

圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	RIA(B)	住宅(乙類)
RESIDENTIAL (GROUP E)	RIA(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	STATION	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		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	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)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

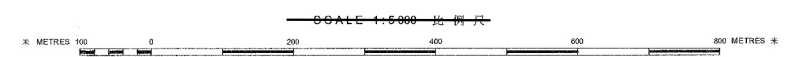
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.40	0.29	商業
COMPREHENSIVE DEVELOPMENT AREA	5.05	3.65	綜合發展區
RESIDENTIAL (GROUP A)	42.61	30.76	住宅(甲類)
RESIDENTIAL (GROUP B)	8.93	6.45	住宅(乙類)
RESIDENTIAL (GROUP E)	3.20	2.31	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	8.16	5.89	政府、機構或社區
OPEN SPACE	21.17	15.28	休憩用地
OTHER SPECIFIED USES	0.86	0.62	其他指定用途
MAJOR ROAD ETC.	42.29	30.51	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	5.87	4.24	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	138.54	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/K10/30 的修訂 AMENDMENT TO APPROVED PLAN No. S/K10/30 AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條展示的修訂 AMENDMENT ITEM A 修訂項目A (參看附表) (SEE ATTACHED SCHEDULE)

2025年12月24日 按照城市規劃條例第5條展示的核准圖編號 S/K10/30 的修訂 AMENDMENT TO APPROVED PLAN No. S/K10/30 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 24 DECEMBER 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馬頭角(九龍規劃區第10區)分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD KOWLOON PLANNING AREA No. 10 - MA TAU KOK - 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

圖則編號 PLAN No. S/K10/31