

圖例
NOTATION

ZONES	地帶
COMMERCIAL	商業
RESIDENTIAL (GROUP A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
OPEN SPACE	休憩用地
OTHER SPECIFIED USES	其他指定用途
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
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	土地發展公司 / 市區重建局發展計劃範圍
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)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比		用途
	公頃	百分比	
COMMERCIAL	21.04	14.41	商業
RESIDENTIAL (GROUP A)	38.58	26.43	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.26	0.18	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.23	9.06	政府、機構或社區
OPEN SPACE	13.13	8.99	休憩用地
OTHER SPECIFIED USES	13.18	9.03	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.40	0.27	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	45.10	30.89	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.93	0.64	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	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 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H 3/32 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H3/32
按照城市規劃條例第 7 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

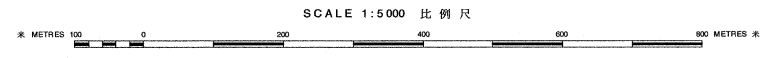
修訂項目 A 1 項 AMENDMENT ITEM A1	修訂項目 A 7 項 AMENDMENT ITEM A7	修訂項目 C 1 項 AMENDMENT ITEM C1
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 B 項 AMENDMENT ITEM B	修訂項目 C 2 項 AMENDMENT ITEM C2
修訂項目 A 3 項 AMENDMENT ITEM A3	修訂項目 C 項 AMENDMENT ITEM C	修訂項目 C 3 項 AMENDMENT ITEM C3
修訂項目 A 4 項 AMENDMENT ITEM A4	修訂項目 C 4 項 AMENDMENT ITEM C4	
修訂項目 A 5 項 AMENDMENT ITEM A5		
修訂項目 A 6 項 AMENDMENT ITEM A6		

(參看附表)
(SEE ATTACHED SCHEDULE)

2019年8月9日 按照城市規劃條例第7條展示的
草圖編號 S/H3/32 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H3/32 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
9 AUGUST 2019

Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的西營盤及上環 (港島規劃區第3區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H3/33

**SCHEUDLE OF AMENDMENT TO
THE DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/4 into the Plan.
- Item A2 – Zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong West and a portion of Wa In Fong West as “Other Specified Uses” (“OU”) annotated “Cultural, Community, Commercial and Open Space Uses” with stipulation of building height restriction of 4 storeys.
- Item A3 – Zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West, and a portion of Chung Wo Lane and Wa In Fong West as “OU” annotated “Residential, Institutional and Commercial Uses” with stipulation of building height restriction of 4 storeys.
- Item A4 – Rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from “Comprehensive Development Area” (“CDA”) to “OU” annotated “Residential, Institutional and Commercial Uses” with stipulation of building height restriction of 4 storeys.
- Item A5 – Zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the Government land adjacent to 6 Chung Wo Lane, and a portion of Chung Wo Lane and Wa In Fong East as “Residential (Group C)” (“R(C)”).
- Item A6 – Zoning of a strip of land near 13 Wa In Fong East as “Residential (Group A)25” (“R(A)25”) with stipulation of building height restriction of 150mPD.
- Item A7 – Zoning of a strip of land near Chung Wo Lane as “R(A)” with stipulation of building height restriction of 150mPD.
- Item B – Rezoning of the site comprising the Centre Point at 72 Staunton Street from “R(C)” and “R(A)” to “R(A)25” with stipulation of building height restriction of 150mPD.
- Item C1 – Rezoning of the site at 1-7 Tak Sing Lane from “Open Space” (“O”), “R(A)8” and area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)24” with stipulation of building height restriction of 120mPD.
- Item C2 – Rezoning of Tak Sing Lane from “O” to area shown as ‘PPS’.

- Item C3 – Rezoning of a strip of land adjacent to Goodwill Garden at 83 Third Street from “R(A)8” to area shown as ‘PPS’.
- Item C4 – Rezoning of a portion of the site comprising Goodwill Garden at 83 Third Street from area shown as ‘PPS’ to “R(A)8” with stipulation of building height restriction of 120mPD.

II. Amendments to the Notes of the Plan

- (a) Incorporation in the Remarks of the Notes for the “R(A)” zone the requirement for provision of a 24-hour public passageway within the “R(A)24” zone.
- (b) Incorporation in the Remarks of the Notes for the “R(A)” zone the gross floor area restriction and requirement for provision of a public open space within the “R(A)25” zone.
- (c) Deletion of the set of the Notes for the “CDA” zone.
- (d) Incorporation of a new set of Notes for the “OU” annotated “Cultural, Community, Commercial and Open Space Uses”.
- (e) Incorporation of a new set of Notes for the “OU” annotated “Residential, Institutional and Commercial Uses”.

Town Planning Board

9 August 2019