

圖例  
NOTATION

ZONES	地帶
COMMERCIAL	商業 (C)
RESIDENTIAL (GROUP A)	住宅 (甲類) (R(A))
RESIDENTIAL (GROUP B)	住宅 (乙類) (R(B))
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區 (GIC)
OPEN SPACE	休憩用地 (O)
OTHER SPECIFIED USES	其他指定用途 (OU)
GREEN BELT	綠化地帶 (GB)

COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下) (RST(U))
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架) (RST(E))
MAJOR ROAD AND JUNCTION	主要道路及路口 (MRJ)
ELEVATED ROAD	高架道路 (ER)
PEDESTRIAN PRECINCT / STREET	行人專用區或街道 (PPS)

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線 (BPS)
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線 (BHCZB)
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) (MBH)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物層數 (樓層數目) (MBH(S))
PETROL FILLING STATION	加油站 (PFS)
NON-BUILDING AREA	非建築用地 (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	7.47	2.19	商業
RESIDENTIAL (GROUP A)	69.00	20.22	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.74	1.39	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	48.66	13.67	政府、機構或社區
OPEN SPACE	48.86	14.28	休憩用地
OTHER SPECIFIED USES	40.49	11.86	其他指定用途
GREEN BELT	52.83	15.42	綠化地帶
MAJOR ROAD ETC.	71.61	20.99	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/K13/32 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K13/32

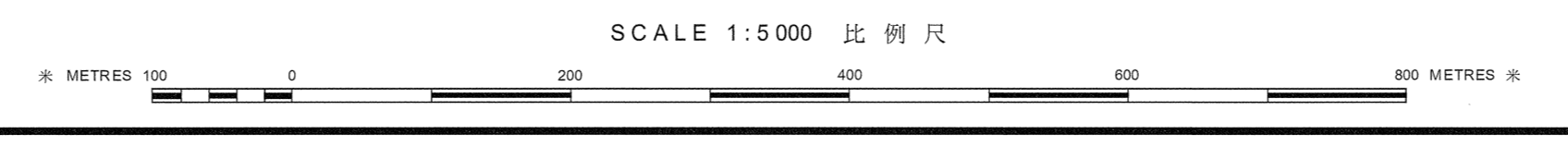
AMENDMENT ITEM	修訂項目
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

2025年3月21日 按照城市規劃條例第5條展示的核准圖編號 S/K13/32 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K13/32 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 21 MARCH 2025

Ms Donna Tam 譚燕萍  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

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



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

圖則編號  
PLAN No. S/K13/33