

索引  
Index

出售綠表置居計劃單位2024  
關乎發展項目的分區計劃大綱圖

**Sale of Green Form Subsidised Home Ownership Scheme Flats 2024**  
**Outline Zoning Plan Relating to Development**

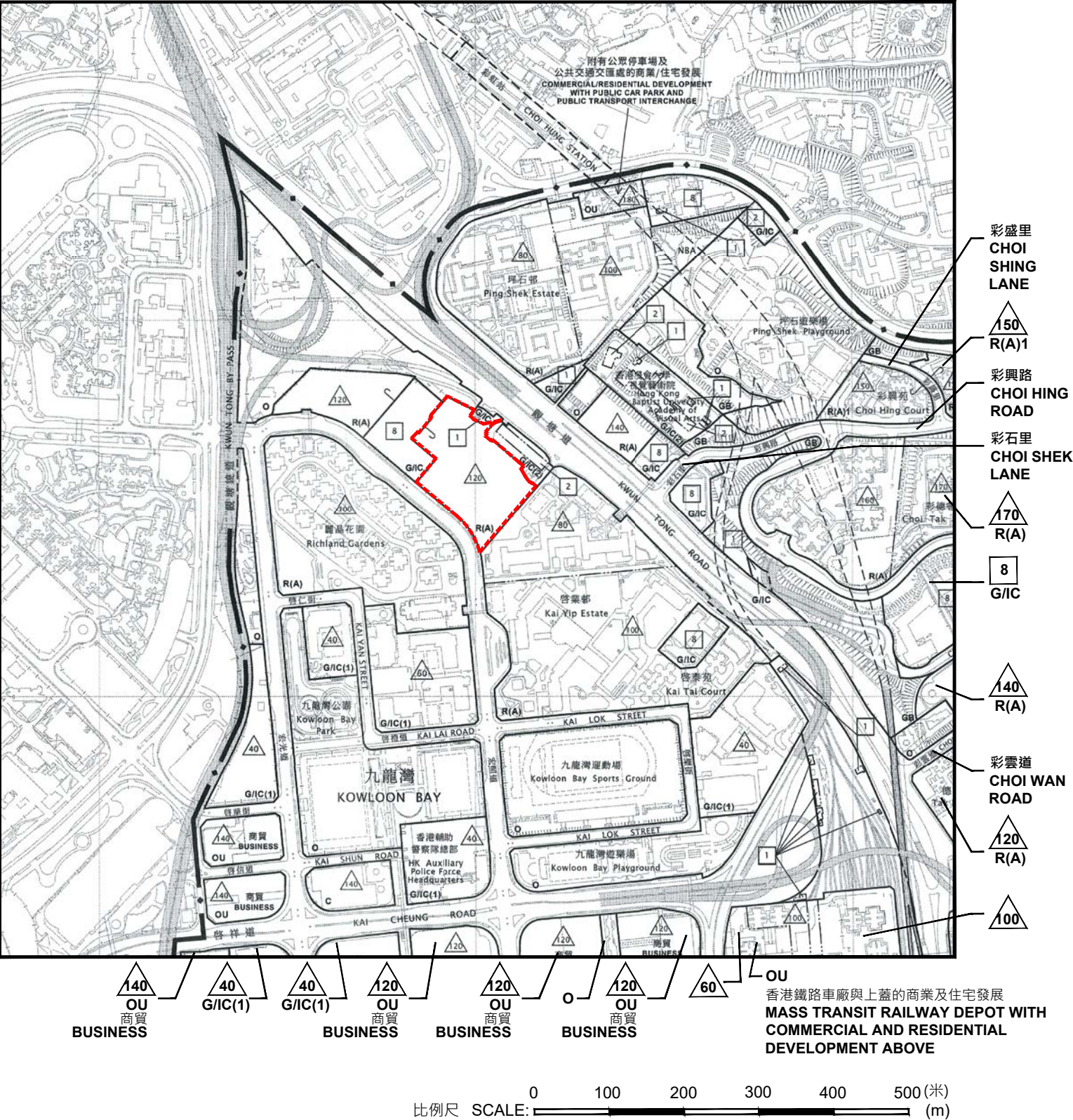
頁次 Page	發展項目 Development	圖則編號 Plan No.	圖則名稱 Name of Plan
頁一 Page 1	宏緻苑 Wang Chi Court	S/K13/33	牛頭角及九龍灣分區計劃大綱草圖 Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan
頁二 Page 2	宏緻苑 Wang Chi Court	S/K12/18	牛池灣分區計劃大綱核准圖 Approved Ngau Chi Wan Outline Zoning Plan
頁三 Page 3	宏緻苑 Wang Chi Court	S/K22/8	啟德分區計劃大綱核准圖 Approved Kai Tak Outline Zoning Plan

頁四 Page 4	宏緻苑 Wang Chi Court	S/K11/31	慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖 Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan
頁五 Page 5	啟鑽苑 Kai Chuen Court	S/K8/25	橫頭磡及東頭分區計劃大綱核准圖 Approved Wang Tau Hom & Tung Tau Outline Zoning Plan
頁六 Page 6	啟鑽苑 Kai Chuen Court	S/K11/31	慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖 Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan
頁七 Page 7	啟鑽苑 Kai Chuen Court	S/K12/18	牛池灣分區計劃大綱核准圖 Approved Ngau Chi Wan Outline Zoning Plan
頁八 Page 8	啟鑽苑 Kai Chuen Court	S/K13/33	牛頭角及九龍灣分區計劃大綱草圖 Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan
頁九 Page 9	啟鑽苑 Kai Chuen Court	S/K22/8	啟德分區計劃大綱核准圖 Approved Kai Tak Outline Zoning Plan
頁十 Page 10	高宏苑 Ko Wang Court	S/K15/27	茶果嶺、油塘、鯉魚門(九龍規劃區第15區)分區計劃大綱核准圖 Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun (Kowloon Planning Area No.15) Outline Zoning Plan

<p>頁十一</p> <p>Page 11</p>	<p>高宏苑</p> <p>Ko Wang Court</p>	<p>S/TKO/31</p>	<p>將軍澳分區計劃大綱核准圖</p> <p>Approved Tseung Kwan O Outline Zoning Plan</p>
<p>頁十二</p> <p>Page 12</p>	<p>錦柏苑</p> <p>Kam Pak Court</p>	<p>S/MOS/28</p>	<p>馬鞍山分區計劃大綱核准圖</p> <p>Approved Ma On Shan Outline Zoning Plan</p>
<p>頁十三</p> <p>Page 13</p>	<p>清濤苑</p> <p>Ching Tao Court</p>	<p>S/FSS/28</p>	<p>粉嶺/上水分區計劃大綱核准圖</p> <p>Approved Fanling / Sheung Shui Outline Zoning Plan</p>
<p>頁十四</p> <p>Page 14</p>	<p>清濤苑</p> <p>Ching Tao Court</p>	<p>S/FSSE/2</p>	<p>粉嶺/上水擴展區分區計劃大綱核准圖</p> <p>Approved Fanling / Sheung Shui Extension Area Outline Zoning Plan</p>
<p>頁十五</p> <p>Page 15</p>	<p>清濤苑</p> <p>Ching Tao Court</p>	<p>S/NE-PK/11</p>	<p>丙崗分區計劃大綱核准圖</p> <p>Approved Ping Kong Outline Zoning Plan</p>



關乎發展項目的分區計劃大綱圖  
 Outline Zoning Plan Relating to the Development



宏緻苑  
 Wang Chi Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
R(A)	住宅 (甲類)	Residential (Group A)
R(B)	住宅 (乙類)	Residential (Group B)
G/I/C	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	鐵路及車站(地下)	Railway and Station (Underground)
	鐵路及車站(高架)	Railway and Station (Elevated)
	主要道路及路口	Major Road and Junction
	高架道路	Elevated Road
	行人專用區或街道	Pedestrian Precinct / Street

其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
	建築物高度管制區界線	Building Height Control Zone Boundary
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	PFS 加油站	Petrol Filling Station
	NBA 非建築用地	Non-Building Area

摘錄自2025年3月21日刊憲之牛頭角及九龍灣分區計劃大綱草圖，圖則編號為S/K13/33。  
 Adopted from part of the draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/33  
 gazetted on 21 March 2025.

註:

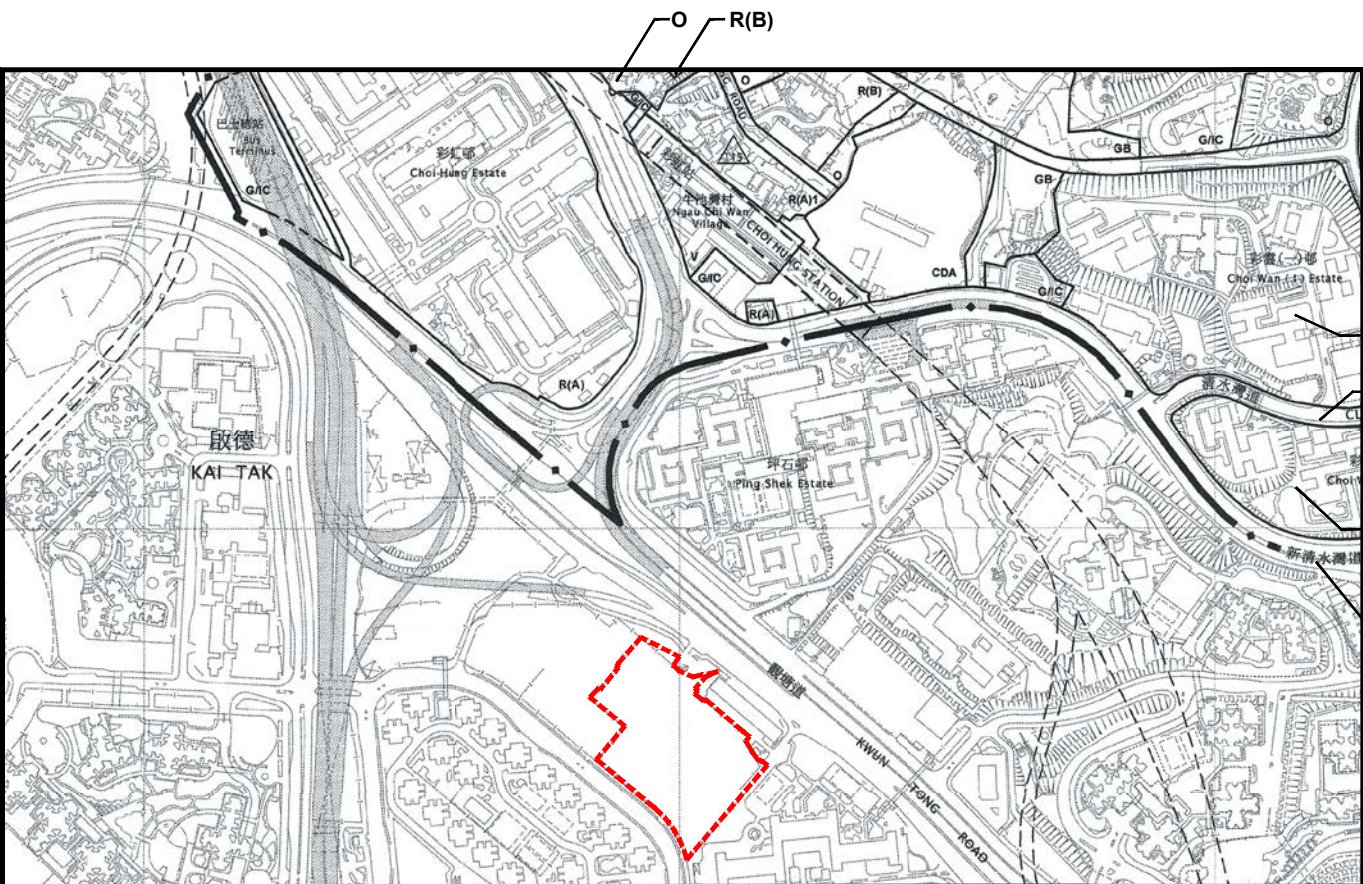
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.



關乎發展項目的分區計劃大綱圖  
 Outline Zoning Plan Relating to the Development



宏緻苑  
 Wang Chi Court

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅（甲類）	Residential (Group A)
R(B)	住宅（乙類）	Residential (Group B)
V	鄉村式發展	Village Type Development
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	地下鐵路及車站	Mass Transit Railway and Station
	主要道路及路口	Major Road and Junction
	高架道路	Elevated Road

其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)
	加油站	Petrol Filling Station

本空白範圍位於該屋邨的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
 This blank area which situates within 500 metres from the boundary of the estate falls outside the coverage of the relevant Outline Zoning Plan.

摘錄自2023年5月5日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為S/K12/18。  
 Adopted from part of the approved Ngau Chi Wan Outline Zoning Plan No. S/K12/18 gazetted on 5 May 2023.

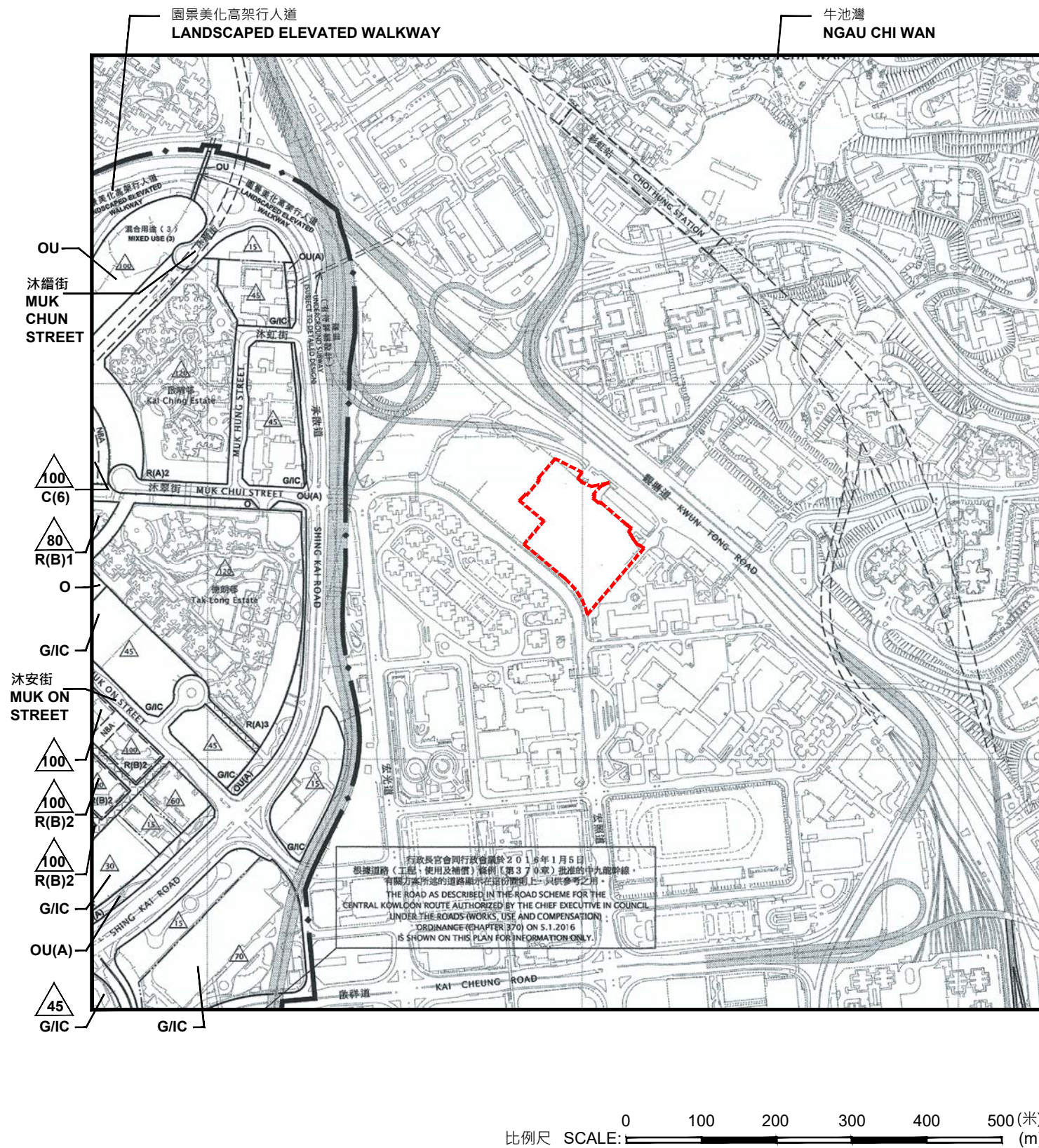
- 註:
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

- Notes:
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.

比例尺 SCALE: 0 100 200 300 400 500 (米) (m)



關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



 宏緻苑  
Wang Chi Court

## 圖例 NOTATION

**地帶 ZONES**

C	商業	Commercial
CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅 (A 類)	Residential (Group A)
R(B)	住宅 (B 類)	Residential (Group B)
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
OU(A)	其他指定用途 ( 美化市容地帶 )	Other Specified Uses (Amenity Area)

## 交通 COMMUNICATIONS

	鐵路及車站(地下)	Railway and Station (Underground)
	鐵路及車站(高架)	Railway and Station (Elevated)
	主要道路及路口	Major Road and Junction
	高架道路	Elevated Road
	行人專用區或街道	Pedestrian Precinct / Street

## 其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
	建築物高度管制區界線	Building Height Control Zone Boundary
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)
	加油站	Petrol Filling Station
	只限於指定為「商店及服務行業」 和「食肆」用途的地區	Area Designated for 'Shop and Services' and 'Eating Place' Uses only
	指定為「海濱長廊」的地區	Area Designated for 'Waterfront Promenade'
	非建築用地	Non-Building Area

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。

Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

註:

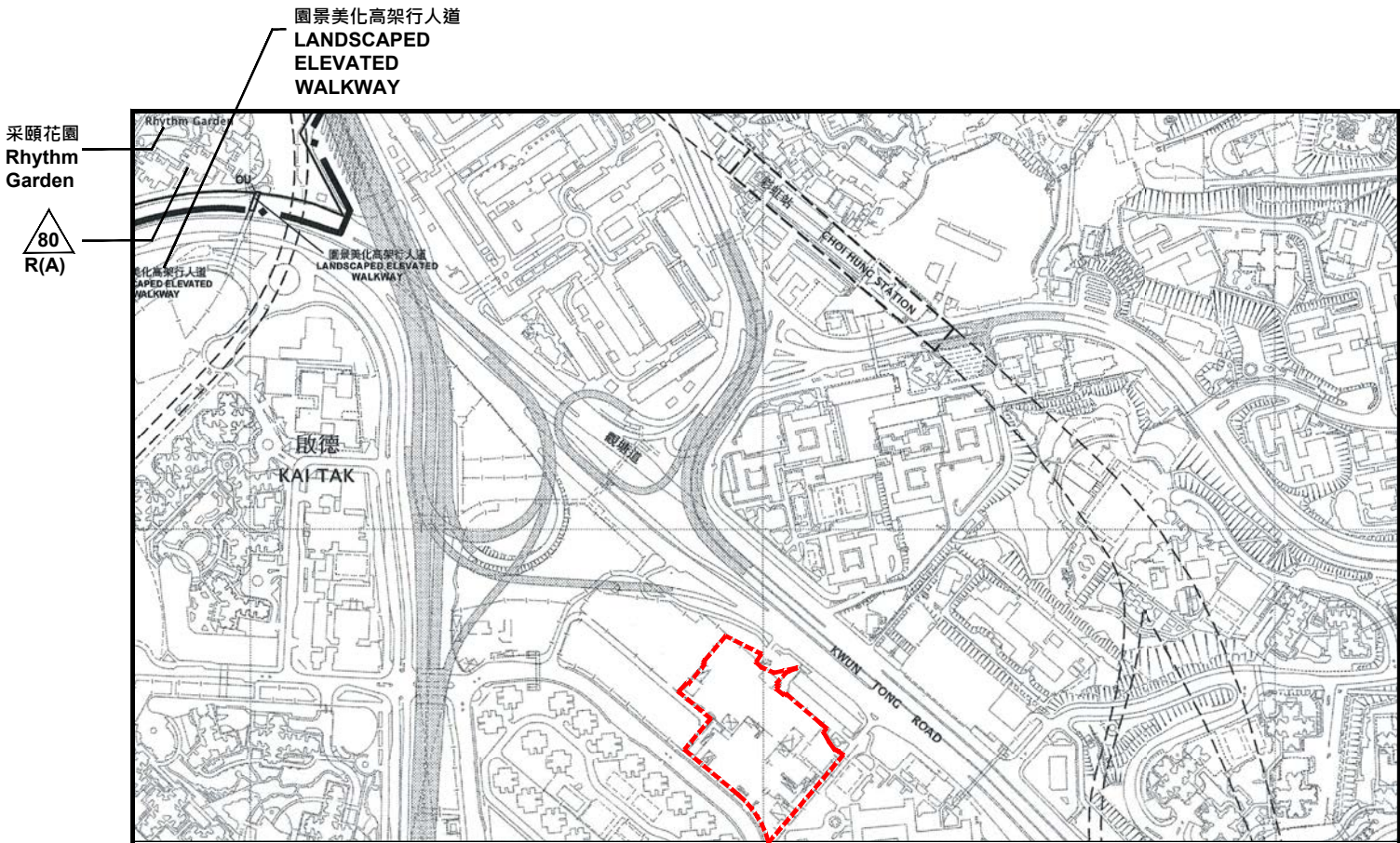
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

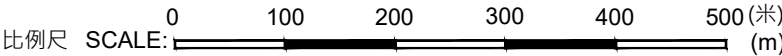
1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.



關於發展項目的分區計劃大綱圖  
 Outline Zoning Plan Relating to the Development



本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
 This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.



宏緻苑  
 Wang Chi Court

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅（甲類）	Residential (Group A)
R(E)	住宅（戊類）	Residential (Group E)
G/I/C	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	鐵路及車站(地下)	Railway and Station (Underground)
	主要道路及路口	Major Road and Junction
	高架道路	Elevated Road

其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
	建築物高度管制區界線	Building Height Control Zone Boundary
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	非建築用地	Non-Building Area

摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31。  
 Adopted from part of the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/31 gazetted on 5 May 2023.

- 註:
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

- Notes:
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.





啟鑽苑  
Kai Chuen Court

圖例 NOTATION

地帶 ZONES

C	商業 Commercial	G/IC	政府、機構或社區 Government, Institution or Community
R(A)	住宅 (甲 類) Residential (Group A)	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	GB	綠化地帶 Green Belt

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		主要道路及路口 Major Road and Junction
	高架道路 Elevated Road		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	加油站 Petrol Filling Station		非建築用地 Non-Building Area

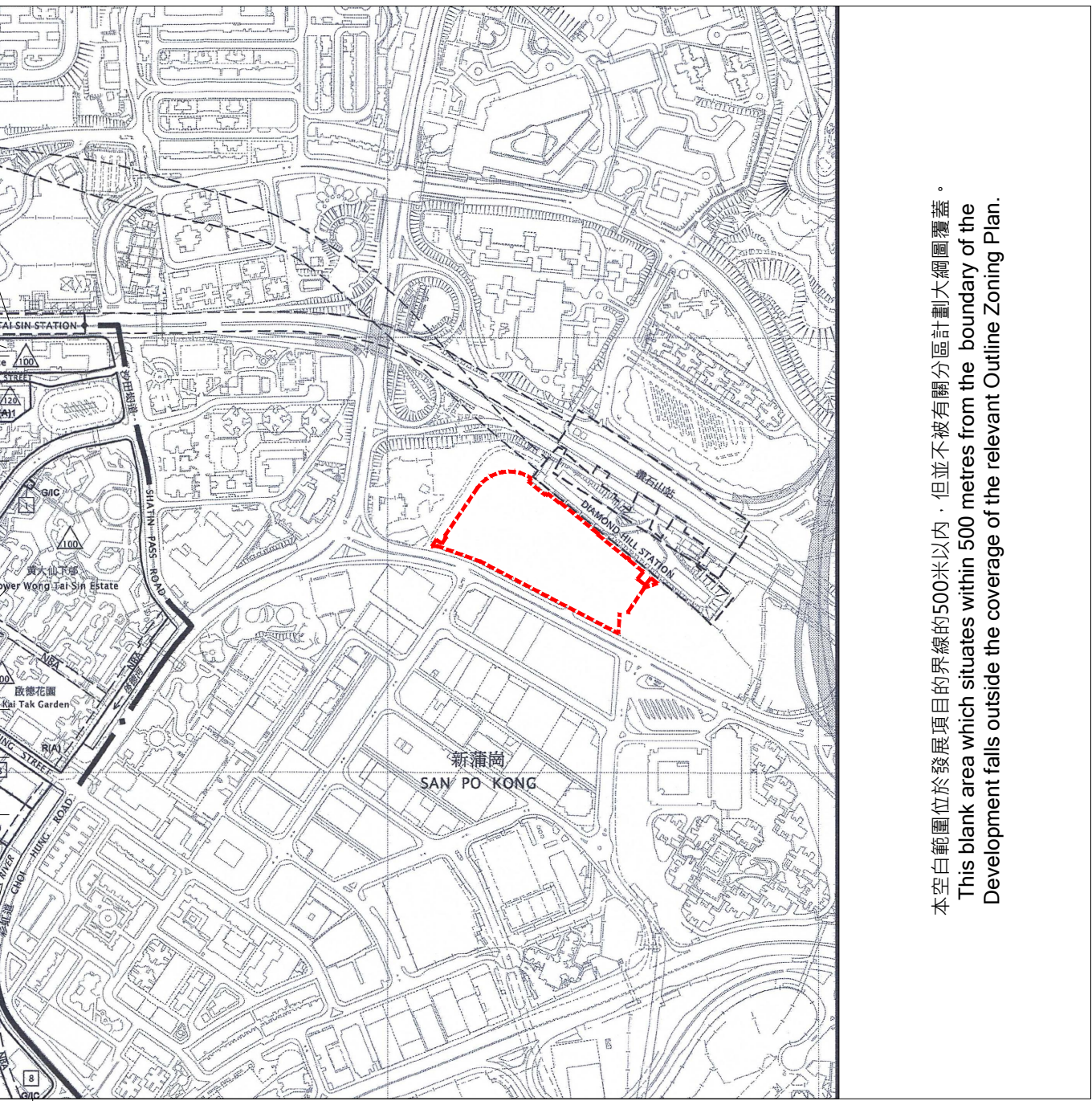
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25。  
Adopted from part of the approved Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/25 gazetted on 5 May 2023.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

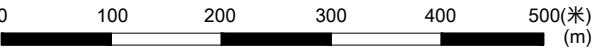
Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.



本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.

比例尺 SCALE :





關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



啟鑽苑  
Kai Chuen Court

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區 Comprehensive Development Area	OU	其他指定用途 Other Specified Uses
R(A)	住宅 (甲 類) Residential (Group A)	G/IC	政府、機構或社區 Government, Institution or Community
R(E)	住宅 (戊 類) Residential (Group E)	O	休憩用地 Open Space
GB	綠化地帶 Green Belt		

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		主要道路及路口 Major Road and Junction
	高架道路 Elevated Road		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	非建築用地 Non-Building Area		

摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31。  
Adopted from part of the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/31 gazetted on 5 May 2023.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.





啟鑽苑  
Kai Chuen Court

圖例 NOTATION

地帶 ZONES

GB	綠化地帶 Green Belt	G/IC	政府、機構或社區 Government, Institution or Community
R(A)	住宅 (甲 類) Residential (Group A)	O	休憩用地 Open Space
R(B)	住宅 (乙 類) Residential (Group B)	OU	其他指定用途 Other Specified Uses
V	鄉村式發展 Village Type Development	CDA	綜合發展區 Comprehensive Development Area

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		主要道路及路口 Major Road and Junction
	高架道路 Elevated Road		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme	P F S	加油站 Petrol Filling Station
	最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)		

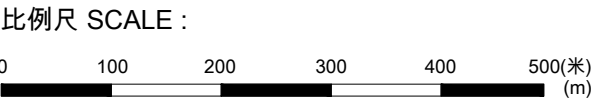
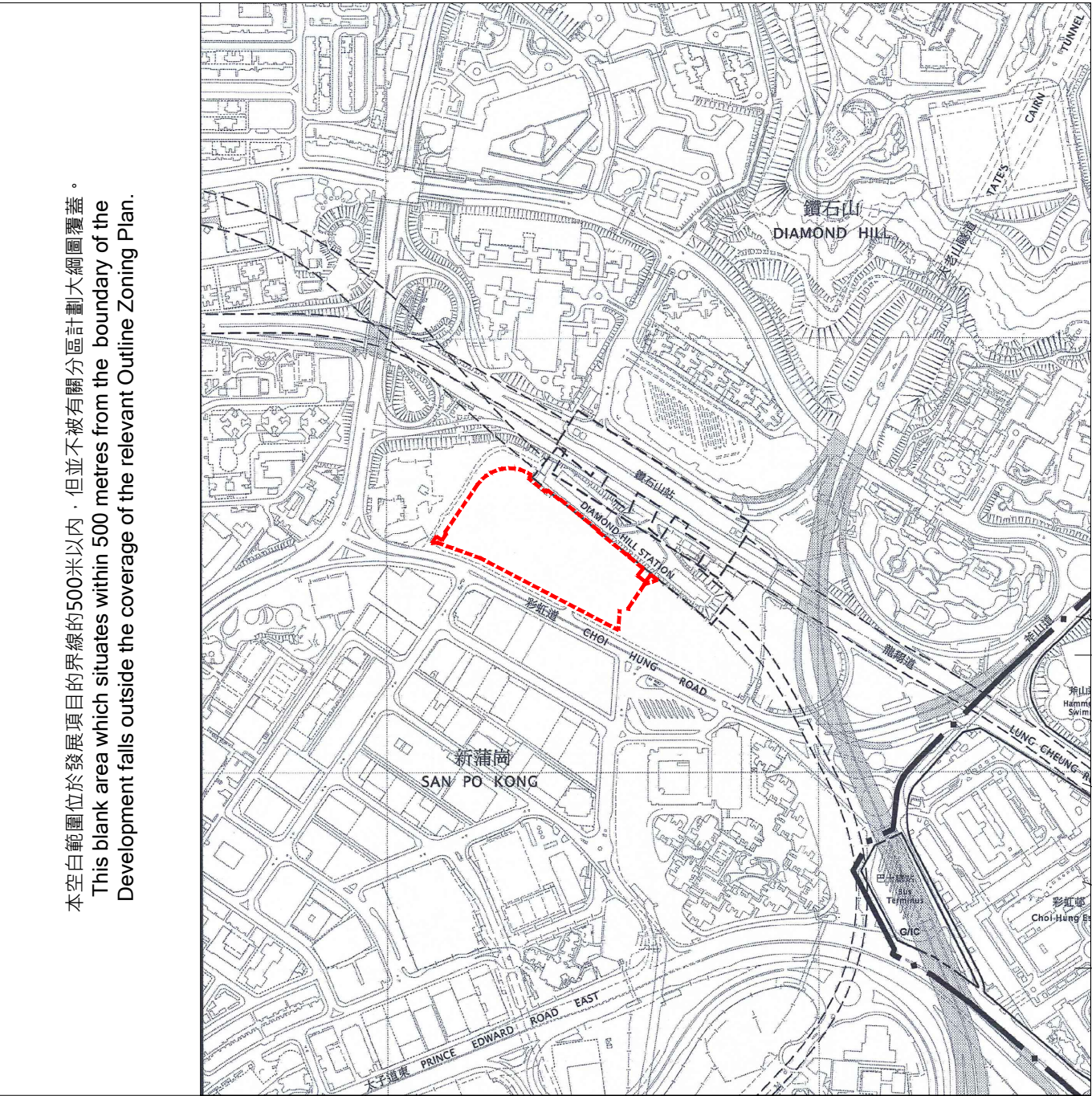
摘錄自2023年5月5日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為S/K12/18。  
Adopted from part of the approved Ngau Chi Wan Outline Zoning Plan No. S/K12/18 gazetted on 5 May 2023.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.







啟鑽苑  
Kai Chuen Court

圖例 NOTATION

地帶 ZONES

C	商業 Commercial	G/IC	政府、機構或社區 Government, Institution or Community
R(A)	住宅 (甲 類) Residential (Group A)	O	休憩用地 Open Space
R(B)	住宅 (乙 類) Residential (Group B)	GB	綠化地帶 Green Belt
OU	其他指定用途 Other Specified Uses		

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		高架道路 Elevated Road
	鐵路及車站 (高架) Railway and Station (Elevated)		行人專用區或街道 Pedestrian Precinct / Street
	主要道路及路口 Major Road and Junction		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	P F S 加油站 Petrol Filling Station		NBA 非建築用地 Non-Building Area

摘錄自2025年3月21日刊憲之牛頭角及九龍灣分區計劃大綱草圖，圖則編號為S/K13/33。  
Adopted from part of the draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/33 gazetted on 21 March 2025.

註：

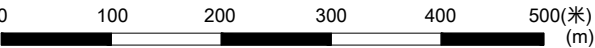
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.



比例尺 SCALE :







啟鑽苑  
Kai Chuen Court

圖例 NOTATION

地帶 ZONES

C	商業 Commercial	OU	其他指定用途 Other Specified Uses
R(A)	住宅 (甲 類) Residential (Group A)	OU(A)	其他指定用途 (美化市容地帶) Other Specified Uses (Amenity Area)
R(B)	住宅 (乙 類) Residential (Group B)	G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space	CDA	綜合發展區 Comprehensive Development Area

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		鐵路及車站 (高架) Railway and Station (Elevated)
	主要道路及路口 Major Road and Junction		高架道路 Elevated Road
	行人專用區或街道 Pedestrian Precinct / Street		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	建築物高度管制區界線 Building Height Control Zone Boundary		加油站 Petrol Filling Station
	非建築用地 Non-Building Area		只限於指定為「商店及服務行業」 和「食肆」用途的地區 Area Designated for 'Shop and Services' and 'Eating Place' Uses Only
	指定為「海濱長廊」的地區 Area Designated for 'Waterfront Promenade'		

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

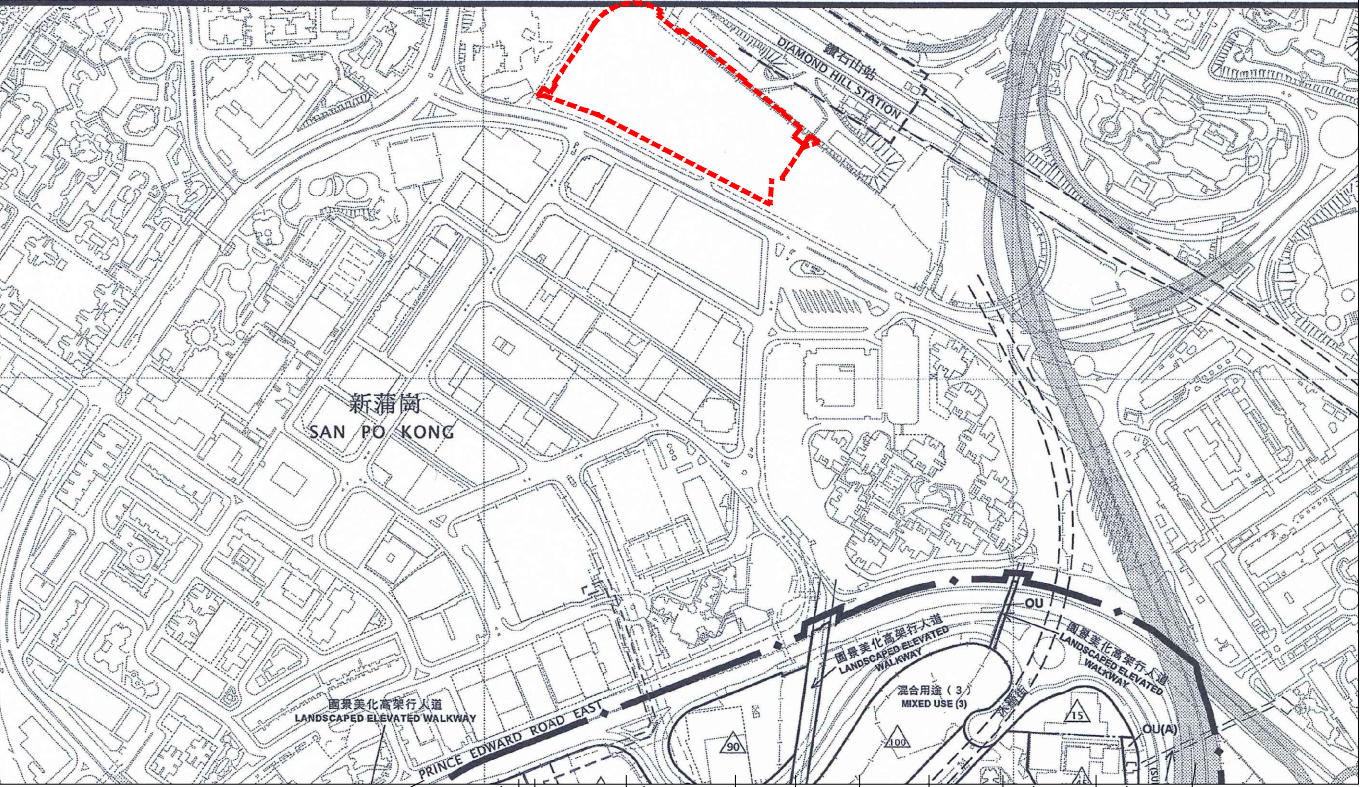
註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

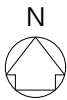
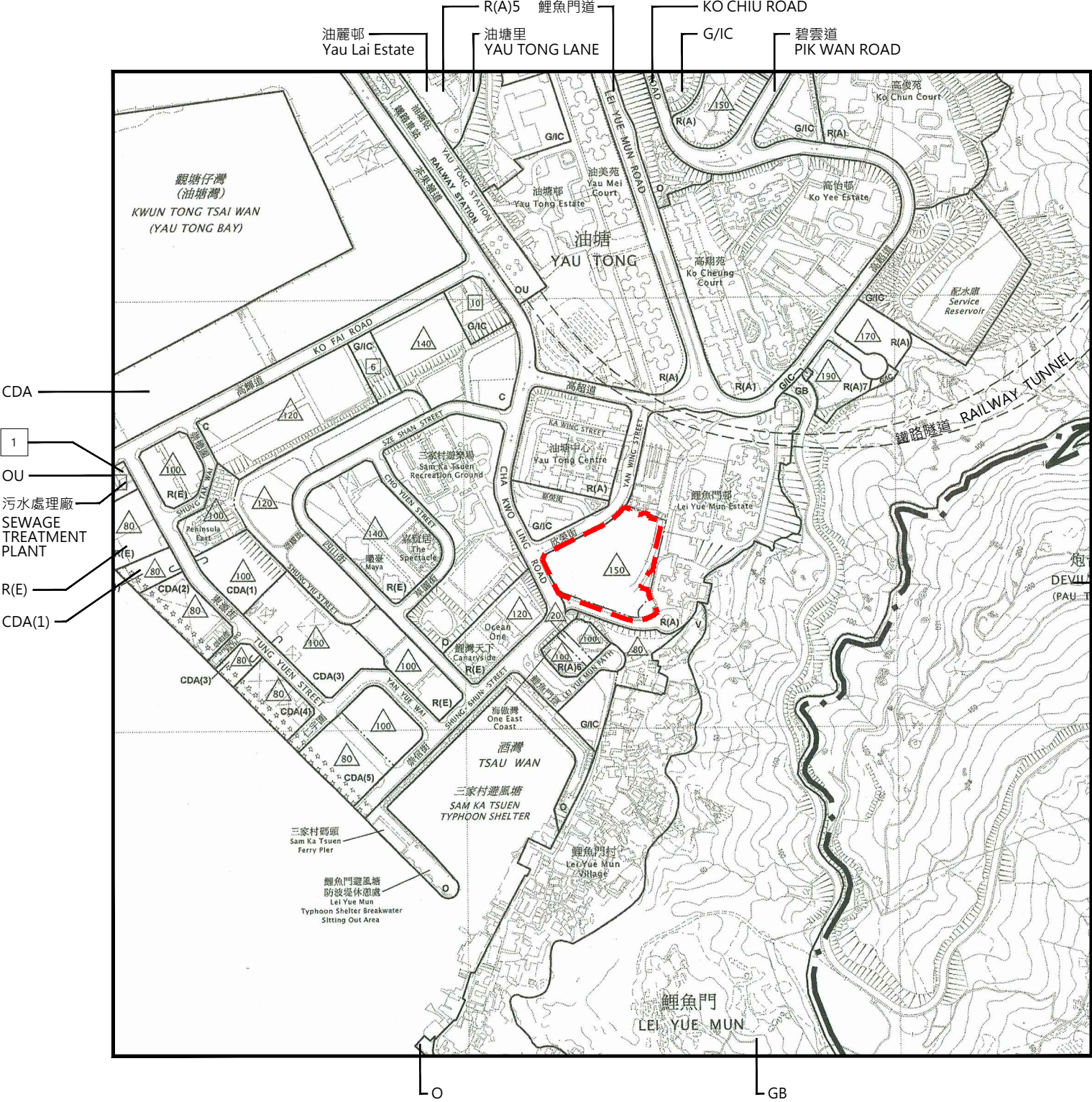
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.





# 關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to the Development



高宏苑  
Ko Wang Court

## 圖例 NOTATION

地帶 ZONES			
C	商業	Commercial	
CDA	綜合發展區	Comprehensive Development Area	
R(A)	住宅(甲類)	Residential (Group A)	
R(B)	住宅(乙類)	Residential (Group B)	
R(E)	住宅(戊類)	Residential (Group E)	
V	鄉村式發展	Village Type Development	
G/IC	政府、機構或社區	Government, Institution or Community	
O	休憩用地	Open Space	
OU	其他指定用途	Other Specified Uses	
GB	綠化地帶	Green Belt	
CPA	海岸保護區	Coastal Protection Area	
交通 COMMUNICATIONS			
	鐵路及車站	Railway and Station	
	鐵路及車站(地下)	Railway and Station (Underground)	
	鐵路及車站(高架)	Railway and Station (Elevated)	
	主要道路及路口	Major Road and Junction	
	高架道路	Elevated Road	
其他 MISCELLANEOUS			
	規劃範圍界線	Boundary of Planning Scheme	
	建築物高度管制區界線	Building Height Control Zone Boundary	
	指定為「海濱長廊」的地區	Area Designated for 'Waterfront Promenade'	
P F S	加油站	Petrol Filling Station	
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)	
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)	

摘錄自2022年11月18日刊憲之茶果嶺、油塘、鯉魚門(九龍規劃區第15區)分區計劃大綱核准圖，圖則編號為S/K15/27。

Adopted from part of the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun (Kowloon Planning Area No.15) Outline Zoning Plan No. S/K15/27 gazetted on 18 November 2022.

- 註:
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

- Notes:
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.

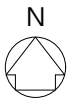


# 關乎發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.



高宏苑  
Ko Wang Court

### 圖例 NOTATION

#### 地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area	V	鄉村式發展	Village Type Development
C/R	商業 / 住宅	Commercial / Residential	G/IC	政府、機構或社區	Government, Institution or Community
R(A)	住宅(甲類)	Residential (Group A)	O	休憩用地	Open Space
R(B)	住宅(乙類)	Residential (Group B)	REC	康樂	Recreation
R(C)	住宅(丙類)	Residential (Group C)	OU	其他指定用途	Other Specified Uses
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt

#### 交通 COMMUNICATIONS

	鐵路及車站	Railway and Station		主要道路及路口	Major Road and Junction
	鐵路及車站(地下)	Railway and Station (Underground)		高架道路	Elevated Road

#### 其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme	①	規劃區編號	Planning Area Number
	郊野公園界線	Boundary of Country Park	PFS	加油站	Petrol Filling Station
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)			

摘錄自2025年2月14日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/31。

Adopted from part of the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/31 gazetted on 14 February 2025.

#### 註:

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

#### Notes:

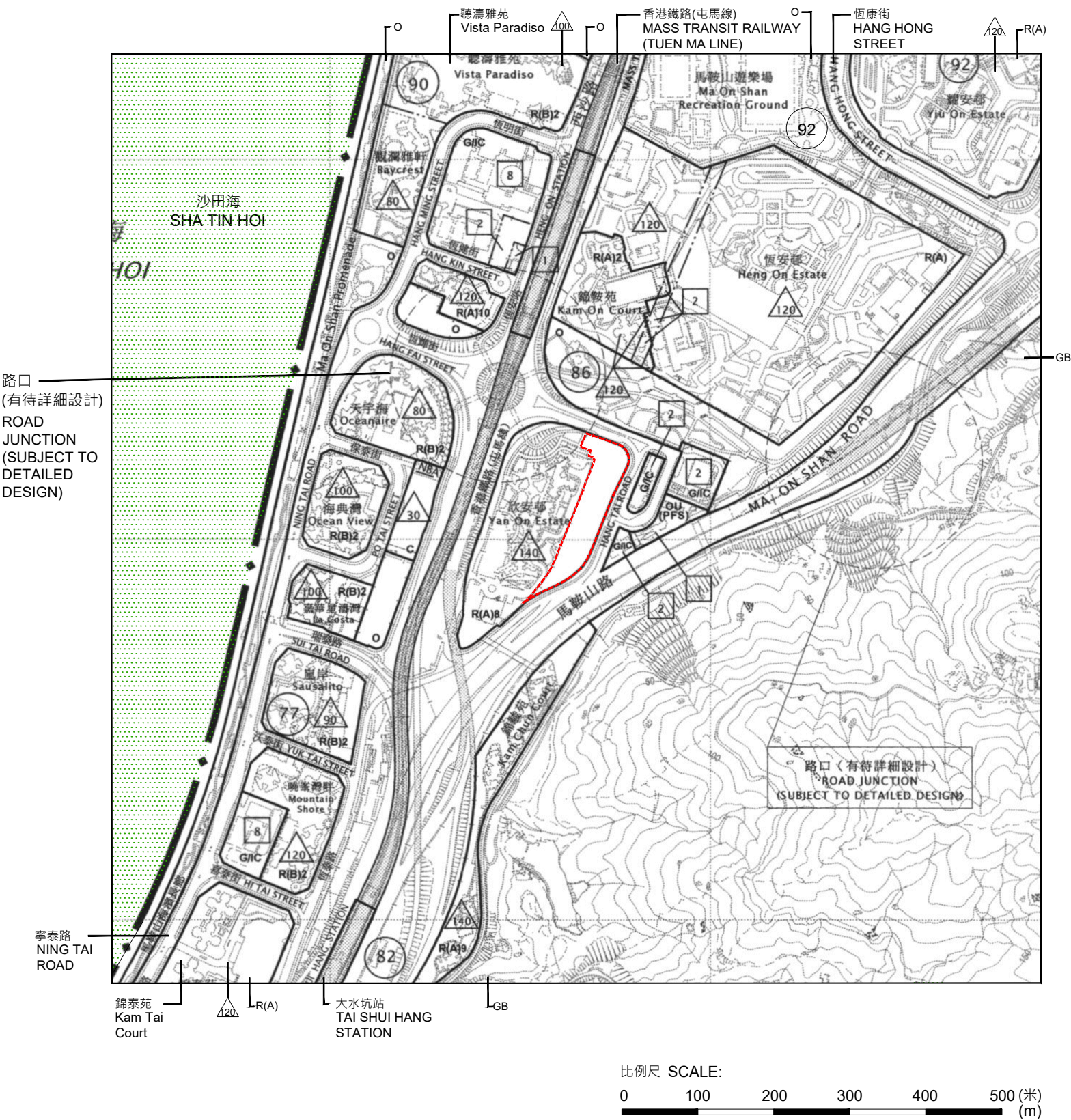
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.

比例尺 SCALE: 0 100 200 300 400 500 (米)  
(m)



關乎發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



錦柏苑  
Kam Pak Court

沒有納入任何分區計劃大綱圖或發展審批地區圖的土地範圍  
Area not covered under any Outline Zoning Plan or Development Permission Area Plan

圖例 NOTATION

地帶 ZONES			
C	商業	Commercial	
CDA	綜合發展區	Comprehensive Development Area	
R(A)	住宅 (甲類)	Residential (Group A)	
R(B)	住宅 (乙類)	Residential (Group B)	
R(C)	住宅 (丙類)	Residential (Group C)	
V	鄉村式發展	Village Type Development	
G/I/C	政府、機構或社區	Government, Institution or Community	
O	休憩用地	Open Space	
REC	康樂	Recreation	
OU	其他指定用途	Other Specified Uses	
GB	綠化地帶	Green Belt	
CA	自然保育區	Conservation Area	
SSSI	具特殊科學價值地點	Site of Special Scientific Interest	
CP	郊野公園	Countryside Park	
交通 COMMUNICATIONS			
	鐵路及車站 (高架)	Railway and Station (Elevated)	
	主要道路及路口	Major Road and Junction	
	高架道路	Elevated Road	
其他 MISCELLANEOUS			
	規劃範圍界線	Boundary of Planning Scheme	
	建築物高度管制區界線	Building Height Control Zone Boundary	
	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in Metres above Principal Datum)	
	最高建築物高度 (樓層數目)	Maximum Building Height (in Number of Storeys)	
	規劃區編號	Planning Area Number	
	P F S	加油站	
	NBA	非建築用地	

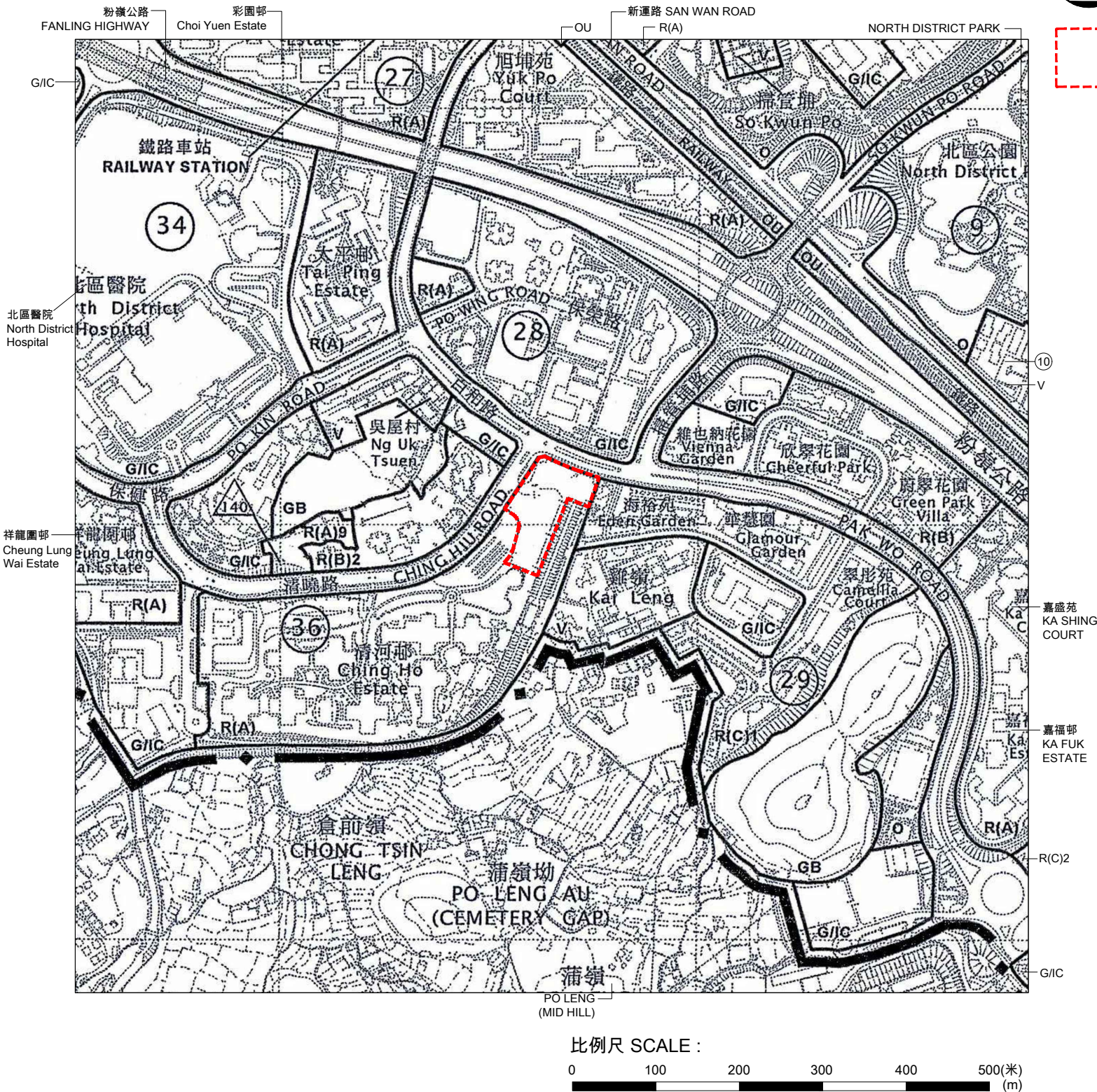
摘錄自2024年5月24日刊憲之馬鞍山分區計劃大綱核准圖，圖則編號為S/MOS/28。  
Adopted from part of the approved Ma On Shan Outline Zoning Plan No. S/MOS/28 gazetted on 24 May 2024.

- 註：
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

- Notes:
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.



關乎發展項目的分區計劃大綱圖  
 Outline Zoning Plan Relating to the Development



清濤苑  
 Ching Tao Court

圖例 NOTATION

地帶 ZONES

C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅 (甲類) Residential (Group A)	R(B)	住宅 (乙類) Residential (Group B)
R(C)	住宅 (丙類) Residential (Group C)	C/R	商業 / 住宅 Commercial / Residential
V	鄉村式發展 Village Type Development	G/IC	政府、機構或社區 Government, Institution or Community
I	工業 Industrial	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	GB	綠化地帶 Green Belt
U	未決定用途 Undetermined		

交通 COMMUNICATIONS

	主要道路及路口 Major Road and Junction		高架道路 Elevated Road
--	------------------------------------	--	-----------------------

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	加油站 Petrol Filling Station		規劃區編號 Planning Area Number

摘錄自2024年4月19日刊憲之粉嶺/上水分區計劃大綱核准圖，圖則編號為S/FSS/28。  
 Adopted from part of the approved Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/28 gazetted on 19 April 2024.

- 註：
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.





清濤苑  
Ching Tao Court

圖例 NOTATION

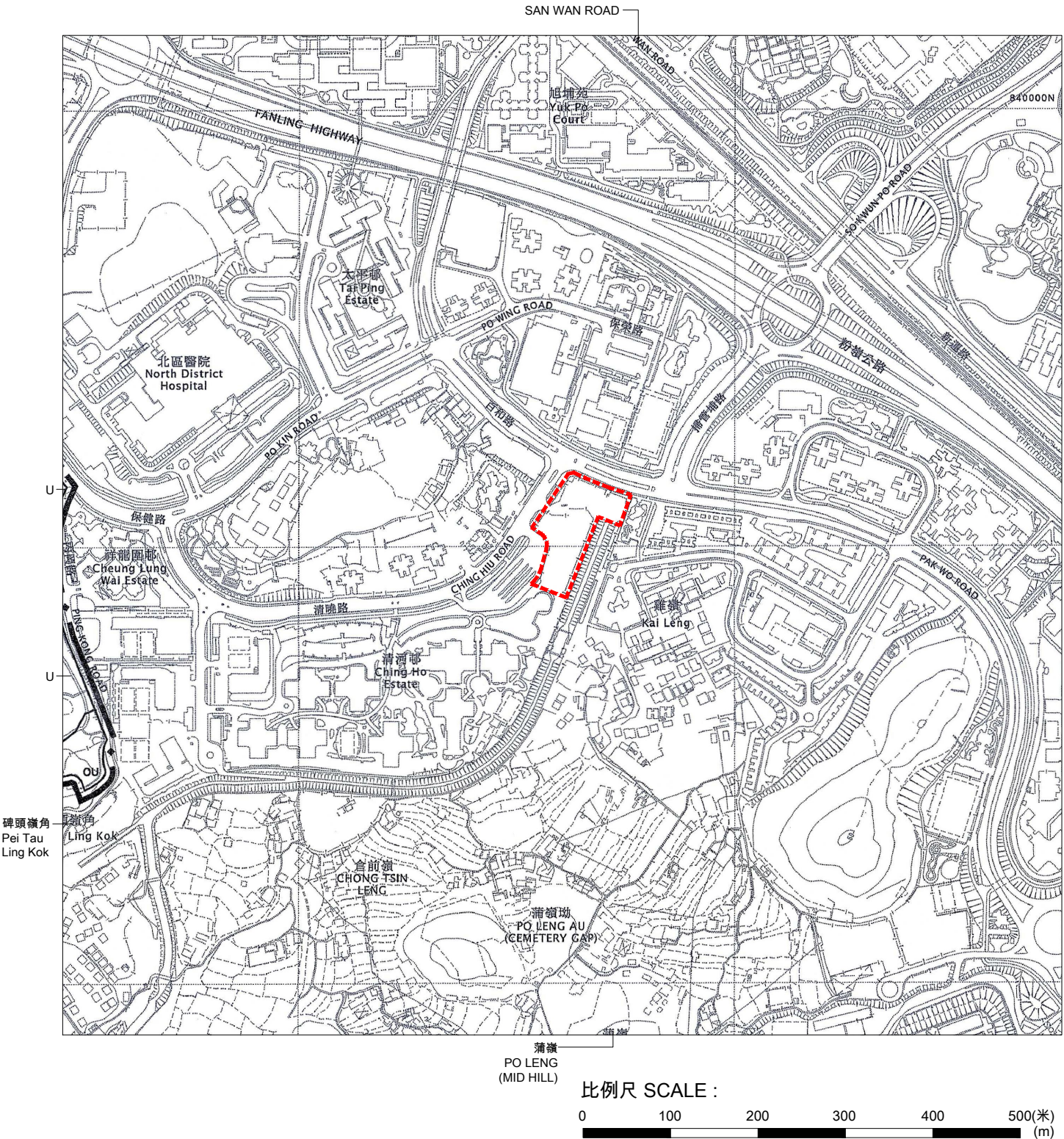
地帶 ZONES

U 未決定用途 Undetermined

OU 其他指定用途 Other Specified Uses

其他 MISCELLANEOUS

— ♦ — 規劃範圍界線  
Boundary of Planning Scheme



摘錄自2024年2月23日刊憲之粉嶺/上水擴展區分區計劃大綱核准圖，圖則編號為S/FSSE/2。  
Adopted from part of the approved Fanling / Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/2 gazetted on 23 February 2024.

- 註：
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

- Notes:
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.





清濤苑  
Ching Tao Court

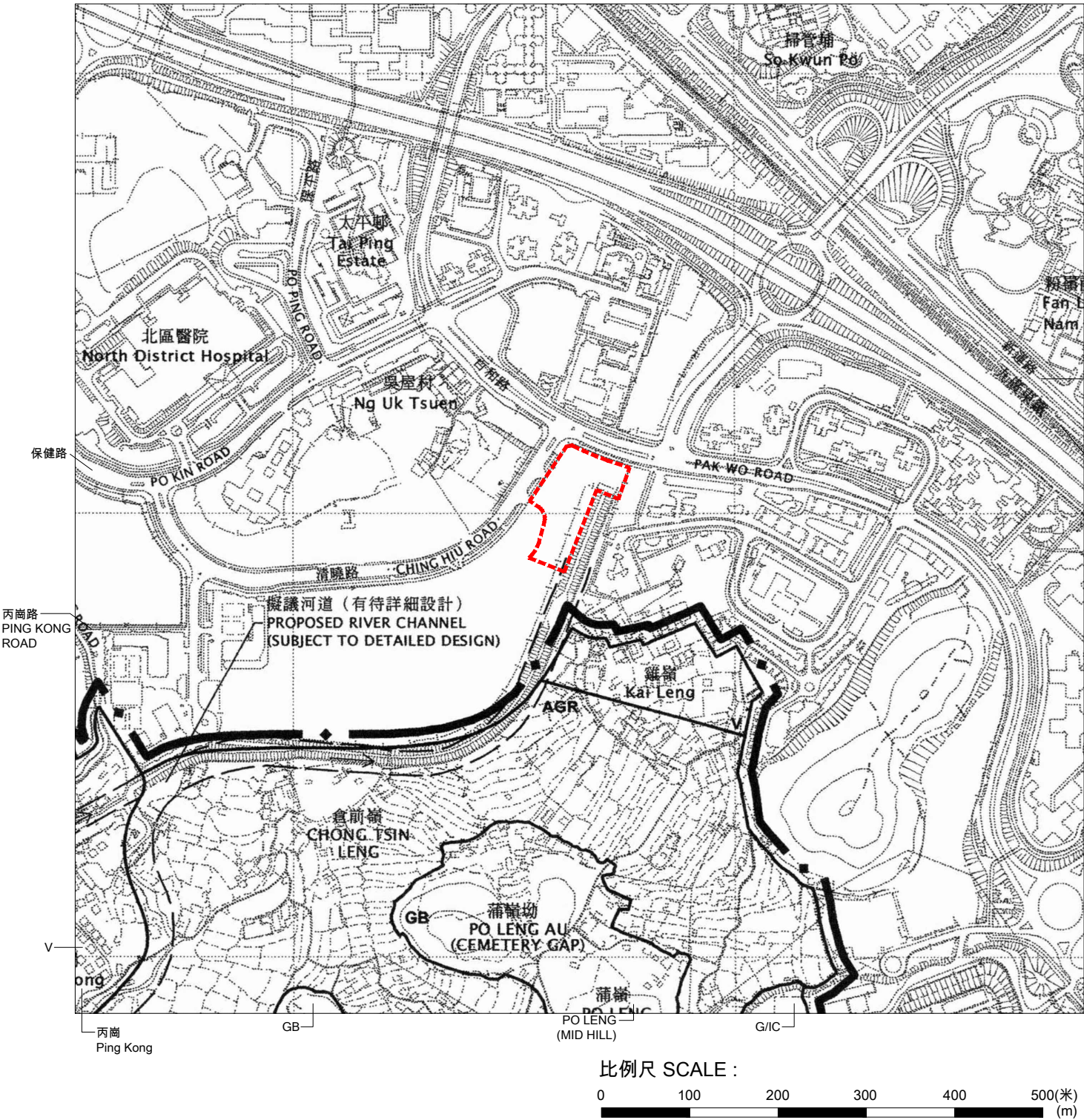
圖例 NOTATION

地帶 ZONES

V	鄉村式發展 Village Type Development	G/IC	政府、機構或社區 Government, Institution or Community
REC	康樂 Recreation	AGR	農業 Agriculture
GB	綠化地帶 Green Belt		

其他 MISCELLANEOUS

— ◆ — 規劃範圍界線  
Boundary of Planning Scheme



摘錄自2006年10月27日刊憲之丙崗分區計劃大綱核准圖，圖則編號為S/NE-PK/11。  
Adopted from part of the Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 gazetted on 27 October 2006.

- 註：
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.