



圖例 NOTATION

ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB
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
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 (在主要基準面上若干米)

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	% 百分率	
COMMERCIAL	28.44	27.70	商業
COMPREHENSIVE DEVELOPMENT AREA	1.89	1.78	綜合發展區
RESIDENTIAL (GROUP A)	0.22	0.21	住宅 (甲類)
RESIDENTIAL (GROUP B)	0.84	0.79	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	15.23	14.33	政府、機構或社區
OPEN SPACE	15.38	14.45	休憩用地
OTHER SPECIFIED USES	5.57	5.24	其他指定用途
GREEN BELT	1.28	1.19	綠化地帶
MAJOR ROAD ETC.	38.48	34.31	主要道路等
TOTAL PLANNING SCHEME AREA	106.27	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/H4/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H4/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2019年5月24日 按照城市規劃條例第5條展示的核准圖編號 S/H4/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H4/16 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 24 MAY 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中區 (港島規劃區第 4 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 4 - CENTRAL DISTRICT - OUTLINE ZONING PLAN



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

圖則編號 PLAN No. S/H4/17

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16
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 the northern portion of the Hong Kong Sheng Kung Hui (HKSKH) Compound at Lower Albert Road from “Government, Institution or Community” (“G/IC”) to “G/IC(1)” and stipulation of a building height restriction of 135 metre above Principal Datum (mPD).
- Item A2 – Rezoning of the southern portion of the HKSKH Compound at Lower Albert Road from “G/IC” to “G/IC(1)” and stipulation of a building height restriction of 80mPD.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “G/IC” zone to incorporate building height restrictions and minor relaxation clause for the “G/IC(1)” sub-zone.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial” zone and from Column 2 of the Notes for the “Residential (Group B)” zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “Residential (Group A)” and “G/IC” zones.

Town Planning Board

24 May 2019