



圖例 NOTATION

ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
RESIDENTIAL (GROUP E)	R(E)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA
COMMUNICATIONS	交通
RAILWAY AND STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
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 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATION	加油站
AREA DESIGNATED FOR 'WATERFRONT PROMENADE'	指定為「海濱長廊」的地區

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %	用途
	公頃 百分比	
COMMERCIAL	3.53 1.34	商業
COMPREHENSIVE DEVELOPMENT AREA	12.41 4.70	綜合發展區
RESIDENTIAL (GROUP A)	84.42 31.98	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.90 0.72	住宅 (乙類)
RESIDENTIAL (GROUP E)	5.79 2.19	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	7.75 2.94	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	19.18 7.27	政府、機構或社區
OPEN SPACE	18.64 7.06	休憩用地
OTHER SPECIFIED USES	5.37 2.03	其他指定用途
GREEN BELT	57.95 21.95	綠化地帶
COASTAL PROTECTION AREA	0.07 0.03	海岸保護區
RIVER CHANNEL	1.06 0.40	河道
MAJOR ROAD ETC.	45.88 17.39	主要道路等
TOTAL PLANNING SCHEME AREA	263.95 100.00	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/K15/27 的修訂 AMENDMENTS TO APPROVED PLAN No. S/K15/27

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按城市規劃條例第 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 C	修訂項目 C 項

(參看附表) (SEE ATTACHED SCHEDULE)

2025年10月31日 按照城市規劃條例第5條展示的核准圖編號 S/K15/27 的修訂
 AMENDMENTS TO APPROVED PLAN No. S/K15/27 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 31 OCTOBER 2025

Ms Donna Tam 譚燕萍
 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茶果嶺、油塘、鯉魚門 (九龍規劃區第 15 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 15 - CHA KWU LING, YAU TONG, LEI YUE MUN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

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

圖則編號 PLAN No. **S/K15/28**