

# 香港的城市规划

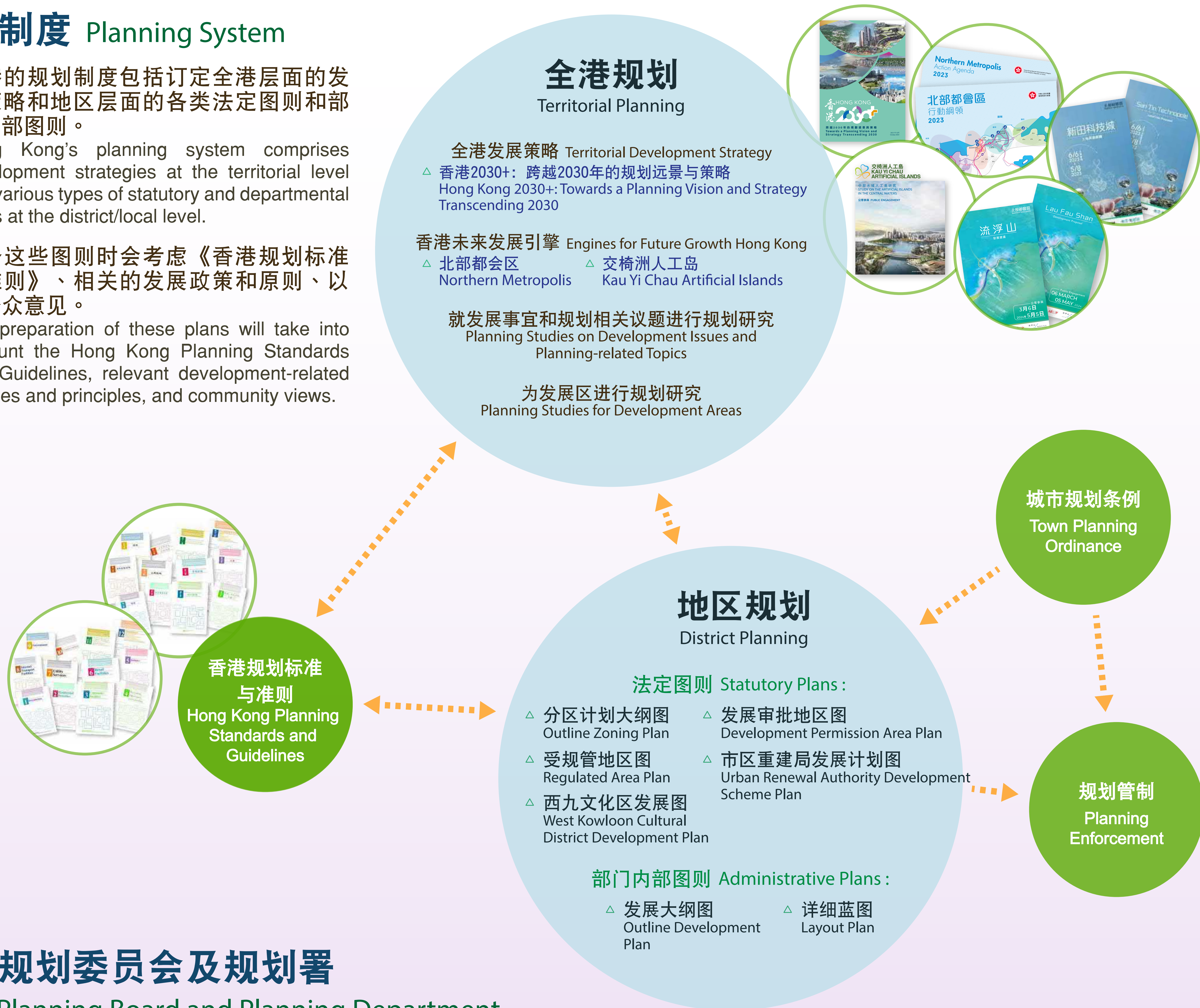
## Town Planning in Hong Kong

### 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 and 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

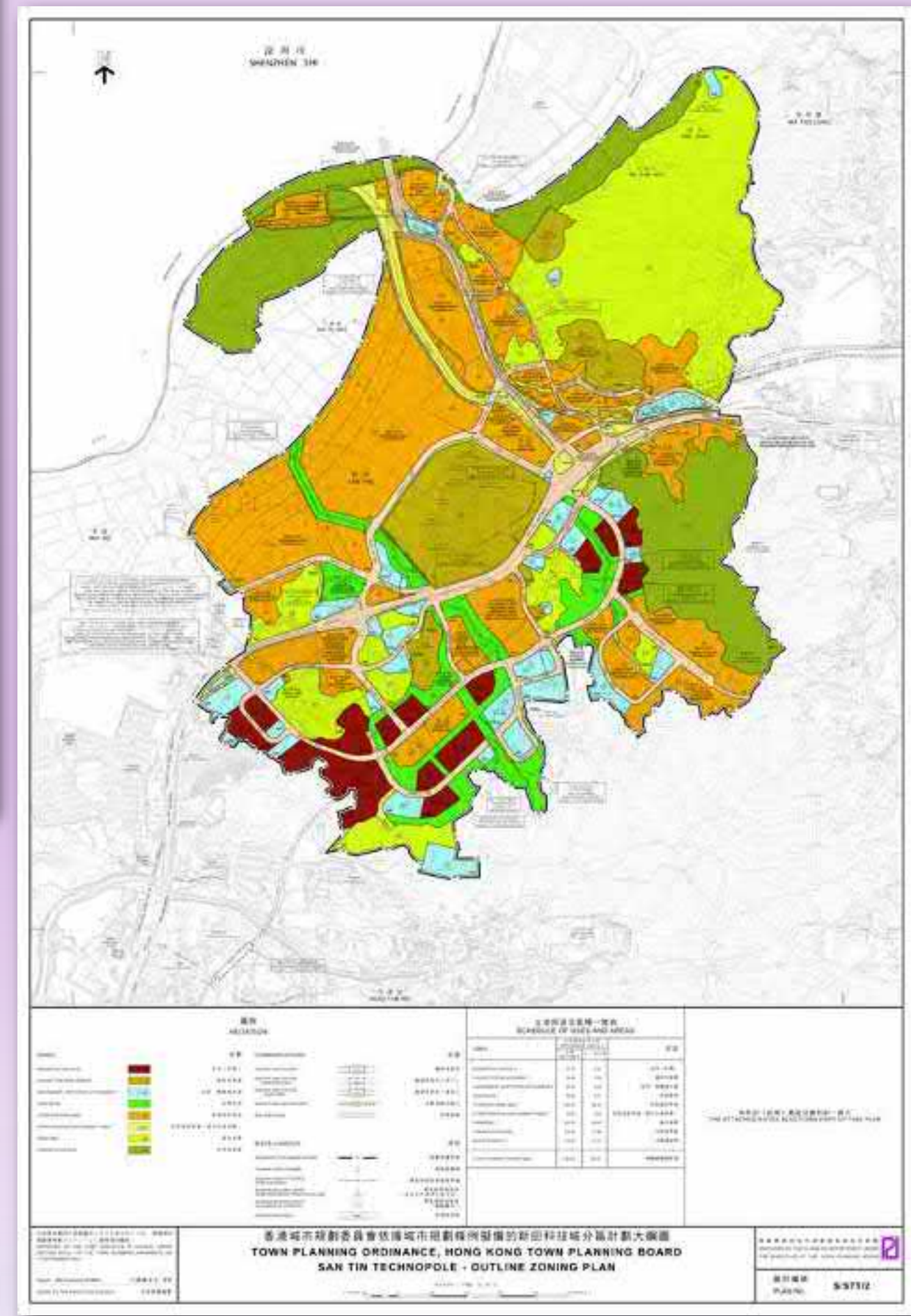
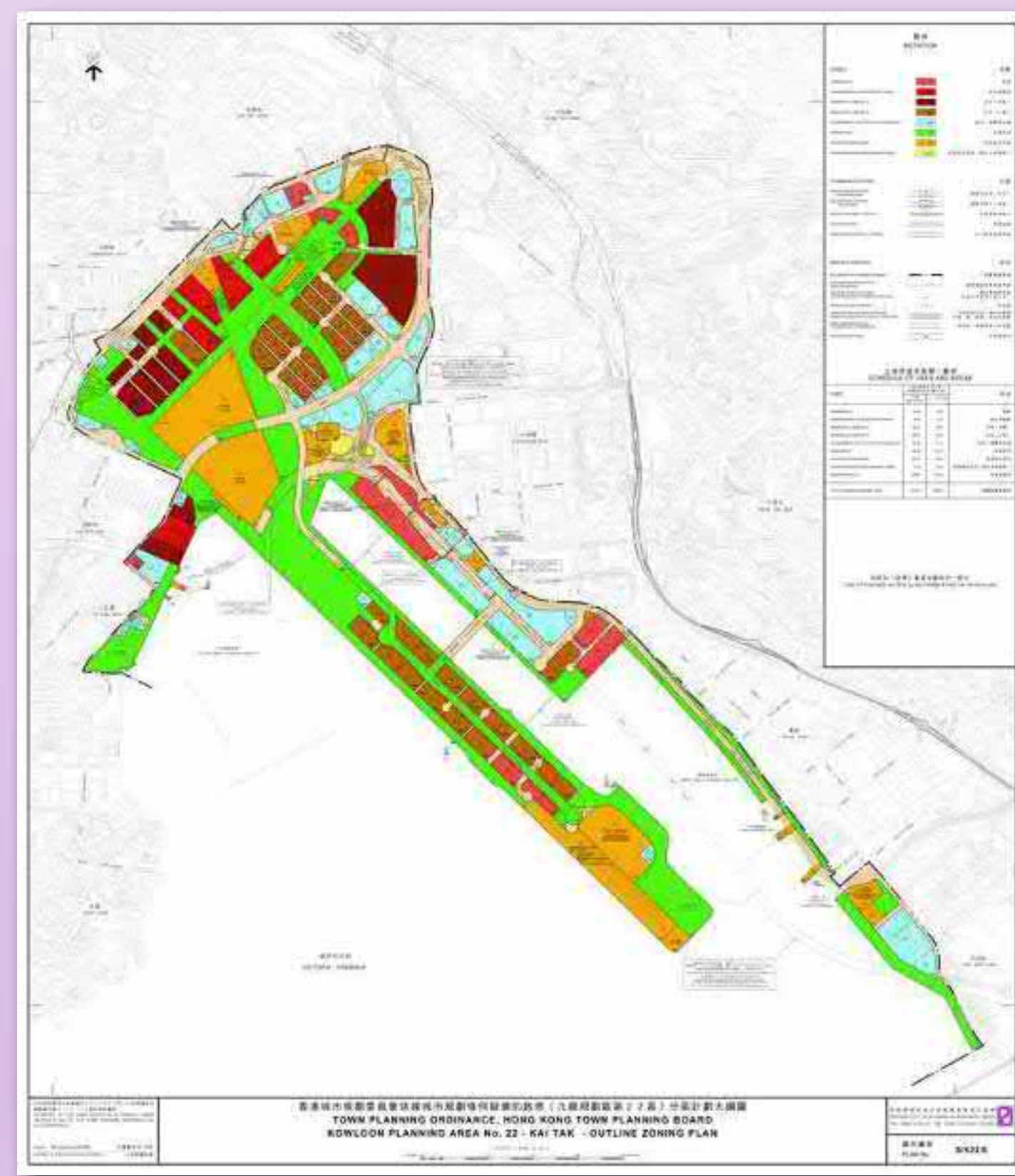
- ▲ 本港的規劃制度包括訂定全港層面的發展策略和地區層面的各類法定圖則和部門內部圖則。  
Hong Kong's planning system comprises development strategies at the territorial level and various types of statutory and departmental plans at the district/local level.
- ▲ 擬備這些圖則時會考慮《香港規劃標準與準則》、相關的發展政策和原則、以及公眾意見。  
The preparation of these plans will take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



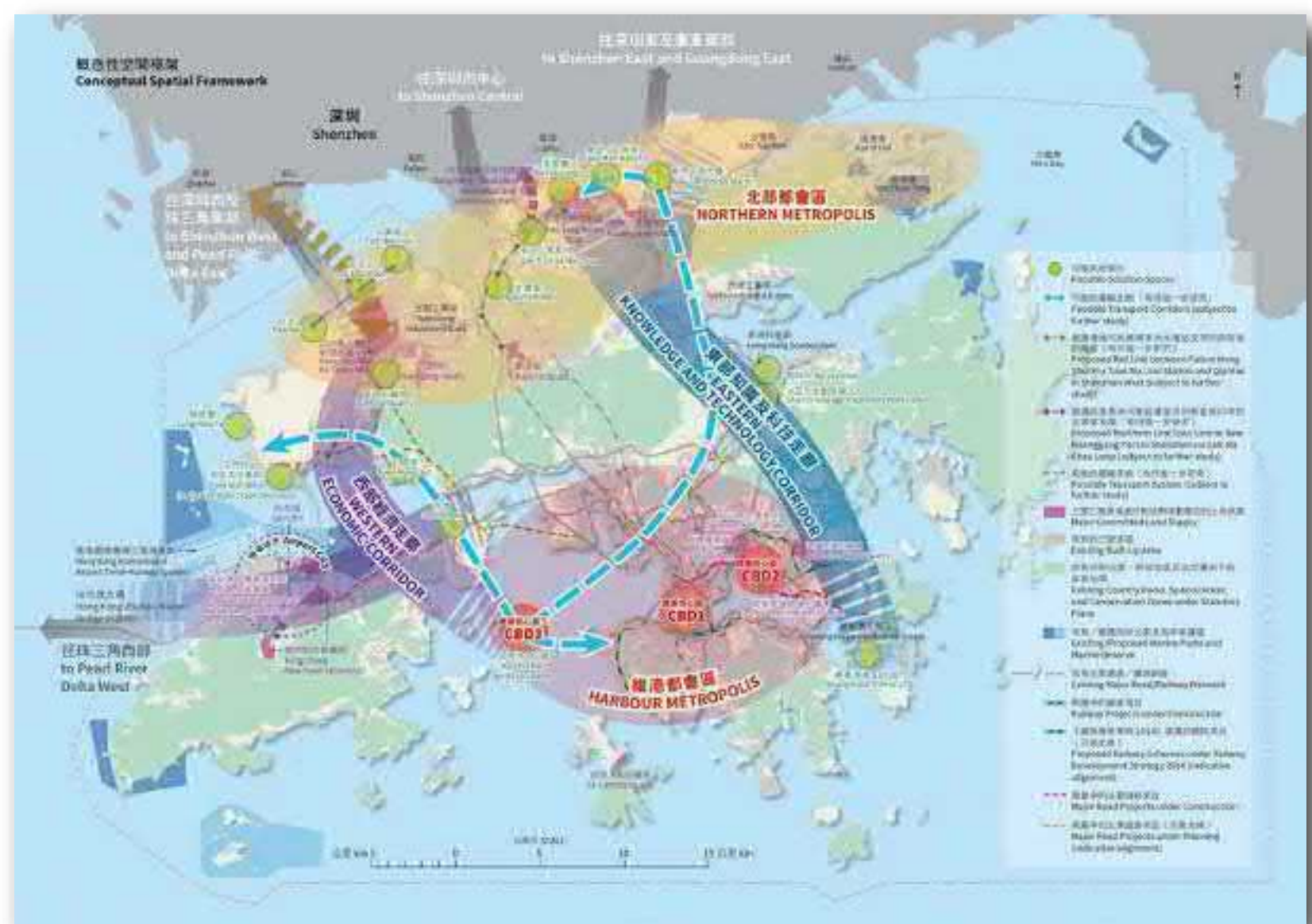


# 规划署的工作

## 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 the various needs of the society on land



- 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



- 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



- 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



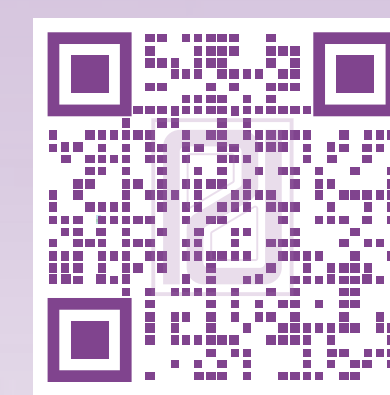
### 数码时代的智慧规划 Smart Planning in Digital Era

- 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



规划署  
Planning Department



Facebook  
Instagram



展城馆  
City Gallery

推动未来发展  
Driving Towards a Liveable and Vibrant World City

建设宜居活力的国际都会  
Planning Department Outreach Programme

规划署外展计划 2024-25





# 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

- 《香港2030+》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。  
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+》的最终建议反映了2021施政报告公布的《北部都会区发展策略》和最新相关的政策方针（包括国家《十四五规划纲要》和大湾区发展），亦考虑了土地供应专责小组2018年底提交政府的建议、《香港2030+》公众参与活动所收集到的意见及其他相关考虑。最新的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 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 14<sup>th</sup> 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，同时亦兼顾市民、环境及大自然的需要。  
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.

### 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

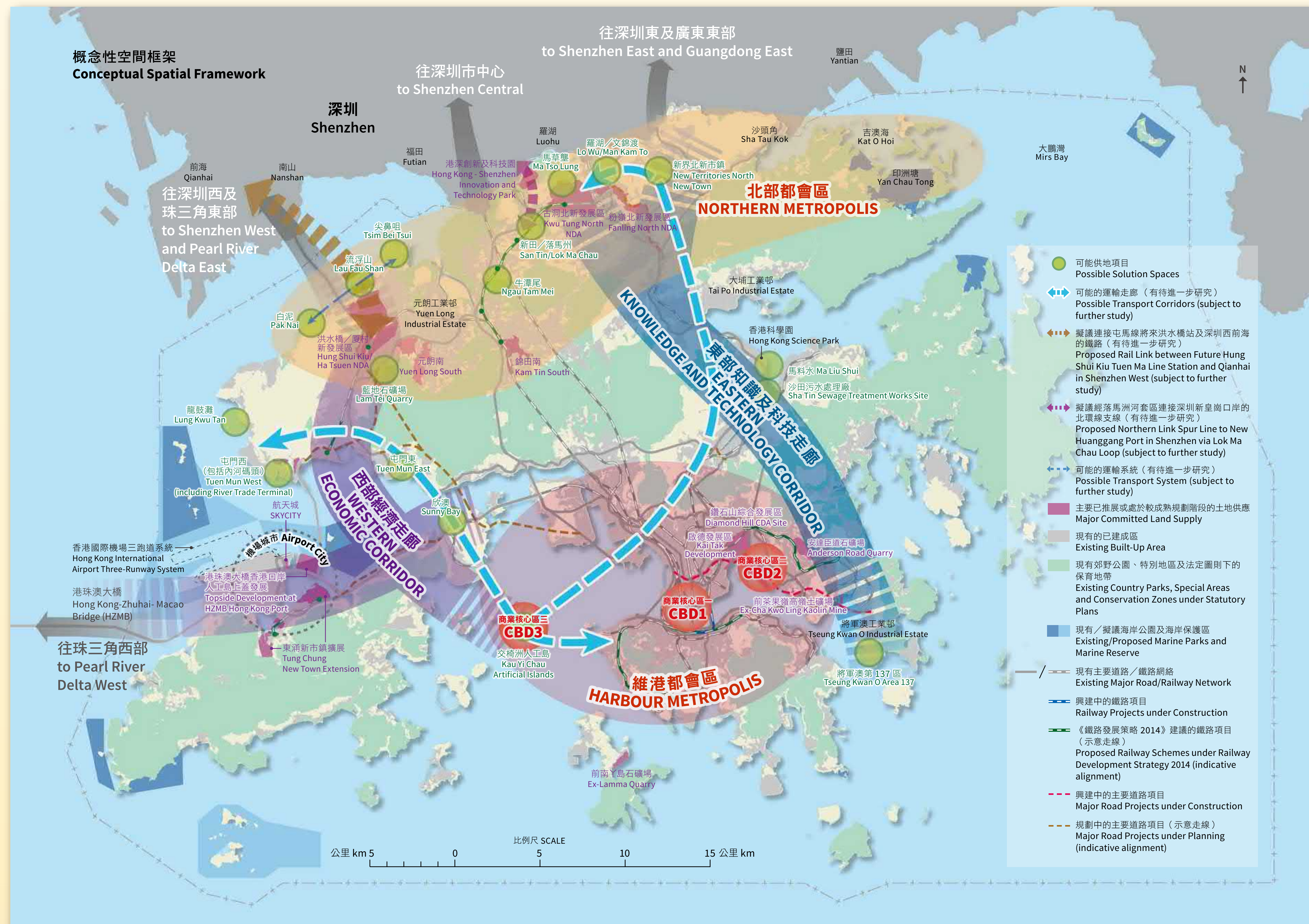


3 创造容量以达致可持续发展  
Creating Capacity for Sustainable Growth

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

- 推展可持续的规划及城市设计  
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







## 策略方针 Strategic Directions

### 1. 可持续发展 Sustainable Growth

我们须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



### 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



### 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



### 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



### 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



### 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



### 7. 令居所与工作地点更接近 Bring Jobs Closer to Homes

规划新就业枢纽，令居所与工作地点更接近

Plan new employment nodes and bring jobs closer to homes



### 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



### 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



### 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



推动未来发展  
建设宜居活力的国际都会



规划署外展计划 2024-25  
Planning Department Outreach Programme







# 香港的城市设计

## Urban Design in Hong Kong

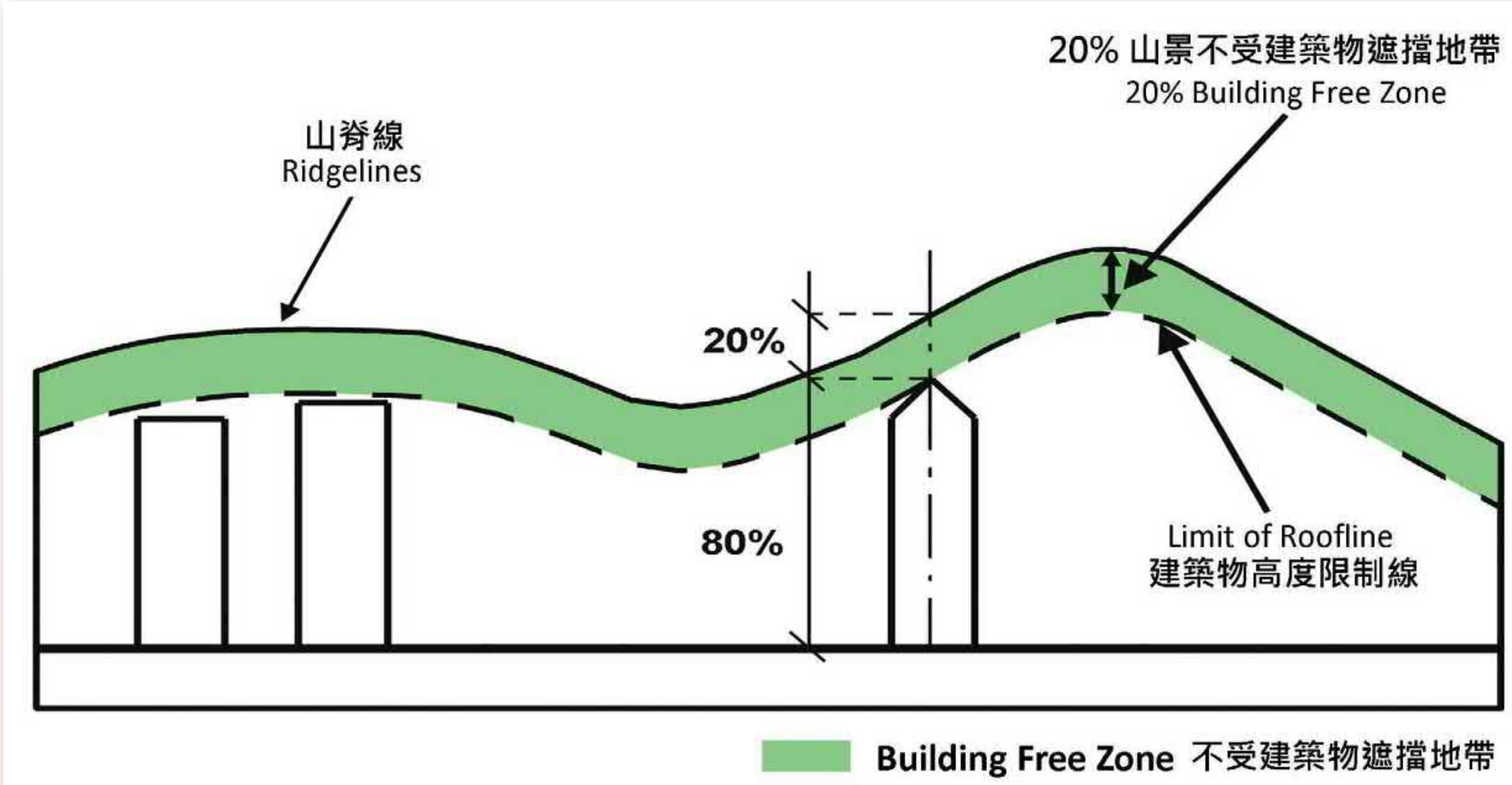
香港的美景以维多利亚港闻名，非凡的蓝绿资源构成我们城市的独特标记及风貌。为塑造香港成为宜居而富活力的国际都会，规划署一直致力推广不同的城市设计理念及指引，以提升建设环境的质素。  
Hong Kong has a unique cityscape with a world renowned Victoria Harbour and remarkable blue-green assets. To promote Hong Kong as a liveable and vibrant world city, Planning Department has advocated various urban design initiatives and guidelines in 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

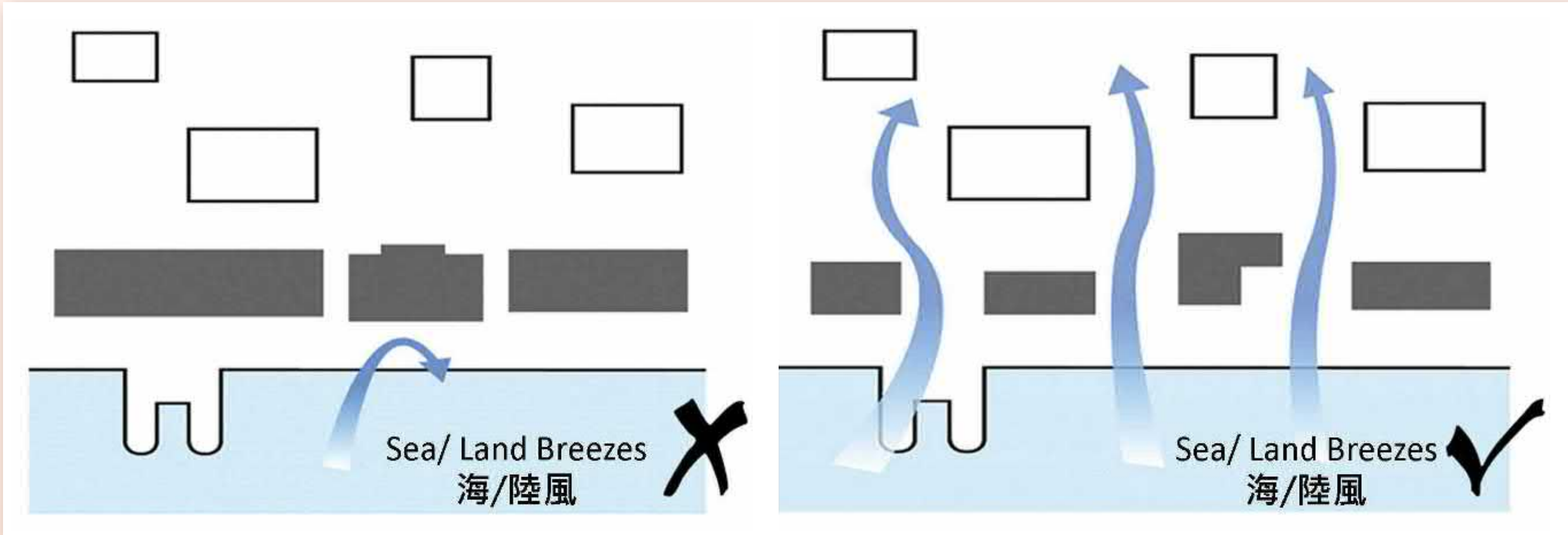
- 《香港规划标准与准则》第十一章  
Chapter 11 of Hong Kong Planning Standard and Guidelines
- 提供指引以鼓励周全的设计方案，以促进高质素的环境和缔造宜居而可持续的城市  
Provide guidance to encourage thoughtful design approach to promote high quality environment and create a liveable and sustainable city
- 代表城市设计的愿景：着重以人为本的建设环境、尊重城市的特色自然资产和独特邻里风貌  
Represent 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
- 涵盖宏观和微观层面的主要城市设计与空气流通指引  
Cover major urban design and air ventilation guidelines at macro and micro levels



保存山脊线的现有景观  
Preserve Existing Views to Ridgelines



构建活力的海滨  
Achieve Vibrant Waterfront



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







## 城市设计如何推进宜居而健康的城市？ How Does Urban Design Promote Liveable and Healthy City?

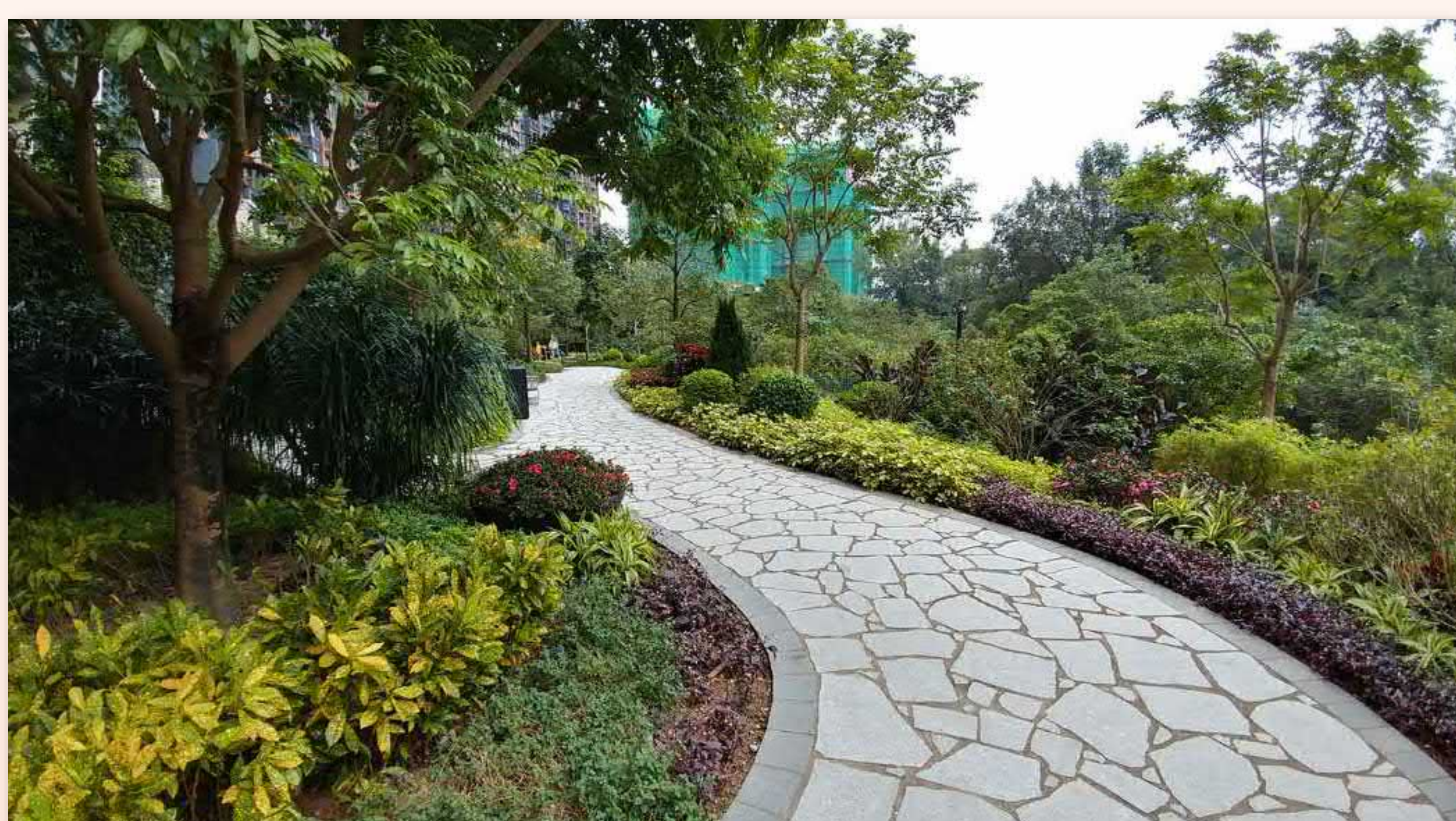
- ▲ 缔造便利行人的环境和提升易行度  
Create pedestrian-friendly environment and enhance walkability
- ▲ 营造具吸引力的公共空间，包括舒适及畅达的公园和海滨  
Create engaging public realm with welcoming and accessible parks and waterfronts
- ▲ 促进朝气蓬勃的街景和生气洋溢的园境  
Promote vibrant streetscape and robust landscape
- ▲ 采用以人为本的建筑设计，强调人本比例、绿化和可持续性  
Adopt people-centric building design with emphasis on human scale, greening and sustainability
- ▲ 促进透风的市区环境和舒适的都市微气候  
Promote permeable built environment and comfortable urban microclimate



加入蓝绿元素以营造具吸引力的公共空间  
Incorporate Blue-green Elements to Create Attractive Public Spaces



促进市区绿化  
Promote Urban Greenery



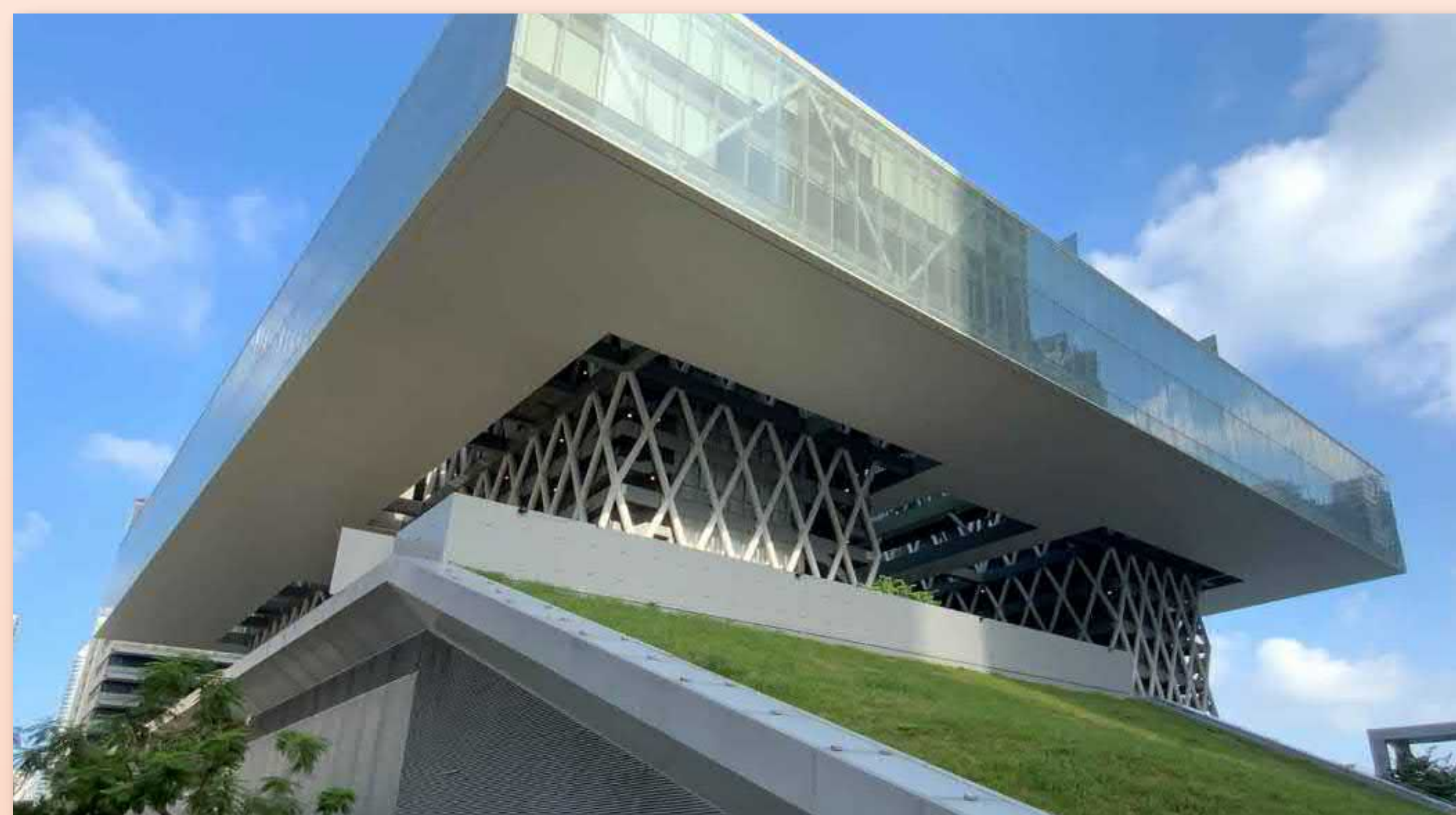
提升园境美化和行人舒适度  
Enhance Landscape and Pedestrian Comfort



富活力的街景  
Promote Active Streetscape



构建朝气蓬勃和畅达的海滨  
Construct Vibrant and Accessible Waterfront



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







# 香港的市区更新

## Hong Kong's Urban Renewal

### 市区重建 Urban Renewal

- 2011年制定的《市区重建策略》采纳「以人为本，地区为本，与民共议」的方针，作为香港市区更新工作的指引。  
The Urban Renewal Strategy formulated in 2011 adopted a “people first, district-based, public participatory” approach in undertaking urban renewal works in Hong Kong.
- 在发展局的政策指引下，规划署与市区重建局(市建局)合作规划各种不同的市区更新项目、办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, 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，市建局采用以「地区为本」的模式推行重建项目以获得最佳的规划和社会得益，并推广业主自发的楼宇复修，继续更新旧市区。  
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.



### 近期的重建项目例子 Recent 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 - 桦峯)  
DA 1 (Park Metropolitan)



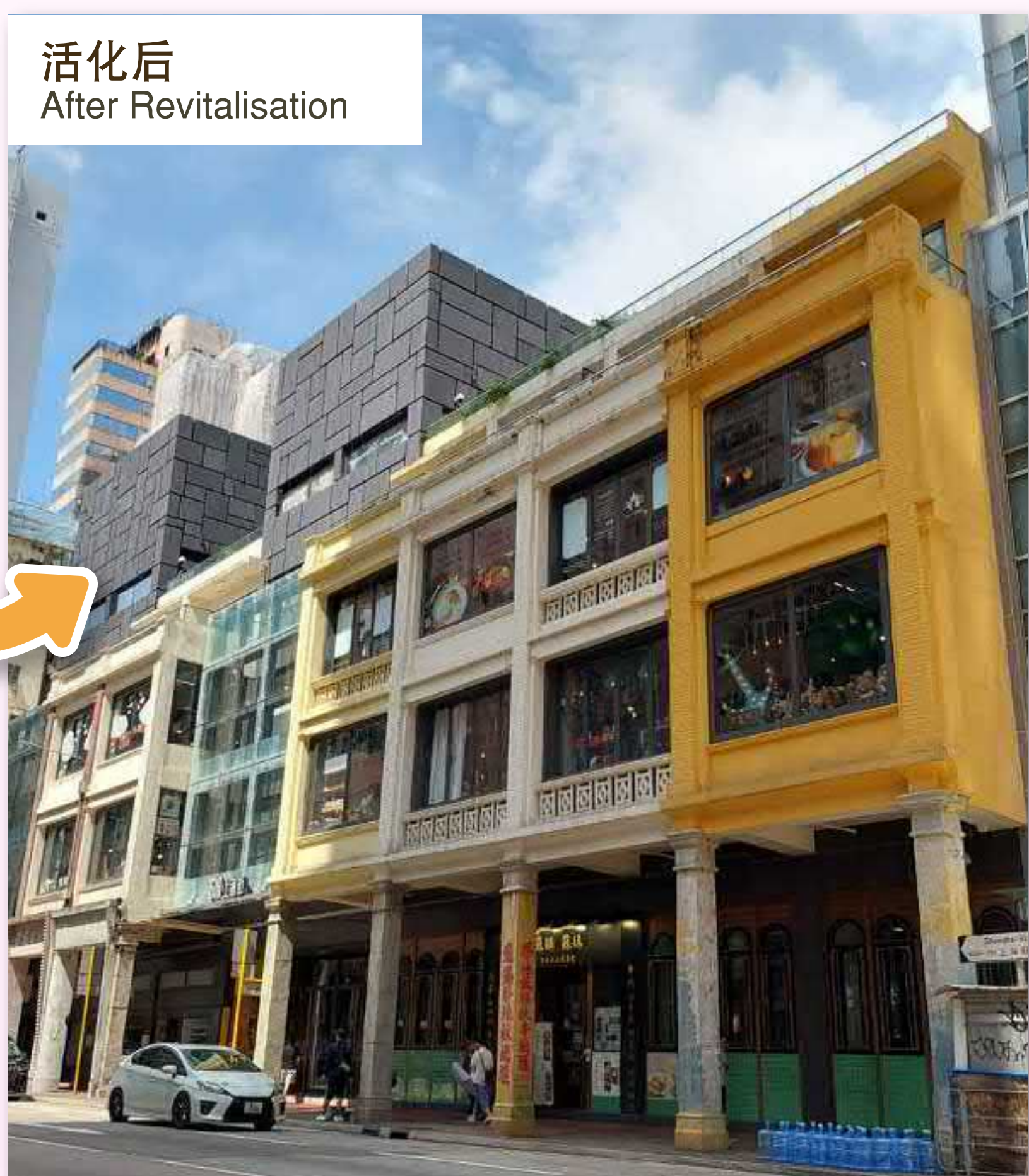
第2和第3发展区 (凯汇)  
DAs 2 and 3 (Grand Central)

- 重建前：1960年代建成的住宅大厦、小贩市场、社区设施、巴士站、小巴士站及裕民坊休憩花园  
Before Redevelopment: Residential buildings built in 1960s, hawker bazaar, community facilities, bus terminus, mini bus terminus and Yue Man Square Rest Garden
- 重建后：第1至3发展区 - 综合住宅发展，设有商业设施、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, 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

### 近期的保育活化项目例子 Recent Examples of Preservation / Revitalisation Projects

#### 618上海街 618 Shanghai Street

- 活化前：一系列十四幢的建筑群组，包括十幢建于1920-1926年的骑楼式建筑物(评为二级历史建筑)；另四幢建于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
- 活化后：不同类型的本地商店及餐厅，多用途活动室及活动空间，供公众租用  
After Revitalization: A variety of local shops and restaurants. Multi-Function Room and Activity Area for public to hire



#### 中环街市 Central Market



图片来源：发展局的网站 Photo Source: Development Bureau's Website



图片来源：发展局的网站 Photo Source: Development Bureau's Website

- 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平方米的绿化休憩及社区空间用作举办各式各样的艺术展览、表演和其他文化活动  
After Revitalization: Over 100 units for retails and food & beverage, 1,000m<sup>2</sup> landscaped open space, and community space for a variety of art exhibitions, performances and cultural activities

推动未来发展  
建设宜居活力的国际都会  
Driving Towards a Liveable and Vibrant World City



规划署外展计划 2024-25  
Planning Department Outreach Programme







## 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  
Before Rehabilitation and Retrofitting



楼宇复修及改造重设后  
After Rehabilitation and Retrofitting

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

- 「地积比率转移」是2021年完成的《油麻地及旺角地区研究》（《油旺研究》）内其中一项新的规划工具，并以油麻地及旺角这两个重建速度较慢、旧楼数目不断增多的旧区作为试点推行。

“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.

- 「地积比率转移」机制容许透过略为放宽地积比率/总楼面面积限制的规划申请，把没有重建计划的「输出地盘」内准许总楼面面积，转移至面积较大且较具吸引力的「接收地盘」，上限为「接收地盘」准许的最大总楼面面积的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.

- 「地积比率转移」机制预期有助两个旧区以较佳方式重整及重新规划，并为社区带来规划增益，例如增加休憩空间和其他政府、社区及机构设施，以及保存「输出地盘」内具保育价值的建筑物。

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.

## 采用「地积比率转移」的重建建议 Example of Redevelopment Proposal adopting the Transfer of Plot Ratio

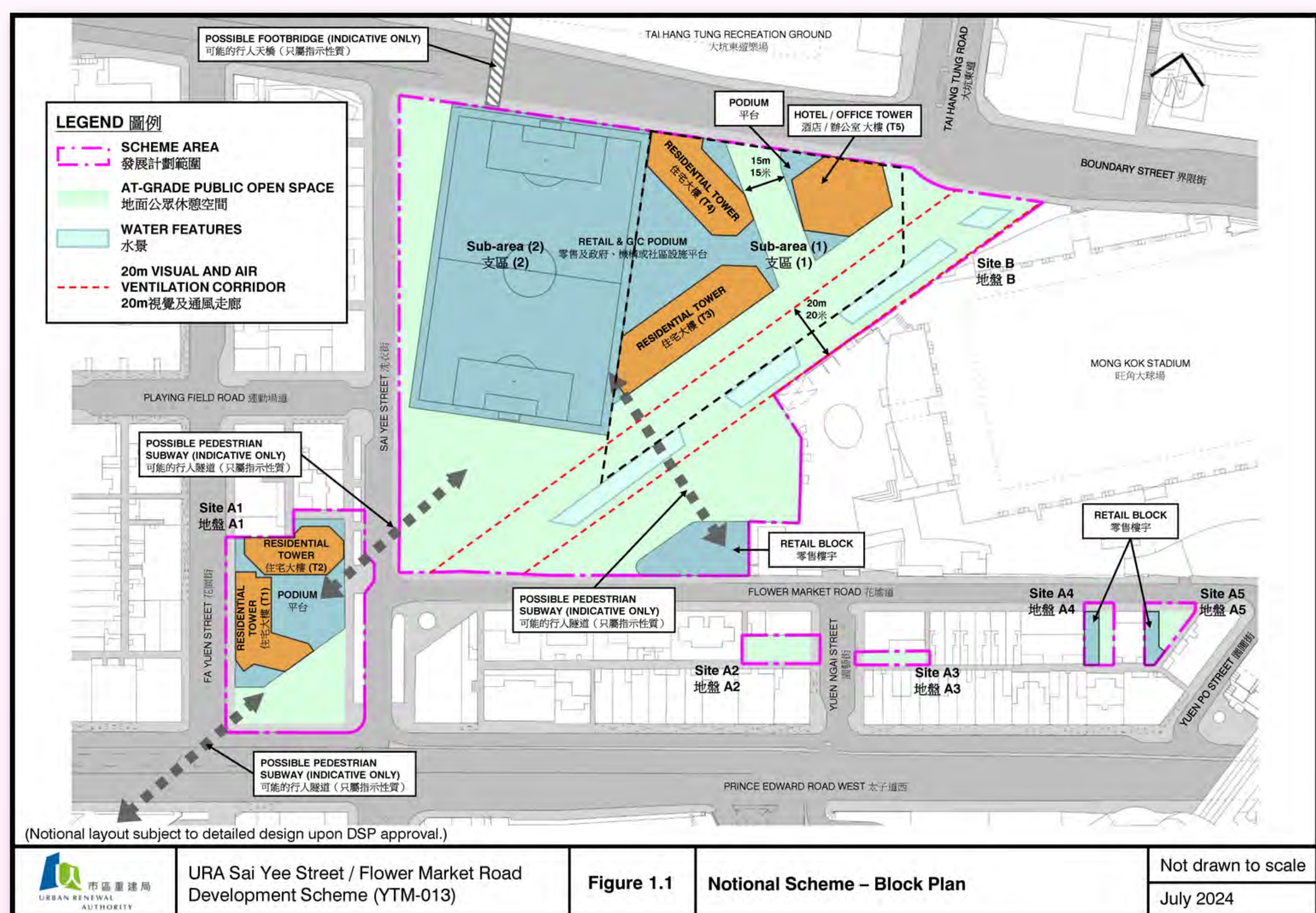
洗衣街/花墟道发展计划 Sai Yee Street / Flower Market Road Development Scheme (DS)

- 《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，有关的发展计划草图亦已于2024年8月按城市规划条例刊宪。

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.



- 具体建议：  
Planning Recommendations:

- 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

- 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 8,800m<sup>2</sup> Waterway Park, stadium, public parking spaces and community facilities. Construction of underground pedestrian pathways/footbridge to enhance the connectivity with surrounding facilities





# 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，占全港約一半人口。但其占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
- △ 占地 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
- △ 占地 Area: 3 170 公頃 ha
- △ 人口 Population (2021): 276 400
- △ 特色 Characteristics:

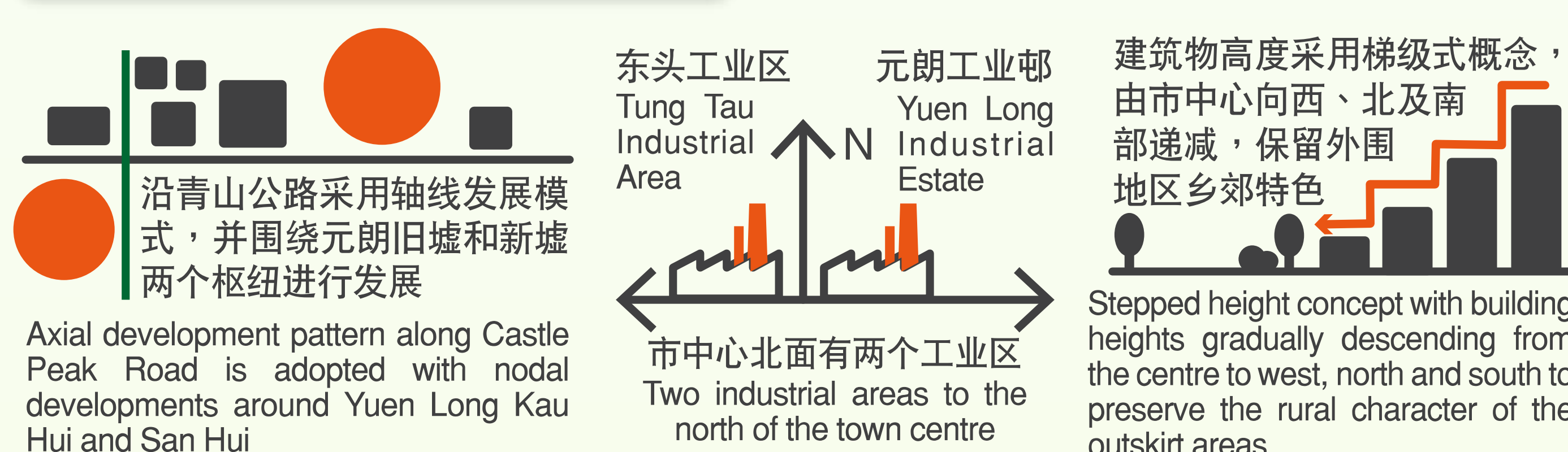


### 元朗新市鎮 Yuen Long New Town

1978



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

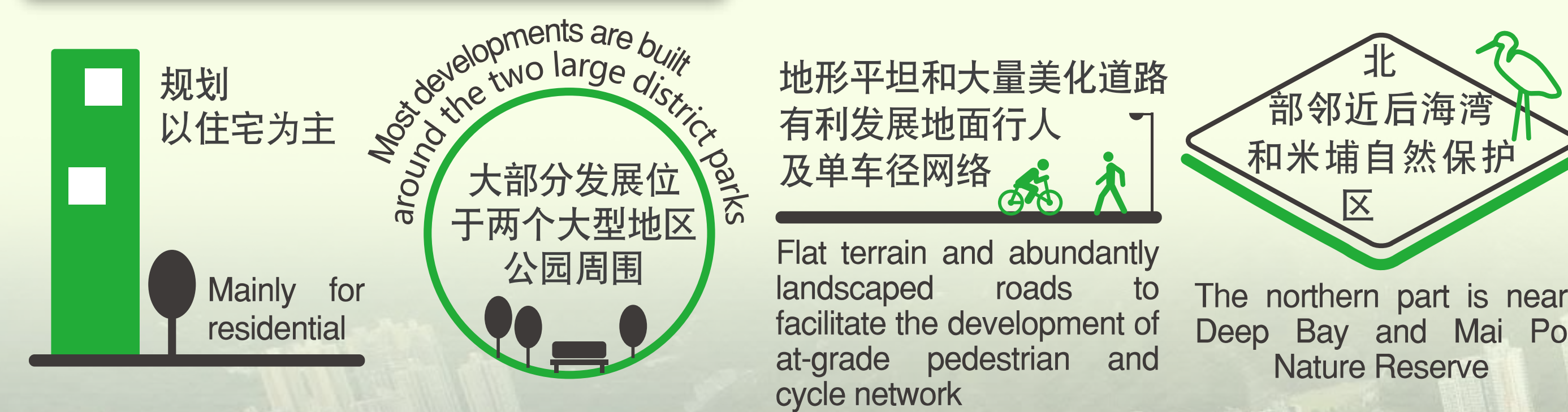


### 天水圍新市鎮 Tin Shui Wai New Town

1987



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

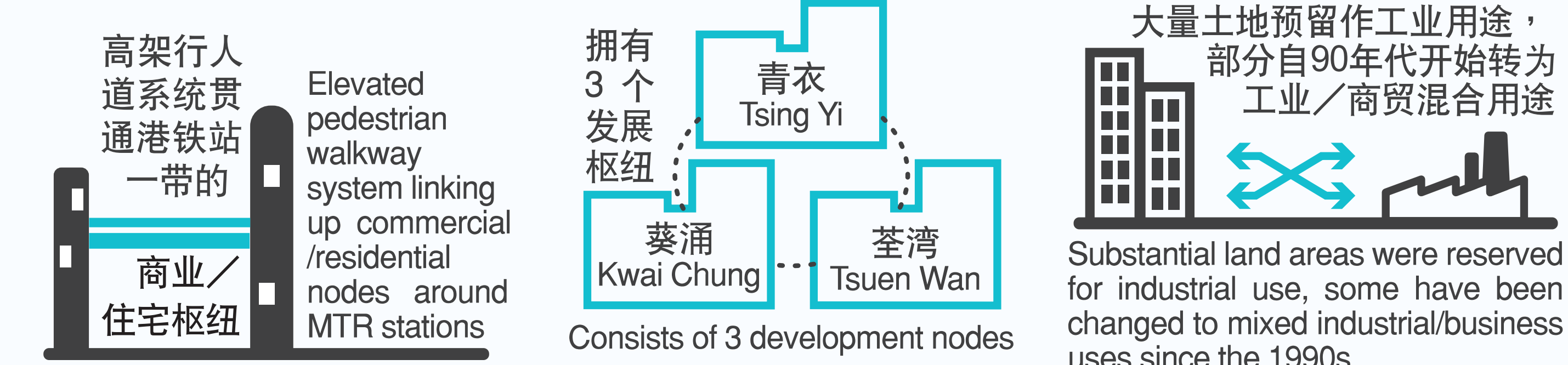


1973

### 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
- △ 占地 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
- △ 占地 Area: 3 210 公頃 ha
- △ 人口 Population (2021): 501 500
- △ 特色 Characteristics:

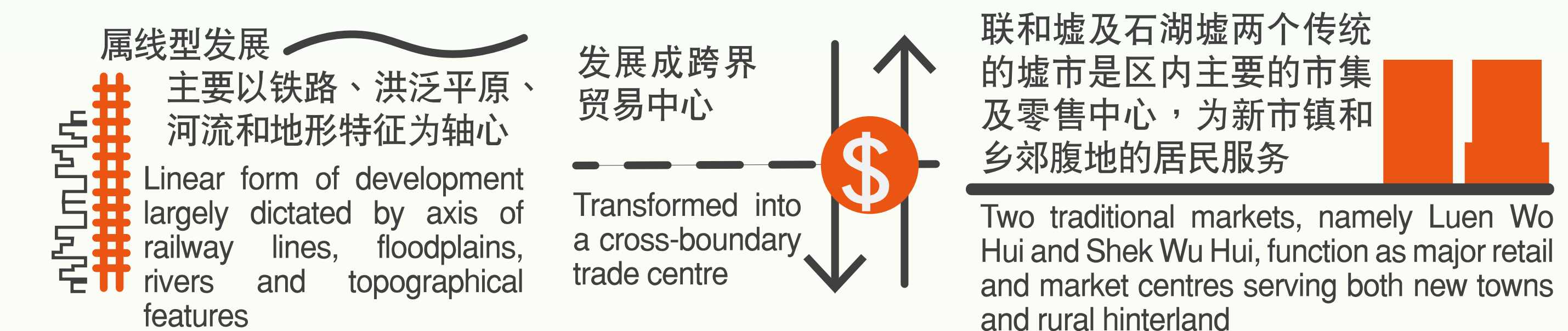


1978

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



- △ 地區: 北區  
District: North District
- △ 占地 Area: 1 280 公頃 ha
- △ 人口 Population (2021): 255 300\*
- △ 特色 Characteristics:



1982

### 將軍澳新市鎮 Tseung Kwan O New Town



- △ 地區: 西貢區  
District: Sai Kung District
- △ 占地 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
- △ 占地 Area: 730 公頃 ha
- △ 人口 Population (2021): 116 000
- △ 特色 Characteristics:



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 2024-25  
Planning Department Outreach Programme





# 资讯科技在城市规划的应用

## Application of Information Technology in Town Planning

### 无人机系统的应用 Application of Unmanned Aircraft Systems (UAS)

- 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2016年开始使用小型无人机协助与规划相关的工作  
Planning Department started using Small Unmanned Aircraft since 2016 to provide assistance and support to planning-related work

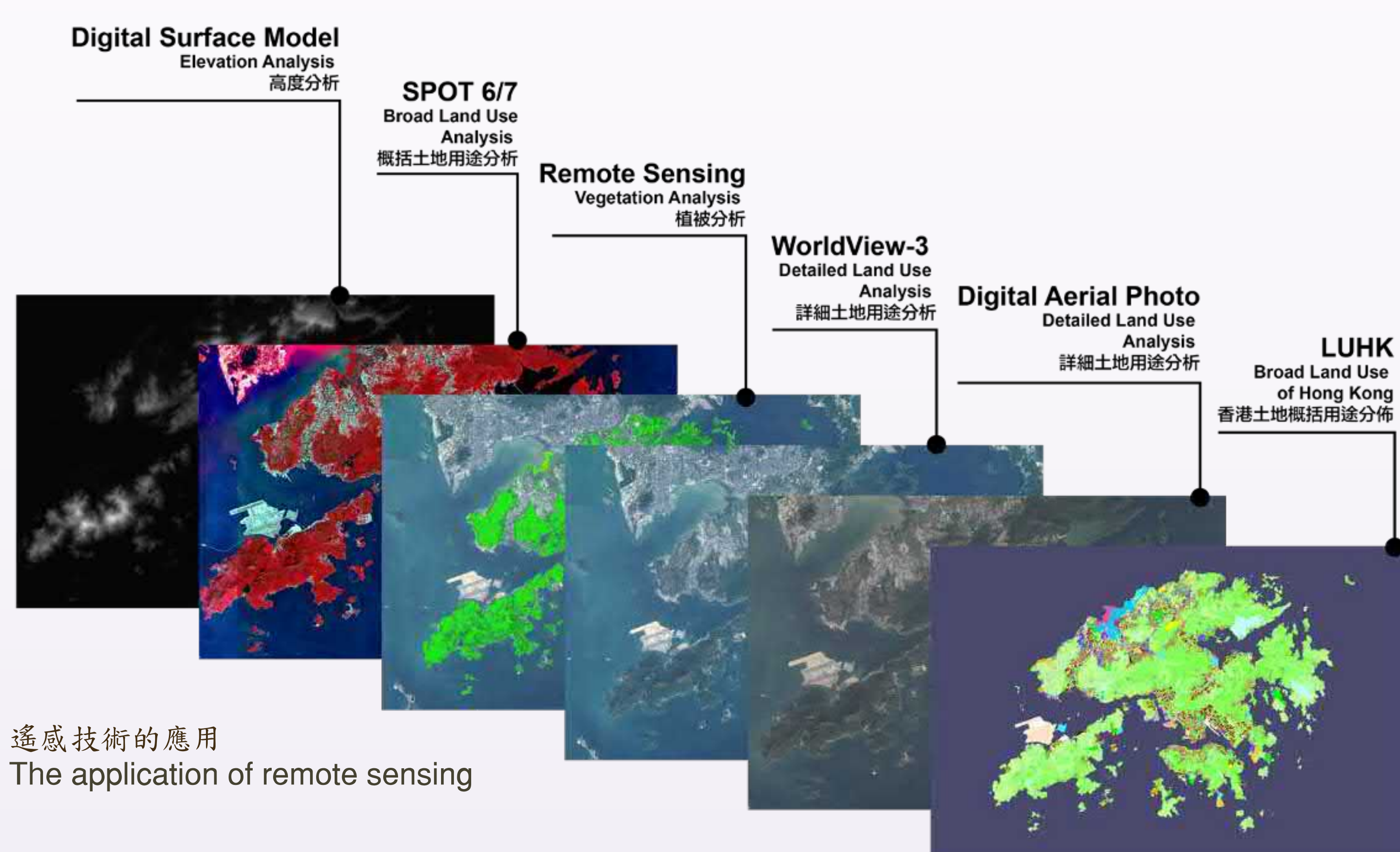


邵氏片场的三维模型  
3D Model of Shaw's House

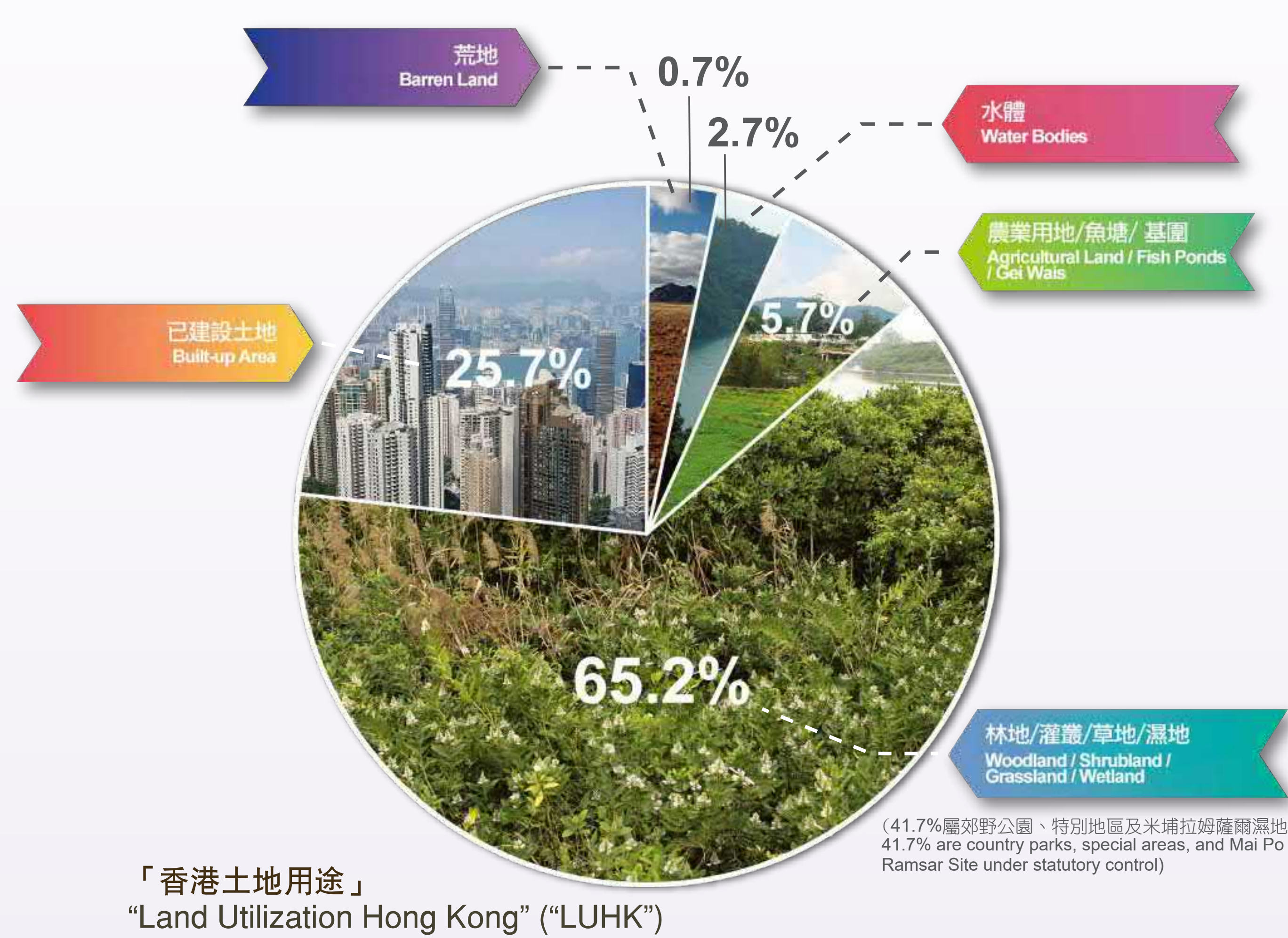


马鞍山郊野公园的点云  
Point cloud of Ma On Shan Country Park

### 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。

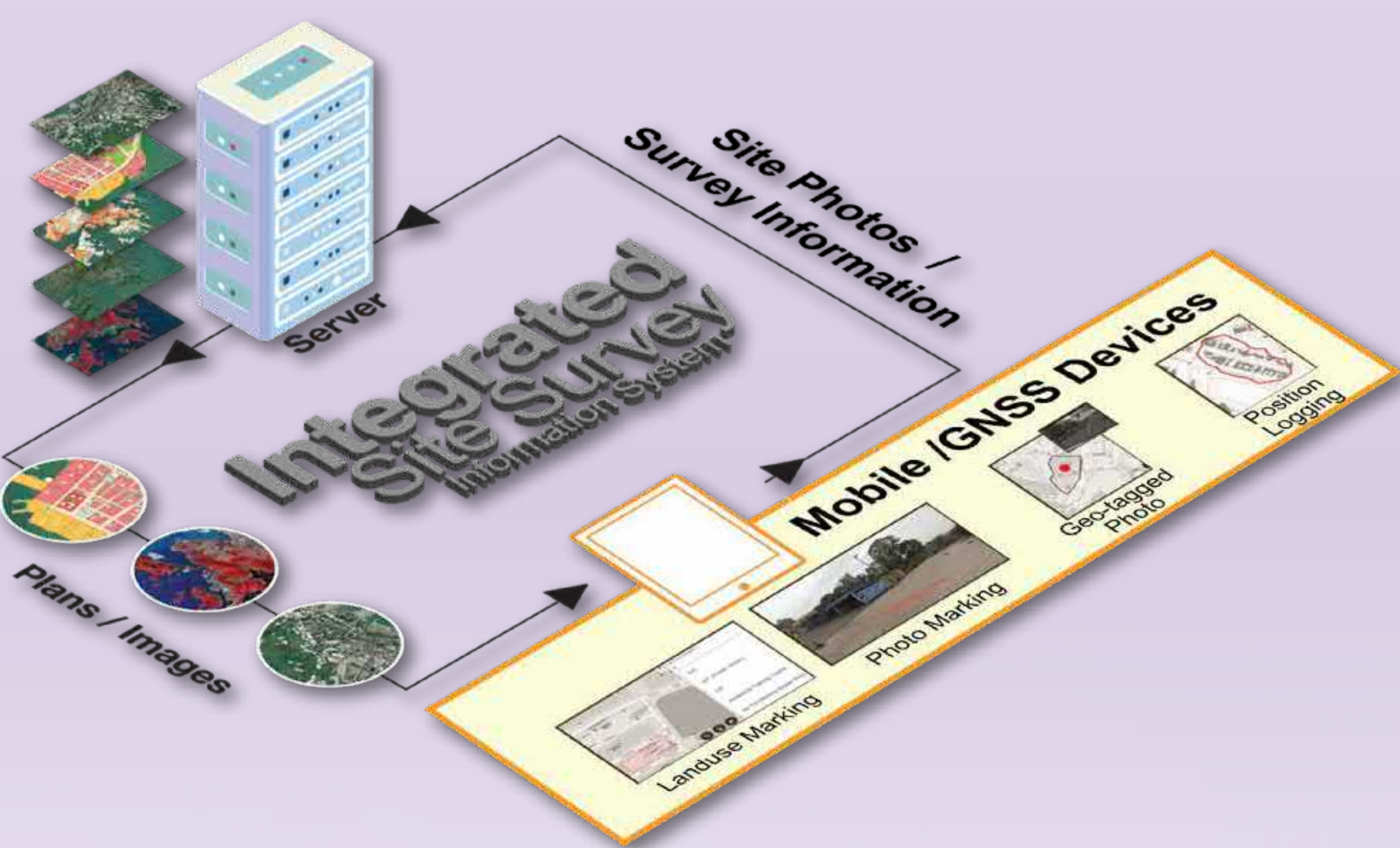
Since 2001, the Planning Department has used satellite imagery and remote sensing techniques instead of manual surveying to efficiently analyze the existing broad land uses of Hong Kong, and support a variety of territorial and district planning tasks.

### 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
- 汇入超过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
- 在网上制作设计方案及三维模型  
Generate design options and 3D models online
- 查看拟发展与周边环境的关系  
Inspect the relationship between a proposed development and its surrounding environment
- 比较不同发展参数下的设计方案  
Compare design schemes with different development parameters
- 支援三维规划/城市设计分析，以便检讨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 (ISIS)



- 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 to undertake survey duties, including taking photos, inspecting and recording information on-site
- 现场上传照片和测量资料以供实时分享  
Upload photos and survey information on-site for real-time sharing
- 提供准确的位置数据  
Provide accurate positioning data
- 免却携带大量文件或图则  
Avoid carrying loads of paper documents and plans
- 减省后续处理资料的时间和人手  
Save the time and manpower for post-processing

推动未来发展  
Driving Towards a Liveable and Vibrant World City

规划署外展计划 2024-25  
Planning Department Outreach Programme

