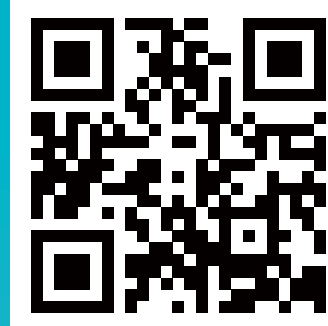


执行管制行动后
After Enforcement Action



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



香港的新市镇发展

Hong Kong's New Town Development



七十年代初，政府开始在新界进行大规模的新市镇发展。目前，全港有九个新市镇，并可分为三代，分别为第一代的荃湾、沙田和屯门；第二代的大埔、元朗和粉岭/上水；以及第三代的将军澳、天水围和东涌。现时新市镇居住人口约356万人，占全港约一半人口。但其占地仅为全港土地面积约三分之一，可见新市镇在香港发展上担当着一个重要角色

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

沙田新市镇

Sha Tin New Town

1973



- △ 地区: 沙田区(包括马鞍山)
District: Sha Tin District (including Ma On Shan)
- △ 占地 Area: 3 591 公顷 ha
- △ 人口 Population (2021): 698 100
- △ 特色 Characteristics:



属带型发展，以城门河的天然河谷一带为重心的

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

城门河是区内休憩用地的中枢

Shing Mun River is the backbone of open space provision

新界最重要购物和服务中心之一

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

市中心位于青山山脊与大榄山麓之间的谷地上的「走廊」地带

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

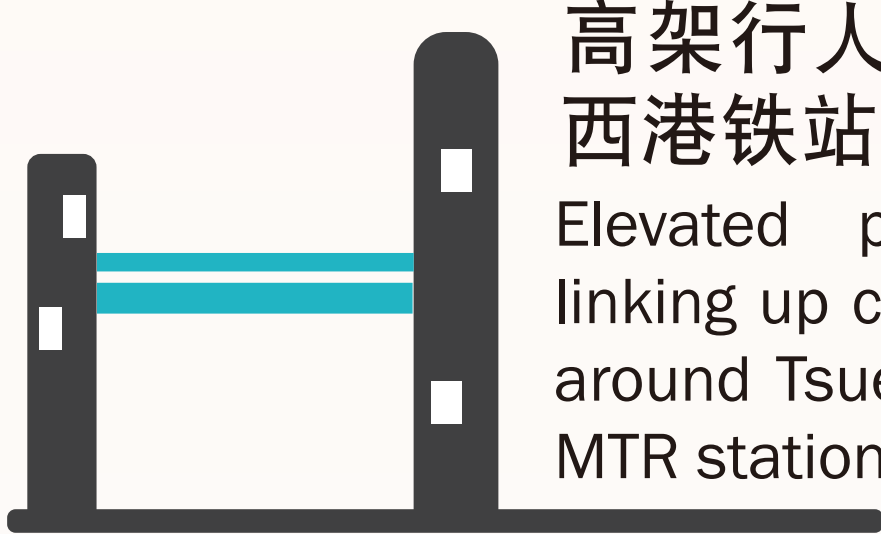
1973

荃湾新市镇

Tsuen Wan New Town



- △ 地区: 荃湾区和葵青区
District: Tsuen Wan and Kwai Tsing District
- △ 占地 Area: 3 285 公顷 ha
- △ 人口 Population (2021): 800 400
- △ 特色 Characteristics:

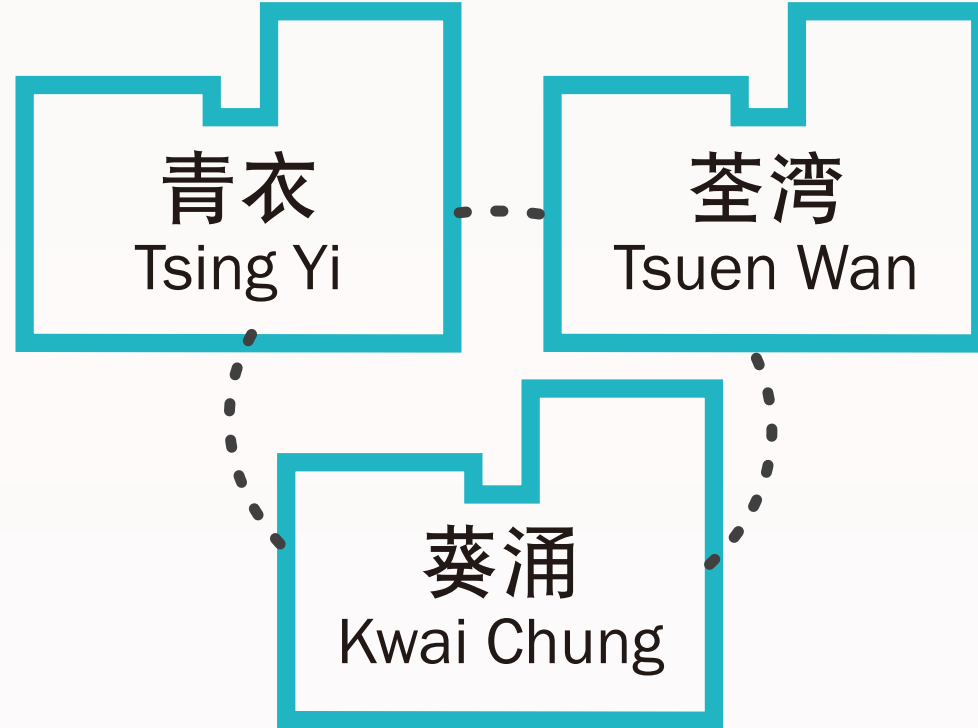


高架行人道系统贯通荃湾及荃湾西港铁站一带的商业/住宅枢纽

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

拥有3个发展枢纽

Consists of 3 development nodes



大量土地预留作工业用途，部分自90年代开始转为工业/商贸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

作为香港第一代新市镇，荃湾现正面对楼宇老化及失修的状况，街道和行人路狭窄及土地欠缺整全重整等问题。而荃湾旧区内私人重建步伐相对缓慢，因此市区重建局正进行「荃湾地区规划研究」

Being one of Hong Kong's first-generation new towns, Tsuen Wan is now facing a range of challenges, including building degradation and lack of maintenance, narrow streets and footpaths as well as a lack of comprehensive land use restructuring. Given the sluggish pace of private redevelopment within the old urban areas of Tsuen Wan, the Urban Renewal Authority is undertaking the Tsuen Wan District Study

1973

屯门新市镇

Tuen Mun New Town



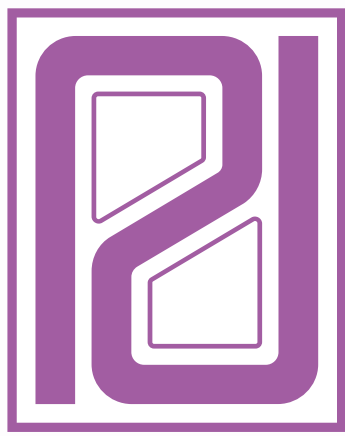
- △ 地区: 屯门区
District: Tuen Mun District
- △ 占地 Area: 3 210 公顷 ha
- △ 人口 Population (2021): 501 500
- △ 特色 Characteristics:

区内的环保园是香港首个为回收业兴建的设施

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

工业用途土地主要集中在屯门河西岸及青山湾北面和西面

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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大埔新市镇 Tai Po New Town

1976

2

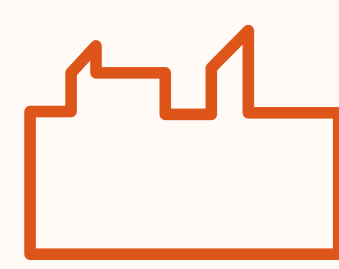


- △ 地区: 大埔区
District: Tai Po District
- △ 占地 Area: 3 174 公顷 ha
- △ 人口 Population (2021): 276 400
- △ 特色 Characteristics:

有大埔鹭鸟林和凤园两个「具特殊科学价值地点」



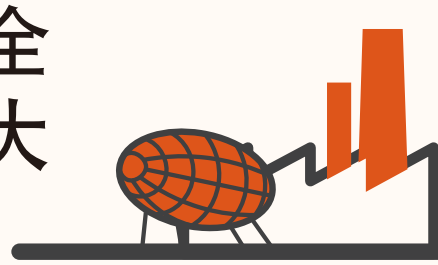
Consists of Tai Po Egret Site and Fung Yuen which are 'Sites of Special Scientific Interest'



中低密度私人住宅发展位于新市镇边缘(例如白石角)以及郊野地区附近的地方

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

多元化发展, 包括全港首个工业邨(现称大埔创新园)和科学园



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

元朗新市镇 Yuen Long New Town

1978

3



- △ 地区: 元朗区
District: Yuen Long District
- △ 占地 Area: 561 公顷 ha
- △ 人口 Population (2021): 169 900
- △ 特色 Characteristics:

高层且高密度的混合用途综合发展项目分布于两个铁路站(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)

东头工业区
Tung Tau Industrial Area

元朗创新园
Yuen Long InnoPark

市中心北面有两个工业区
Two industrial areas to the north of the town centre

元朗新市镇南面为元朗南发展区, 将会成为元朗新市镇的扩展部分

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

天水围新市镇 Tin Shui Wai New Town

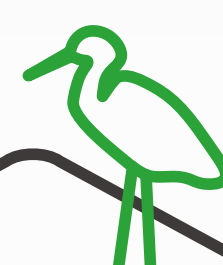
1987



- △ 地区: 元朗区
District: Yuen Long District
- △ 占地 Area: 406 公顷 ha
- △ 人口 Population (2021): 277 700
- △ 特色 Characteristics:

Most developments are built around the two large district parks

大部分发展位于两个大型地区公园周围



北部邻近后海湾和米埔自然保护区

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

地形平坦和大量美化道路有利发展地面行人及单车径网络



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

西面/北面的洪水桥/厦村新发展区及流浮山新发展区将会带来更多经济活动和就业机会



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

粉岭/上水新市镇 Fanling/Sheung Shui New Town

1978

- △ 地区: 北区
District: North District
- △ 占地 Area: 667 公顷 ha
- △ 人口 Population (2021): 247 900
- △ 特色 Characteristics:



属线型发展
主要以铁路、洪泛平原、河流和地形特征为轴心
Linear form of development largely dictated by axis of railway lines, floodplains, rivers and topographical features

发展成跨界贸易中心
Transformed into a cross-boundary trade centre

两个新发展区(古洞北和粉岭北)将会成为粉岭/上水新市镇的延伸部分



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

将军澳新市镇 Tseung Kwan O New Town

1982

- △ 地区: 西贡区
District: Sai Kung District
- △ 占地 Area: 1 761 公顷 ha
- △ 人口 Population (2021): 418 000
- △ 特色 Characteristics:



邻近都会区, 故住宅发展密度较其他新市镇高
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风廊
Ample provision of open spaces and breezeways

将军澳创新园汇聚不同种类的公司, 如数据技术中心和先进制造业中心

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

作为将军澳新市镇的扩展部分, 第137区及第132区将会提供更多土地作住宅用途和兴建在营运上需设置于临海位置的公共设施

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.

东涌新市镇 Tung Chung New Town

1991

- △ 地区: 离岛区 (包括东涌市中心、东涌新市镇扩展区以及东涌谷)
District: Islands District (including Tung Chung Town Centre, Tung Chung New Town Extension and Tung Chung Valley)
- △ 占地 Area: 726 公顷 ha
- △ 人口 Population (2021): 116 000
- △ 特色 Characteristics:



毗邻香港国际机场, 发挥「香港门廊」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、机构及社区设施和主要商业区集中在港铁站附近

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

东涌新市镇扩展区是其中一个重要的土地供应来源

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



规划署
Planning Department

使香港成为一个宜居、具竞争力和可持续发展的亚洲国际都会
Making Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY



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

智慧规划工具

Smart Planning Tools

小型无人机的应用 Application of Small Unmanned Aircraft (SUA)

- 从不同角度进行精确的地盘勘测
Precise Site Survey from different angles
- 建立三维模型
Generate 3D models
- 分辨植被种类
Identify Vegetation Types
- 对新界区的违例发展采取执行管制行动
Enforcement actions against unauthorized developments in the New Territories
- 建立空间数据
Generate spatial data
- 地盘规划及分析
Site Planning and Analysis
- 辨认隐蔽建筑
Identify Concealed Structure



规划署于2014年开始使用小型无人机协助与规划相关的工作
Planning Department started using SUA since 2014 to assist and support planning-related work

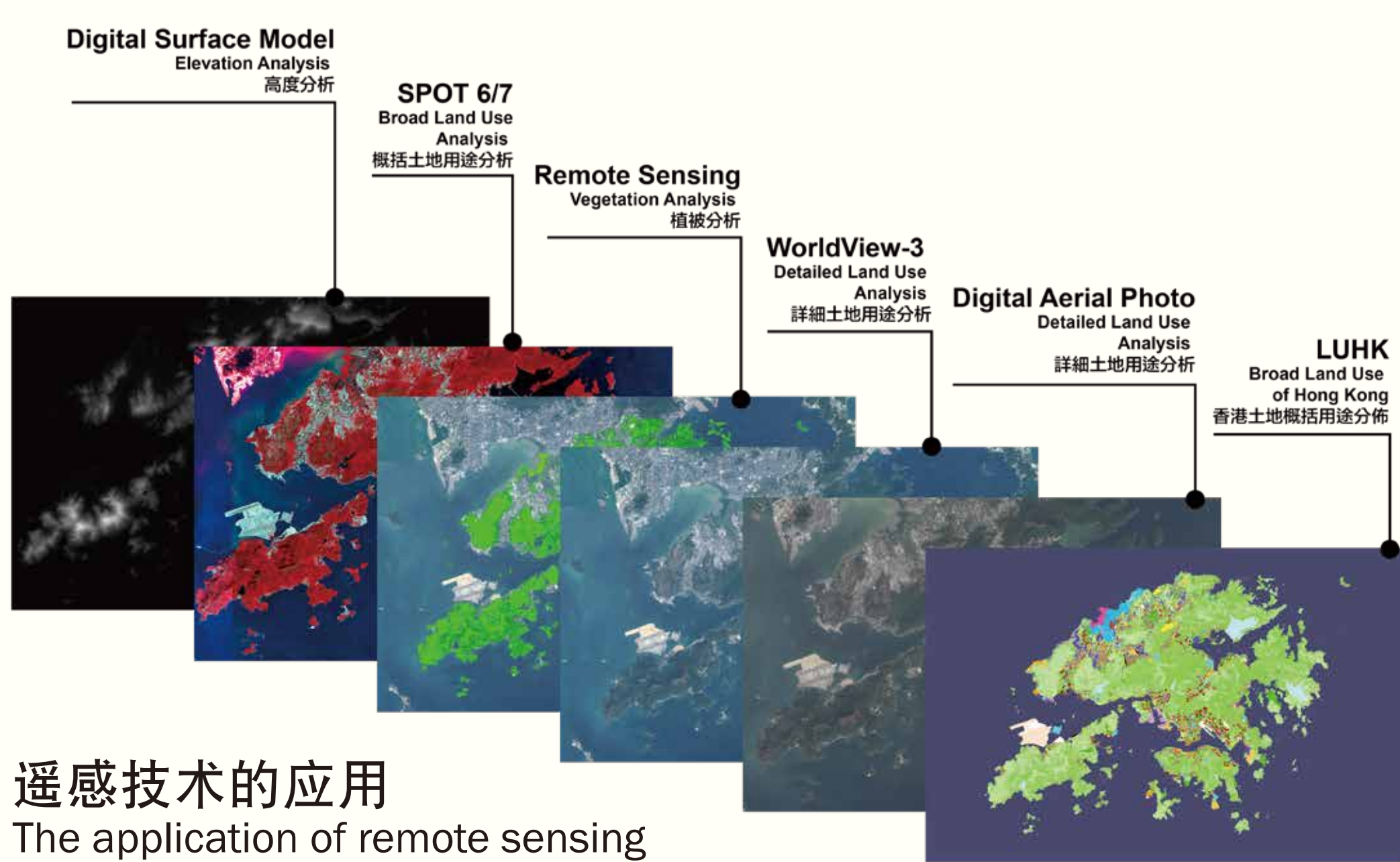


邵氏片场的三维模型
3D Model of Shaw's House

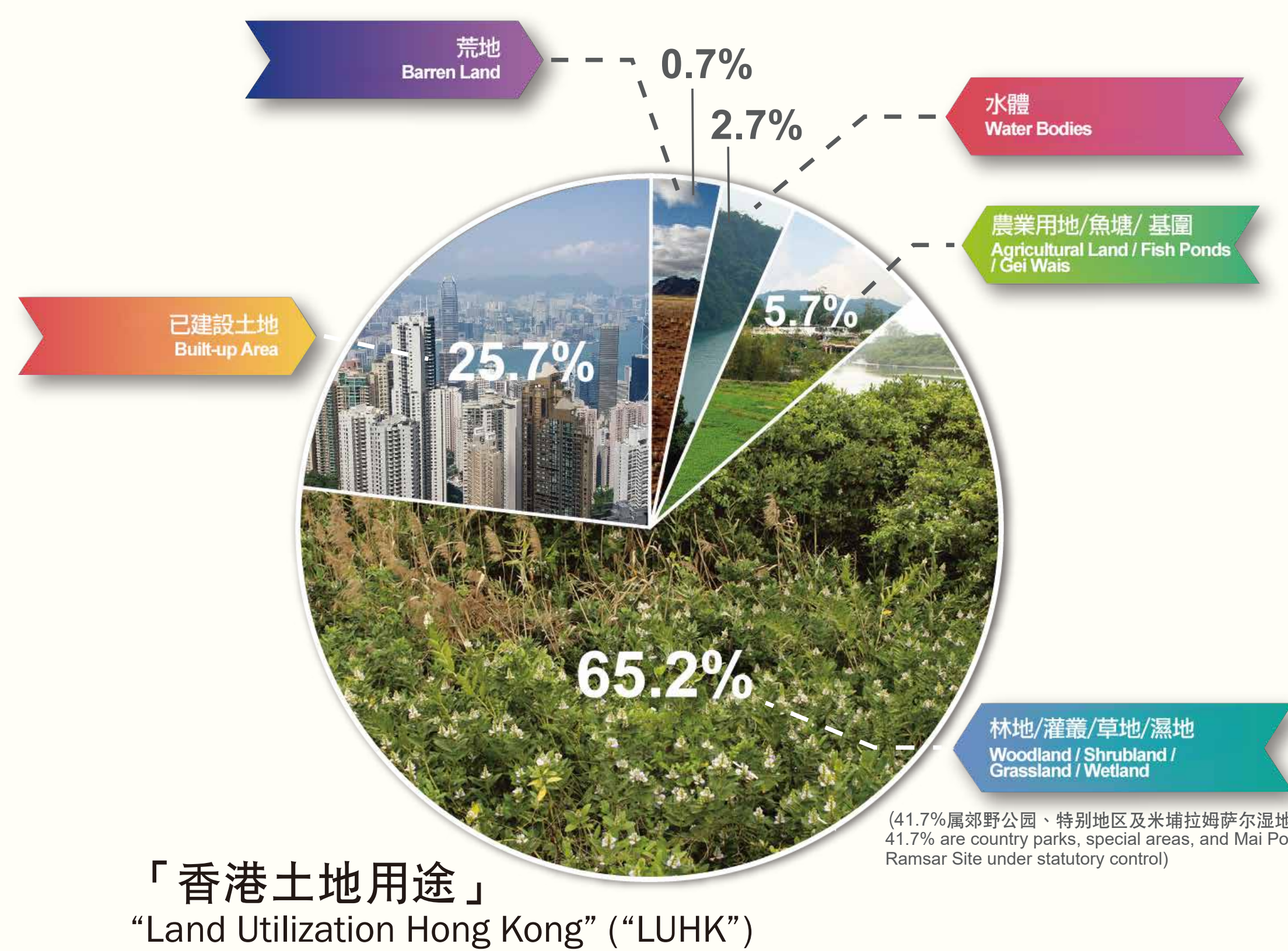


马鞍山郊野公园的点云
Point cloud of Ma On Shan Country Park

遥感技术 Remote Sensing Techniques



遥感技术的应用
The application of remote sensing



自2001年起，规划署开始利用卫星图像和遥感技术去取代人手统计及实地勘测，从而更有效率地分析香港现有土地用途，为全港和地区不同的规划工作提供支援
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

规划及发展资讯应用系统 Planning and Development Information Portal (PDIP)



- 2021年开发，一站式网上资讯发放及分析平台
Developed in 2021, a one-stop integrated information dissemination and analysis platform
- 提供超过90种地理空间数据供检索和查阅
Over 90 layers of geospatial data can be retrieved for visualization
- 支持制作设计方案及三维模型，并比较不同发展参数下的设计方案
Generate design options and 3D models online and compare design schemes with different development parameters
- 支援三维规划/城市设计分析，以便检视设计方案对周围环境的影响
Support 3D Planning/Urban Design Analysis, to examine the impacts of the design scheme on the surrounding environment

综合实地考察资讯系统 Integrated Site Survey Information System (ISSIS)



- 2021年起投入服务
Put into service since 2021
- 利用流动装置执行测量职务，包括现场拍摄照片、查阅及记录资料
Use mobile devices for site surveys: Capture and upload photos, inspect and record on-site data for real-time sharing
- 提供精确的定位数据
Provide accurate positioning data
- 减省纸本文件、后续处理的时间及人手
Reduce paper documents, post-processing time and manpower



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