



圖例 NOTATION

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL (C)	商業	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP A) (RA)	住宅(甲類)	ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP B) (RB)	住宅(乙類)		
RESIDENTIAL (GROUP C) (RC)	住宅(丙類)	MISCELLANEOUS	其他
VILLAGE TYPE DEVELOPMENT (V)	鄉村式發展	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
GOVERNMENT, INSTITUTION OR COMMUNITY (GIC)	政府、機構或社區	BOUNDARY OF COUNTRY PARK	郊野公園界線
OPEN SPACE (O)	休憩用地	PETROL FILLING STATION (P F S)	加油站
OTHER SPECIFIED USES (O/S)	其他指定用途		
GREEN BELT (GB)	綠化地帶		
COUNTRY PARK (CP)	郊野公園		

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.24	0.06	商業
RESIDENTIAL (GROUP A)	32.05	7.79	住宅(甲類)
RESIDENTIAL (GROUP B)	13.46	3.02	住宅(乙類)
RESIDENTIAL (GROUP C)	45.16	10.94	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	2.92	0.63	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	62.25	15.07	政府、機構或社區
OPEN SPACE	21.79	5.28	休憩用地
OTHER SPECIFIED USES	34.58	8.37	其他指定用途
GREEN BELT	123.30	29.85	綠化地帶
COUNTRY PARK	52.48	12.71	郊野公園
MAJOR ROAD ETC.	28.07	6.31	主要道路等
TOTAL PLANNING SCHEME AREA	413.02	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分。現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H10/17 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H10/17

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1	修訂項目 A1 項
AMENDMENT ITEMS A2, B1, B2	修訂項目 A2, B1, B2 項
AMENDMENT ITEMS C1, C2, C3, C4, C5	修訂項目 C1, C2, C3, C4, C5 項
AMENDMENT ITEM D	修訂項目 D 項
AMENDMENT ITEM E	修訂項目 E 項

(參看附表)
(SEE ATTACHED SCHEDULE)

**SCHEDULE OF AMENDMENTS TO
THE APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/17
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site adjacent to the Arcade Cyberport from area mainly shown as ‘Road’ with minor portions zoned as “Other Specified Uses” annotated “Cyber-Port” (“OU(Cyber-Port)”) and “Open Space” (“O”) to “OU(Cyber-Port)(1)”.
- Item A2 – Rezoning of an area currently occupied by the Cyberport Waterfront Park from “OU(Cyber-Port)” and area shown as ‘Road’ to “O”.
- Item B1 – Rezoning of pieces of land along the waterfront of Waterfall Bay and its park from area shown as ‘Road’ to “O”.
- Item B2 – Rezoning of an area to the south of Wah Kwai Estate and Ka Lung Court from area shown as ‘Road’ and “Residential (Group A)” (“R(A)”) to “O”, and incorporation of an area along the waterfront into the planning scheme area and zoning it to “O”.
- Item C1 – Rezoning of a site at Sandy Bay from “O” and area shown as ‘Road’ to “Government, Institution or Community” (“G/IC”).
- Item C2 – Rezoning of a strip of land along the University of Hong Kong Stanley Ho Sports Centre Complex and an existing pump house from “O” and area shown as ‘Road’ to “G/IC”.
- Item C3 – Rezoning of the site of the existing Hong Kong West Drainage Tunnel Western Portal from “O” and area shown as ‘Road’ to “G/IC”.
- Item C4 – Rezoning of the site of the existing Telegraph Bay Salt Water Pumping Station from “OU(Cyber-Port)” and area shown as ‘Road’ to “G/IC”.
- Item C5 – Rezoning of an area at Tin Wan Praya Road from area shown as ‘Road’ to “G/IC”, and incorporation of a small area at Tin Wan Praya Road into the planning scheme area and zoning it to “G/IC”.
- Item D – Rezoning of pieces of land along the coastal steep slopes at Sandy Bay from area shown as ‘Road’ to “Green Belt”.
- Item E – Excision of two sea areas along Sandy Bay and Waterfall Bay from the planning scheme area.

Showing the road scheme of the Interchange at Junction of Pok Fu Lam Road and Sassoon Road authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Deletion of the Sub-area 6 in the Remarks of the Notes for the “OU(Cyber-Port)” zone.
- (b) Incorporation of a new set of Notes for the “OU(Cyber-Port)(1)” zone.
- (c) Deletion of ‘Market’ from Column 2 in the Notes for the “Residential (Group B)” (“R(B)”), “Village Type Development” and “OU(Cyber-Port)” zones, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 in the Notes for the “R(A)” and “G/IC” zones.
- (d) Deletion of ‘Printing and Reproduction Services’ from Column 2 in the Notes for the “OU(Cyber-Port)”.
- (e) Revisions to the exemption clause on maximum plot ratio and site coverage in the Remarks of the Notes for the “R(B)” and “Residential (Group C)” zones to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

Town Planning Board

27 September 2019