

ZONES	地帶
COMMERCIAL	C
RESIDENTIAL (GROUP A)	RIA
RESIDENTIAL (GROUP B)	RI(B)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	
RAILWAY AND STATION (ELEVATED)	
MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	
MISCELLANEOUS	其他
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	P F S
NON-BUILDING AREA	NBA

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	2.42	0.71	商業
RESIDENTIAL (GROUP A)	66.80	19.97	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.74	1.39	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	49.62	14.54	政府、機構或社區
OPEN SPACE	48.33	14.16	休憩用地
OTHER SPECIFIED USES	44.28	12.98	其他指定用途
GREEN BELT	52.83	15.42	綠化地帶
MAJOR ROAD ETC.	72.44	21.23	主要道路等
TOTAL PLANNING SCHEME AREA	341.26	100.00	規劃範圍面積

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/K 13/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K13/28

AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第7條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D1	修訂項目 D 1 項
AMENDMENT ITEM D2	修訂項目 D 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)



香港城市規劃委員會依據城市規劃條例擬備的牛頭角及九龍灣 (九龍規劃區第 13 及 17 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREAS No. 13 & 17 - NGAU TAU KOK & KOWLOON BAY - OUTLINE ZONING PLAN

2017年4月13日 按照城市規劃條例第7條展示的
草圖編號 S/K 13/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K13/28 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
13 APRIL 2017
Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

規劃署遵照城市規劃委員會指示準備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD
圖則編號 PLAN No. S/K13/29

**SCHEDULE OF AMENDMENTS TO THE
DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of two sites at Wang Chiu Road to the north of Richland Gardens from “Open Space” (“O”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction and addition of a symbol on the Plan to link the two “R(A)” sites.
- Item B – Rezoning of a site at Wang Chiu Road to the north of Richland Gardens from “O” to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item C – Stipulation of building height restriction on a site zoned “R(A)” near the junction of Kwun Tong Road and Choi Shek Lane.
- Item D1 – Rezoning of a small piece of land at Kwun Tong Road to the north of Kai Yip Estate from “O” to “G/IC” with stipulation of building height restriction.
- Item D2 – Rezoning of four strips of land along Prince Edward Road East, Kwun Tong Road, Wang Chiu Road and Wang Kwong Road from “O” and “G/IC(2)” to areas shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Uses” annotated “Business” zone and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- (b) Revision to the Covering Notes to include allowance for rail facilities in paragraph 7(a) and to correspondingly delete ‘railway track’ in paragraph 8.

Town Planning Board

13 April 2017