



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)  |
| RESIDENTIAL (GROUP E)                | R(E) | 住宅 (戊類)  |
| 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   |

  

| COMMUNICATIONS                    |          | 交通         |
|-----------------------------------|----------|------------|
| 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               |
| URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA      | [Symbol] | 市區重建局發展計劃範圍          |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY                     | [Symbol] | 建築物高度管制區界線           |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | [Symbol] | 最高建築物高度 (在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)            | [Symbol] | 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   | 大約面積及百分率<br>APPROXIMATE AREA & % |        | 用途          |
|--|----------------------------------|--------|-------------|
|  | 公頃<br>HECTARES                   | % 百分率  |             |
| COMMERCIAL   | 0.40                             | 0.29   | 商業          |
| COMPREHENSIVE DEVELOPMENT AREA                       | 5.05                             | 3.65   | 綜合發展區       |
| RESIDENTIAL (GROUP A)                                | 43.73                            | 31.56  | 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.                                      | 42.81                            | 30.90  | 主要道路等       |
| URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA | 4.23                             | 3.05   | 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  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2023年9月5日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
5 SEPTEMBER 2023

Signed Ms Carmen KONG 江嘉敏女士 簽署  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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/K10/30