

圖例  
NOTATION

| ZONES  |      | 地帶                  |
|--|------|---------------------|
| 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）              |
| GOVERNMENT, INSTITUTION OR COMMUNITY                           | G/C  | 政府、機構或社區            |
| OPEN SPACE   | O    | 休憩用地                |
| OTHER SPECIFIED USES   | OU   | 其他指定用途              |
| UNDETERMINED   | U    | 未決定用途               |
| COMMUNICATIONS   |      | 交通                  |
| RAILWAY AND STATION (UNDERGROUND)                              |      | 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)      |      | 最高建築物高度（在主水平基準上若干米） |
| MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES |      | （註釋）內訂明最高建築物高度限制    |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)                 |      | 最高建築物高度（樓層數目）       |
| NON-BUILDING AREA  | NBA  | 非建築用地               |

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

| USES   | 大約面積及百分比<br>APPROXIMATE AREA & % |          | 用途          |
|--|----------------------------------|----------|-------------|
|  | 公頃<br>HECTARES                   | 百分比<br>% |             |
| COMMERCIAL   | 7.78                             | 5.35     | 商業          |
| COMPREHENSIVE DEVELOPMENT AREA                       | 19.08                            | 13.13    | 綜合發展區       |
| RESIDENTIAL (GROUP A)                                | 27.08                            | 18.63    | 住宅（甲類）      |
| RESIDENTIAL (GROUP B)                                | 6.63                             | 4.56     | 住宅（乙類）      |
| GOVERNMENT, INSTITUTION OR COMMUNITY                 | 11.88                            | 8.17     | 政府、機構或社區    |
| OPEN SPACE   | 13.72                            | 9.44     | 休憩用地        |
| OTHER SPECIFIED USES                                 | 16.45                            | 11.32    | 其他指定用途      |
| UNDETERMINED   | 0.17                             | 0.12     | 未決定用途       |
| MAJOR ROAD ETC.                                      | 41.26                            | 28.38    | 主要道路等       |
| URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA | 1.31                             | 0.90     | 市區重建局發展計劃範圍 |
| TOTAL PLANNING SCHEME AREA                           | 145.36                           | 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 / K 9 / 2 8 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K9/28

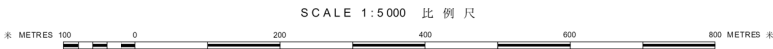
AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

|                  |  |          |
|------------------|--|----------|
| AMENDMENT ITEM A |  | 修訂項目 A 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)

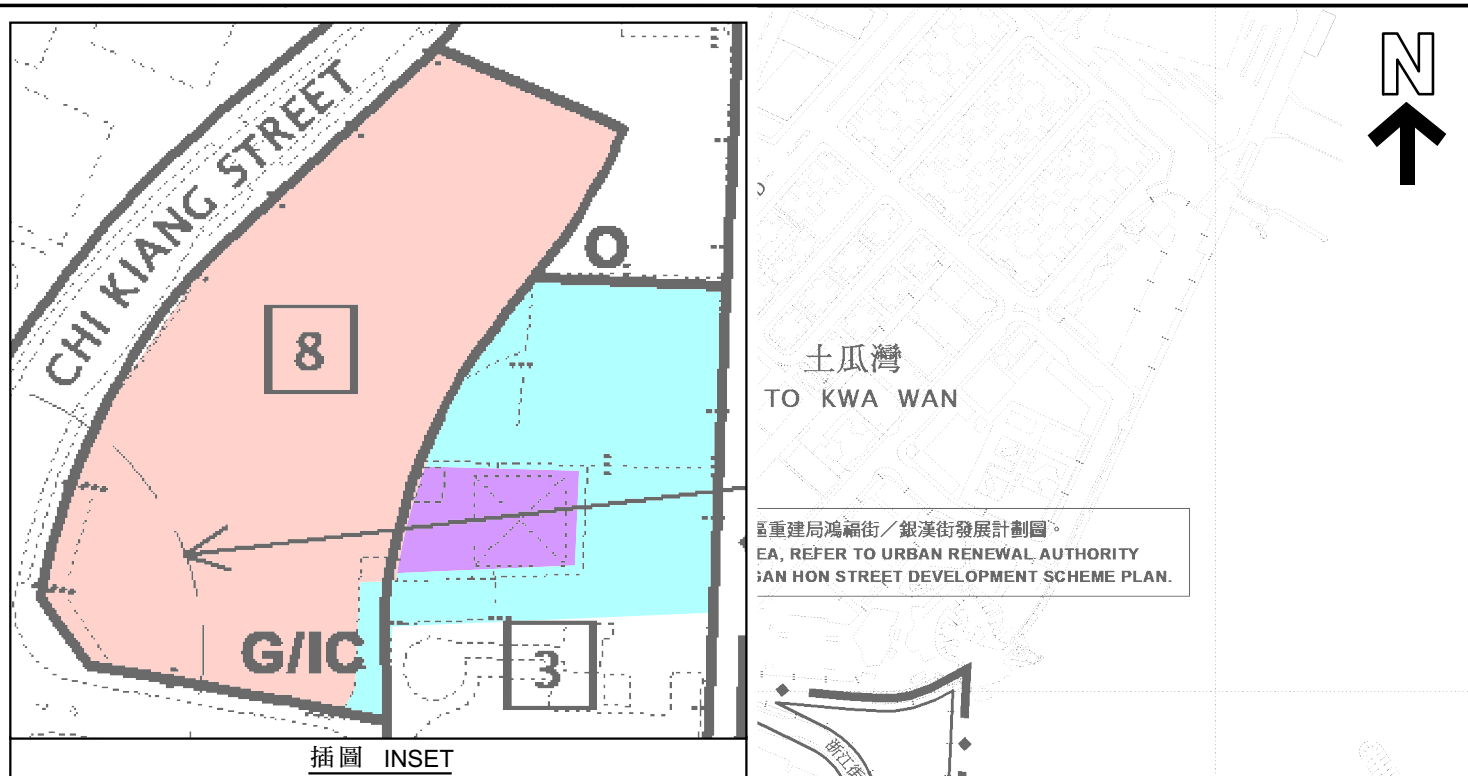
香港城市規劃委員會依據城市規劃條例擬備的紅磡（九龍規劃區第 9 區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 9 - HUNG HOM - OUTLINE ZONING PLAN



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/K9/28A



The map shows a section of Kowloon East New Territories. Key streets include KAI MING STREET, SUNG ON STREET, CHI KIANG STREET, GILLIES AVENUE NORTH, HOK YUEN STREET, MA TAU WAI ROAD, MAN LOK STREET, HUNG HOM ROAD, and TAI WAN ROAD. Landmarks such as the Sewage Treatment Plant, Laguna Verde, and Hung Hom Estate are marked. The map is divided into several colored regions: a large red area in the top right, a blue area in the middle right, and a green area in the bottom right. The map includes a scale bar and a north arrow.

圖例 LEGEND

- |               |  |
|---------------|--|
| A 項<br>ITEM A | 擬議由「政府、機構或社區」及「其他指定用途」註明「污水處理廠」地帶改劃為「住宅（甲類）」地帶<br>PROPOSED TO BE REZONED FROM "G1C" AND "OU" ANNOTATED "SEWAGE TREATMENT PLANT" TO "R1A19" |
|               |  |
| B 項<br>ITEM B | 擬議由「其他指定用途」註明「污水處理廠」及「政府、機構或社區」地帶改劃為「休憩用地」地帶<br>PROPOSED TO BE REZONED FROM "OU" ANNOTATED "SEWAGE TREATMENT PLANT" AND "G1C" TO "O"       |
|               |  |
| C 項<br>ITEM C | 擬議由「其他指定用途」註明「污水處理廠」地帶改劃為「政府、機構或社區」地帶<br>PROPOSED TO BE REZONED FROM "OU" ANNOTATED "SEWAGE TREATMENT PLANT" TO "G1C"                      |
|               |  |

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

紅磡分區計劃大綱圖編號S/K9/28的擬議修訂  
(A、B及C項)

PPROPOSED AMENDMENTS TO THE APPROVED HUNG HOM OUTLINE  
ZONING PLAN No. S/K9/28  
(ITEMS A, B AND C)

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米  
METRES METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

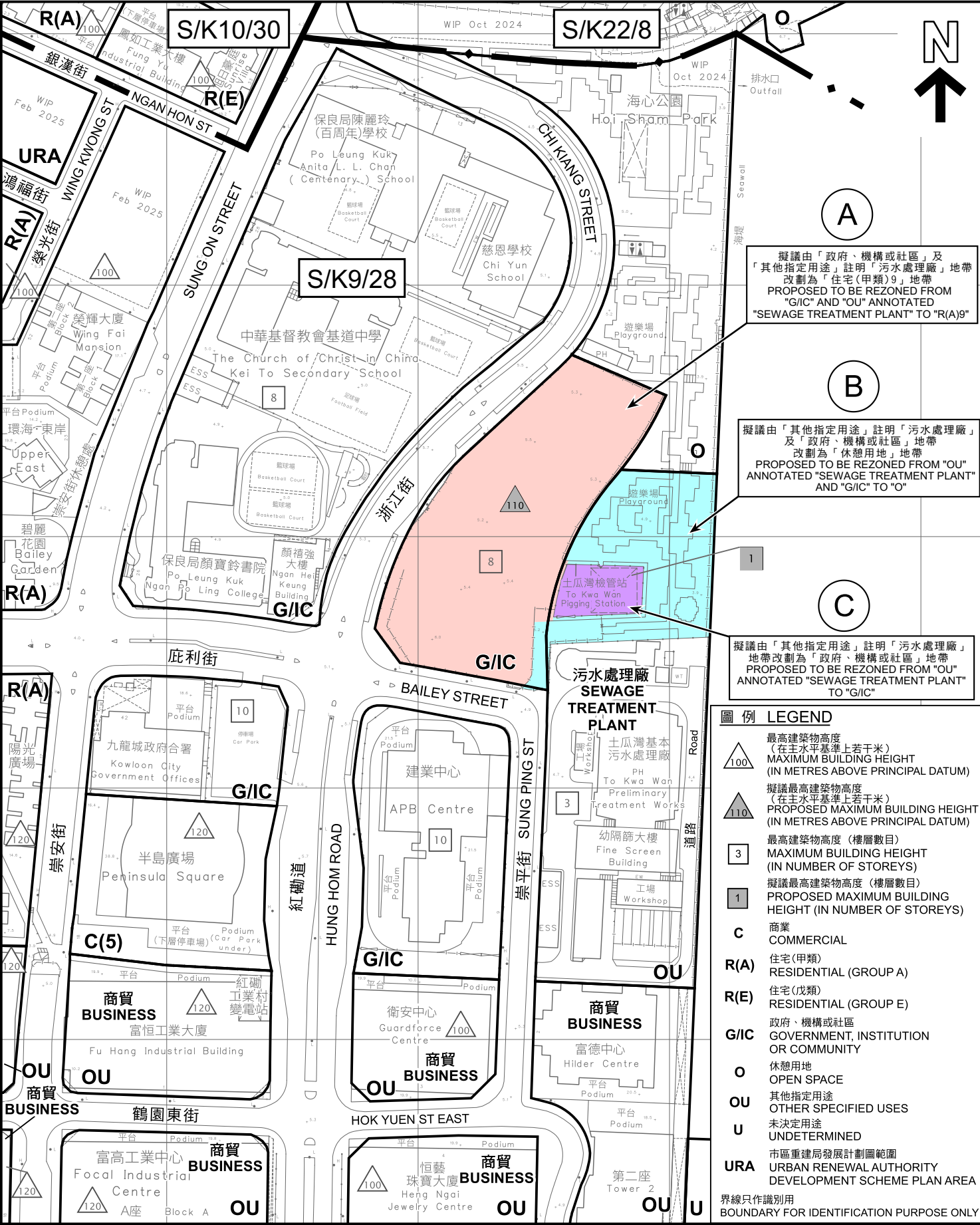
M/K9/25/76

圖 PLAN  
2

本摘要圖於2025年7月2日擬備，  
所根據的資料為於2022年5月31日  
核准的分區計劃大綱圖編號S/K9/28

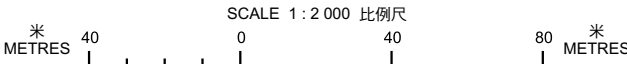
EXTRACT PLAN PREPARED ON 2.7.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/28 APPROVED ON 31.5.2022





平面圖 SITE PLAN

紅磡分區計劃大綱核准圖編號S/K9/28的擬議修訂  
(A、B及C項)  
PROPOSED AMENDMENTS TO THE  
APPROVED HUNG HOM OUTLINE ZONING PLAN No. S/K9/28  
(ITEMS A, B AND C)



規劃署  
PLANNING  
DEPARTMENT

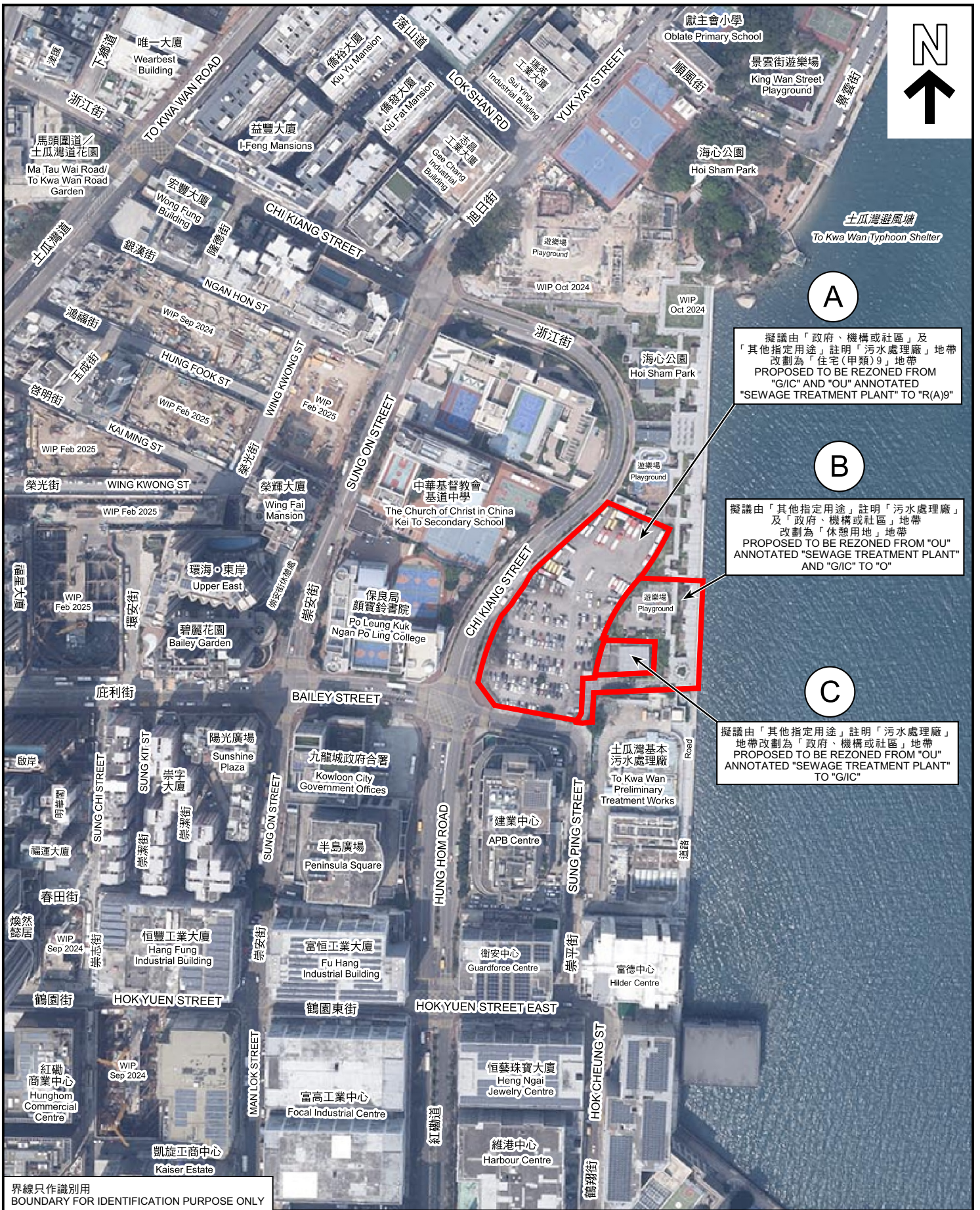


參考編號  
REFERENCE No.  
M/K9/25/76

圖 PLAN  
3

本摘要圖於2025年7月2日擬備，  
所根據的資料為測量圖編號  
11-NE-16C及21A  
EXTRACT PLAN PREPARED ON 2.7.2025  
BASED ON SURVEY SHEETS No.  
11-NE-16C & 21A





PLAN PREPARED ON 2.7.2025  
BASED ON AERIAL PHOTO No.  
E218854C TAKEN ON 8.3.2024  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

紅磡分區計劃大綱核准圖編號S/K9/28的擬議修訂  
(A、B及C項)  
PROPOSED AMENDMENTS TO THE  
APPROVED HUNG HOM OUTLINE ZONING PLAN No. S/K9/28  
(ITEMS A, B AND C)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/25/76

PLAN  
4