

8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

行政長官會同行政會議於2012年3月27日根據鐵路條例(第519章)批准沙田至中環綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。

THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

此區的土地用途地帶見市區重建局春田街／崇志街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHUN
TIN STREET / SUNG CHI STREET DEVELOPMENT SCHEME PLAN.



圖例 NOTATION

地帶

| | | |
|----------|------|--------------------------------------|
| 商業 | C | COMMERCIAL |
| 綜合發展區 | CDA | COMPREHENSIVE DEVELOPMENT AREA |
| 住宅(甲類) | R(A) | RESIDENTIAL (GROUP A) |
| 住宅(乙類) | R(B) | RESIDENTIAL (GROUP B) |
| 政府、機構或社區 | G/IC | GOVERNMENT, INSTITUTION OR COMMUNITY |
| 休憩用地 | O | OPEN SPACE |
| 其他指定用途 | OU | OTHER SPECIFIED USES |

zones

COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES

交通

The legend consists of three entries. The first entry shows a symbol for 'RAILWAY AND STATION (UNDERGROUND)' which is a dashed line with a station symbol at each end. The second entry shows a symbol for 'MAJOR ROAD AND JUNCTION' which is a solid line with a T-junction symbol. The third entry shows a symbol for 'ELEVATED ROAD' which is a solid line with a cross-hatch pattern.

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

其他

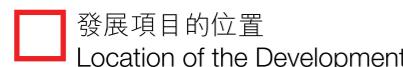
| | | |
|-------------------------|--|--|
| 規劃範圍界線 | | BOUNDARY OF PLANNING SCHEME |
| 市區重建局發展計劃範圍 | | URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA |
| 建築物高度管制區界線 | | BUILDING HEIGHT CONTROL ZONE BOUNDARY |
| 最高建築物高度 (在主水平基準上若干米) | | MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) |
| 《註釋》內訂明最高建築物 高度限制 | | MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES |
| 最高建築物高度(樓層數目) | | MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) |



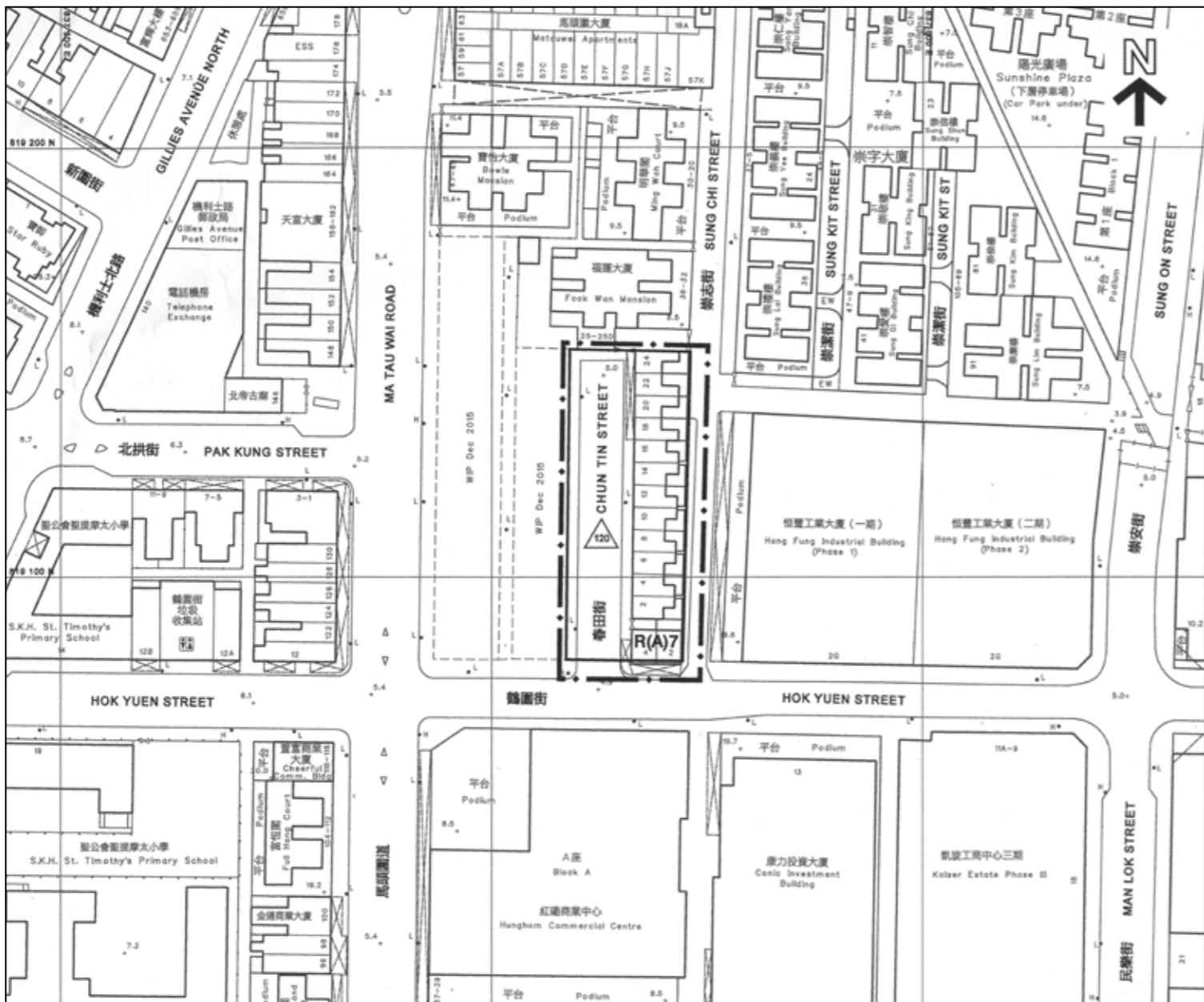
摘錄自2025年9月12日刊憲之紅磡分區計劃大綱草圖，圖則編號S/K9/29，經修正處理。
Adopted from the draft Hung Hom Outline Zoning Plan, Plan No. S/K9/29, gazetted on 12th September 2025, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

- 規劃範圍界線
BOUNDARY OF DEVELOPMENT SCHEME
- 住宅 (甲類) 7
RESIDENTIAL (GROUP A) 7
- 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

比例尺 Scale 0米(m) 100米(m)

摘錄自2017年10月31日由行政長官會同行政會議根據城市規劃條例第9(1)(a)條核准之市區重建局春田街/崇志街發展計劃圖、編號S/K9/URA1/2。

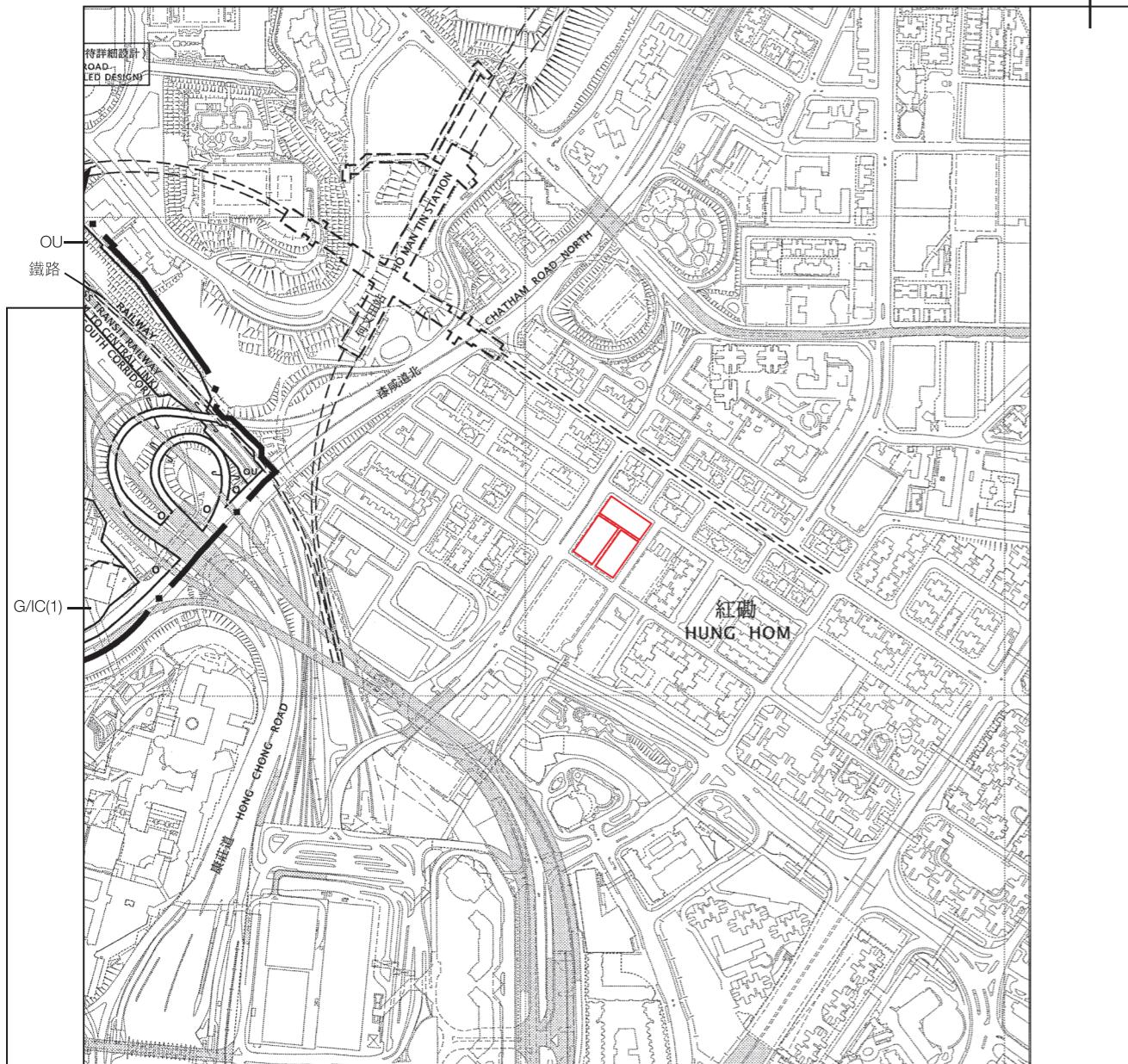
Adopted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No. S/K9/URA1/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 31st October 2017.

備註：因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this development scheme plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋
This blank area though situated within 500 metres from the boundary of the development falls outside the coverage of the relevant outline zoning plan



發展項目的位置

Location of the Development



圖例 NOTATION

地帶

- 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地
OPEN SPACE
- 其他指定用途
OTHER SPECIFIED USES

交通

- 鐵路及車站(地下)
RAILWAY AND STATION (UNDERGROUND)
- 主要道路及路口
MAJOR ROAD AND JUNCTION
- 高架道路
ELEVATED ROAD

其他

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME

ZONES

- G/IC
- O
- OU

COMMUNICATIONS

- — — 車站 — — — STATION
- — — — — MAJOR ROAD AND JUNCTION
- — — — — ELEVATED ROAD

MISCELLANEOUS

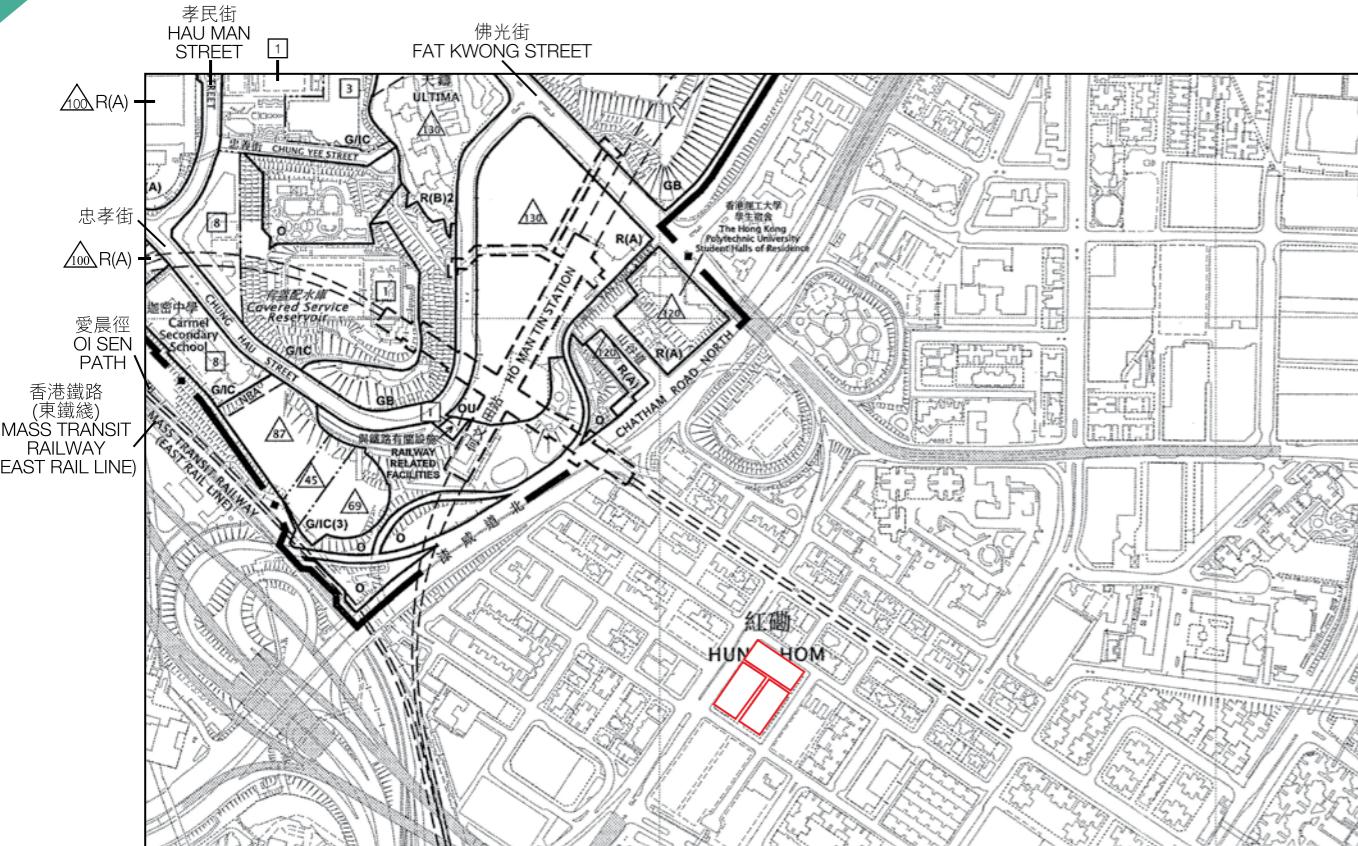
- — — — — BOUNDARY OF PLANNING SCHEME

比例尺 Scale 0米(m) 500米(m)

摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號S/K2/26，經修正處理。
Adopted from the approved Yau Ma Tei Outline Zoning Plan, Plan No. S/K2/26, gazetted on 26th July 2024, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋
This blank area though situated within 500 metres from the boundary of the development falls outside the coverage of the relevant outline zoning plan

發展項目的位置
Location of the Development



圖例 NOTATION

地帶

| | |
|----------|------|
| 住宅(甲類) | R(A) |
| 住宅(乙類) | R(B) |
| 政府、機構或社區 | G/C |
| 休憩用地 | OU |
| 其他指定用途 | OU |
| 綠化地帶 | GB |

交通

| | |
|-----------|--|
| 鐵路及車站(地下) | |
| 主要道路及路口 | |
| 高架道路 | |

其他

| | |
|-------------------------|--|
| 規劃範圍界線 | |
| 建築物高度管制區界線 | |
| 最高建築物高度 (在主水平基準上若干米) | |
| 最高建築物高度(樓層數目) | |
| 非建築用地 | |

ZONES

| |
|--------------------------------------|
| RESIDENTIAL (GROUP A) |
| RESIDENTIAL (GROUP B) |
| GOVERNMENT, INSTITUTION OR COMMUNITY |
| OPEN SPACE |
| OTHER SPECIFIED USES |
| GREEN BELT |

COMMUNICATIONS

| | |
|-----------------------------------|--|
| RAILWAY AND STATION (UNDERGROUND) | |
| MAJOR ROAD AND JUNCTION | |
| ELEVATED ROAD | |

比例尺 Scale



摘錄自2025年11月14日刊憲之何文田分區計劃大綱草圖，圖則編號S/K7/25，經修正處理。
Adopted from the draft Ho Man Tin Outline Zoning Plan, Plan No. S/K7/25, gazetted on 14th November 2025, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.