



圖例 NOTATION		地帶
ZONES		
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
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 D)	R(D)	住宅（丁類）
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
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站（高架）
LIGHT RAIL		輕鐵
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
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	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.69	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP A)	21.52	4.53	住宅（甲類）
RESIDENTIAL (GROUP B)	9.54	2.01	住宅（乙類）
RESIDENTIAL (GROUP C)	2.52	0.53	住宅（丙類）
RESIDENTIAL (GROUP D)	20.36	4.29	住宅（丁類）
RESIDENTIAL (GROUP E)	2.00	0.42	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	102.78	21.64	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.31	1.33	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	98.19	20.67	綠化地帶
CONSERVATION AREA	152.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	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/TM-LTTY/10 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM-LTTY/10

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

（參看附表）
(SEE ATTACHED SCHEDULE)

2021年8月20日 按照城市規劃條例第5條展示的
核准圖編號 S/TM-LTTY/10 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM-LTTY/10 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
20 AUGUST 2021

Fiona LUNG 龍小玉
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藍地及亦園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LAM TEI AND YICK YUEN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

米 METRES 200 0 200 400 600 800 1 000 METRES 米

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/TM-LTTY/11

**SCHEDULE OF AMENDMENTS TO
THE APPROVED LAM TEI AND YICK YUEN OUTLINE ZONING PLAN
NO. S/TM-LTTY/10 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 two sites to the north of Hong Po Road from “Residential (Group E)” and “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”).
- Item B – Rezoning of a site to the east of Tsing Shan Firing Range from “GB” to “Government, Institution or Community” (“G/IC”).

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for “R(A)” zone.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” zone and from Column 2 of the Notes for “Comprehensive Development Area”, “Residential (Group B)”, “Residential (Group D)”, Schedule I of “Residential (Group E)” and “Village Type Development” zones.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for “G/IC” zone.
- (d) Revision to the Remarks of the Notes for “GB” and “Conservation Area” zones.

Town Planning Board

20 August 2021