

圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	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	G/IC	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		交通
RAILWAY AND STATION	[Symbol]	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
BOUNDARY OF COUNTRY PARK	[Symbol]	郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△30	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	⑧	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
GREEN FUEL STATION	G F S	潔淨能源站

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	%	
COMPREHENSIVE DEVELOPMENT AREA	34.45	1.96	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.14	商業 / 住宅
RESIDENTIAL (GROUP A)	199.08	11.30	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.49	0.25	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	1.25	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	157.67	8.95	政府、機構或社區
OPEN SPACE	209.94	11.92	休憩用地
RECREATION	66.28	3.76	康樂
OTHER SPECIFIED USES	177.92	10.10	其他指定用途
GREEN BELT	746.83	42.41	綠化地帶
RAILWAY	4.54	0.26	鐵路
MAJOR ROAD ETC.	113.15	6.43	主要道路等
TOTAL PLANNING SCHEME AREA	1761.01	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/30 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TKO/30

AMENDMENT ITEM		按城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A	[Symbol]	修訂項目A項
AMENDMENT ITEM B	[Symbol]	修訂項目B項
AMENDMENT ITEM C	[Symbol]	修訂項目C項
AMENDMENT ITEM D	[Symbol]	修訂項目D項
AMENDMENT ITEM E	[Symbol]	修訂項目E項
AMENDMENT ITEM F	[Symbol]	修訂項目F項

(參看附表)  
(SEE ATTACHED SCHEDULE)

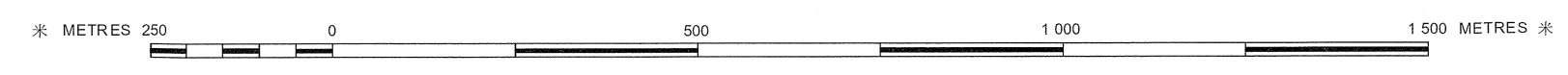
2025年2月14日 按照城市規劃條例第5條展示的  
核准圖編號 S/TKO/30 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TKO/30 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
14 FEBRUARY 2025

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

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

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

SCALE 1:10,000 比例尺



圖則編號  
PLAN No. S/TKO/31