



圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		
RAILWAY AND STATION		鐵路及車站
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		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
BOUNDARY OF COUNTRY PARK		郊野公園界線
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)
PETROL FILLING STATION	P F S	加油站

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	
COMPREHENSIVE DEVELOPMENT AREA	38.72	2.25	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.17	商業 / 住宅
RESIDENTIAL (GROUP A)	156.17	9.09	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.48	0.26	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.66	0.04	住宅 (丙類)
RESIDENTIAL (GROUP E)	4.00	0.23	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	22.03	1.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	142.56	8.30	政府、機構或社區
OPEN SPACE	190.80	11.10	休憩用地
RECREATION	65.85	3.83	康樂
OTHER SPECIFIED USES	225.69	13.13	其他指定用途
GREEN BELT	749.12	43.89	綠化地帶
RAILWAY	4.87	0.28	鐵路
MAJOR ROAD ETC.	93.55	5.45	主要道路等
TOTAL PLANNING SCHEME AREA	1718.58	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/TKO/24 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TKO/24

AMENDMENT ITEM		按圖則修訂條例第5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 C1		修訂項目 C 1 項
AMENDMENT ITEM C2		修訂項目 C 2 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)

2017年8月11日 按照城市規劃條例第5條展示的核准圖編號 S/TKO/24 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TKO/24 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 11 AUGUST 2017
Ms Jacinta K. C. Woo 胡潔貞女士 SECRETARY TOWN PLANNING BOARD 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將軍澳分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD TSEUNG KWAN O - OUTLINE ZONING PLAN



製圖者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/TKO/25

**SCHEDULE OF AMENDMENTS TO THE
APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/24
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 an area to the north of Tseung Kwan O Village from “Green Belt” (“GB”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction.
- Item B – Rezoning of an area to the northwest of Ying Yip Road from “GB” to “R(A)7” with stipulation of building height restriction.
- Item C1 – Rezoning of an area to the south of Chiu Shun Road from “GB” and “Government, Institution or Community” (“G/IC”) to “R(A)7” with stipulation of building height restriction.
- Item C2 – Rezoning of an area at Tin Ha Wan Village from “G/IC” to “Village Type Development” (“V”).
- Item D – Rezoning of an area to the west of Yau Yue Wan Village from “GB” to “R(A)7” with stipulation of building height restriction.
- Item E – Rezoning of an area to the east of Hong Kong Movie City from “GB” to “R(A)7” with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- a) Revision of the Remarks of the “Residential (Group A)” zone to incorporate development restrictions for the new “R(A)7” sub-area.
- b) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Residential (Group E)” (“R(E)”) zone, and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ use under Column 2 in the same schedule by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

Town Planning Board

11 August 2017