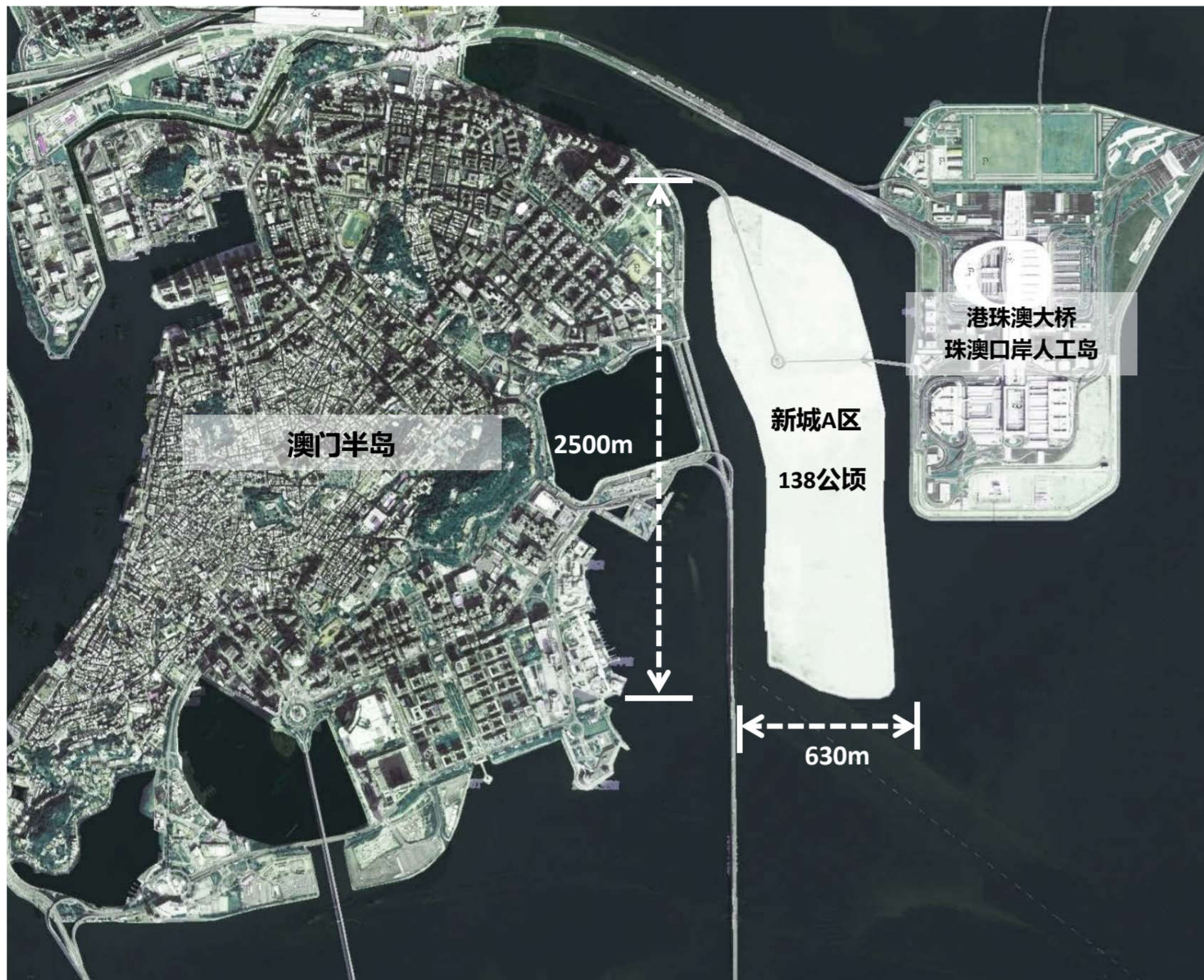


項目背景

PROJECT BACKGROUND

澳門新城 A 區為澳門最大的新填海區域，總面積為 1.67 平方公里，規劃總人口數為 9.6 萬人。規劃目標是建設以公屋為主、完善民生配套、支援中小企業發展的城市濱海新門戶地區。

Zone A of the new district of Macau is the largest newly reclaimed area in Macao with the total reclaimed area of 1.38 square kilometers and the planned capacity of 96,000 people. It is to be built into a new urban coastal area that has public housing and improved livelihood facilities and can support the development of small and medium-sized enterprises.

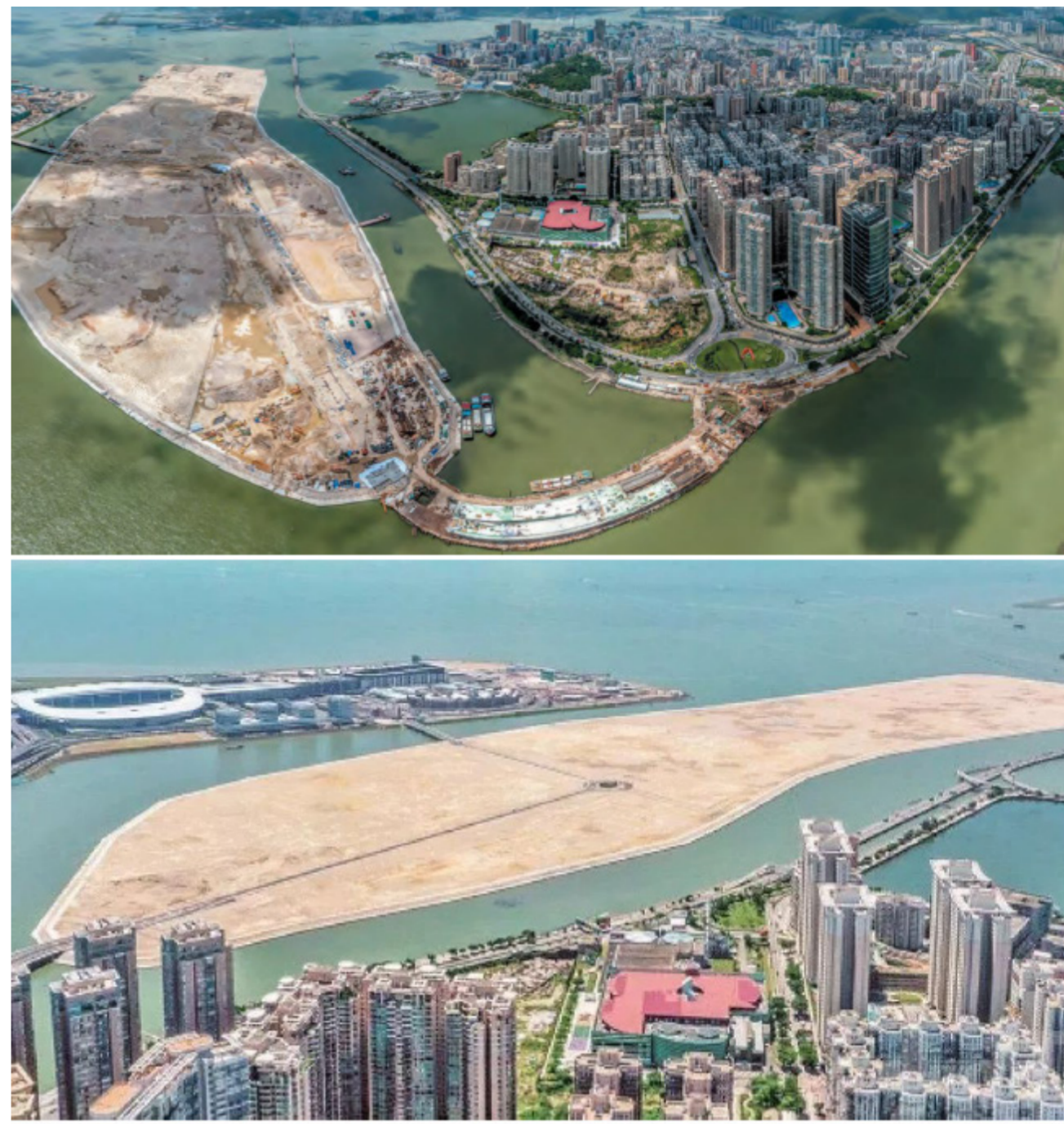


規劃前建設情況

CONSTRUCTION BEFORE PLANNING

新城 A 區填海工程已經完成，目前 A 區範圍內僅馬萬祺博士大馬路北段以及豚城大馬路東段已建設，暫無其他建成設施。

The reclamation project in Area A of the new city has been completed. Currently, only the northern section of Dr. Ma Wanqi's Avenue and the eastern section of Doucheng Avenue have been constructed within the scope of Zone A, and there are no other completed facilities.

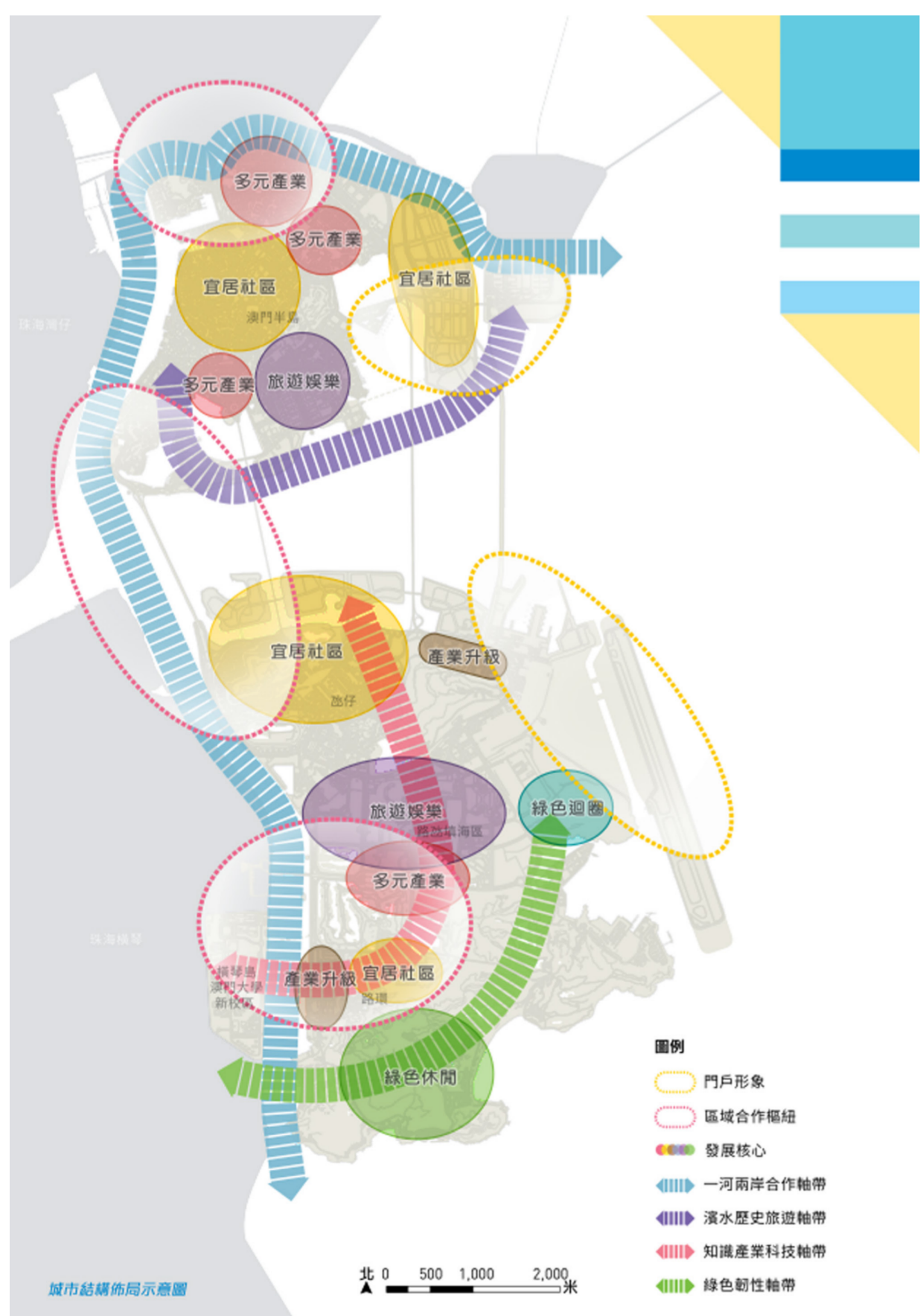


上位規劃

SUPERIOR PLANNING

本研究根據近年澳門的城市發展需要，為落實《澳門新城區總體規劃》中“以公屋為主、完善民生配套”的主要區域發展定位，在上位規劃的基礎上，配合重大基建專案的建設協調內容，對新城 A 區提出規劃佈局優化建議。

According to the urban development needs of Macao in recent years, this study aims to implement the main regional development orientation of "mainly public housing and improve people's livelihood facilities" in the "Macao New City Master Plan", on the basis of the superior planning, in coordination with the construction of major infrastructure projects. Coordinate the content of the construction of major infrastructure projects and put forward suggestions for optimizing the planning and layout of the new city area A.



澳門城市總體規劃空間結構圖

土地利用規劃

LAND-USE PLANNING



土地利用規劃圖



總平面圖
MASTER PLAN

面積 (公頃)	171.29
Area	171.29
規劃人口容量	9.6 萬人
Planning population capacity	96,000
住宅單位數	約 3.2 萬個
Number of dwellings	about 32,000
地上總建築面積	約 350 萬平方米
gross floor area above ground	about 3,500,000 m ²
地下總建築面積	約 150 萬平方米
Underground gross floor area	about 1,500,000 m ²

綠地網路

Greenfield network
以濱海綠廊、A區西岸公共軸線為主體，南北串聯公園，透過中央綠廊、綠軸構建完整的魚骨狀公共綠地網路。
Taking the coastal green corridor and the public axis of the west bank of Area A as the main body, the parks are connected in series from north to south, and a complete fishbone-shaped public green space network is constructed through the central green corridor and green axis.

戶型比例

The proportion of units
經濟房屋，2021年開始，T1 5%，T2 85%，T3 10%
社會房屋，2021年開始，T1 65%，T2 30%，T3 5%
Economic housing, starting in 2021, T1 5%, T2 85%, T3 10%
Social housing, starting in 2021, T1 65%, T2 30%, T3 5%

水塘
pond

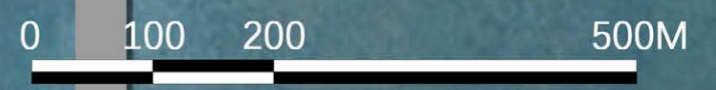
AB區通道
A-B channel

友誼大橋
Youyi Bridge

澳氹東軸綫

第四通道

NO.4 Tunnel



城市設計構想

URBAN DESIGN CONCEPTS



1 大眾運輸型導向開發 (TOD)

Focus on TOD combined with light rail stations.

2 強化藍綠滲透、創造街區公園

Strengthen blue-green penetration to create multi-level open space.

3 利用景觀資源、創造特質空間

Combine the cultural characteristics of Macao with its landscape resources to create special urban spaces.

4 以地標及重要共建創造澳門門戶形象

Create a portal image with landmarks and important public buildings.

一、TOD 導向開發

FOCUS ON TOD COMBINED WITH LIGHT RAIL STATIONS

(1) 以 TOD 開發為導向，北、中區結合輕軌站點形成社區集中式商業；南區結合輕軌站點、商業及文化設施形成綜合型 TOD。

(2) 加強輕軌站點與周邊地塊聯繫，結合地下通道及地下商業，形成地上地下聯動的商業格局。

(1) Focus on TOD in combination with rail stations to build the core of commercial services. Develop the core area of TOD and on both sides of the central green corridor to form a comprehensive TOD area in combination with the southern cultural and creative center.

(2) Strengthen the connection between the light rail station and the surrounding plots, and combine the underground passage and underground business to form a commercial pattern of above-ground and underground linkage.

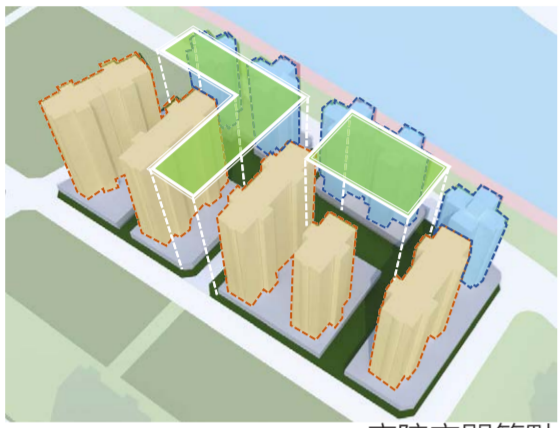


二、強化藍綠滲透，塑造多層級開放空間

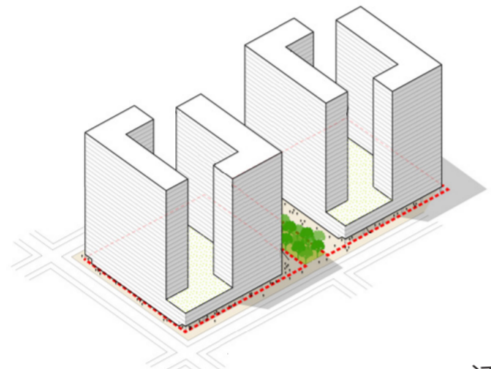
STRENGTHEN BLUE-GREEN PENETRATION TO CREATE MULTI-LEVEL OPEN SPACE

新城 A 區原綠地面積為 39.28 公頃，占總用地面積 28.5%。建設以“濱海公園 - 中央綠廊 - 街區綠道 - 步行通廊 - 街坊綠地”構成的多層級的開放空間體系，形成豐富的公共空間場所。

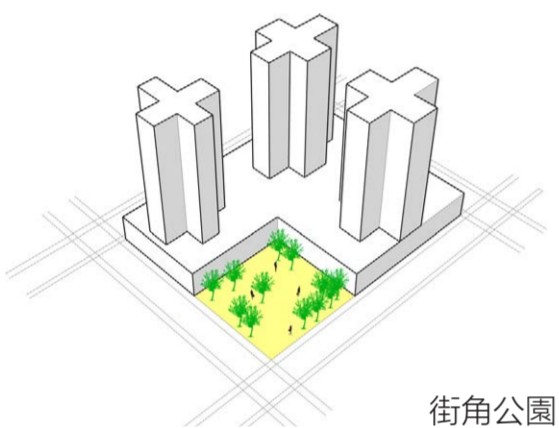
The original green area of New Town A is 39.28 hectares, accounting for 28.5% of the total land area. Create a five-level open space system of "seaside park-central green corridor-block greenway-pedestrian corridor-neighborhood green space"



庭院空間節點



活動綠廊



街角公園



地塊內部庭院空間



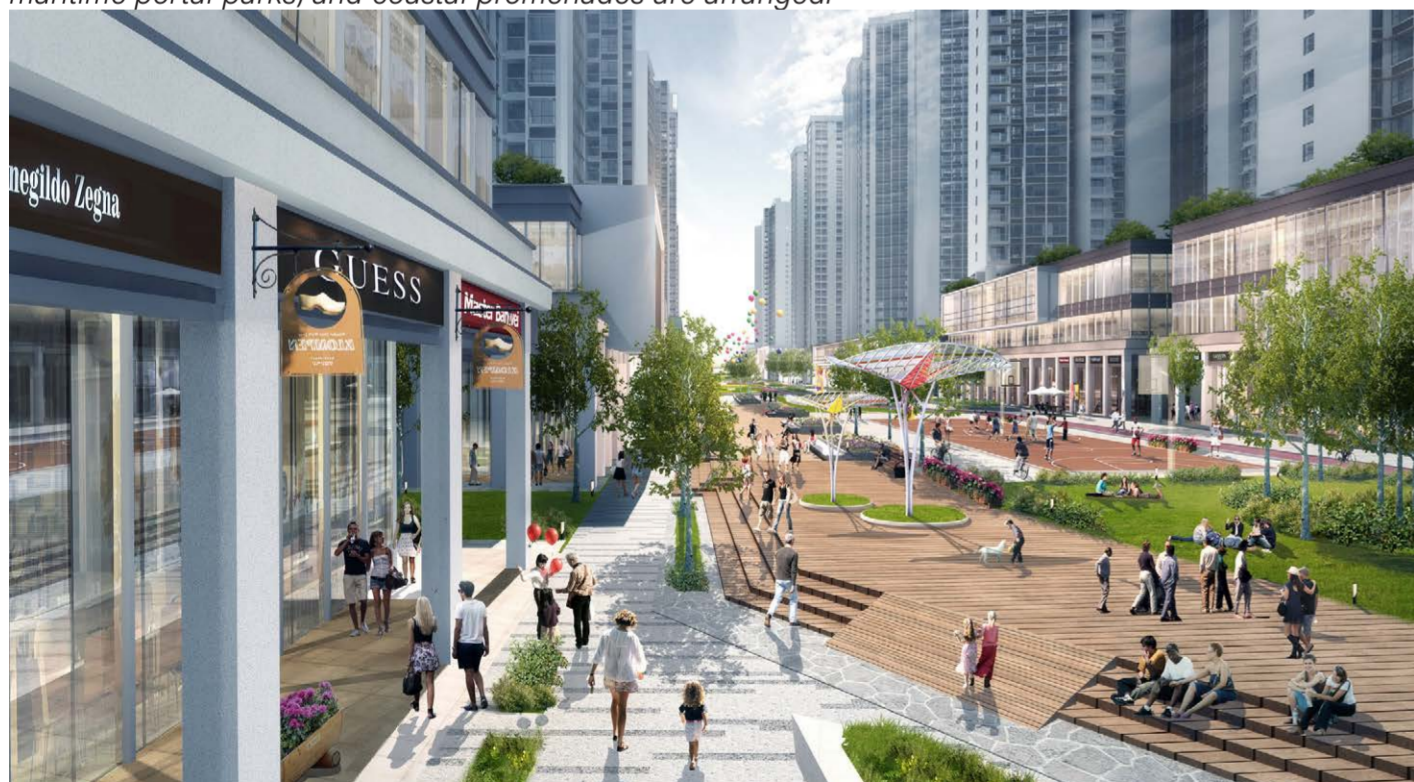
公園體系圖

三、利用景觀資源，創造特質空間

MAKE USE OF LANDSCAPE RESOURCES TO CREATE SPECIAL URBAN SPACES

規劃延續了澳門“騎樓、柱廊、窄街密路”等地域空間特色，依據整體開放空間特點，佈置城市公園、運動公園、中央綠廊、創意門戶公園、海上門戶公園、濱海漫步長廊等景觀主題。

The plan has been made with adequate consideration of the cultural characteristics of Macau such as "arcades, colonnades, narrow streets and dense roads". According to the characteristics of each open space, landscape themes such as urban parks, sports parks, central green corridors, creative portal parks, maritime portal parks, and coastal promenades are arranged.



新城 A 區中央綠廊人視圖



新城 A 區東西向綠廊效果圖



景觀系統規劃圖

四、以地標及重要公建塑造澳門門戶形象

CREATE A PORTAL IMAGE WITH LANDMARKS AND IMPORTANT PUBLIC BUILDINGS

(1) 利用 A 區的景觀区位，以全澳的視角擴展山海城的景觀格局，形成新的海上门戶，塑造世界旅遊休閒中心的新城市風貌。

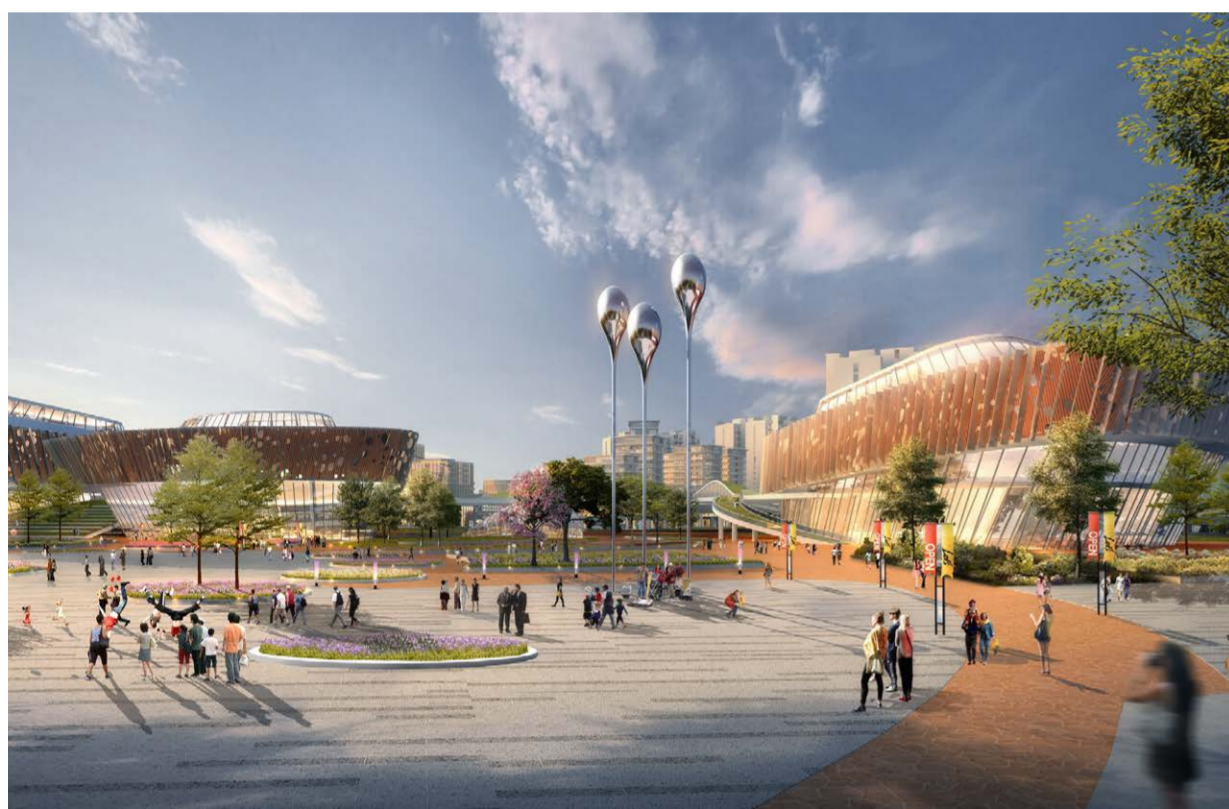
(2) 分別以景觀軸帶、景觀視廊、景觀節點、城市地標共同構成新城 A 區景觀系統。

(1) The plan was made from the perspective of the whole Macau to expand the landscape pattern of mountains, seas and cities, create multiple urban and sea-view corridors to show the brand-new urban style of Macau as a "World Tourism and Leisure Center".

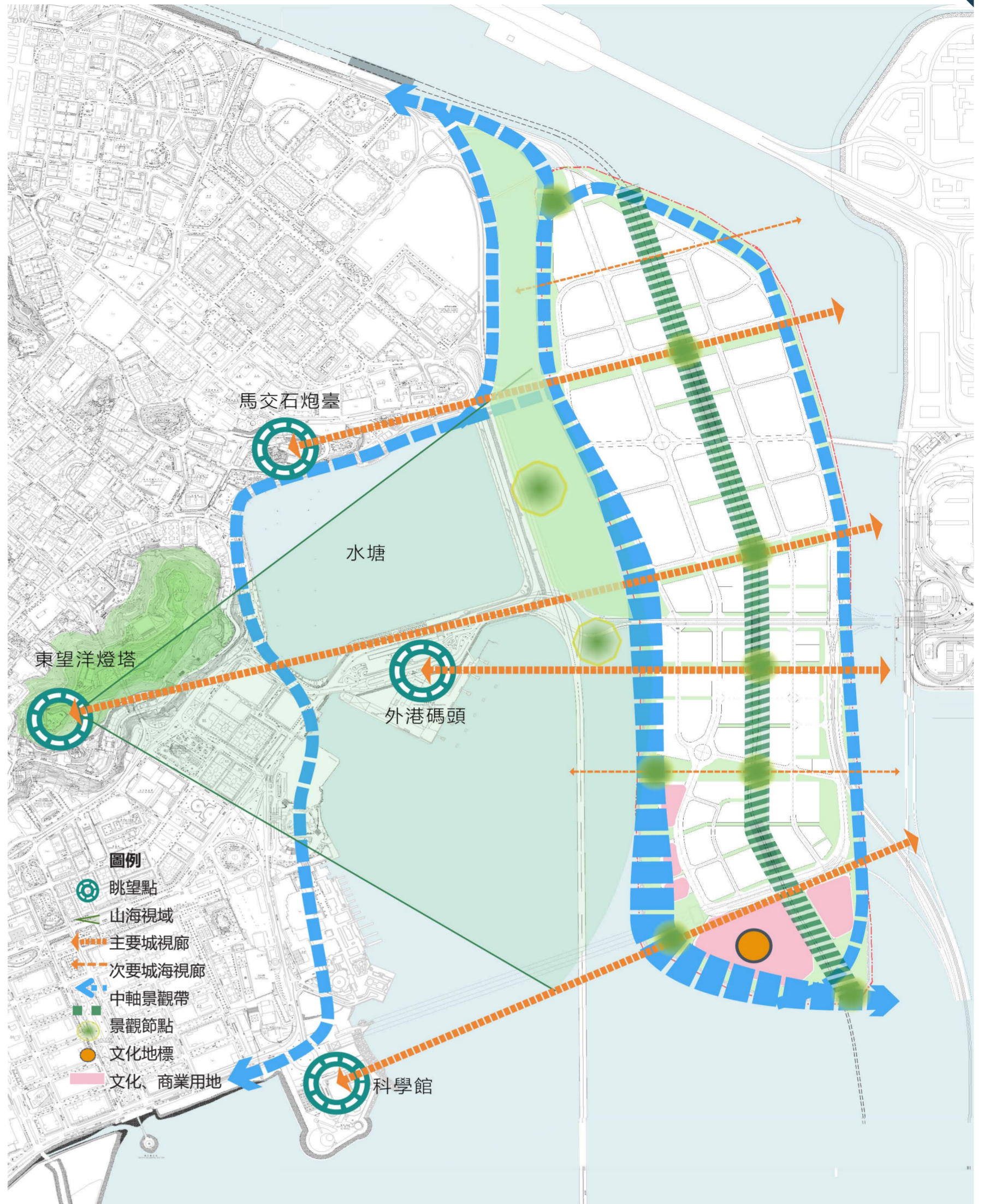
(2) The landscape system of Area A of the new city is constituted by the landscape axis, the landscape gallery, the landscape nodes and the urban landmarks.



南部地段城市設計指引圖



文化設施人視圖



景觀格局示意圖

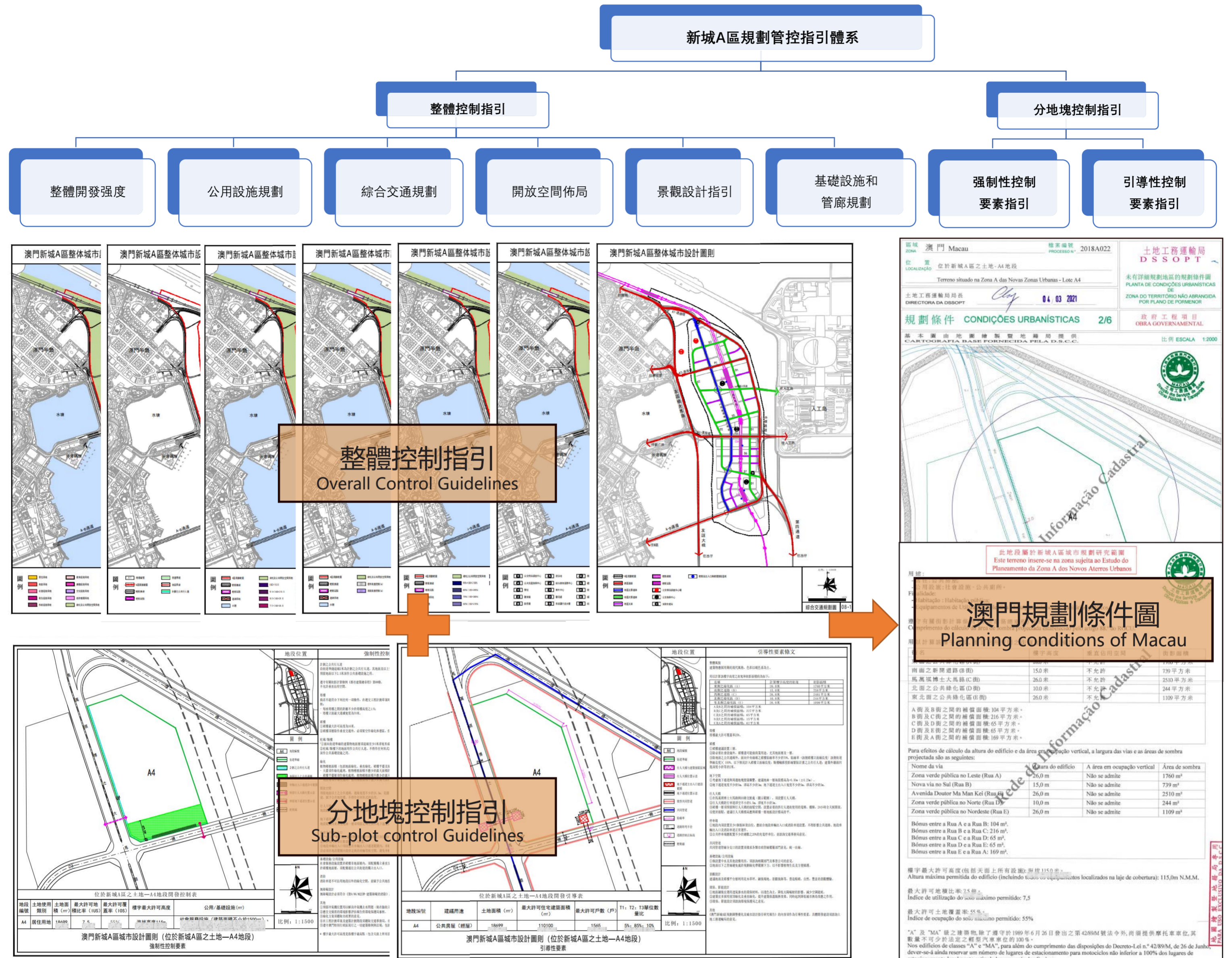


開發控制指引體系

THE MANAGEMENT AND CONTROL GUIDELINES

項目以澳門的規劃管控體系為基礎，根據澳門的規劃和建築法規要求，融合內地的規劃理念和管控方式，以研究報告 + 管控指引圖則的成果形式，形成一套適應澳門特點的城市設計控制指引體系。

The project is implemented based on the planning and control system of Macau, according to the planning and building regulations of Macau, and with the reference to the planning concepts and control methods of the mainland. The urban design control and guidance system in the form of the combination of the research reports and the management and control guidelines is suitable to the characteristics of Macau.



多部門參與、多種技術手段深度融合

MULTI-DEPARTMENT PARTICIPATION AND DEEP INTEGRATION OF VARIOUS TECHNICS

項目通過噪聲模擬、光反射模擬分析、風環境、空氣污染評估等等技術手段，對用地方案、交通方案及城市設計方案進行多輪調整，力求達到環境最優的設計目標。

