

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

圖景美化高架行人道(有待詳細設計)
LANDSCAPED ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

地下購物街
(有待詳細設計)
UNDERGROUND
SHOPPING
STREET
(SUBJECT TO
DETAILED
DESIGN)



圖例 NOTATION		ZONES	
地帶		C	COMMERCIAL
商業		CDA	COMPREHENSIVE DEVELOPMENT AREA
綜合發展區		R(A)	RESIDENTIAL (GROUP A)
住宅(甲類)		R(B)	RESIDENTIAL (GROUP B)
住宅(乙類)		G/I/C	GOVERNMENT, INSTITUTION OR COMMUNITY
政府、機構或社區		O	OPEN SPACE
休憩用地		OU	OTHER SPECIFIED USES
其他指定用途		OU(A)	OTHER SPECIFIED USES (AMENITY AREA)
其他指定用途(美化市容地帶)		COMMUNICATIONS	
交通			RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(地下)			MAJOR ROAD AND JUNCTION
主要道路及路口			ELEVATED ROAD
高架道路			PEDESTRIAN PRECINCT/ STREET
行人專用區或街道		MISCELLANEOUS	
其他			BOUNDARY OF PLANNING SCHEME
規劃範圍界線			BUILDING HEIGHT CONTROL ZONE BOUNDARY
建築物高度管制區界線			MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (在主水平基準上若干米)			AREA DESIGNATED FOR 'SHOP AND SERVICES' 'AND 'EATING PLACE' USES ONLY
只限於指定為「商店及服務行業」 和「食肆」用途的地區			NON-BUILDING AREA
非建築用地			

比例尺 Scale 0米(m) 500米(m)

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。
Adopted from the approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28th October, 2022.

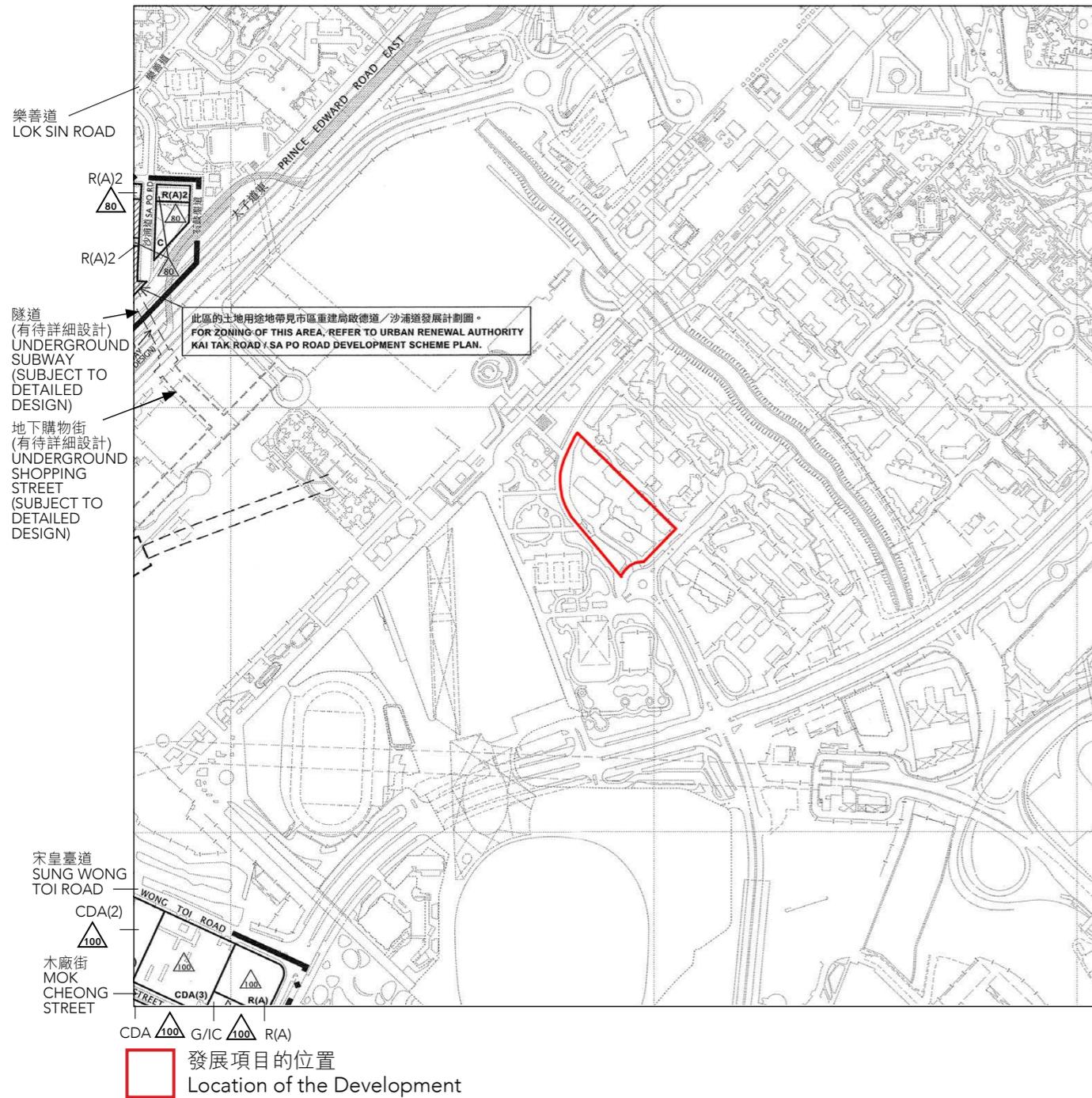
備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

發展項目的位置
Location of the Development

* 行政長官會同行政會議於2016年1月5日根據道路(工程、使用及補償)條例(第370章)批准的中九龍幹線，有關方案所述的道路顯示在這份圖則上，只供參考之用。
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE CENTRAL KOWLOON ROUTE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 5.1.2016 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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圖例 NOTATION

- 地帶**
- 商業 C
 - 綜合發展區 CDA
 - 住宅(甲類) R(A)
 - 政府、機構或社區 G/IC

C
CDA
R(A)
G/IC

交通

- 鐵路及車站(地下)
- 主要道路及路口
- 高架道路

STATION

其他

- 規劃範圍界線
- 市區重建局發展計劃圖範圍
- 最高建築物高度
(在主水平基準上若干米)

100

ZONES

- COMMERCIAL
- COMPREHENSIVE DEVELOPMENT AREA
- RESIDENTIAL (GROUP A)
- GOVERNMENT, INSTITUTION OR COMMUNITY

COMMUNICATIONS

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

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

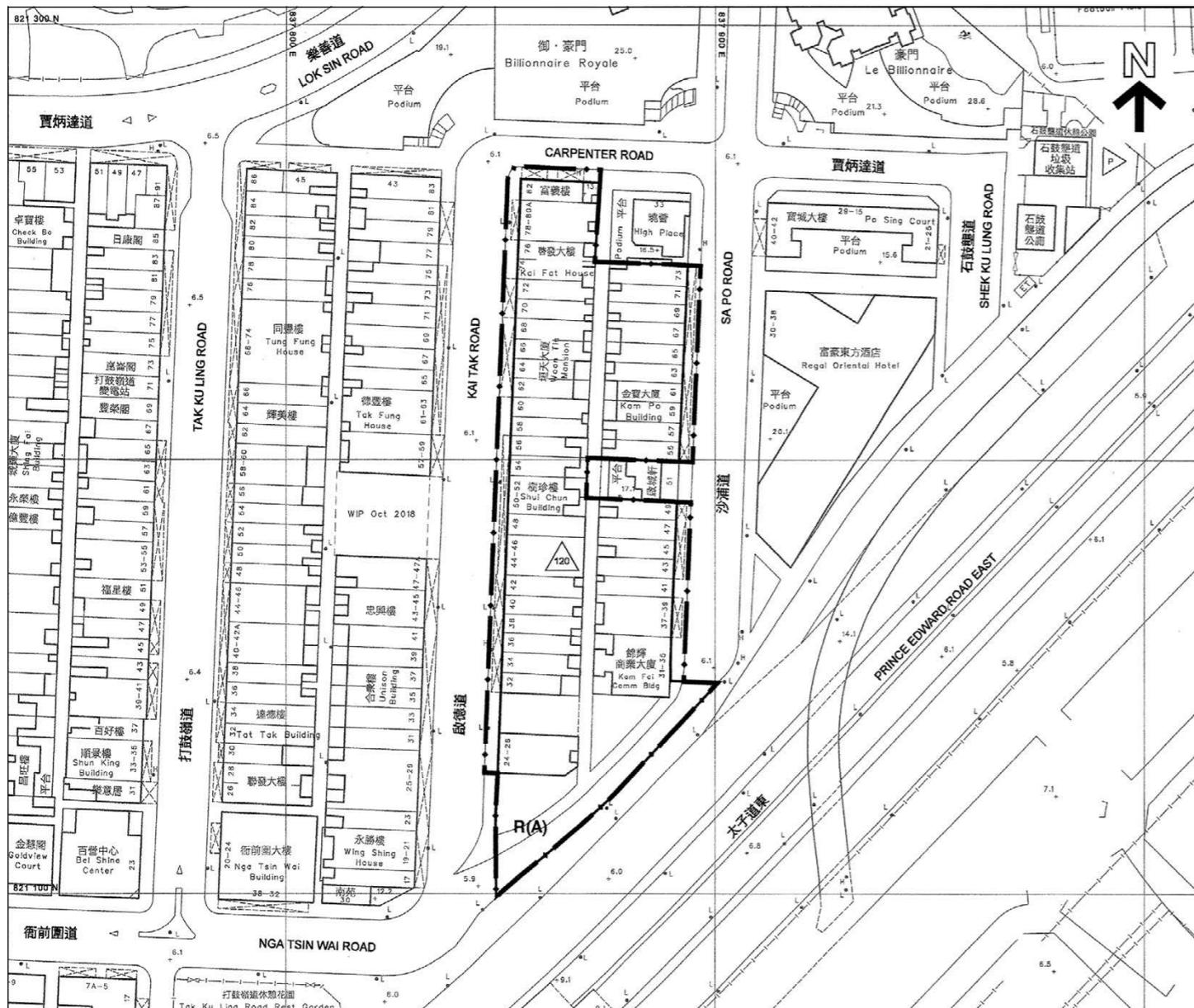


摘錄自2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。
Adopted from the draft Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/31, gazetted on 24th December 2025.

備註：因技術性問題，此分區計劃大綱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 outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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圖例 NOTATION

發展計劃範圍界線  BOUNDARY OF DEVELOPMENT SCHEME

住宅(甲類)  RESIDENTIAL (GROUP A)

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)



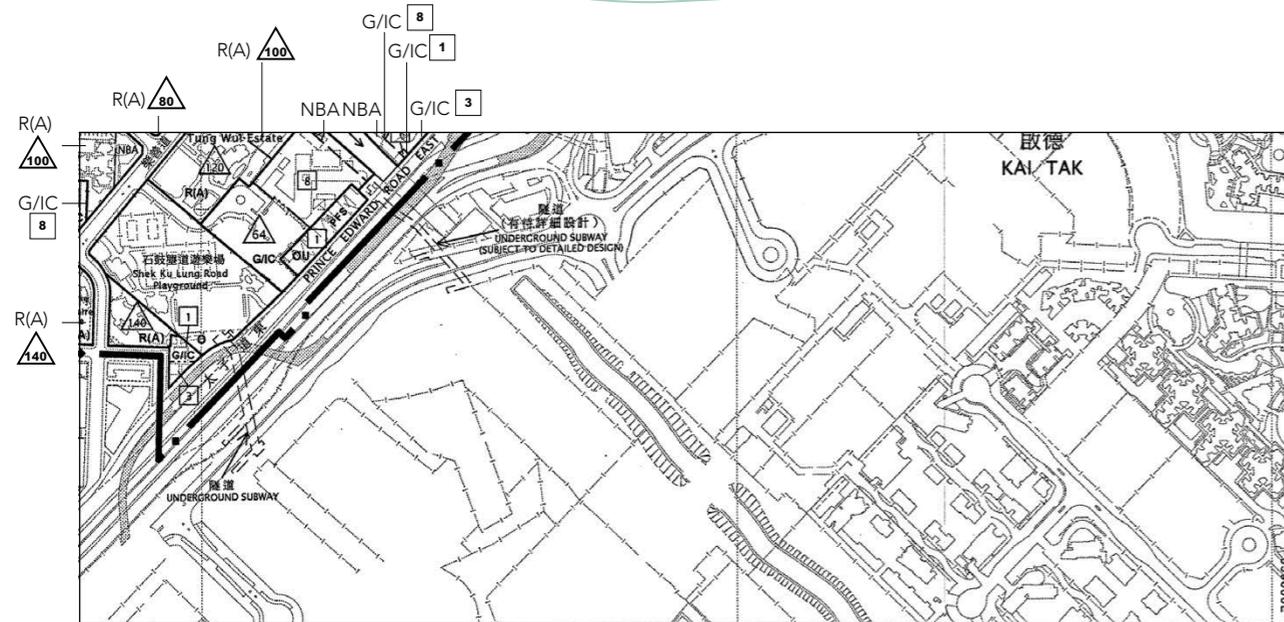
摘錄自2020年10月9日刊憲之市區重建局啟德道 / 沙浦道發展計劃核准圖，圖則編號為 S/K10/URA1/2。

Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme, Plan No. S/K10/URA1/2, gazetted on 9th October 2020.

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.

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圖例 NOTATION

地帶

住宅(甲類)	R(A)
政府、機構或社區	G/IC
休憩用地	O
其他指定用途	OU

交通

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)	
加油站	PFS
非建築用地	NBA

ZONES

RESIDENTIAL (GROUP A)	R(A)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC
OPEN SPACE	O
OTHER SPECIFIED USES	OU

COMMUNICATIONS

MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	
BUILDING HEIGHT CONTROL ZONE BOUNDARY	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	
PETROL FILLING STATION	PFS
NON-BUILDING AREA	NBA

This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

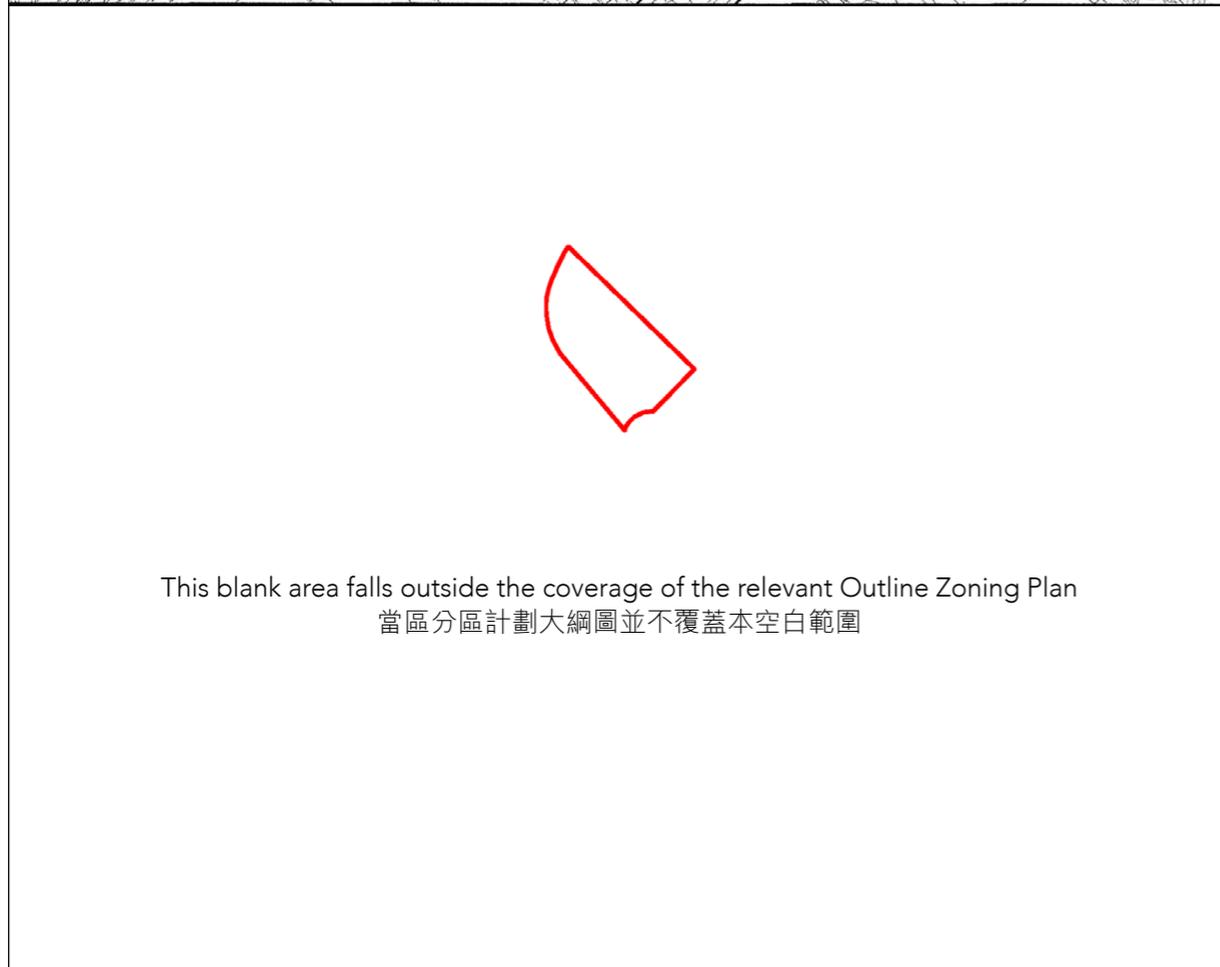
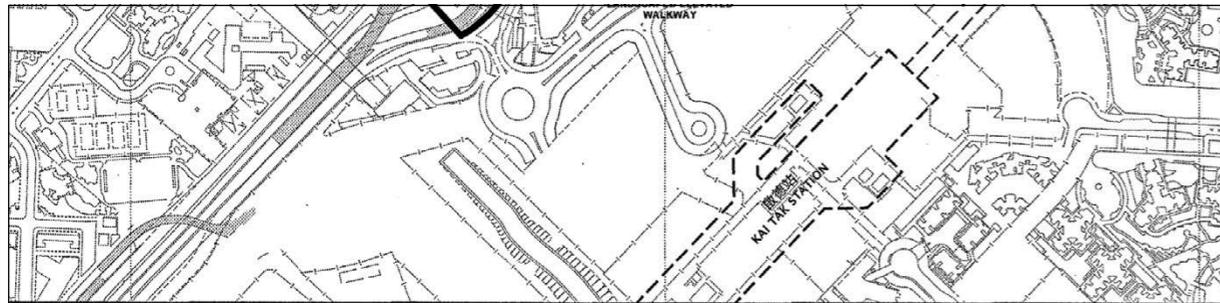
比例尺 Scale 0米(m) 500米(m)

摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25。
Adopted from the approved Wang Tau Hom and Tung Tau Outline Zoning Plan, Plan No. S/K8/25,
gazetted on 5th May 2023.

備註：因技術性問題，此分區計劃大綱核准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 approved outline zoning plan has shown more than the area required
under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置
Location of the Development

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 發展項目的位置
Location of the Development



圖例 NOTATION

交通 高架道路		COMMUNICATIONS ELEVATED ROAD
其他 規劃範圍界線		MISCELLANEOUS BOUNDARY OF PLANNING SCHEME

比例尺 Scale 
0米(m) 500米(m)

摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31。
Adopted from the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan, Plan No. S/K11/31, gazetted on 5th May 2023.

備註：因技術性問題，此分區計劃大綱核准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 approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.